HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, AUGUST 8, 2023; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

II. Secretary's Report

- A. Consideration of the July 11, 2023 meeting minutes.

III. Communications

- A. Party in the Park
- B. Downtown Davenport Architectural Walking Tour
- C. 2023 Porch Party

IV. Old Business

V. New Business

- A. Case COA23-24: Restoration of the gazebo at 1234 East River Drive. The Abner Davison House is a locally listed historic landmark. Quad City Restorations, petitioner. [Ward 3]
- B. Case COA23-25: Removal of rooftop cellular equipment at 102 East 3rd Street. Hotel Mississippi is a locally listed historic landmark within the Davenport Commercial Historic District. QualTek Wireless, petitioner. [Ward 3]

VI. Other Business

- A. Review of Commission Bylaws

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Commission Meeting: September 12, 2023

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **8/8/2023**

Subject:
Consideration of the July 11, 2023 meeting minutes.

Recommendation:
Staff recommend approval of the July 11, 2023 meeting minutes.

Background:
The July 11, 2023 meeting minutes are attached.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Meeting Minutes 7-11-23

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	7/31/2023 - 10:39 AM

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, JULY 11, 2023; 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, Hustedde, Powers, Kretz
Staff Present: Werderitch

II. Secretary's Report

A. Consideration of the June 13, 2023 meeting minutes.

Motion by Powers, second by Hustedde, to approve the June 13, 2023 meeting minutes. Minutes were unanimously approved by voice vote (6-0).

III. Communications

A. Party in the Park

B. Downtown Davenport Architectural Walking Tour

IV. Old Business

V. New Business

A. Case COA23-22: Request for the installation of new soffit, fascia, and gutters at 511 Gaines Street. Hamburg Local Landmark Historic District. Jonathan Pham, petitioner. [Ward 3]

Werderitch introduced the project scope to the Commission. The applicant is proposing to install new wood fascia and soffit at 511 Gaines Street. Complete replacement is needed due to severe deterioration of the existing wood. The new wood soffit and fascia will then be painted to compliment the home.

Jonathan Pham, petitioner, was in attendance to answer questions. Commissioners inquired about the painted finish following installation.

Staff recommended approval of the Certificate of Appropriateness to install new soffit, fascia, and gutters at 511 Gaines Street in accordance with the submitted material, subject to the following condition:

1. To the greatest extent practicable, the replacement soffit, fascia, and trim boards shall replicate the architectural appearance and dimensions of the existing 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:

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 Franken, second by Kretz, to approve Case COA23-22 with the recommended condition. Motion to approve passed by a roll call vote (6-0).

B. Case COA23-23: Request for exterior alteration at 407 Main Street. St. Anthony's Church is a local landmark within the Davenport Commercial Historic District. St. Anthony's Church, petitioner. [Ward 3]

Werderitch summarized the request to renovate and restore the original church and school building. The project scope included the following work: crack sealing, micro cracking, coating, corner rebuild, exterior staircases, windows, doors, and establishing a new opening.

John Cooper, St. Anthony's Church, was in attendance alongside members from Ashton Engineering and E&H Restoration. The applicant did not provide sample paint colors at the meeting for review.

Staff recommended approval of the Certificate of Appropriateness for exterior alteration at 407 Main Street in accordance with the submitted material.

The applicant will provide additional information on the proposed masonry paint at the meeting. To the greatest extent practicable, the color should match the visual qualities of the PermaStone. Staff cannot provide a recommendation on this project component at this time.

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.

3. 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 sandblasting and wet blasting fire-hardened bricks, the activities shall be prohibited. If cleaning is to be done, the gentlest means possible shall be encouraged.
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.

Motion by Powers, second by Miranda, to approve Case COA23-23 with the following condition added:

1. To the greatest extent practicable, the exterior paint color shall match the visual qualities of the PermaStone. The color shall be reviewed and approved by City staff.

Motion to approve with the added condition passed by a roll call vote (6-0).

VI. Other Business

A. Review of Commission Bylaws

Staff distributed copies of draft Commission Bylaws for review and discussion. The draft is a complete rewrite of the bylaws to correct referencing errors and formatting issues. Staff consulted with other Iowa municipalities regarding historic preservation bylaws.

Commissioners commented on several sections of the bylaws and sought additional clarification. The Commission inquired about outlining election procedures in the new bylaws, voting by ballot, implementing term limits, voting options, and work session policies.

Staff will consult with the Legal Department prior to the August 8, 2023 meeting and provide a draft outlining election procedure.

VII. Open Forum for Comment

VIII. Adjourn

Motion by Hustedde, second by Miranda, to adjourn the meeting. Motion passed by a voice vote (6-0). The meeting adjourned at 6 pm.

IX. Next Commission Meeting: August 8, 2023

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **8/8/2023**

Subject:
Party in the Park

Recommendation:
Hold Discussion.

Background:
Party in the Park:
Join the City of Davenport this summer for Party in the Park. The two-hour events are anticipated to run 5:30 p.m. - 7:30 p.m. on select Thursdays June 15 through August 17.

Party in the Park attendees can enjoy food, entertainment, and a variety of activities for the kids! These events are a great opportunity to meet fellow residents, learn more about surrounding neighborhoods, and engage with local elected officials. Members from city staff will be in attendance to discuss concerns and opportunities facing the community and how to can get involved in your neighborhood.

Historic Preservation Commission Dates & Locations:

1. June 15th: Lafayette Park, 700 W 4th Street (Adjacent to Hamburg Historic District)
2. August 10th: Garfield Park, 1224 E 29th Street (Miles Collins House)

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	7/31/2023 - 10:39 AM

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **8/8/2023**

Subject:
Downtown Davenport Architectural Walking Tour

Recommendation:
Hold Discussion.

Background:
The Heart of Downtown Davenport: Architectural Styles and Stories

Join architectural historian and guide, Ellen Shapley, for this informative and fun tour. Meet and greet the old, the new, and the rehabbed on a walkabout through this outdoor gallery of architectural designs. Learn about the two centuries of artistic and historical trends that influenced the local and world-renowned architects who shaped our cities and our sense of place. And, finally, be amazed at all the creative details you've probably never noticed.
This event will start at The Library | Main. Please meet inside the building near the hold shelf. The walking tour will run for about 1 hour and 30 minutes. Please wear appropriate attire: comfortable shoes and clothing. Tours are free to the public. Register online at: https://davenportlibrary.libcal.com.

This program is offered in partnership with the Richardson-Sloane Special Collections Center of the Davenport Public Library and the City of Davenport's Historic Preservation Commission.

Date & Time:
1. Saturday, July 15th: 10am-11:30am
2. Monday, August 7th: 6pm-7:30pm
3. Monday, September 11th: 6pm-7:30pm
4. Saturday, October 21st: 10am-11:30am

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Heart of Downtown Davenport Walking Tour Flyer

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	7/31/2023 - 10:46 AM

WALKING TOUR

THE HEART OF DOWNTOWN DAVENPORT: ARCHITECTURAL STYLES & STORIES

Saturday, July 15th | 10am
Monday, August 7th | 6pm
Monday, September 11th | 6pm
Saturday, October 21st | 10am

Presented By:

The Library
DAVENPORT PUBLIC LIBRARY

DAVENPORT
HISTORIC PRESERVATION COMMISSION

Join architectural historian and guide, Ellen Shapley, for this informative and fun tour. Meet and greet the old, the new, and the rehabbed on a walkabout through this outdoor gallery of architectural designs. Learn about the two centuries of artistic and historical trends that influenced the local and world-renowned architects who shaped our cities and our sense of place. And, finally, be amazed at all the creative details you've probably never noticed.

This event will start at The Library | Main. The walking tour will run for about 1.5 hours. Please wear appropriate attire: comfortable shoes and clothing. Tours are FREE to the public. All are welcome!

Register online at: https://davenportlibrary.libcal.com

City of Davenport
Historic Preservation Commission

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

Date
8/8/2023

Subject:
2023 Porch Party

Recommendation:
Hold Discussion.

Background:
The Butterworth Center & Deere-Wiman House is hosting its annual Porch Party on Sunday, September 17th from noon to 5pm. The event will be held at 1105 8th Street, Moline, IL.

The Porch Party is a fun, free event celebrating arts & culture in the Quad Cities community. There will be food trucks, live music, a tunnel tour, preservation talks, and more.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Porch Party Flyer

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	7/24/2023 - 12:30 PM

BUTTERWORTH CENTER & DEERE-WIMAN HOUSE

1105 8TH STREET, MOLINE, ILLINOIS

SUNDAY, SEPTEMBER 17TH

NOON - 5PM

Join us for a fun, free event celebrating arts & culture in the Quad Cities community! We'll have food trucks, live music, a tunnel tour, preservation talks, and more!

Call 309-743-2700 or follow us on social media for more info

City of Davenport
Historic Preservation Commission

Department: DNS **Date**
Contact Info: Matt Werderitch 563.888.2221 **8/8/2023**

Subject:
Case COA23-24: Restoration of the gazebo at 1234 East River Drive. The Abner Davison House is a locally listed historic landmark. Quad City Restorations, petitioner. [Ward 3]

Recommendation:
A recommendation is made to approve the Certificate of Appropriateness to restore the gazebo 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:
Project Scope:
The property owner is proposing to restore the ornate Victorian-style gazebo, located in the front yard overlooking the Mississippi River. The following is included in the scope of work:

1. Remove asphalt shingles.
2. Reframe the deteriorated wood structure of the roof with new wood material.
3. Replace the roof shingles with Owens Corning 50-year True Definition Duration Onyx Black Architectural Shingles that match the slate roof installed on the home in 2022.
4. Rebuild missing portions of the structure with like material.
5. Reproduce decorative flower and female figure details by casting a replica of the existing features.
6. Existing iron work has been inspected and deemed in good condition.

Staff view the project as restoration, which is defined in the Historic Preservation Ordinance as, "the act of replacing an architectural feature of a designated structure so as not to alter its visual appearance and character. This is accomplished by using replacement materials that replicate the previous historic feature in design, size, texture and visual appearance."

The applicant hired Carver Custom Millworks to rebuild and recreate the gazebo back to its original appearance. The project is considered replacement-in-kind, since deteriorated architectural features will be replaced with like materials so as not to alter the visual appearance and character of the gazebo. The project scope accomplishes this by using replacement materials that replicate the historic feature in design, size, texture, and visual appearance.

Property History:

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.

According to the inventory sheet, "The ornate, wrought-iron gazebo near the front of the house is an important decorative feature, now the only truly "Victorian" element remaining."

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 the restore both the interior and exterior of the home, carriage house, and gazebo back to its original glory.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Application
🗋	Backup Material	Background Materials & Photos
🗋	Backup Material	Historic Preservation Ordinance-Review Standards
🗋	Backup Material	Historic Property Inventory Sheet
🗋	Backup Material	History of the Abner Davison House-1
🗋	Backup Material	History of the Abner Davison House-2

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	8/3/2023 - 3:08 PM

Werderitch, Matt

From: Chris Rogers <chris@quadcityrestorations.com>
Sent: Wednesday, July 12, 2023 5:41 PM
To: Werderitch, Matt; Berkley, Laura
Subject: [EXT] 1234 E River Drive Gazebo

ATTENTION: This is an external email.

Hi Matt and Laura,

I hope you are both doing well. I'm reaching out because we are putting in our certificate of appropriateness application to restore the gazebo at 1234 E River Drive. I will leave all the details below. Please let me know if you need anything else from me.

Thanks,
Chris

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

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Complete application can be emailed to planning@davenportiowa.com

Property Address* 1234 E RIVER DR.
***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)

Name:	CHRISTOPHER ROGERS
Company:	QUAD CITY RESTORATIONS
Address:	1234 E RIVER DR.
City/State/Zip:	DAVENPORT, IOWA 52803
Phone:	563-940-1313
Email:	CHRIS@QUADCITYRESTORATIONS.COM

Owner (If different from Applicant)

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

Engineer (If applicable)

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

Architect (If applicable)

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

Attorney (If applicable)

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 ☐

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 ☐

Historic Preservation Commission
- Certificate of Appropriateness ☑
- Local Landmark Nomination ☐
- Demolition Request ☐

Administrative
- Administrative Exception ☐
- Health Services and Congregate Living Permit ☐

Historic Resource:

- [ ] Local Hamburg Historic District
- [ ] Iowa Soldier's Orphans' Historic District
- [ ] Marycrest College Historic District
- [x] 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 $175.00 must be submitted to the Zoning Administrator within thirty calendar days of the Historic Preservation Commission's decision.

Applicant: [signature] Date: 7/12/2023

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.

We are going to restore the gazebo in the front yard at 1234 E. River Dr.

1) TEAR OFF THE ASPHALT SHINGLES
2) REFRAME THE DILAPIDATED WOOD STRUCTURE OF THE ROOF WITH NEW WOOD.
3) REPLACE SHINGLES WITH OWENS CORNING 50 YEAR TRUE DEFINITION DURATION ONYX BLACK ARCHITECTURAL SHINGLES THAT MATCH THE SLATE ROOF THAT WE INSTALLED ON THE HOUSE PERFECTLY.
4) THERE IS ONE SIDE OF THE GAZEBO WHERE THE ENTIRE TOP PORTION IS MISSING AND NEEDS TO BE REBUILT. THE TWO FLOWER DETAILS AS WELL AS THE TWO FACES NEED TO BE CASTED TO MATCH THE REST.
5) THERE IS ANOTHER FACE MISSING ON THE OTHER SIDE THAT ALSO NEEDS TO BE REPLACED.
6) THERE IS ONE FLOWER ON ANOTHER SIDE THAT NEEDS TO BE RECASTED TOO.

Add additional pages in needed.

We had the ironwork inspected and it's fine.

We will start by tearing off the asphalt shingles.

Then we are going to reframe the dilapidated wood structure of the roof with new wood.

Once we have finished the framing, we will reroof the gazebo with Owens Corning TrueDefinition Duration Onyx Black Architectural Shingles that match the slate roof that we installed on the house perfectly.

There is one side of the gazebo where the entire top portion needs to be completely rebuilt. I am going to have Butch at Carver Millworks help me recreate it. The two flower details as well as two faces that are missing need to be casted to match the rest.

It will be rebuild to look like this side-

There is another face missing on the other side that needs to be replaced like the two already shown.

There is one flower on another side that needs to be recasted too.

Abner Davison House

DAVENPORT
IOWA | USA

Property Overview

- Built in the late 1850s
- Architectural Style:
    1. Original Home: Tuscan Italianate
    2. Early 1900s Addition: Prairie Style
- Victorian Style-Ornate Wrought Iron Gazebo
- 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

Gazebo

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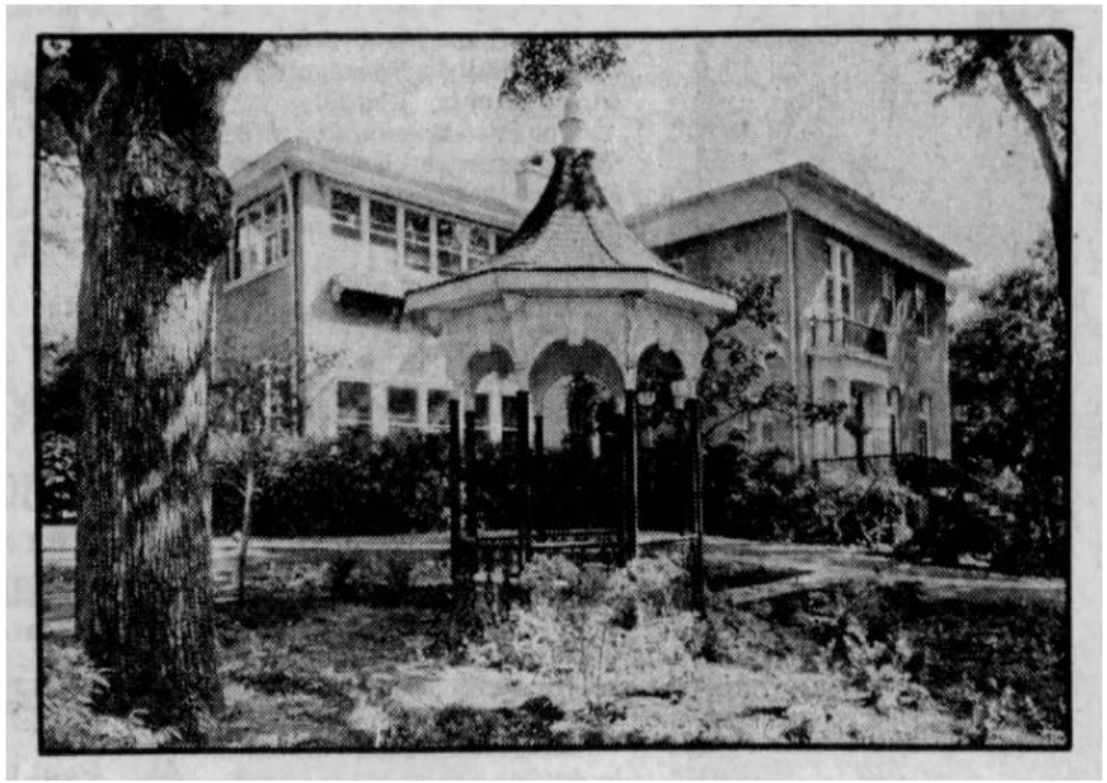

Quad-City Times, August 3, 1986

Project Scope

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1. Remove asphalt shingles.
2. Reframe the deteriorated wood structure of the roof with new wood material.
3. Replace the roof shingles with Owens Corning 50-year True Definition Duration Onyx Black Architectural Shingles that match the slate roof installed on the home in 2022.
4. Rebuild missing portions of the structure with like material.
5. Reproduce decorative flower and face details by casting a replica of the existing features.
6. Existing iron work has been inspected and deemed in good condition.

Gazebo-Roof

- **Existing Roof:** Red Asphalt Shingle
- **Replacement Roofing Product:** Owens Corning 50-Year True Definition Duration Onyx Black Architectural Shingles
- Replacement Color Matches the Slate Roof Installed in 2022 on the Main House.

Reframe Gazebo

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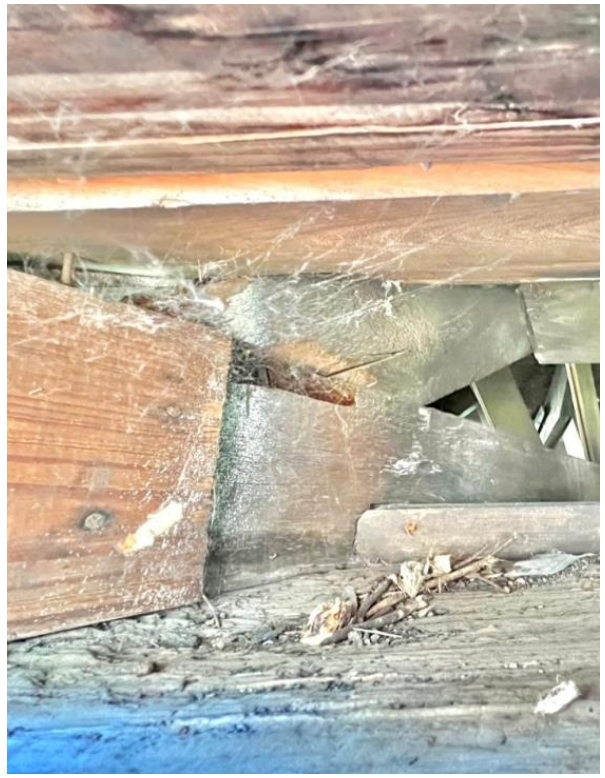

Replace Deteriorated Wood & Reframe for Structural Support

Reframe Gazebo

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Replace Deteriorated Wood & Reframe for Structural Support

Decorative Features

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Cast Replicas of the Existing Female Figure to Mount on Columns

Replicate Decorative Features

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IOWA | USA

Cast Replicas of the Existing Floral Features.
Install Replicas Where Missing.

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 82-090-476

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 tegether, as does removal of brackets and possibly a belvidere. 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

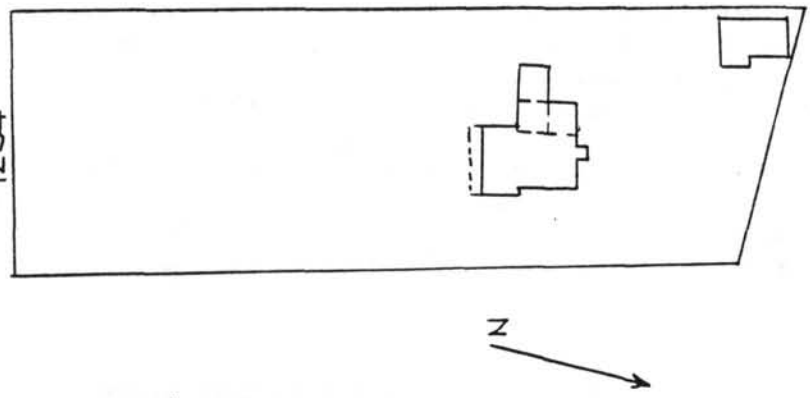
SOURCES Davenport City Directories, 1858, 1861, 1866, 1873, 1890-91

ARCHITECTURAL EVALUATION
DESIGN good STATURE focus CONTEXT good FABRIC good
LEVEL OF SIGNIFICANCE local DISTRICT CLASSIFICATION

HISTORICAL EVALUATION
PRIMARY THEME SECONDARY THEME
LEVEL OF SIGNIFICANCE

NATIONAL REGISTER ELIGIBLE yes **PHOTO ID** 1744-17A,18A; 1960-18,19

Martha H. Bowers, Architectural Historian Marlys Svendsen, Historian



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 OHP SOURCES
☐ COUNTY RESOURCES
☐ W'SHIELD SURVEY
☐ NRHP
☐ GRANT _____
☐ DET OF ELIGIBILITY
☐ R & C _____
■ DAVENPORT A/H SURVEY
☐ _____
☐ _____

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.

NATIONAL HERITAGE

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

View: ~~20.25~~ 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 X Building	___Public	Public Acquisition:	X Occupied	Yes:
___Site ___Structure	X Private	___In Process	___Unoccupied	___Restricted
___Object	___Both	___Being Considered	___Work in Progress	___Unrestricted
			___Pres. ___Altera.	X No

PRESENT USE (Check One or More if Applicable)

___Agriculture ___Commercial ___Educational ___Government ___Industrial ___Military ___Museum ___Park ___Private Residence (Owner Occupied) ___Religious X Rental Residence ___Single Family ___Double ___Multiple ___Scientific ___Transportation ___Other

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)	Materials
Facade 3 bay, 2 story block with wings	stucco
Foundations cellar	rusticated "ashlar"
Trim 1 plane with moulded drip cap	wood
Roof Type: ___flat ___gable ___shed ___"French" ___gambrel X hip ___other	asphalt
	has longitudinal ridge
Chimney(s) architectural	brick
Porch(es) 2 stage side	stucco
Addition(s)	

Dimensions & Plan (Sketch):

Structural System:
___wood frame, interlocking joints X wood frame, light member
___masonry load bearing walls ___log ___metal ___other

5. DESCRIPTION (cont.)

Number of Stories 2

Other notable features: hooded entrance with heavy corbels; 2 stage; Jacobean pavilion on north; 2 stage sunporch on west

Condition: EXTERIOR ___Excellent x Good ___Fair ___Deteriorated ___Ruins
INTERIOR ___Excellent ___Good ___Fair ___Deteriorated ___Ruins

Integrity: a. x Original Site b. ___Moved If so, when and from where

c. Major alterations and dates (if known):

Site:
Frontage: 140'
Depth: 400'
Acreage:
Related Outbuildings and Property:
___barn x carriage house ___garage(s) ___shop ___shed ___gardens ___orchards
___fencing (type) ___walling (type) x other gazebo
Threats and/or intrusions to Building:
x none known ___zoning x roads ___development ___deterioration ___other

6. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS

Relationship to Street: ___Pivotal x Positive ___Neutral ___Negative
Relationship to Village: ___Pivotal x Positive ___Neutral ___Negative

7. SIGNIFICANCE

Date of Initial Construction:
___c.1840 ___c.1850 ___c.1860 ___c.1870 x 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 x English Eclectic ___Ranch Style
___Gothic Revival ___Queen Anne ___Federal Revival ___Split-Level
___Tuscan Villa ___Eastlake ___Bungaloid ___Utilitarian
___Second Empire ___Georgian Revival ___Western Stick Style ___Other

National Register Status:
Presently on National Register ___ or suggested as meriting:
___national significance ___state significance x 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 1/28/77

Photographer: 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)

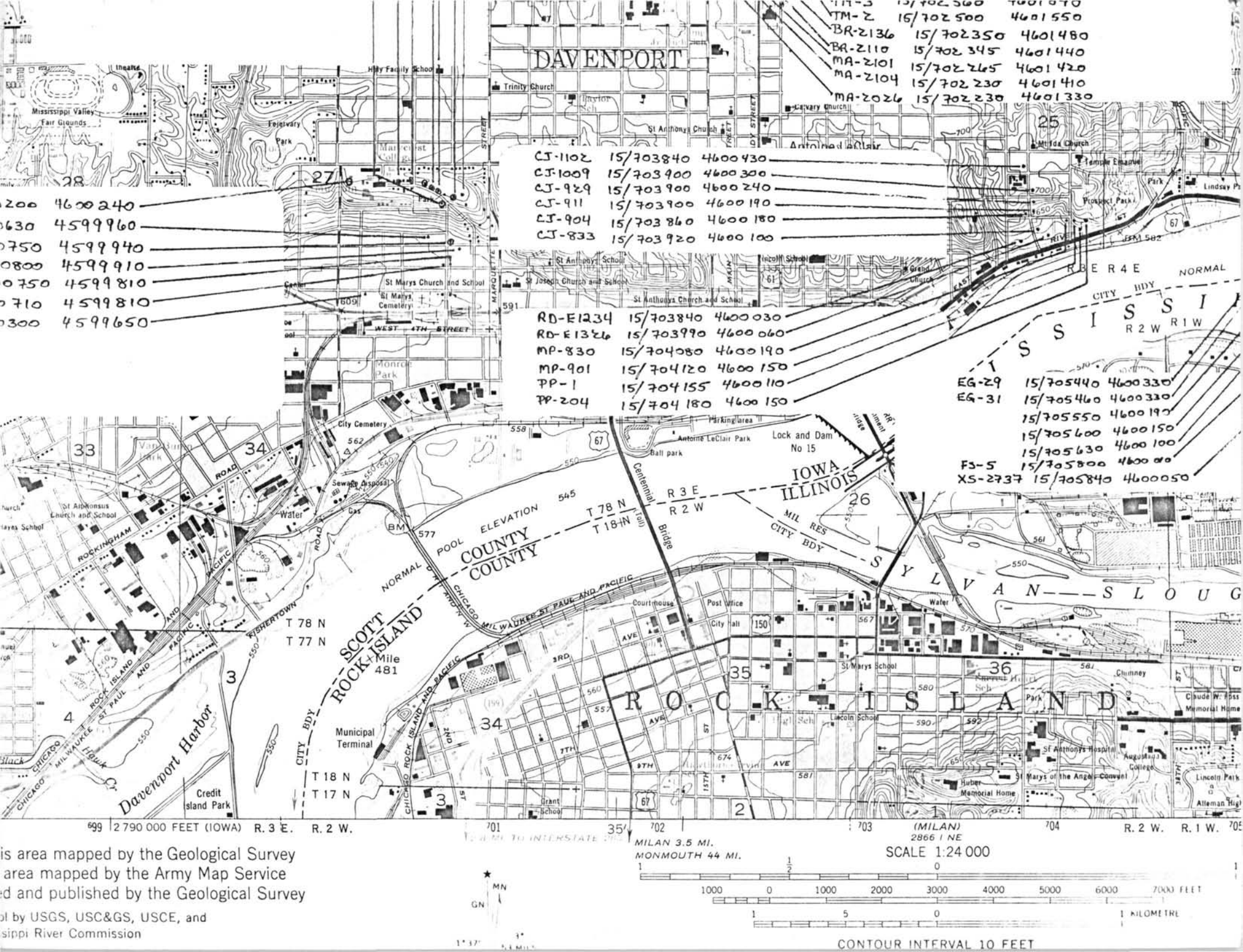
SOUTH DAKOTA, Bon Homme County, Scotland, Koobs House, 431 Fourth St. (08/01/84)
SOUTH DAKOTA, Brown County, Aberdeen, Dakota Farmer Building, 1216 S. Main St. (08/01/84)
SOUTH DAKOTA, Brown County, Aberdeen, Simmons House, 1408 S. Main St. (08/01/84)
SOUTH DAKOTA, Butte County, Vale, Vale School, Off 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)



is area mapped by the Geological Survey
area mapped by the Army Map Service
ed and published by the Geological Survey
ol by USGS, USC&GS, USCE, and
sippi River Commission

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.

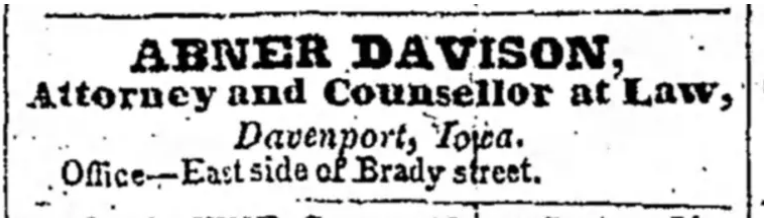
Abner & Mary Emma Davison, 1852-1909

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.

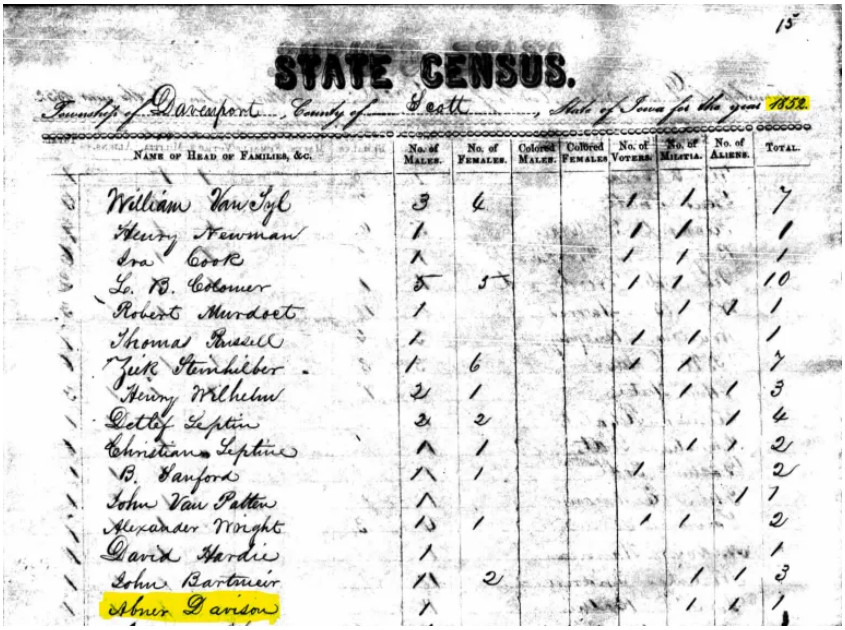
Abner Davison married his cousin Mary Emma Davison in January 1854 in Davenport. The couple had seven children: Ella, Charles, Alice, Frances (Mrs. C.A.) Ficke, William, Mary (Mrs. F.J.) Waltz, and Jessie (Mrs. W.R.) Weir.

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 Italiante 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.


ABNER DAVISON,
Attorney and Counsellor at Law,
Davenport, Iowa.
Office—East side of Brady street.

Davenport Democratic Banner, August 20, 1852

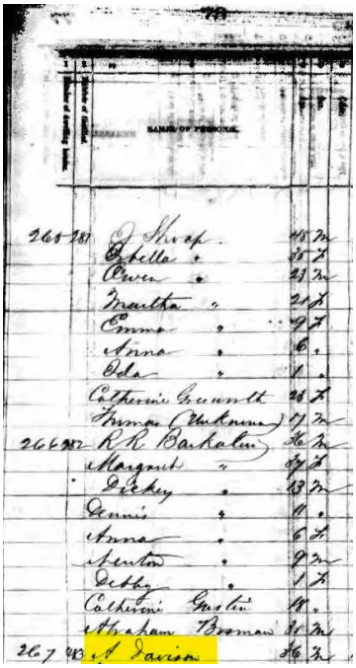


STATE CENSUS.

Township of Davenport, County of Scott, State of Iowa for the year 1852.

Name of Head of Families, &c.	No. of Males.	No. of Females.	Colored Males.	Colored Females	No. of Voters.	No. of Militia.	No. of Aliens.	Total.
William Van Tyl	3	4			1	1		7
Henry Newman	1				1	1		1
Ira Cook	1				1	1		1
L. B. Colomer	5	5			1	1		10
Robert Murdoch	1					1	1	1
Thomas Russell	1				1	1		1
Zeke Steinhiber	1	6			1	1		7
Henry Wilhelm	2	1				1	1	3
Detlef Leptin	2	2					1	4
Christian Leptin	1	1				1	1	2
B. Sanford	1	1			1			2
John Van Patten	1						1	1
Alexander Wright	1	1			1	1		2
David Hardie	1							1
John Bartmeir	1	2				1	1	3
Abner Davison	1					1	1	1

1852 Iowa State Census



266		D. Sharp	45 M
		Bibella "	45 F
		Owen "	23 M
		Martha "	21 F
		Emma "	9 F
		Anna "	6 "
		Ida "	1 "
		Catherine Brownell	26 F
		Emma Mahanna	17 M
266	267	R.R. Barkalow	36 M
		Margret "	27 F
		Debby "	13 M
		Dennis "	11 "
		Anna "	6 F
		Newton "	9 M
		Debby "	1 F
		Catherine Gaston	18 "
		Abraham Broman	31 M
267		A. Davison	46 M

1856 Iowa State Census

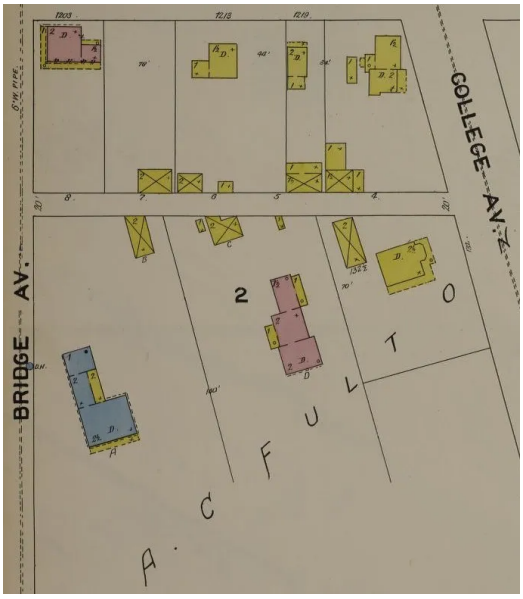
PASSED AWAY.

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 Cooperstown, 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 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

ENPORT TIMES: THURSDAY, MAY

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Railroad. Grand Lodge via Niagara 1900.

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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 Attorneys 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 Schnectady, 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 leaders 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 refused.

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 Congressman 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 seven children of whom four are living in Davenport. They are Miss Ella Davison, 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

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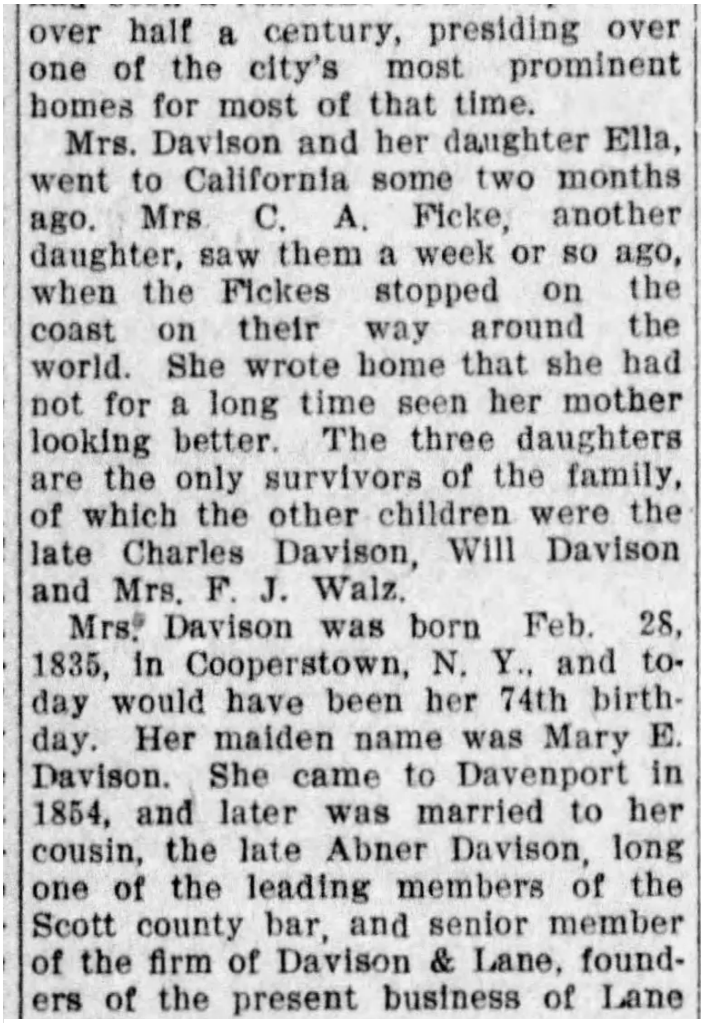
The Daily Times, May 17, 1900



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 today would have been her 74th birthday. 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, founders 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. 3 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. 11

FOR SALE—Cheap, two-story, 6-room house, with basement. 906 Ripley street. Will sell cheap. Inquire Korn Baking Co. 11

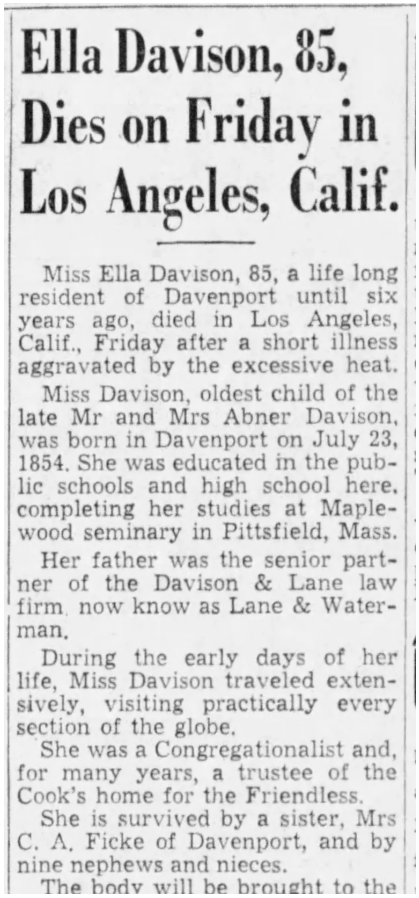
FOR SALE—Modern 6-room house. Inquire 1335 Liberty street. 11

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. 11

FOR SALE—9-room house, bath, furnace, paved street. 412 Western avenue. 11

FOR SALE—Modern 6-room house. Inquire 2010 West Second. 11

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.

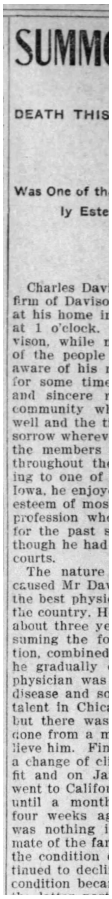
During the early days of her life, Miss Davison traveled extensively, visiting practically every section of the globe.

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



SUMM

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The Daily Times, May 8, 1902

Charles H. & Mary Gilchrist Crowe, 1910-1933

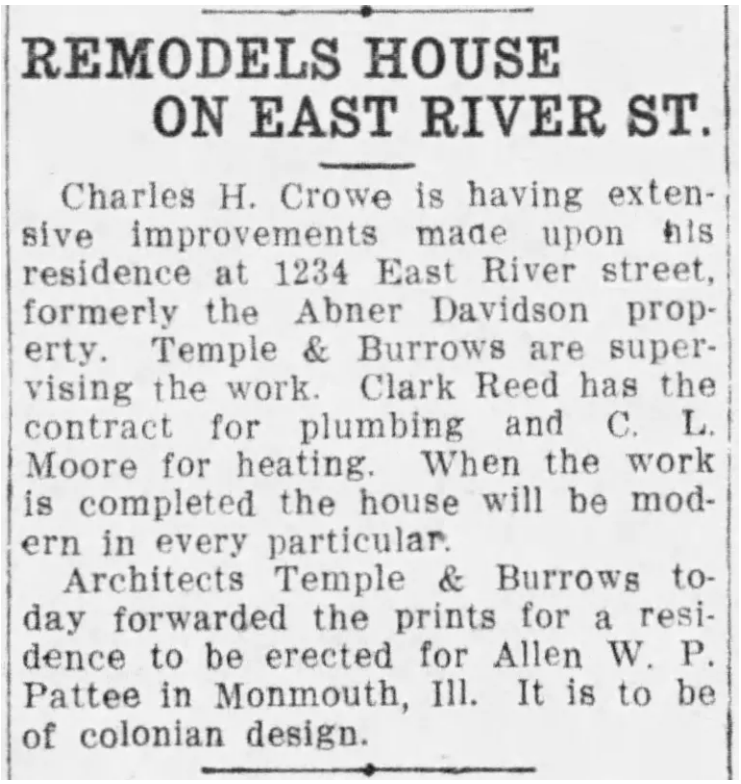
Charles Henry Crowe was born in Peterboro, Ontario, Canada on July 15, 1873, to Charles and Margaret Jane (Hall) Crowe. He married Miss Mary Gilchrist on October 15, 1908, in Davenport.

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.



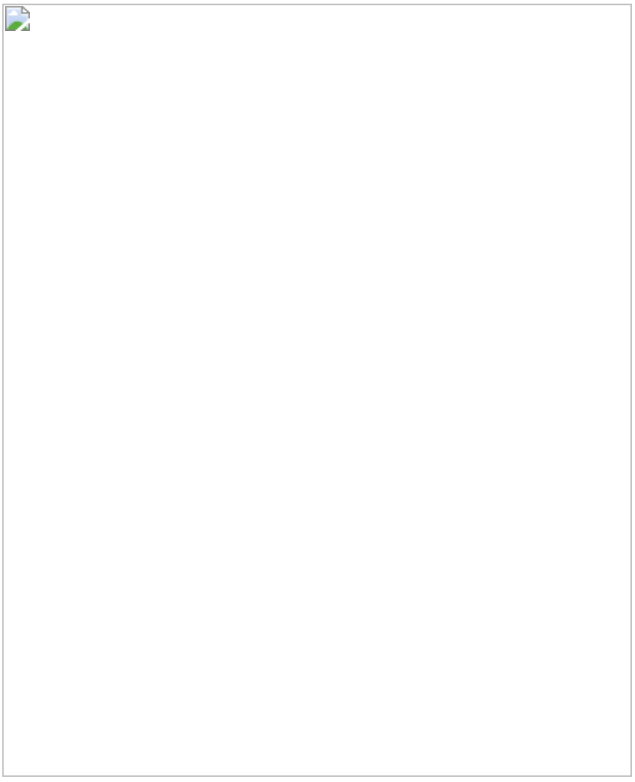
REMODELS HOUSE ON EAST RIVER ST.

Charles H. Crowe is having extensive improvements made upon his residence at 1234 East River street, formerly the Abner Davidson property. Temple & Burrows are supervising the work. Clark Reed has the contract for plumbing and C. L. Moore for heating. When the work is completed the house will be modern in every particular.

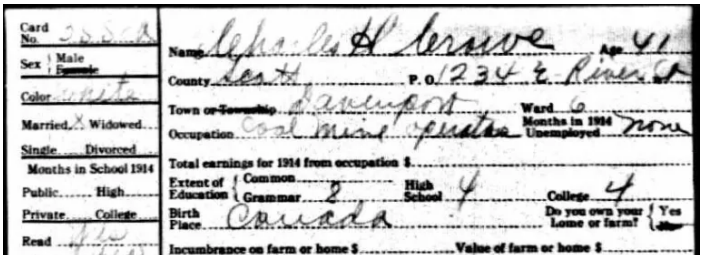
Architects Temple & Burrows today forwarded the prints for a residence to be erected for Allen W. P. Pattee in Monmouth, Ill. It is to be of colonian design.

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. 356-a
Name Mary Crowe Age 33
County Scott P.O. 1234 E. River St
Town or Township Davenport Ward 6
Occupation Months in 1914 Unemployed
Total earnings for 1914 from occupation $
Extent of Education: Common 3 High School College
Birth Place Ire
Do you own your home or farm? Yes No
Incumbrance on farm or home $ Value of farm or home $
Sex: Male / Female
Color
Married / Widowed / Single / Divorced
Months in School 1914
Public High
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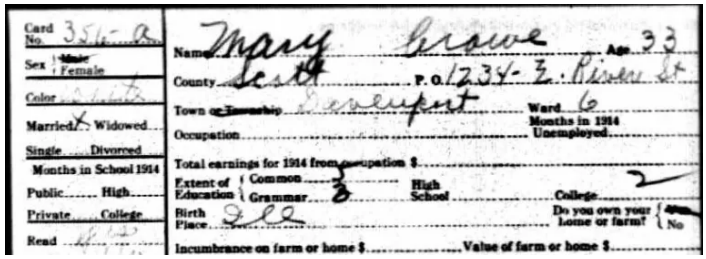
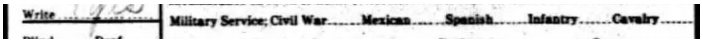
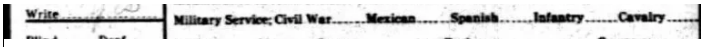
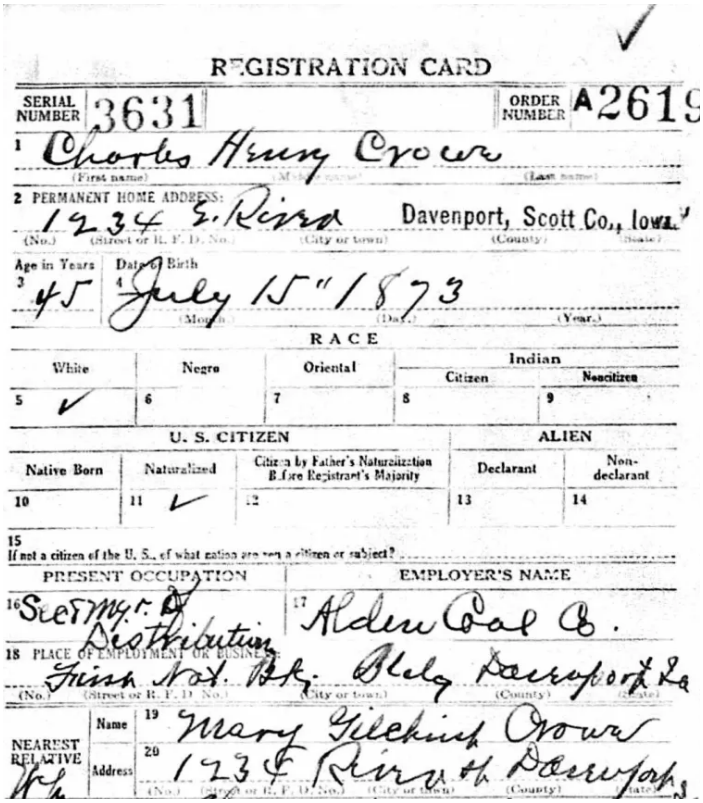

Card No. 356-a
Name Mary Crowe Age 33
County Scott P.O. 1234 E. River St
Town or Township Davenport Ward 6
Occupation Months in 1914 Unemployed
Total earnings for 1914 from occupation $
Extent of Education: Common 3 High School 2 College
Birth Place Ire
Do you own your home or farm? Yes No
Incumbrance on farm or home $ Value of farm or home $
Sex: Male / Female
Color
Married / Widowed / Single / Divorced
Months in School 1914
Public High
Private College
Read



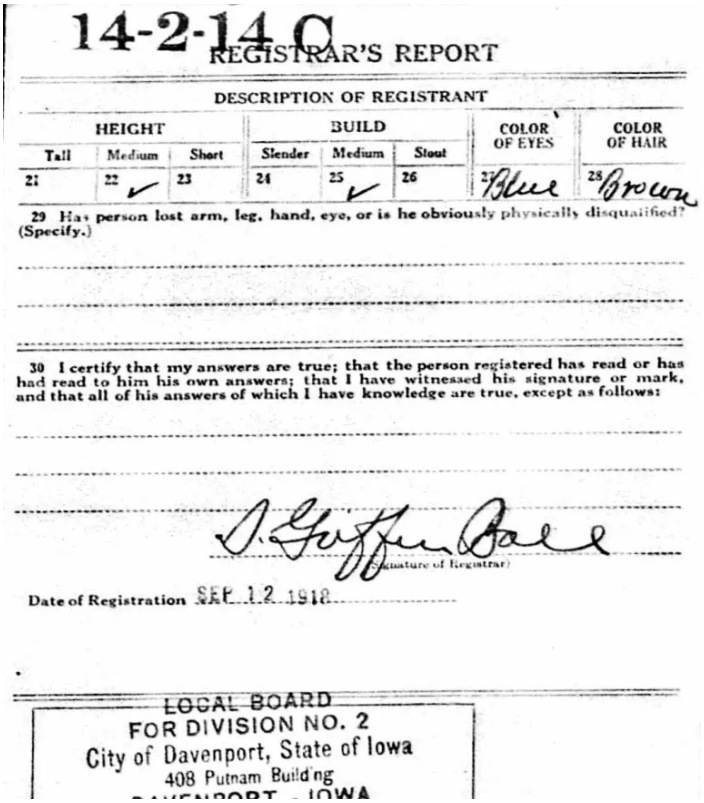
1915 Iowa State Census



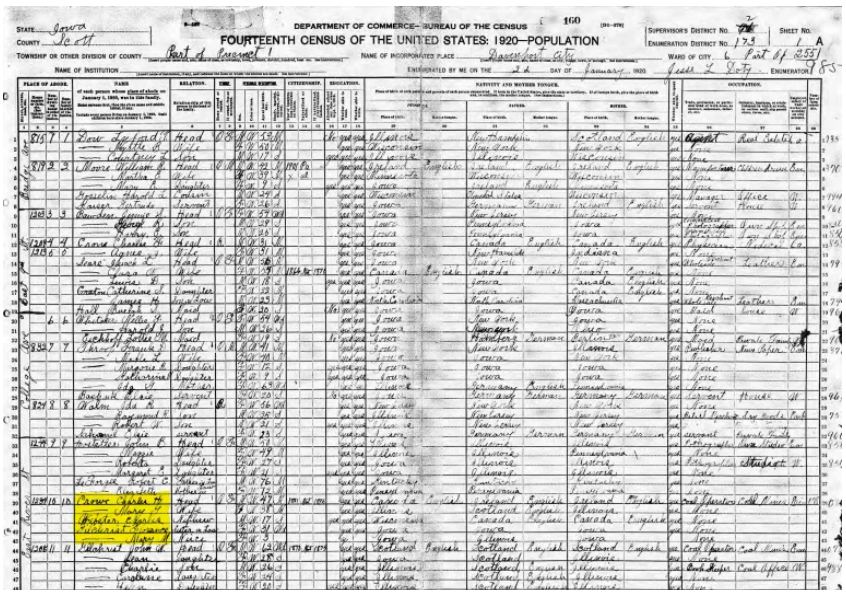
1915 Iowa State Census



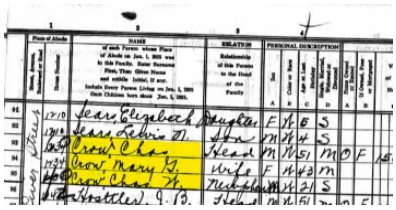
WWI Draft Registration



WWI Draft Registration



1920 Federal Census



1925 Iowa State Census

1234 E River ~~St~~ Drive
(Name chgd 1-23-61)

Permit #3729
Issued 6-12-28

Chas Crowe -O-
Same

Garage $800 00

City of Davenport Iowa Building Permits

ER—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.

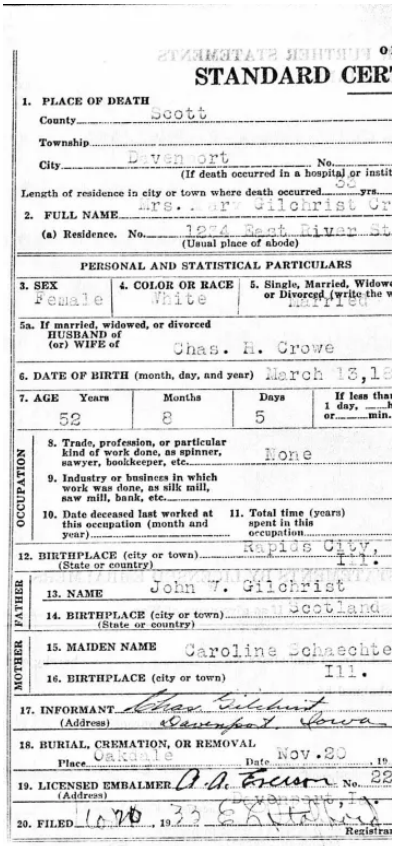
Born on March 13, 1881 in Rapids City, Ill., Mrs. Crowe was the daughter of John W. and Caroline Gilchrist. She came to Davenport with her parents in 1900. Mrs. Crowe was a graduate of St. Katharine's school, Davenport, and the University of Illinois. On Oct. 15, 1908 she was united in marriage to Charles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



STANDARD CER

1. PLACE OF DEATH
County Scott
Township
City Davenport No.
(If death occurred in a hospital or instit
Length of residence in city or town where death occurred 32 yrs.
2. FULL NAME Mrs. Mary Gilchrist Cr
(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 w
Married
5a. If married, widowed, or divorced
HUSBAND of (or) WIFE of Chas. H. Crowe
6. DATE OF BIRTH (month, day, and year) March 13, 18
7. AGE Years 52 Months 8 Days 5 If less than 1 day, hr. or min.

OCCUPATION
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.
10. Date deceased last worked at this occupation (month and year)
11. Total time (years) spent in this occupation

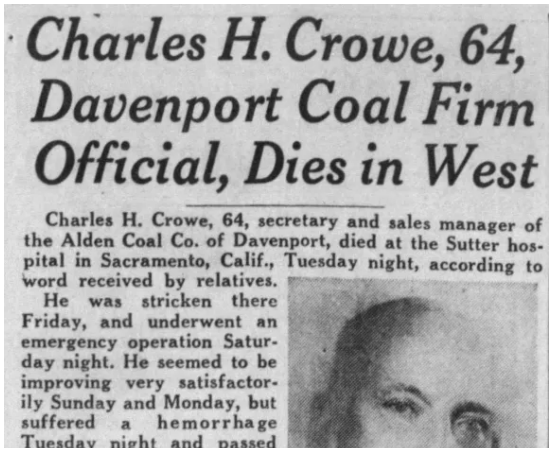
12. BIRTHPLACE (city or town) Rapids City,
(State or country) Ill.

FATHER
13. NAME John W. Gilchrist
14. BIRTHPLACE (city or town) Scotland
(State or country)

MOTHER
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, 19
19. LICENSED EMBALMER A. A. Ericson No. 22
(Address)
20. FILED 1070, 19 23 Registra

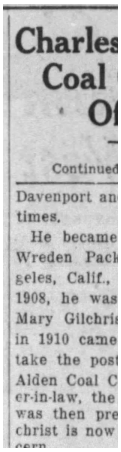
Iowa Death Records



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



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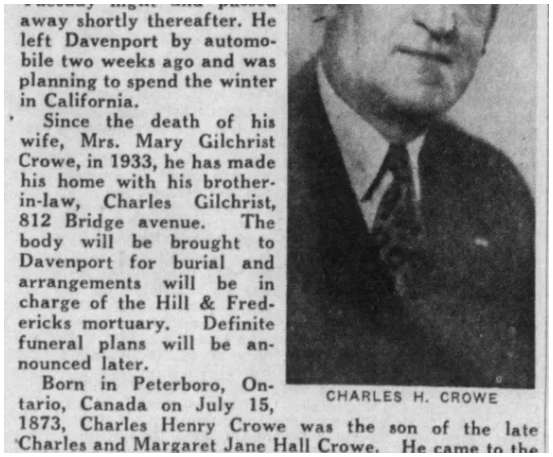


away shortly thereafter. He left Davenport by automobile two weeks ago and was planning to spend the winter in California.

Since the death of his wife, Mrs. Mary Gilchrist Crowe, in 1933, he has made his home with his brother-in-law, Charles Gilchrist, 812 Bridge avenue. The body will be brought to Davenport for burial and arrangements will be in charge of the Hill & Fredericks mortuary. Definite funeral plans will be announced later.

CHARLES H. CROWE

Born in Peterboro, Ontario, Canada on July 15, 1873, Charles Henry Crowe was the son of the late Charles and Margaret Jane Hall Crowe. He came to the

Davenport Democrat and Leader, December 1, 1937

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, Ilinois 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

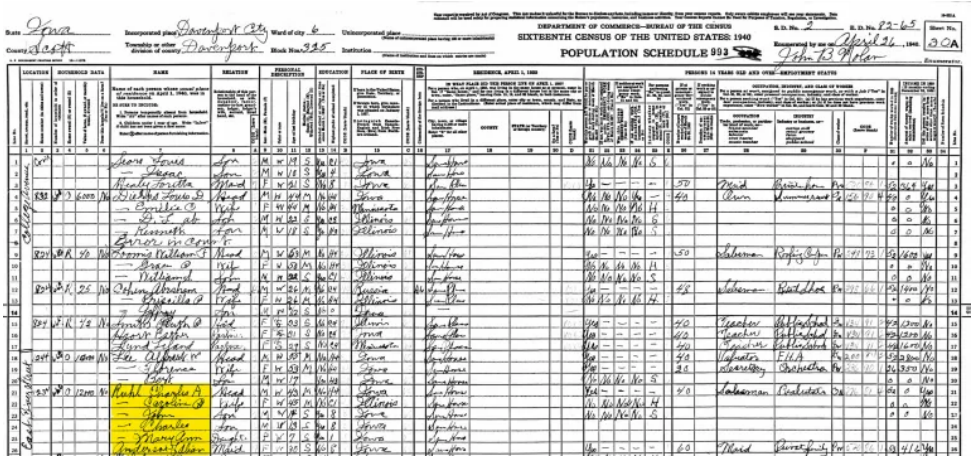
Heads Davenport Insurance Agents

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.

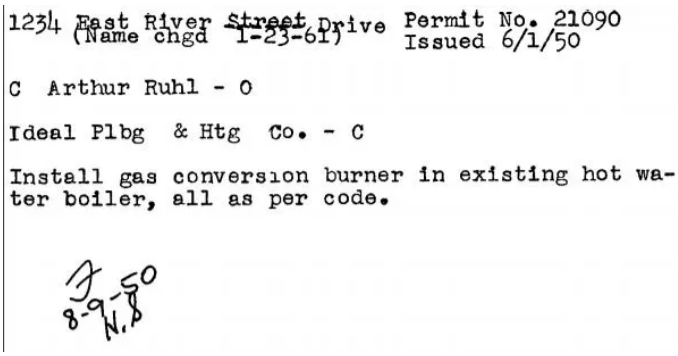
Joseph Wagner was chosen vice president of the association and Cecil F. Cook, secretary-treasurer.

The Daily Times, January 10, 1933



DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS
SIXTEENTH CENSUS OF THE UNITED STATES: 1940
POPULATION SCHEDULE 993

1940 Federal Census



1234 East River ~~Street~~ Drive (Name chgd 1-23-61) Permit No. 21090 Issued 6/1/50

C Arthur Ruhl - O

Ideal Plbg & Htg Co. - C

Install gas conversion burner in existing hot water boiler, all as per code.

8-9-50 N.B.

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 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.

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

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 become 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.

Mr. Ruhl (1972 photo)

"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-Citian 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 McPeek, 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 Carribbean 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 Cooper, 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 Fuji mums, 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 913 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.

At Eagle, customers don't have to carry groceries or push a cart to their car. Simply drive to the pick-up station and your bags will be loaded into your car. David C. Cole, 1234 E. River Drive, looks on as courtesy clerk, John Brandt places his sacks in the car.

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

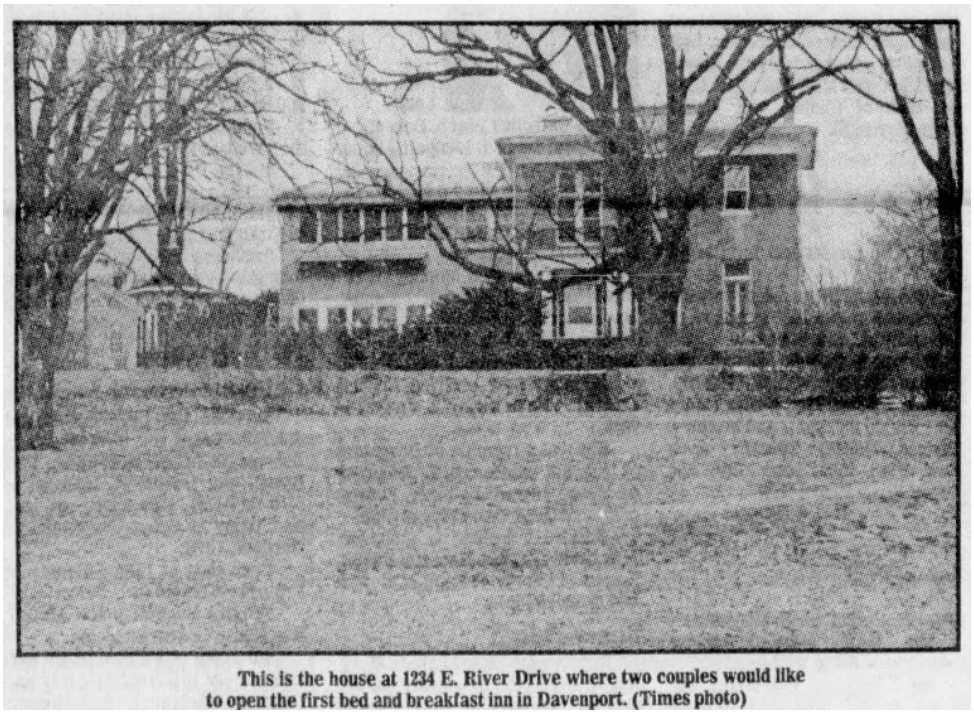
Quad-City Times, June 25, 1984

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.

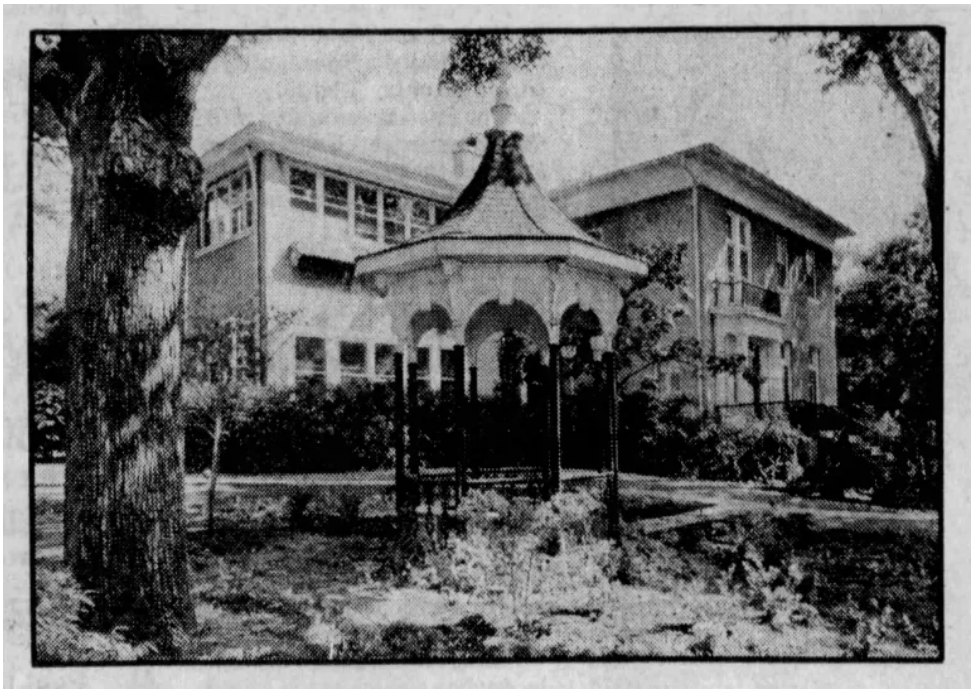
William Frank Pohl was born July 29, 1943, in Davenport to Ernest Francis Pohl and Mary Marie (Farris) Pohl. He graduated from Assumption High School in 1961 and received a teaching degree from the University of Iowa. Bill married Suzanne A. Dessert on July 12, 1975, in Davenport.

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.



This is the house at 1234 E. River Drive where two couples would like to open the first bed and breakfast inn in Davenport. (Times photo)

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
1 LEGAL DESCR | LOT NO | BLK | TRACT
2 OWNER: WILLIAM F. POHL | MAIL ADDRESS: 1234 E. RIVER DR | ZIP | PHONE: 326-2629
3 CONTRACTOR: OWNER | MAIL ADDRESS | PHONE | LICENSE NO
4 ARCHITECT OR ENGINEER | MAIL ADDRESS | PHONE | LICENSE NO
5 USE OF BUILDING: SINGLE FAM. | VALIDATION: MR41351

Class of work: ☐ NEW ☐ ADDITION ☐ ALTERATION ☑ REPAIR ☐ REROOF ☐ RESIDE ☐ MISC

Describe work: GENERAL REPAIRS - WINDOWS, GARAGE DOOR.

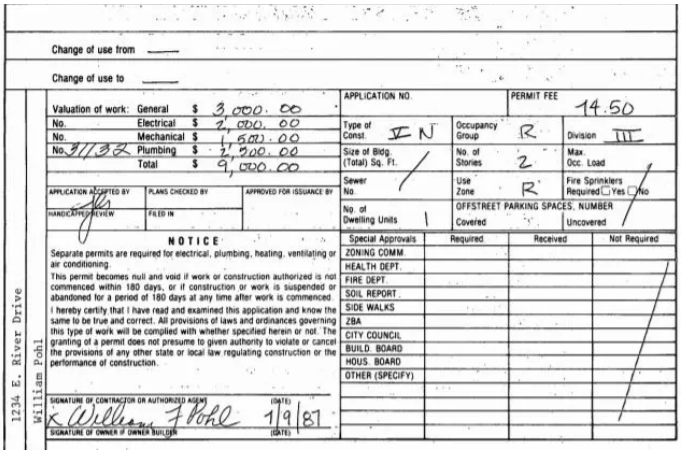
CITY OF DAVENPORT
BUILDING PERMIT OFFICE OF
LAND DEVELOPMENT SERVICES
148202

Applicant to complete numbered spaces only.

JOB ADDRESS: 1234 E. RIVER DR.
1 LEGAL DESCR | LOT NO | BLK | TRACT
2 OWNER: WILLIAM F. POHL | MAIL ADDRESS: 1234 E RIVER DR | ZIP | PHONE: 326-2627
3 CONTRACTOR: CUSTOM BUILT HOMES | MAIL ADDRESS: 3111 W. CANAL SHORE DR, | PHONE: 332-4739 | LICENSE NO
4 ARCHITECT OR ENGINEER | MAIL ADDRESS | PHONE | LICENSE NO
5 USE OF BUILDING: SINGLE FAM. | VALIDATION: MR59402

Class of work: ☐ NEW ☑ ADDITION ☐ ALTERATION ☐ REPAIR ☐ REROOF ☐ RESIDE ☐ MISC

Describe work: SUPPLEMENT TO PERMIT #146061. ADD'N ADD-ROOM ADDITION & GENERAL REMODEL



Change of use from ——

Change of use to ——

1234 E. River Drive — William Pohl

Valuation of work:	General	$	3,000.00
No.	Electrical	$	2,000.00
No.	Mechanical	$	1,500.00
No. 31732	Plumbing	$	2,500.00
	Total	$	9,000.00

APPLICATION NO. — PERMIT FEE 14.50

Type of Const. I N — Occupancy Group R — Division III

Size of Bldg. (Total) Sq. Ft. — No. of Stories 2 — Max. Occ. Load

Sewer No. — Use Zone R — Fire Sprinklers Required ☐ Yes ☐ No

No. of Dwelling Units 1 — OFFSTREET PARKING SPACES, NUMBER Covered — Uncovered

APPLICATION ACCEPTED BY — PLANS CHECKED BY — APPROVED FOR ISSUANCE BY — HANDICAPPED REVIEW — FILED IN

NOTICE

Separate permits are required for electrical, plumbing, heating, ventilating or air conditioning.

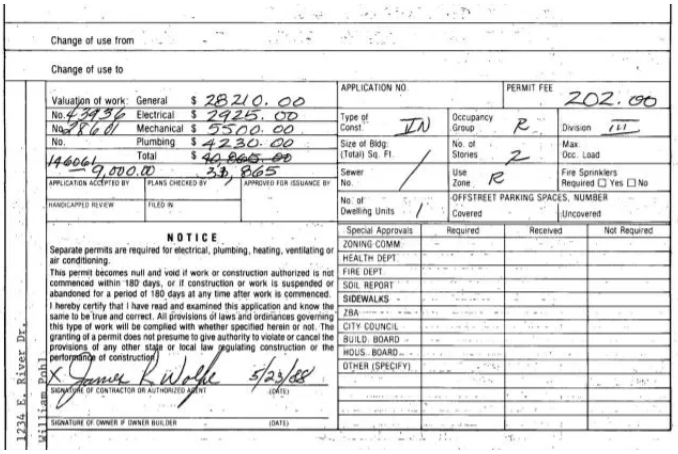
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced.

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. 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.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT — (DATE) K William J Pohl 1/9/87

SIGNATURE OF OWNER IF OWNER BUILDER — (DATE)

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)			



Change of use from

Change of use to

1236 E. River Dr. — William Pohl

Valuation of work:	General	$	28210.00
No. 43936	Electrical	$	2925.00
No. 2861	Mechanical	$	5500.00
No.	Plumbing	$	4230.00
146061	Total	$	~~40,865.00~~ 33,865
			9,000.00

APPLICATION NO. — PERMIT FEE 202.00

Type of Const. IN — Occupancy Group R — Division III

Size of Bldg. (Total) Sq. Ft. — No. of Stories 2 — Max. Occ. Load

Sewer No. — Use Zone R — Fire Sprinklers Required ☐ Yes ☐ No

No. of Dwelling Units 1 — OFFSTREET PARKING SPACES, NUMBER Covered — Uncovered

APPLICATION ACCEPTED BY — PLANS CHECKED BY — APPROVED FOR ISSUANCE BY — HANDICAPPED REVIEW — FILED IN

NOTICE

Separate permits are required for electrical, plumbing, heating, ventilating or air conditioning.

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SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT X James K Wolfe — (DATE) 5/23/88

SIGNATURE OF OWNER IF OWNER BUILDER — (DATE)

Special Approvals	Required	Received	Not Required
ZONING COMM.			
HEALTH DEPT.			
FIRE DEPT.			
SOIL REPORT			
SIDEWALKS			
ZBA			
CITY COUNCIL			
BUILD. BOARD			
HOUS. BOARD			
OTHER (SPECIFY)			

RIVER OAKS INN
BED and BREAKFAST

1234 E. River Dr., Davenport
(319) 326-2629

"Elegance Along the Mississippi"

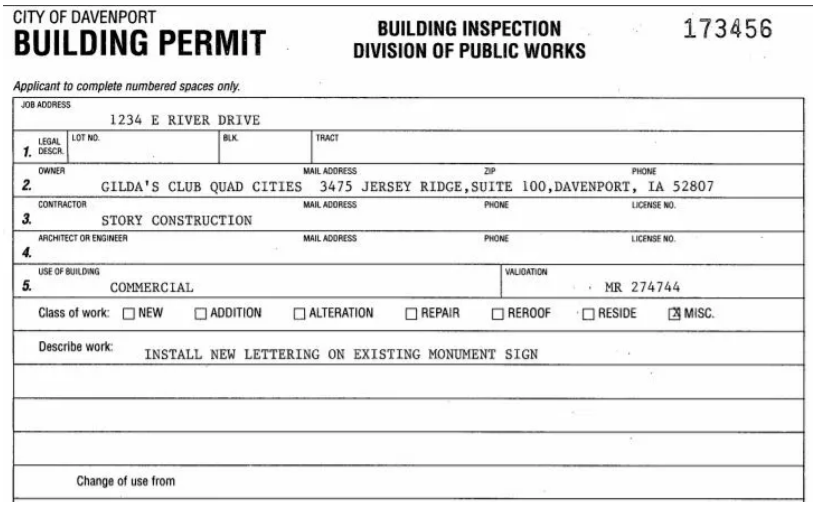
5 spacious guest rooms in
restored Victorian mansion overlooking the Mississippi.
• Accomadations For Your Out-Of Town Guests
• Bridal Shower Luncheons • Gift Opening Brunches
• Honeymoon Suite

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 PERMIT

BUILDING INSPECTION
DIVISION OF PUBLIC WORKS

173456

Applicant to complete numbered spaces only.

JOB ADDRESS: 1234 E RIVER DRIVE

1. LEGAL DESCR. — LOT NO. — BLK. — TRACT

2. OWNER: GILDA'S CLUB QUAD CITIES — MAIL ADDRESS: 3475 JERSEY RIDGE,SUITE 100,DAVENPORT, IA 52807 — ZIP — PHONE

3. CONTRACTOR: STORY CONSTRUCTION — MAIL ADDRESS — PHONE — LICENSE NO.

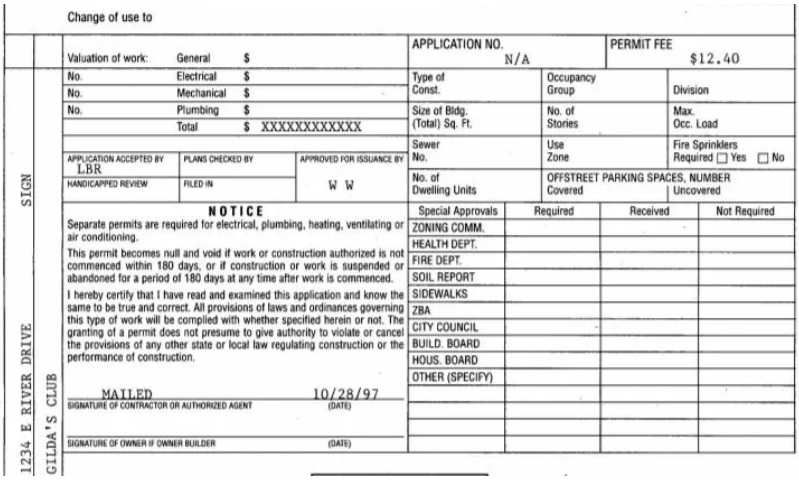
4. ARCHITECT OR ENGINEER — MAIL ADDRESS — PHONE — LICENSE NO.

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

Valuation of work:	General	$	APPLICATION NO. N/A	PERMIT FEE $12.40	
No.	Electrical	$	Type of Const.	Occupancy Group	Division
No.	Mechanical	$	Size of Bldg. (Total) Sq. Ft.	No. of Stories	Max. Occ. Load
No.	Plumbing	$	Sewer No.	Use Zone	Fire Sprinklers Required ☐ Yes ☐ No
	Total	$ XXXXXXXXXXXX	No. of Dwelling Units	OFFSTREET PARKING SPACES, NUMBER Covered	Uncovered

SIGN

1234 E RIVER DRIVE

GILDA'S CLUB

APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY
LBR		
HANDICAPPED REVIEW	FILED IN	W W

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)

Special Approvals	Required	Received	Not Required
ZONING COMM.			
HEALTH DEPT.			
FIRE DEPT.			
SOIL REPORT			
SIDEWALKS			
ZBA			
CITY COUNCIL			
BUILD. BOARD			
HOUS. BOARD			
OTHER (SPECIFY)			

Ephemera – Organizations – Gilda’s Club [2003]

(posted by Cristina)

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This entry was posted in Local History and tagged abner davison, buildings, Historic Houses and Sites, Organizations--Contemporary Club, riverview. Bookmark the permalink.

Primary Selections from Special Collections

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City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **8/8/2023**

Subject:
Case COA23-25: Removal of rooftop cellular equipment at 102 East 3rd Street. Hotel Mississippi is a locally listed historic landmark within the Davenport Commercial Historic District. QualTek Wireless, petitioner. [Ward 3]

Recommendation:
A recommendation is made to approve the Certificate of Appropriateness to remove rooftop cellular equipment at 102 East 3rd Street 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.

Background:
Project Scope:
QualTek Wireless is petitioning removal of the communication equipment from the Mississippi Lofts rooftop. All Sprint antennas, cables, cable trays, radios, platforms, H-frames, cabinets, jumpers, and any other associated equipment will be removed from the property. The I-Beams supporting the Sprint cabinets will also be dismantled. Since the I-beams are supported by posts imbedded into the roof, a professional roofing company will remove the footing and patch the roof. This will prevent future water damage and keep the property in a good state of repair.

The following work is proposed by T&K Roofing following the removal of the wireless equipment:

1. Cut out and remove roofing down to concrete deck in a 16"x16" area around each of the four leg stands.
2. Unbolt stand legs from roof deck. Steel platform to be craned off roof and disposed of by others.
3. Adhere one layer of 1" ISO to deck with ISO-Stick.
4. Adhere one layer of 1/2" Dense Deck over top with ISO-Stick.
5. Torch apply on e layer of modified bitumen base sheet.
6. Torch apply one layer of modified bitumen white granular cap sheet.
7. Cement and web perimeter of all new patches.
8. Clean up and dispose of all project debris.

Staff Response:
Portions of the wireless equipment are visible from the pedestrian level near the intersection of 3rd Street and Brady Street. The existing cellular equipment slightly detracts from the historic character of the building. Therefore, the removal of this non-original feature will enhance the overall appearance of the old Mississippi Hotel.

In addition, the method for removing the equipment and subsequent roof repairs will keep the property

in a good state of repair.

Property History:

The Hotel Mississippi was built by the Lundoff-Bicknell Company in 1931. The ten story structure contained 200 transient rooms and 50 apartments along with a coffee shop and various guest services. Walgreen's originally occupied the tenant space at the corner of Brady Street and 3rd Street.

The Hotel Mississippi opened at the end of downtown Davenport's most important era hotel building. The hotel was operated for Bechtel by the Black Hawk Hotels Corporation. Black Hawk Hotels operated a chain of hotels in Iowa and Minnesota following World War I including two other Davenport Hotels (the Blackhawk Hotel and the Davenport Hotel, both National Register listed).

Though modern and up-to-date in nearly every respect, the Hotel Mississippi was a poor investment for its owner. During the 1930s it had an occupancy rate of about 25% with the other well-established downtown hotels providing stiff competition. By the 1970s the hotel/theater complex was owned by the Verdi Corporation which was in turn owned by Mel Foster, Jr., head of a prominent local real estate company, and Dudley Priester, co-owner of the Davenport based Priester Construction Co. The Mel Foster Company located its corporate headquarters in the former Walgreens space until the 1980s. The hotel gradually converted transient rooms to apartments ceasing hotel functions in the mid-1980s. The Davenport Chamber of Commerce leased office suites along E. Third Street during the 1980s. Apartments in the hotel are largely occupied by elderly residents today.

The Hotel Mississippi and RKO Theater were designated as a local landmark on August 3, 2005.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Application
🗋	Backup Material	Scope of Work-Wireless Equipment Removal
🗋	Backup Material	Scope of Work-Roof Repair
🗋	Backup Material	Construction Drawings 1
🗋	Backup Material	Construction Drawings 2
🗋	Backup Material	Images
🗋	Backup Material	Background Materials & Photos
🗋	Backup Material	Historic Property Inventory Sheet
🗋	Backup Material	Historic Preservation Ordinance-Review Standards

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	8/3/2023 - 4:07 PM

CITY OF DAVENPORT
Development & Neighborhood Services – Planning
1200 W. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION

RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE

SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME

BRIEF OVERVIEW OF THE PROJECT (not a scope of work)

APPLICANT INFORMATION

Application Name

Address

City | State | Zip

Phone

Secondary Phone

E-Mail Address

Acceptance of Applicant

I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for attendance at the meeting as shown on the historic preservation commission calendar. The City reserves the right to require further site studies as necessary.

Type Applicant's Name as a signature _____ Date _____

DEVELOPMENT TEAM

Property Owner

Address

Phone | Secondary Phone

E-Mail Address

Project Manager/Other

Address

Phone | Secondary Phone

E-Mail Address

APPLICABILITY PRIOR to any work on applicable Historic Resources:

A Certificate of Appropriateness must be submitted & approved PRIOR to the commencement of the following:

- *Any Building or Sign Permit changing the exterior (except demo)*
- *New construction/Addition or exterior alteration of a structure*
- *Sign installation or alteration*

Demolition of any local or national historic resources shall require a Historic Demolition Request Application

ALL SUBMITTALS SHALL INCLUDE: ***SUBMITTED***

Full Scope of Work (SOW) attached as a .PDF
all work & materials shall be described & itemized/listed in detail

Photos or renderings of all existing building/sign façades

Proposed color building/sign elevations to scale
rendered showing existing and/or proposed building materials

Material specs: type, dimensions, color & manufacturer

MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*:

Dimensioned Site Plan (proposed & existing buildings/site items)

Grading Plan with 2 foot intervals (if needed)

Mechanical Screening shall be shown

Materials Board of sample building materials proposed

* Major Additions & New Buildings may require more extensive information

Application Fee: **NONE**

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 applicant's scheduled meetings.

(2) Scope of Commission's Consideration:
- Only work described in the application may be approved.
- If insufficient information exists to make a proper judgment on the application, the Commission may continue the consideration a maximum of 60 days, excluding applicant's continuances.

(3) Post Commission Ruling:
- An approved Cert. of Appropriateness does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities.
- COA approval expires one year from the date of approval unless a building permit is obtained within such period. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.
- Appeals to determinations are $75 made to City Council and shall be in writing submitted to the Zoning Administrator within 30 calendar days of Commission's decision.

Submit this form with attachments to: planning@davenportiowa.com

Date 7/28/2023

To: Historic Preservation Commission

Hello,

Our group has been hired by T-Mobile to remove all Sprint equipment from the rooftop located at 102 East 3rd Street in Davenport (Mississippi Lofts). Our SOW is outlined below.

Removal of all Sprint antennas, cables, cable trays, radios, platforms, H-frames, cabinets, jumpers, and any other Sprint associated equipment. We will also be removing the I-beams that support the existing Sprint cabinets. These I-beams are supported by posts that are imbedded into the roof. A professional roofer will come in once that is accessible to remove the footing that penetrates the roof. They will then patch the roof to stop any future damage from taking place.

Once the items above have been completed, that will conclude our SOW for this site. If there are any items you would like more detail on please feel free to reach out to me directly.

Sincerely,
John Enders
Project Manager
C: 630.201.0922
475 Sentry Parkway E, Suite 200
Blue Bell, PA 19422

T&K Roofing & Sheet Metal Inc.
101 T&K Drive
Ely, IA 52227
Phone: (319) 848-4191
Fax: (319) 848-4448
www.tkroofing.com

TO:
Qualtek Wireless
6100 West 110th St
Bloomington, MN 55438

07/19/2023

Mississippi Lofts - Stand Leg Patches

JOB: WO #13524
ADDRESS: 102 E 3rd St, Davenport, IA 52801

T & K Roofing & Sheet Metal proposes to do the following work:

1. On modified roof, cut out remove roofing down to concrete deck in a 16"x16" area around each of (4) stand legs.
2. Unbolt stand legs from roof deck. Steel platform to be craned off roof and disposed of by others.
3. Adhere one layer of 1" ISO to deck with ISO-Stick.
4. Adhere one layer of 1/2" Dense Deck over top with ISO-Stick.
5. Torch apply one layer of modified bitumen base sheet.
6. Torch apply one layer of modified bitumen white granular cap sheet.
7. Cement and web perimeter of all new patches.
8. Clean up and dispose of all project debris.
9. Proposal price includes all applicable taxes, admin fees, and travel costs associated with a single mobilization. Additional mobilizations will incur additional trip charges.

PRICE	**$3,415.00**

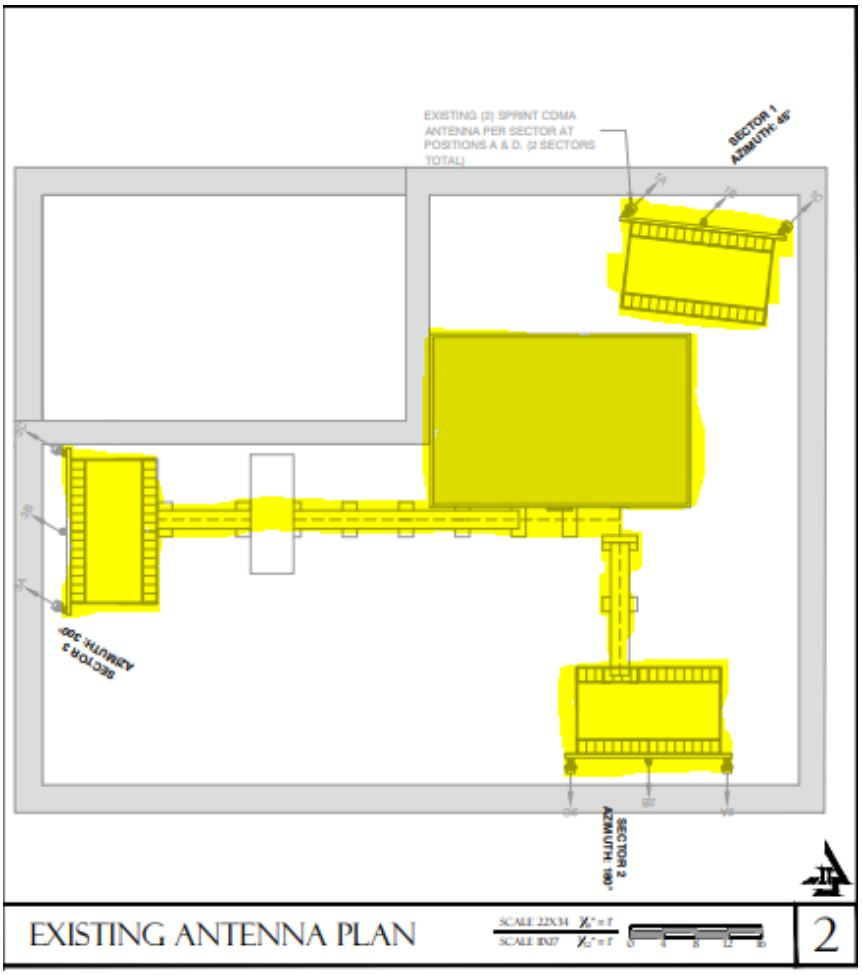
Approved By:

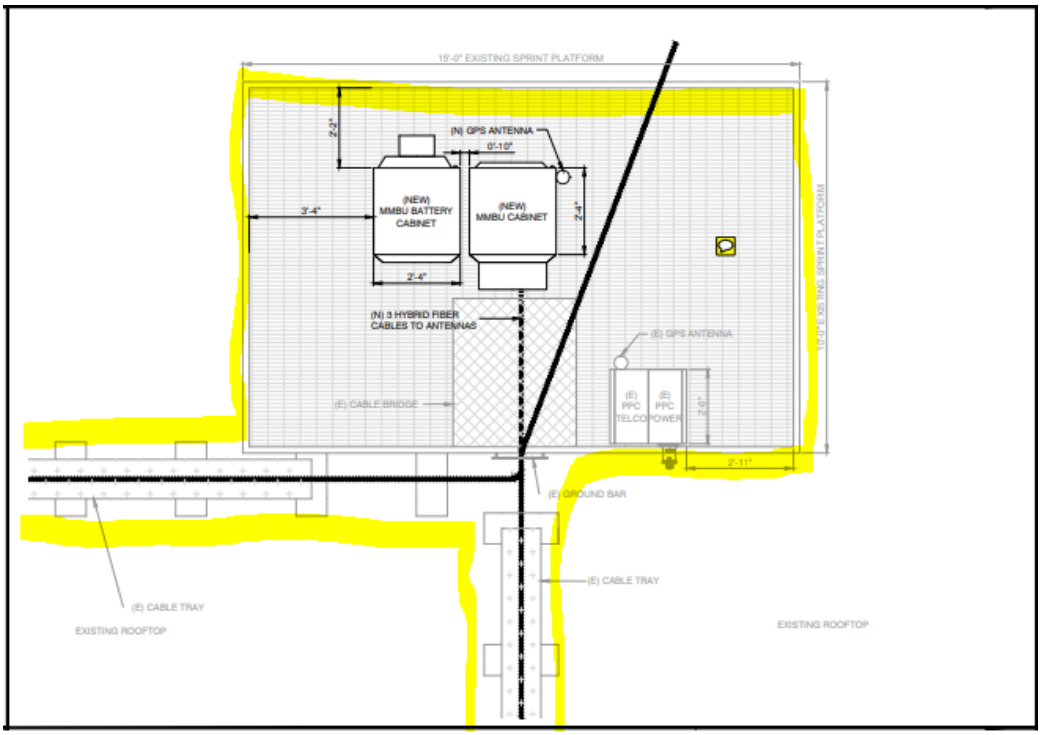
PRINT NAME

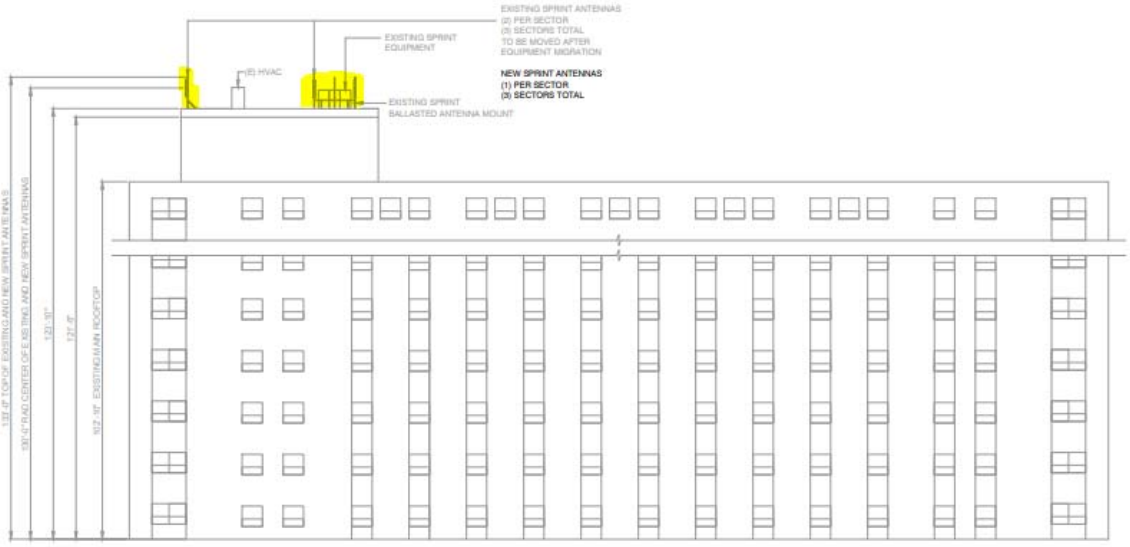
SIGNATURE

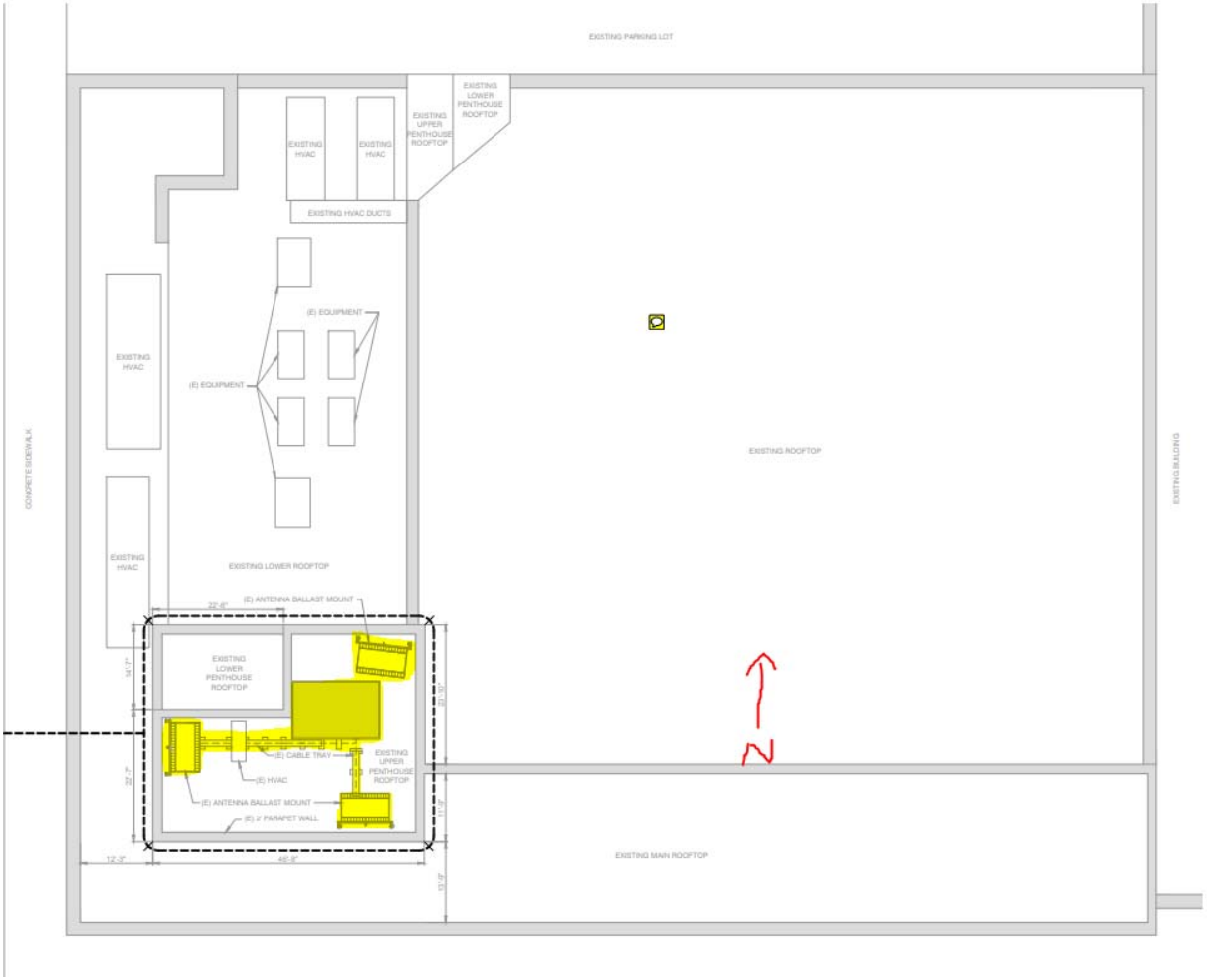
Dan Mitchell

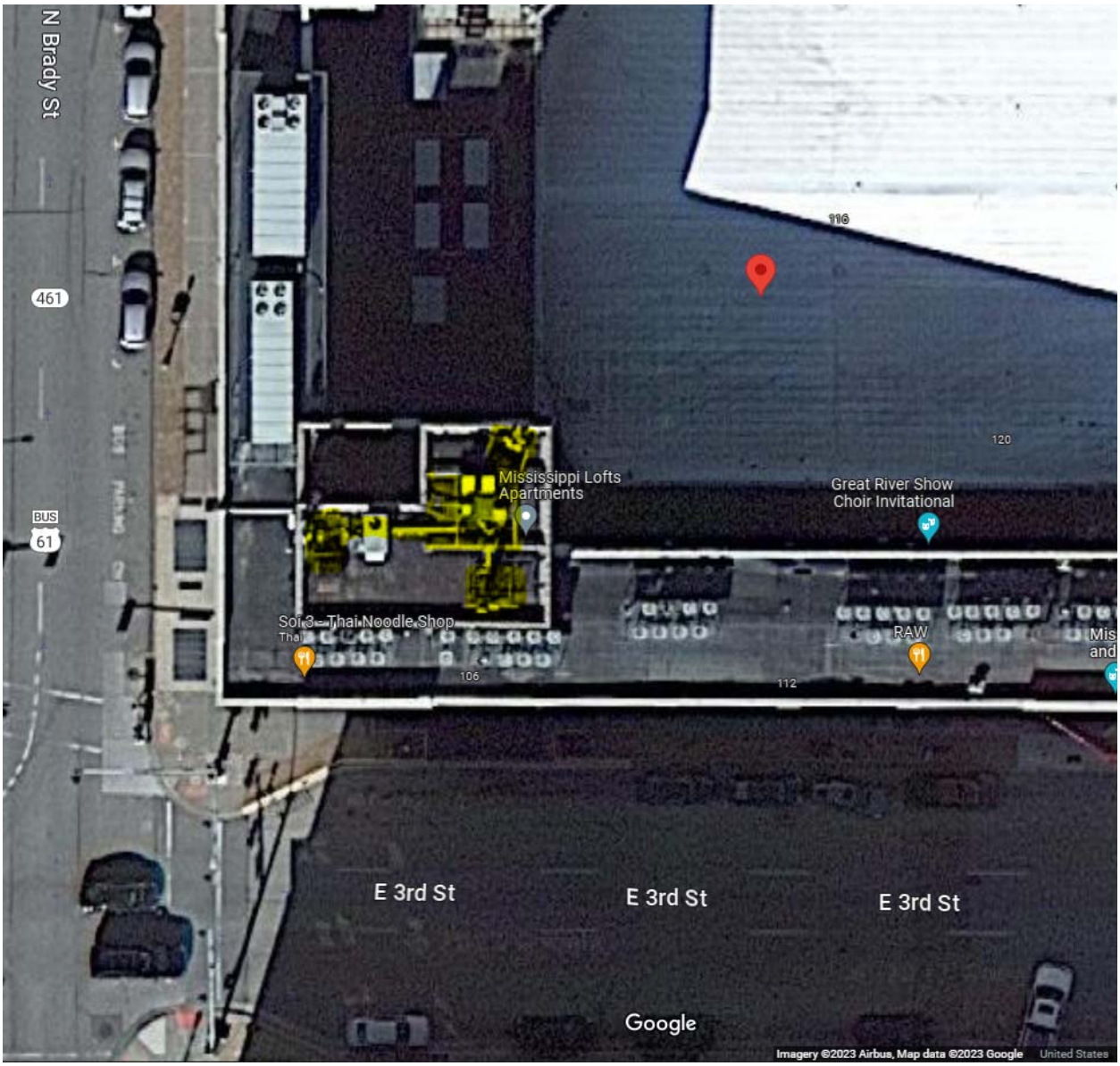
Steve Wickersheim
Dan Mitchell
T & K Roofing & Sheet Metal


EXISTING (2) SPRINT CDMA ANTENNA PER SECTOR AT POSITIONS A & D. (2 SECTORS TOTAL)
SECTOR 1 AZIMUTH: 45°
SECTOR 2 AZIMUTH: 180°
SECTOR 3 AZIMUTH: 300°
EXISTING ANTENNA PLAN
SCALE 22X34 1/4" = 1'
SCALE 11X17 1/2" = 1'
2


15'-0" EXISTING SPRINT PLATFORM
(N) GPS ANTENNA
0'-10"
2'-4"
(NEW) MMBU BATTERY CABINET
(NEW) MMBU CABINET
3'-4"
2'-4"
2'-4"
(N) 3 HYBRID FIBER CABLES TO ANTENNAS
(E) GPS ANTENNA
(E) CABLE BRIDGE
(E) PPC TELCO
(E) PPC POWER
2'-6"
10'-0" EXISTING SPRINT PLATFORM
2'-11"
(E) GROUND BAR
(E) CABLE TRAY
(E) CABLE TRAY
EXISTING ROOFTOP
EXISTING ROOFTOP


EXISTING SPRINT ANTENNAS
(2) PER SECTOR
(3) SECTORS TOTAL
TO BE MOVED AFTER
EQUIPMENT MIGRATION
NEW SPRINT ANTENNAS
(1) PER SECTOR
(3) SECTORS TOTAL
EXISTING SPRINT
EQUIPMENT
(E) HVAC
EXISTING SPRINT
BALLASTED ANTENNA MOUNT
133'-9" TOP OF EXISTING AND NEW SPRINT ANTENNAS
130'-0" RAD CENTER OF E MS RING AND NEW SPRINT ANTENNAS
121'-9"
117'-9"
93'-0" EXISTING MAIN ROOFTOP


EXISTING PARKING LOT
EXISTING HVAC
EXISTING HVAC
EXISTING UPPER PENTHOUSE ROOFTOP
EXISTING LOWER PENTHOUSE ROOFTOP
EXISTING HVAC DUCTS
(E) EQUIPMENT
(E) EQUIPMENT
EXISTING HVAC
EXISTING HVAC
EXISTING ROOFTOP
CONCRETE SIDEWALK
EXISTING BUILDING
EXISTING LOWER ROOFTOP
(E) ANTENNA BALLAST MOUNT
22'-6"
EXISTING LOWER PENTHOUSE ROOFTOP
(E) CABLE TRAY
EXISTING UPPER PENTHOUSE ROOFTOP
(E) HVAC
(E) ANTENNA BALLAST MOUNT
(E) 2' PARAPET WALL
12'-3"
45'-6"
EXISTING MAIN ROOFTOP
N


N Brady St
461
BUS
61
116
120
Mississippi Lofts Apartments
Great River Show Choir Invitational
Soi 3 - Thai Noodle Shop
Thai
RAW
106
112
E 3rd St
E 3rd St
E 3rd St
Google
Imagery ©2023 Airbus, Map data ©2023 Google
United States

Sprint®

NETWORK VISION MMBS LAUNCH

DM03IP000

IPCS DM03IP000

SITE TYPE: ROOFTOP

REVIEWED
By Emily Adelman at 8:44 am, Jan 14, 2013

102 EAST 3RD STREET
DAVENPORT, IOWA 52801
LATITUDE: 41.52260000°
LONGITUDE: -90.57380000°

DRIVING DIRECTIONS

FROM THE SPRINT PROJECT OFFICE AT 6580 SPRINT PARKWAY, OVERLAND PARK, KANSAS 66251:

1. HEAD NORTHEAST ON SPRINT PKWY - 0.2 MI
2. SPRINT PKWY TURNS SLIGHTLY LEFT AND BECOMES OUTLOOK ST - 0.2 MI
3. TURN RIGHT ONTO W 112TH ST - 0.2 MI / TAKE THE 1ST LEFT ONTO NALL AVE - 0.4 MI
4. TAKE THE I-435 E RAMP - 0.9 MI / TURN RIGHT ONTO I-435 E - ENTERING MISSOURI - 4.9 MI
5. SLIGHT LEFT ONTO I-435 N (SIGNS FOR INTERSTATE 435 N/DES MOINES) - 19.6 MI
6. TAKE EXIT 52B TO MERGE ONTO I-35 N TOWARD DES MOINES ENTERING IOWA - 189 MI
7. CONTINUE ONTO I-80 E - 157 MI
8. TAKE EXIT 295A TO MERGE ONTO US-61 S TOWARD BRADY ST - 5.5 MI
9. TURN LEFT ONTO W 3RD ST/DESTINATION ON THE LEFT - 0.2 MI

SITE INFORMATION

PROJECT: NETWORK VISION MMBS

PROJECT TYPE: SITE MODIFICATION

MARKET: IOWA

PROPERTY OWNER:
JP TREVOR
CONTACT: LINDSAY RITTER
PHONE: (843) 345-3330

PROPERTY INFORMATION:
CONSTRUCTION TYPE: [E] IIIA, 11A, 11B; [N] IIB
OCCUPANCY: [E] M, B, S-2; [N] S-2
JURISDICTION: CITY OF DAVENPORT

PARCEL NUMBER(S): N/A

LEASE AREA: TBD SQ FT.

APPLICANT:
OPTIMA NETWORKS: IN C/O SPRINT
710 BELDEN AVE - SUITE B
ADDISON, IL 60601
CONTACT: CHRIS KOHL
TITLE: PROJECT MANAGER
PHONE: (720) 308-4791

CONSTRUCTION MANAGER:
OPTIMA NETWORKS
710 BELDEN AVENUE - SUITE B
ADDISON, ILLINOIS 60101
CONTACT: MATTHEW KARTES - MARKET DIRECTOR
PHONE: (919) 422-5094

DESIGN MANAGER:
INTE-GRAT-ED DESIGN SERVICES GROUP LLC
983 E. HAROLD DRIVE
SAN TAN VALLEY, AZ 85140
CONTACT: JON BOUTILIER
TITLE: DIRECTOR OF A&E SERVICES
PHONE: (602) 769-9068
EMAIL: JON.B.BOUTILIER@INTE-GRAT-ED.COM

PROFESSIONAL ENGINEER:
ISE INC.
C/O INTE-GRAT-ED DESIGN SERVICES GROUP LLC
CONTACT: GLEN HUNT III
TITLE: PROFESSIONAL ENGINEER
PHONE: (602) 403-8614

RF ENGINEER:
STA NETWORK SERVICES INC
710 BELDEN AVE - SUITE B
CONTACT: ALEX ZARATE
EMAIL: A.ZARATE@STA.SAMSUNG.COM

SITE ACQUISITION:
SMJ INTERNATIONAL LLC
49357 PONTIAC TRIAL
WIXOM, MI 48393
CONTACT: JAMIE ABBGY, ESQ.
TITLE: SITE ACQUISITION
PHONE: (616) 745-4777
EMAIL: JAMIEABBGY@SMJ-LLC.COM

DRAWING INDEX

DATE	NO:	TITLE
00-00-00	T-1	TITLE SHEET - PROJECT DATA
00-00-00	GN-1	GENERAL PROJECT NOTES
00-00-00	GN-2	GENERAL PROJECT NOTES
00-00-00	A-1	OVERALL SITE PLAN
00-00-00	A-2	EQUIPMENT SITE PLANS (EXISTING, INTERIM & FINAL)
00-00-00	A-3	SITE ELEVATION & COAX DETAILS
00-00-00	A-4	ANTENNA / MICROWAVE SCHEDULES & CONFIGURATIONS
00-00-00	A-5	EQUIPMENT DETAILS & SPECIFICATIONS
00-00-00	A-6	EQUIPMENT DETAILS & SPECIFICATIONS
00-00-00	A-7	EQUIPMENT DETAILS & SPECIFICATIONS
00-00-00	A-8	TEMPORARY INTERIM PLATFORM
00-00-00	RF-1	ANTENNA & CABLE COLOR CODING DETAILS
00-00-00	RF-2	ANTENNA / RRU JUMPER SCHEMATIC
00-00-00	E-1	ONE-LINE DIAGRAM & NOTES
00-00-00	E-2	DC POWER ONE-LINE DIAGRAM & DETAILS
00-00-00	E-3	POWER & TELCO DETAILS
00-00-00	E-1	PANEL SCHEDULES
00-00-00	G-1	GROUNDING PLAN & NOTES
00-00-00	G-2	GROUNDING DETAILS
00-00-00	G-3	GROUNDING DETAILS & NOTES

EQUIPMENT SUPPLIER

THE FOLLOWING SET OF PLANS ARE TO UTILIZE THE FOLLOWING EQUIPMENT MANUFACTURER (UNLESS OTHERWISE NOTED):

SAMSUNG TELECOMMUNICATIONS AMERICA (STA)
1301 EAST LOOKOUT DRIVE
RICHARDSON, TEXAS 75082-4124
PHONE: (972) 761-7000

SCOPE OF WORK

SPRINT PROPOSES TO MODIFY AN EXISTING UNMANNED TELECOMMUNICATIONS FACILITY

- REMOVE EXISTING CABINETS AND ANTENNAS
- INSTALL (1) MMBS-BBU CABINET IN EXISTING LEASE SPACE
- INSTALL (1) MMBS-BATTERY CABINET IN EXISTING LEASE SPACE
- INSTALL (3) PANEL ANTENNAS
- INSTALL (6) RRU'S TO TOWER
- INSTALL (1) GROUND MOUNTED GPS ANTENNA
- INSTALL (3) HYBRID CABLES
- INSTALL (18) JUMPERS

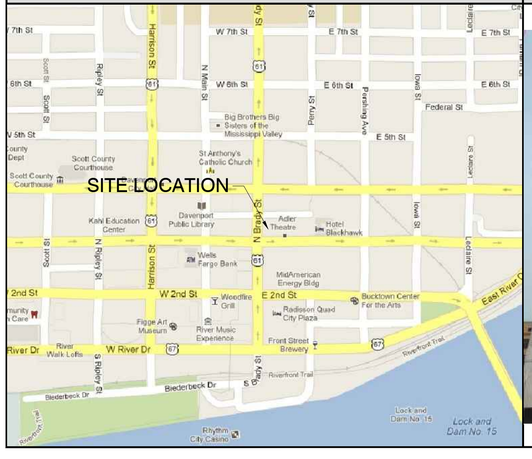
APPLICABLE CODES

ALL WORK SHALL COMPLY WITH:

FEDERAL, STATE, LOCAL REQUIREMENTS AND APPLICABLE AMENDMENTS TO STANDARD CODES ADOPTED AND ISSUED BY LOCAL JURISDICTION OF THE CITY OR COUNTY.

2006 INTERNATIONAL BUILDING CODE WITH AMENDMENTS
2006 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS
2006 INTERNATIONAL BUILDING CODE WITH AMENDMENTS
2006 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS
2006 INTERNATIONAL PLUMBING CODE WITH AMENDMENTS
2008 NATIONAL ELECTRIC CODE WITH AMENDMENTS
ANSI/TIA-222 STRUCTURAL CODE
NFPA 780 - LIGHTNING PROTECTION CODE
HANDICAP REQUIREMENTS - THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION.

LOCATION MAP



SITE PHOTO

APPROVALS

1 ☐ ACCEPTED - NO COMMENTS, PROCEED

2 ☐ COMMENTS

- ☐ SAC INFO MISSING/INCOMPLETE
- ☐ A&E DID NOT FOLLOW PLAN
- ☐ SITE OWNER REQUESTED CHANGES
- ☐ DESIGN INPUT CHANGES/RF/ZONING REQ
- ☐ REVISED SITE DESIGN
- ☐ DESIGN DEVIATION FROM STANDARD
- ☐ OMISSIONS
- ☐ A&E GENERATED CHANGE IN DESIGN
- ☐ TOWER OWNER CHANGED SITE DESIGN
- ☐ OTHER:

PERMISSION TO PROCEED DOES NOT CONSTITUTE ACCEPTANCE OR APPROVAL OF DESIGN DETAILS, CALCULATIONS, ANALYSES, TEST METHODS OR MATERIALS DEVELOPED OR SELECTED BY SUPPLIER. IT DOES NOT RELIEVE SUPPLIER FROM FULL COMPLIANCE WITH CONTRACTUAL OBLIGATIONS.

REVIEWED BY: RE/PE _____ DATE: _____
RF ENGINEER: _____ DATE: _____
SITE ACQUISITION: _____ DATE: _____
MARKET LEAD: _____ DATE: _____
CONSTRUCTION MANAGER: _____ DATE: _____
PROPERTY OWNER: _____ DATE: _____

3 ☐ ADDITIONAL COMMENTS

UTILITY CONTACTS

ELECTRICAL SERVICE PROVIDER: T.B.D.
SERVICE PROVIDED: 200A 1Ø 3W
SERVICE PLANNER: T.B.D.

TELECOM SERVICE PROVIDER: T.B.D.
SERVICE PROVIDED: FIBER OPTIC
SERVICE PLANNER: T.B.D.

UTILITY NOTIFICATION

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

811 Know what's below. Call before you dig.

NOTE:
CONTRACTOR SHALL NOTIFY THE GOVERNING INSPECTOR 72HRS PRIOR TO COMMENCEMENT OF WORK.

CARRIER
Sprint®
6580 SPRINT PARKWAY, OVERLAND PARK, KANSAS 66251

CLIENT PROJECT OFFICE
SAMSUNG
1301 E. LOOKOUT DRIVE, RICHARDSON, TEXAS 75082

DESIGN CONSULTANT
inte-grat-ed DESIGN SERVICES GROUP
983 E. HAROLD DRIVE, SAN TAN VALLEY, ARIZONA 85140
OFFICE: (602) 218-8820 - FAX (602) 218-8820
www.inte-grat-ed.com - info@inte-grat-ed.com

VENDOR
Optima NETWORKS
710 BELDEN AVE - SUITE B
ADDISON, IL 60601

ISSUE - REVISION STATUS

DESIGNED BY	CHECKED BY
JBB	JBB
DRAWN BY	APPROVED BY
LGG	JBB

January 11, 2013 FILE PLOT DATE: DM03IP000

ISS/REV	DATE	BY	DESCRIPTION
0-B	12-30-2012	LGG	ISSUED TO CLIENT FOR 90% REVIEW
0-A	12-18-2012	LGG	DRAWING COMMENCEMENT

SITE NAME
IPCS DM03IP000

SITE NUMBER
DM03IP000

SITE ADDRESS
102 E 3RD STREET, DAVENPORT, IA. 52801

APPLICATION TYPE
CONSTRUCTION

SHEET NAME
TITLE SHEET

INTERNAL TRACKING NUMBER
PROP-1012-001

SHEET NUMBER
T-1

REV. 0-C 12-20-2012

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE, THE LATEST EDITION AND ALL OTHER APPLICABLE CODES AND ORDINANCES.

2. CONTRACTOR SHALL CONSTRUCT SITE IN ACCORDANCE WITH THESE DRAWINGS AND SPRINT INTEGRATED CONSTRUCTION STANDARDS FOR WIRELESS SITES (LATEST REVISION). THE SPECIFICATION IS THE RULING DOCUMENT AND ANY DISCREPANCIES BETWEEN THE SPECIFICATION AND THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

3. CONTRACTOR SHALL VISIT THE JOB SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK. NO COMPENSATION WILL BE AWARDED BASED ON CLAIM OF LACK OF KNOWLEDGE OF FIELD CONDITIONS.

4. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT AND APPURTENANCES, AND LABOR NECESSARY TO EFFECT ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

5. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS AND/OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM AUTHORIZED REPRESENTATIVE OF THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

6. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.

7. CONTRACTOR SHALL RECEIVE CLARIFICATION IN WRITING, AND SHALL RECEIVE IN WRITING AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEMS NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.

8. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST CONSTRUCTION SKILLS AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT, UNLESS OTHERWISE NOTED.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS.

10. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF BUILDINGS & GROUNDS AND SCHEDULE HIS ACTIVITIES AND WORKING HOURS IN ACCORDANCE WITH THE REQUIREMENTS.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THE WORK OF OTHERS AS IT MAY RELATE TO RADIO EQUIPMENT, ANTENNAS AND ANY OTHER PORTIONS OF THE WORK.

12. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

13. MAKE NECESSARY PROVISIONS TO PROTECT EXISTING SURFACES, EQUIPMENT, IMPROVEMENTS, PIPING ETC. AND IMMEDIATELY REPAIR ANY DAMAGE THAT OCCURS DURING CONSTRUCTION.

14. IN DRILLING HOLES INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., MUST BE CLEARLY UNDERSTOOD THAT REINFORCING STEEL SHALL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES (UNLESS NOTED OTHERWISE). LOCATIONS OF REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT.

15. REPAIR ALL EXISTING WALL SURFACES DAMAGED DURING CONSTRUCTION SUCH THAT THEY MATCH AND BLEND IN WITH ADJACENT SURFACES.

16. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.

17. KEEP CONTRACT AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OF THE OWNER SHALL BE REMOVED. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ITEMS UNTIL COMPLETION OF CONSTRUCTION.

18. MINIMUM BEND RADIUS OF ANTENNA CABLES SHALL BE IN ACCORDANCE WITH CABLE MANUFACTURERS RECOMMENDATIONS.

19. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE ENGINEER.

20. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION SHALL BE IN CONFORMANCE WITH JURISDICTIONAL OR STATE AND LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL AND COORDINATED WITH LOCAL REGULATORY AUTHORITIES.

21. LIGHT SHADED LINES AND NOTES REPRESENT WORK PREVIOUSLY DONE. DARK SHADED LINES AND NOTES REPRESENT THE SCOPE OF WORK FOR THIS PROJECT. CONTRACTOR SHALL VERIFY IF EXISTING CONSTRUCTION IS COMPLETE. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.

22. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND/OR WIRING CERTIFICATES REQUIRED FOR THE ELECTRICAL SERVICE UPGRADE. IN ADDITION, CONTRACTOR SHALL PROVIDE ALL NECESSARY COORDINATION AND SCHEDULING WITH THE SERVING ELECTRICAL UTILITY AND LOCAL INSPECTION AUTHORITIES.

ELECTRICAL NOTES:

1. ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE W/DRAWINGS AND ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS, CONTRACTOR SHALL NOTIFY 'CONSTRUCTION MANAGER' AS SOON AS POSSIBLE, AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE 'CONSTRUCTION MANAGER' HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.

2. ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. ALL EXISTING CONDITIONS OF ELECTRICAL EQUIP., LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE CONTRACTOR, PRIOR TO THE SUBMITTAL OF HIS BID. FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE CONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.

3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC AND ALL CODES AND LOCAL ORDINANCES OF THE LOCAL POWER & TELEPHONE COMPANIES HAVING JURISDICTION AND SHALL INCLUDE BUT NOT BE LIMITED TO:

   A. UL - UNDERWRITERS LABORATORIES
   B. NEC - NATIONAL ELECTRICAL CODE
   C. NEMA - NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
   D. OSHA - OCCUPATIONAL SAFETY AND HEALTH ACT
   E. SBC - STANDARD BUILDING CODE
   F. NFPA - NATIONAL FIRE CODES

4. DO NOT SCALE ELECTRICAL DRAWINGS, REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT, AND CONFIRM WITH 'CONSTRUCTION MANAGER' ANY SIZES AND LOCATIONS WHEN NEEDED.

5. EXISTING SERVICES: CONTRACTOR SHALL NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.

6. CONTRACTOR SHALL PAY FOR ANY/ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR IS TO OBTAIN PERMITS AND APPROVED SUBMITTALS PRIOR TO THE WORK BEGINNING OR ORDERING EQUIPMENT.

7. THE TERM "PROVIDE" USED IN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, INDICATES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL.

8. CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE OWNERS' CONFIRMATION, ETC. ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK.

9. MINIMUM WIRE SIZE SHALL BE #12 AWG, NOT INCLUDING CONTROL WIRING, UNLESS NOTED OTHERWISE. ALL CONDUCTORS SHALL BE COPPER WITH THWN INSULATION.

10. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.

11. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.

12. ELECTRICAL SYSTEM SHALL BE AS COMPLETELY AND EFFECTIVELY GROUNDED, AS REQUIRED BY SPECIFICATIONS, SET FORTH BY SPRINT.

13. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND SUBJECT TO REGULATORY INSPECTION AND APPROVAL BY CONSTRUCTION MANAGER.

14. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.

15. CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.

16. THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THEREIN.

17. ADEQUATE AND REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK.

18. PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES AND DEVICES FOR ALL OUTLETS AS INDICATED.

19. DITCHING AND BACK FILL: CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES INCLUDING EXCAVATION AND BACKFILLING AND COMPACTION. REFER TO NOTES AND REQUIREMENTS 'EXCAVATION, AND BACKFILLING.

20. MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NEMA AND IEEE.

21. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURES CATALOG INFORMATION OF ANY/ALL LIGHTING FIXTURES, SWITCHES AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.

22. ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE 'CONSTRUCTION MANAGER' UPON FINAL ACCEPTANCE.

23. THE ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES. ALL ELECTRICAL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.

24. DISCONNECT SWITCHES SHALL BE H.P. RATED HEAVY-DUTY, QUICK-MAKE AND QUICK-BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.

25. ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND SUCH AS "NO-OXIDE A" BY DEARBORNE CHEMICAL CO. COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED - NO SUBSTITUTIONS.

26. ALL EXTERIOR ABOVE GROUND CONDUIT SHALL BE RIGID UNLESS OTHERWISE SPECIFIED. ALL BURIED CONDUITS SHALL BE SCH 40 PVC UNLESS OTHERWISE SPECIFIED. ALL INTERIOR CONDUITS SHALL BE EMT UNLESS OTHERWISE SPECIFIED.

27. RACEWAYS: CONDUIT SHALL BE SCHEDULE 40 PVC MEETING OR EXCEEDING NEMA TC2 - 1990. CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS - 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 2 FT. RADIUS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. COAT ALL THREADS WITH 'BRITE ZINC' OR 'GOLD GALV'.

28. SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY NEC.

29. CONDUCTORS: CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER WITH TYPE THWN/THHN INSULATION, 600 VOLT, COLOR CODED. UNLESS SPECIFIED DIFFERENT ON DRAWINGS.

30. CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.

31. SERVICE: 240/120V, SINGLE PHASE, 3 WIRE CONNECTION AVAILABLE FROM UTILITY COMPANY. OWNER OR OWNERS AGENT WILL APPLY FOR POWER.

32. TELEPHONE SERVICE: CONTRACTOR SHALL PROVIDE EMPTY CONDUITS WITH PULL STRINGS AS INDICATED ON DRAWINGS.

33. ELECTRICAL AND TELCO RACEWAYS TO BE BURIED A MINIMUM OF 2' DEPTH.

34. CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL AND TELCO SERVICE CONDUITS. CAUTIONS TAPE TO READ "CAUTION BURIED ELECTRIC" OR "BURIED TELECOM".

35. ALL BOLTS SHALL BE STAINLESS STEEL.

ANTENNA & COAX NOTES:

1. VERIFY EACH COAXIAL CABLE LENGTH, DIAMETER, ROUTING, COLOR CODING AND ALL APPURTENANCES WITH SAMSUNG.

2. THE MAXIMUM COAXIAL CABLE LENGTH AND CORRESPONDING COAXIAL CABLE DIAMETER HAS BEEN ESTIMATED ON SHEET A-4. THIS CABLE LENGTH IS APPROXIMATE, AND IS NOT TO BE USED FOR FABRICATION OR CONSTRUCTION. ACTUAL ANTENNA CABLE LENGTH(S) MAY VARY FROM ESTIMATED MAXIMUM LENGTH AND MUST BE VERIFIED. COAXIAL CABLE SHALL BE PROVIDED BY SAMSUNG.

3. ALL MAIN CABLES SHALL UTILIZE GROUND KITS, GROUNDED AS FOLLOWS:

   A. NEAR ANTENNA RAD CENTER ELEVATION,
   B. MIDDLE OF TOWER (MID-HEIGHT OF ANTENNA), IF CABLE RUN IS OVER 200',
   C. BOTTOM OF TOWER,
   D. AT MASTER GROUND BAR 3'-0" FROM MMBS-BBU CABINET.

4. ALL TOP JUMPERS SHALL BE LENGTHS AS SHOWN, SUPPLIED BY SAMSUNG, AND INSTALLED BY CONTRACTOR.

5. ALL MAIN CABLES SHALL BE COLOR CODED AS SHOWN ON SHEET RF-1 AND IN ACCORDANCE WITH SPRINT SPECIFICATIONS.

6. BANDING SHALL BE IN ACCORDANCE WITH SHEET RF-1 AND AS FOLLOWS:

   A. MAIN LINE COLOR BANDS SHALL BE 2" WIDE. MAINTAIN 1" SPACING BETWEEN COLORS.
   B. FREQUENCY COLOR BANDS SHALL BE 2" WIDE WITH NO SPACE BETWEEN COLORS.
   C. JUMPER COLOR BANDS SHALL BE 1" WIDE. WITH 1" SPACE.
   D. START COLOR BANDS 2' BEYOND WEATHERPROOFINGS.
   E. START SELECTOR COLOR NEXT TO END CONNECTORS.

7. FINAL COAXIAL ANTENNA CABLE SIZES SHALL BE DETERMINED BY SAMSUNG RF ENGINEER. SEE ANTENNA SCHEDULE SHEET A-4.

8. SEE CONSTRUCTION MANAGER FOR ANTENNA SUPPORT ASSEMBLY TYPE.

9. ALL COAXIAL CABLE WILL BE SECURED TO THE DESIGNED SUPPORT STRUCTURE AT DISTANCES NOT TO EXCEED 3' OR THE CABLE MANUFACTURES SPECIFICATIONS WHICHEVER IS LESS, WITH HARDWARE SPECIFIED IN THE COAXIAL CABLE ROUTING DETAILS OF THE SUPPLIED STRUCTURAL REPORT.

10. PROVIDE AT LEAST 6" OF SLACK IN THE MAIN COAXIAL CABLES AT THE ANTENNA MOUNTING ELEVATION TO PROVIDE FOR FUTURE CONNECTOR REPLACEMENT.

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ISSUE - REVISION STATUS

DESIGNED BY	CHECKED BY
JBB	JBB
DRAWN BY	APPROVED BY
LGG	JBB

January 11, 2013 FILE PLOT DATE: DM03IP000

ISS/REV	DATE	BY	DESCRIPTION
0-C	12-30-2012	LGG	ISSUED TO CLIENT FOR 90% REVIEW
0-A	12-18-2012	LGG	DRAWING COMMENCEMENT

SITE NAME

IPCS DM03IP000

SITE NUMBER

DM03IP000

SITE ADDRESS

102 E 3RD STREET, DAVENPORT, IA. 52801

APPLICATION TYPE

CONSTRUCTION

SHEET NAME

GENERAL NOTES

INTERNAL TRACKING NUMBER

PROP-1012-001

SHEET NUMBER

GN-1

REV. 0-C 12-20-2012

SITE WORK NOTES:

1. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
2. DO NOT SCALE BUILDING DIMENSIONS FROM DRAWING.
3. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON AS-BUILT DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO ARCHITECT/ENGINEER AT COMPLETION OF PROJECT.
4. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS AND THEIR DIMENSIONS SHOWN ON PLANS HAVE. BEEN PLOTTED FROM AVAILABLE RECORDS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
5. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT/ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE. CONTRACTOR SHALL CALL LOCAL DIGGER HOT LINE FOR UTILITY LOCATIONS 48 HOURS PRIOR TO START OF CONSTRUCTION.
6. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
7. GRADING OF THE SITE WORK AREA IS TO BE SMOOTH AND CONTINUOUS IN SLOPE AND IS TO FEATHER INTO EXISTING GRADES AT THE GRADING LIMITS.
8. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
9. STRUCTURAL FILLS SUPPORTING PAVEMENTS SHALL BE COMPACTED TO 95% OF MAXIMUM STANDARD PROCTOR DRY DENSITY.
10. NEW GRADES NOT IN BUILDING AND DRIVEWAY IMPROVEMENT AREA TO BE ACHIEVED BY FILLING WITH APPROVED CLEAN FILL AND COMPACTED TO 95% OF STANDARD PROCTOR DENSITY.
11. ALL FILL SHALL BE PLACED IN UNIFORM LIFTS. THE LIFTS THICKNESS SHOULD NOT EXCEED THAT WHICH CAN BE PROPERLY COMPACTED THROUGHOUT ITS ENTIRE DEPTH WITH THE EQUIPMENT AVAILABLE.
12. ANY FILLS PLACED ON EXISTING SLOPES THAT ARE STEEPER THAN 10 HORIZONTAL TO 1 VERTICAL SHALL BE PROPERLY BENCHED INTO THE EXISTING SLOPE AS DIRECTED BY A GEOTECHNICAL ENGINEER.
13. CONTRACTOR SHALL CLEAN ENTIRE SITE AFTER CONSTRUCTION SUCH THAT NO PAPERS, TRASH, WEEDS, BRUSH OR ANY OTHER DEPOSITS WILL REMAIN. ALL MATERIALS COLLECTED DURING CLEANING OPERATIONS SHALL BE DISPOSED OF OFF-SITE BY THE GENERAL CONTRACTOR.
14. ALL TREES AND SHRUBS WHICH ARE NOT IN DIRECT CONFLICT WITH THE IMPROVEMENTS SHALL BE PROTECTED BY THE GENERAL CONTRACTOR.
15. ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY GENERAL CONTRACTOR WITH LOCAL UTILITY COMPANY, TELEPHONE COMPANY, AND ANY OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.

ENVIRONMENTAL NOTES:

1. ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH ISSUED PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF FINES AND PROPER CLEAN UP FOR AREAS IN VIOLATION.
2. CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS AND SHALL BE MAINTAINED IN PLACE THROUGH FINAL JURISDICTIONAL INSPECTION & RELEASE OF SITE.
3. CONTRACTOR SHALL INSTALL/CONSTRUCT ALL NECESSARY SEDIMENT/SILT CONTROL FENCING AND PROTECTIVE MEASURES WITHIN THE LIMITS OF SITE DISTURBANCE PRIOR TO CONSTRUCTION.
4. NO SEDIMENT SHALL BE ALLOWED TO EXIT THE PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ADEQUATE MEASURES FOR CONTROLLING EROSION. ADDITIONAL SEDIMENT CONTROL FENCING MAY BE REQUIRED IN ANY AREAS SUBJECT TO EROSION.
5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES WITH SILT AND EROSION CONTROL MEASURES MAINTAINED ON THE DOWNSTREAM SIDE OF SITE DRAINAGE. ANY DAMAGE TO ADJACENT PROPERTY AS A RESULT OF EROSION WILL BE CORRECTED AT THE CONTRACTORS EXPENSE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS AND ANY REPAIRS OF ALL SEDIMENT CONTROL MEASURES INCLUDING SEDIMENT REMOVAL AS NECESSARY.
7. CLEARING OF VEGETATION AND TREE REMOVAL SHALL BE ONLY AS PERMITTED AND BE HELD TO A MINIMUM. ONLY TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED.
8. SEEDING AND MULCHING AND/OR SODDING OF THE SITE WILL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE PROJECT FACILITIES AFFECTING LAND DISTURBANCE.
9. CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL, COUNTY AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND TO PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE SUCH MEASURES AS SILT FENCES, STRAW BALE SEDIMENT BARRIERS, AND CHECK DAMS.
10. RIP RAP OF SIZES INDICATED SHALL CONSIST OF CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY STONE FREE OF ANY DETRIMENTAL QUANTITY OF SOFT, FRIABLE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OIL, ALKALI, OR OTHER DELETERIOUS SUBSTANCES.

FOUNDATION EXCAVATION & BACKFILL NOTES:

1. ALL FINAL GRADED SLOPES SHALL BE A MAXIMUM OF 3 HORIZONTAL TO 1 VERTICAL.
2. ALL EXCAVATIONS PREPARED FOR PLACEMENT OF CONCRETE SHALL BE OF UNDISTURBED SOILS, SUBSTANTIALLY HORIZONTAL AND FREE FROM ANY LOOSE, UNSUITABLE MATERIAL OR FROZEN SOILS, AND WITHOUT THE PRESENCE OF POUNDING WATER. DEWATERING FOR EXCESS GROUND WATER SHALL BE PROVIDED WHEN REQUIRED. COMPACTION OF SOILS UNDER CONCRETE PAD FOUNDATIONS SHALL NOT BE LESS THAN 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR THE SOIL IN ACCORDANCE WITH ASTM D1557.
3. CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC OR UNSUITABLE MATERIAL. IF INADEQUATE BEARING CAPACITY IS REACHED AT THE DESIGNED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION SHALL BE FILLED WITH CONCRETE OF THE SAME TYPE SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. ANY STONE SUB BASE MATERIAL, IF USED, SHALL NOT SUBSTITUTE FOR REQUIRED THICKNESS OF CONCRETE.
4. ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND SO FORTH PRIOR TO BACK FILLING. BACK FILL SHALL CONSIST OF APPROVED MATERIALS SUCH AS EARTH, LOAM, SANDY CLAY, SAND AND GRAVEL, OR SOFT SHALE, FREE FROM CLODS OR LARGE STONES OVER 2 1/2" MAX DIMENSIONS. ALL BACK FILL SHALL BE PLACED IN COMPACTED LAYERS.
5. ALL FILL MATERIALS AND FOUNDATION BACK FILL SHALL BE PLACED IN MAXIMUM 6"THICK LIFTS BEFORE COMPACTION. EACH LIFT SHALL BE WETTED IF REQUIRED AND COMPACTED TO NOT LESS THAN 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR SOIL IN ACCORDANCE WITH ASTM D1557.
6. NEWLY PLACED CONCRETE FOUNDATIONS SHALL CURE A MINIMUM OF 72 HRS PRIOR TO BACK FILLING.
7. FINISHED GRADING SHALL BE SLOPED TO PROVIDE POSITIVE DRAINAGE AND PREVENT STANDING WATER. THE FINAL (FINISH) ELEVATION OF SLAB FOUNDATIONS SHALL SLOPE AWAY IN ALL DIRECTIONS FROM THE CENTER. FINISH GRADE OF CONCRETE PADS SHALL BE A MAXIMUM OF 4 INCHES ABOVE FINAL FINISH GRADE ELEVATIONS. PROVIDE SURFACE FILL GRAVEL TO ESTABLISH SPECIFIED ELEVATIONS WHERE REQUIRED.
8. NEWLY GRADED SURFACE AREAS TO RECEIVE GRAVEL SHALL BE COVERED WITH GEOTEXTILE FABRIC TYPE: TYPAR-3401 AS MANUFACTURED BY "CONSTRUCTION MATERIAL 1-800-239-3841" OR AN APPROVED EQUIVALENT, SHOWN ON PLANS. THE GEOTEXTILE FABRIC SHALL BE BLACK IN COLOR TO CONTROL THE RECURRENCE OF VEGETATIVE GROWTH AND EXTEND TO WITHIN 1 FOOT OUTSIDE THE SITE FENCING OR ELECTRICAL GROUNDING SYSTEM PERIMETER WHICH EVER IS GREATER. ALL FABRIC SHALL BE COVERED WITH A MINIMUM OF 4" DEEP COMPACTED STONE OR GRAVEL AS SPECIFIED. I.E. FDOT TYPE No. 57 FOR FENCED COMPOUND; FDOT TYPE No. 67 FOR ACCESS DRIVE AREA.
9. IN ALL AREAS TO RECEIVE FILL, REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, WET AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE. PLOW STRIP OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SUCH THAT FILL MATERIAL WILL BIND WITH EXISTING/PREPARED SOIL SURFACE.
10. WHEN SUB GRADE OR PREPARED GROUND SURFACE HAS A DENSITY LESS THAN THAT REQUIRED FOR THE FILL MATERIAL, SCARIFY THE GROUND SURFACE TO DEPTH REQUIRED, PULVERIZE, MOISTURE-CONDITION AND/OR AERATE THE SOILS AND RECOMPACT TO THE REQUIRED DENSITY PRIOR TO PLACEMENT OF FILLS.
11. IN AREAS WHICH EXISTING GRAVEL SURFACING IS REMOVED OR DISTURBED DURING CONSTRUCTION OPERATIONS, REPLACE GRAVEL SURFACING TO MATCH ADJACENT GRAVEL SURFACING AND RESTORED TO THE SAME THICKNESS AND COMPACTION AS SPECIFIED. ALL RESTORED GRAVEL SURFACING SHALL BE FREE FROM CORRUGATIONS AND WAVES.
12. EXISTING GRAVEL SURFACING MAY BE EXCAVATED SEPARATELY AND REUSED WITH THE CONDITION THAT ANY UNFAVORABLE AMOUNTS OF ORGANIC MATTER, OR OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSE. FURNISH ANY ADDITIONAL GRAVEL RESURFACING MATERIAL AS NEEDED TO PROVIDE A FULL DEPTH COMPACTED SURFACE THROUGHOUT SITE.

13. GRAVEL SUB SURFACE SHALL BE PREPARED TO REQUIRED COMPACTION AND SUB GRADE ELEVATIONS BEFORE GRAVEL SURFACING IS PLACED AND/OR RESTORED. ANY LOOSE OR DISTURBED MATERIALS SHALL BE THOROUGHLY COMPACTED AND ANY DEPRESSIONS IN THE SUB GRADE SHALL BE FILLED AND COMPACTED WITH APPROVED SELECTED MATERIAL. GRAVEL SURFACING MATERIAL SHALL NOT BE USED FOR FILLING DEPRESSIONS IN THE SUB GRADE.
14. PROTECT EXISTING GRAVEL SURFACING AND SUB GRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING 'MATTS' OR OTHER SUITABLE PROTECTION DESIGNED TO SPREAD EQUIPMENT LOADS AS MAY BE NECESSARY. REPAIR ANY DAMAGE TO EXISTING GRAVEL SURFACING OR SUB GRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTORS OPERATIONS.
15. DAMAGE TO EXISTING STRUCTURES AND/OR UTILITIES RESULTING FROM CONTRACTORS NEGLIGENCE SHALL BE REPAIRED AND/OR REPLACED TO THE OWNERS SATISFACTION AT NO ADDITIONAL COST TO THE CONTRACT.
16. ALL SUITABLE BORROW MATERIAL FOR BACK FILL OF THE SITE SHALL BE INCLUDED IN THE BID. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF SITE AT LOCATIONS APPROVED BY GOVERNING AGENCIES AT NO ADDITIONAL COST TO THE CONTRACT.

STRUCTURAL STEEL NOTES:

1. ALL STEEL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION. STEEL SECTIONS SHALL BE IN ACCORDANCE WITH ASTM AS INDICATED BELOW:

   W-SHAPES: ASTM A992, 50 KSI
   ANGLES, BARS CHANNELS: ASTM A36, 36 KSI
   HSS SECTIONS: ASTM 500, 46 KSI
   PIPE SECTIONS: ASTM A53-E, 35 KSI

2. ALL EXTERIOR EXPOSED STEEL AND HARDWARE SHALL BE HOT DIPPED GALVANIZED.
3. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.
4. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE 3/4"Ø) CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
5. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. ASTM A 307 BOLTS UNLESS NOTED OTHERWISE.
6. FIELD MODIFICATIONS ARE TO BE COATED WITH ZINC ENRICHED PAINT.

CONCRETE MASONARY NOTES:

1. CONCRETE MASONARY UNITS SHALL BE MEDIUM WEIGHT UNITS CONFORMING TO ASTM C90, GRADE N-1, (F'M=1,500 PS). MEDIUM WEIGHT (115 PCF).
2. MORTAR SHALL BE TYPE "S" (MINIMUM 1,800 PSI AT 28 DAYS).
3. GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
4. ALL CELLS CONTAINING REINFORCING STEEL OR EMBEDDED ITEMS AND ALL CELLS IN RETAINING WALLS AND WALLS BELOW GRADE SHALL BE SOLID GROUTED.
5. ALL HORIZONTAL REINFORCEMENT SHALL BE PLACED IN BOND BEAM OR LINTEL BEAM UNITS.
6. WHEN GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE GROUT POUR 1-1/2" BELOW TOP OF THE UPPERMOST UNIT.
7. ALL BOND BEAM BLOCK SHALL BE "DEEP CUT" UNITS.
8. PROVIDE INSPECTION AND CLEAN-OUT HOLES AT BASE OF VERTICAL CELLS HAVING GROUT LIFTS IN EXCESS OF 4'-0" OF HEIGHT.
9. ALL GROUT SHALL BE CONSOLIDATED WITH A MECHANICAL VIBRATOR.
10. CEMENT SHALL BE AS SPECIFIED FOR CONCRETE.
11. REINFORCING BARS - SEE NOTES UNDER "STRUCTURAL CONCRETE NOTES" FOR REQUIREMENTS.
12. PROVIDE ONE BAR DIAMETER (A MINIMUM OF 1/2") GROUT BETWEEN MAIN REINFORCING AND MASONARY UNITS.
13. LOW LIFT CONSTRUCTION, MAXIMUM GROUT POUR HEIGHT IS 4 FEET.
14. HIGH LIFT GROUTED CONSTRUCTION MAY BE USED IN CONFORMANCE WITH PROJECT SPECIFICATIONS AND SECTION 2104.6.1. OF U.B.C.
15. ALL CELLS IN CONCRETE BLOCKS SHALL BE FILLED SOLID WITH GROUT, EXCEPT AS NOTED IN THE DRAWINGS OR SPECIFICATIONS.
16. CELLS SHALL BE IN VERTICAL ALIGNMENT, DOWELS IN FOOTINGS SHALL BE SET TO ALIGN WITH CORES CONTAINING REINFORCING STEEL.
17. REFER TO ARCHITECTURAL DRAWINGS FOR SURFACE AND HEIGHT OF UNITS, LAYING PATTERN AND JOINT TYPE.
18. SAND SHALL BE CLEAN, SHARP AND WELL GRADED, FREE FROM INJURIOUS AMOUNTS OF DUST, LUMPS, SHALE, ALKAU OR ORGANIC MATERIAL.
19. BRICK SHALL CONFORM TO ASTM C-62 AND SHALL BE GRADE MW OR BETTER.

STRUCTURAL CONCRETE NOTES

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301-05, ACI 318-05 AND THE SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH fc'=3,000 PSI AT 28 DAYS UNLESS NOTED OTHERWISE.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES CLASS "B" AND ALL HOOKS SHALL BE STANDARD UNLESS NOTED OTHERWISE.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

   CONCRETE CAST AGAINST EARTH.....3 IN.

   CONCRETE EXPOSED TO EARTH OR WEATHER:
   #6 AND LARGER.....2 IN.
   #5 AND SMALLER & WWF .....1-1/2 IN.

   CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:
   SLAB AND WALL .....3/4 IN.
   BEAMS AND COLUMNS.....1-1/2 IN.

5. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE U.N.O. IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
6. HOLES TO RECEIVE EXPANSION/WEDGE ANCHORS SHALL BE 1/8" LARGER IN DIAMETER THAN THE ANCHOR BOLT, DOWEL OR ROD AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. LOCATE AND AVOID CUTTING EXISTING REBAR WHEN DRILLING HOLES IN ELEVATED CONCRETE SLABS.
7. USE AND INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER ICBO & MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURES.

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JBB		JBB	
DRAWN BY		APPROVED BY	
LGG		JBB	
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APPLICATION TYPE
CONSTRUCTION

SHEET NAME
GENERAL NOTES

INTERNAL TRACKING NUMBER
PROP-1012-001

SHEET NUMBER
GN-2

REV. 0-C 12-20-2012

SITE PLAN GENERAL NOTES:

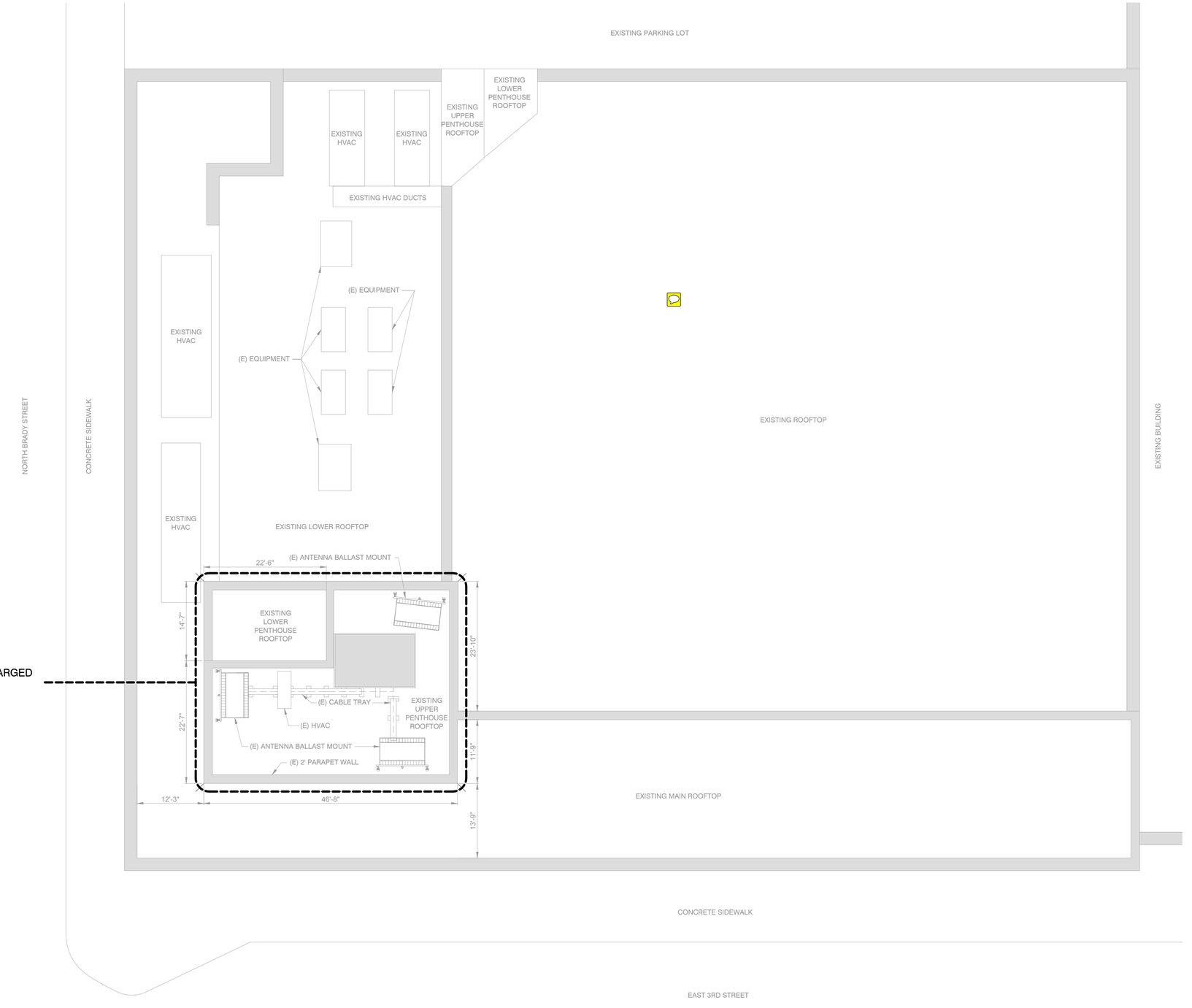
1. THE CONTRACTOR TO CALL THE APPROPRIATE "ONE-CALL" NUMBER OF THE SITE JURISDICTION INDICATED ON THE T-1 SHEET, TO LOCATE AND AND ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
2. ALL FACILITIES TO BE INSTALLED ARE UNMANNED. NO EXISTING PARKING SPACES WILL BE IMPACTED BY THE NEW USE.
3. PRIOR TO THE ISSUANCE OF CONSTRUCTION PERMITS, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY.

NOTE:
ITEMS NOT DIMENSIONED ARE FOR GRAPHICAL REPRESENTATION ONLY.

NOTE:
REFER TO SHEET A-2 FOR EQUIPMENT SITE PLANS

NOTE:
REFER TO SHEET A-3 FOR ELEVATION DRAWINGS

NOTE:
REFER TO SHEET A-4 FOR ANTENNA & MICROWAVE CONFIGURATIONS & SCHEDULES



REFER TO SHEET A-2 FOR ENLARGED SPRINT SITE PLAN.

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APPLICATION TYPE
CONSTRUCTION

SHEET NAME
OVERALL SITE PLAN

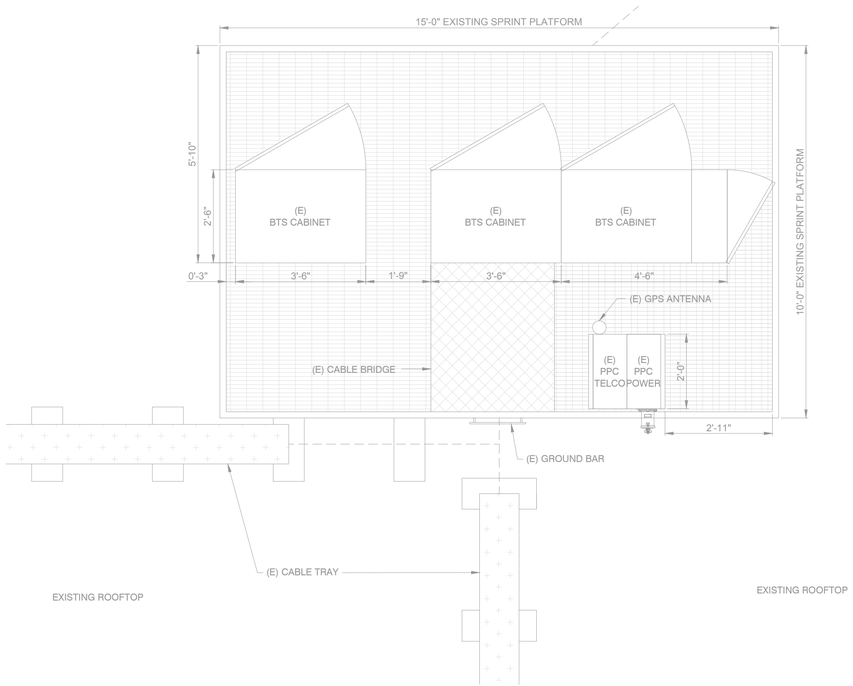
INTERNAL TRACKING NUMBER
PROP-1012-001

SHEET NUMBER
A-1

REV. 0-C 12-20-2012

OVERALL SITE PLAN

SCALE 22X34 1" = 10'
SCALE 11X17 1" = 20'
0 6 12 18 24 30



EXISTING EQUIPMENT PLAN

SCALE 22X34 1/2" = 1'
SCALE 11X17 1/4" = 1'
0 1 2 3 4 5 6

3

NOTES:

1. CONDUIT ROUTING IS DIAGRAMMATICALLY SHOWN ON PLANS AND ARE ONLY APPROXIMATIONS. THE EXACT LOCATION AND ROUTING SHALL BE FIELD VERIFIED. 2" LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT (LFNC) MAY BE USED TO PROTECT HYBRID CABLES FROM PHYSICAL DAMAGE IN LIEU OF ICE BRIDGE UNLESS OTHERWISE NOTED.
2. ALL ELECTRICAL EQUIPMENT AND CONTROLLING DEVICES SHALL BE PROVIDED WITH LAMICOLD NAMEPLATES, INDICATING THE CIRCUITS ORIGINATION AND ALL EQUIPMENT TERMINATIONS
3. CONTRACTOR SHALL SUPPLY BREAKERS, CONDUITS AND CIRCUIT CONDUCTORS, AS REQUIRED FOR A COMPLETED SYSTEM AND SHALL BE IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS.
4. PROPOSED CABINET LOCATIONS AND MOUNTING DIMENSIONS ARE APPROXIMATE AND IN RELATION TO EXISTING AND PROPOSED STRUCTURAL STEEL DIMENSIONS ARE BASED ON CENTERLINE OF STRUCTURAL STEEL AND AS INDICATED ON SHEET S-1, UNLESS NOTED OTHERWISE. CONTRACTOR SHALL FIELD VERIFY EXISTING AND PROPOSED STRUCTURAL STEEL LOCATIONS, CLEARANCES, CONNECTIONS, ETC, AND SHALL VERIFY EQUIPMENT MOUNTING DIMENSIONS, PER MANUFACTURER'S DRAWINGS, PRIOR TO INSTALLATION. SEE SHEET S-1
5. CONTRACTOR SHALL INSTALL GRATING AND HANDRAILS WHEN EXISTING SPRINT EQUIPMENT IS REMOVED. GRATING SHALL SPAN IN THE CORRECT DIRECTION AS INDICATED ON SHEET S-1. HANDRAILS SHALL BE INSTALLED WHEREVER THERE IS A GAP OR OPENING IN THE HANDRAIL IN ACCORDANCE WITH DETAIL ON SHEET S-2 OR WITH ENGINEER'S DIRECTION OR REQUIREMENTS.
6. EXISTING SPRINT LEASE AREA CAN NOT BE DETERMINED FROM CURRENT DOCUMENTATION, CONTRACTOR TO DETERMINE LOCATION OF LEASE AREA.

* STRUCTURAL SHEETS (S1 & S2) REFERENCED ABOVE ARE TO BE INCLUDED AS APPEDIXES OF THE DRAWING SET FROM ASSIGNED STRUCTURAL ENGINEER.

GRAPHICS LEGEND

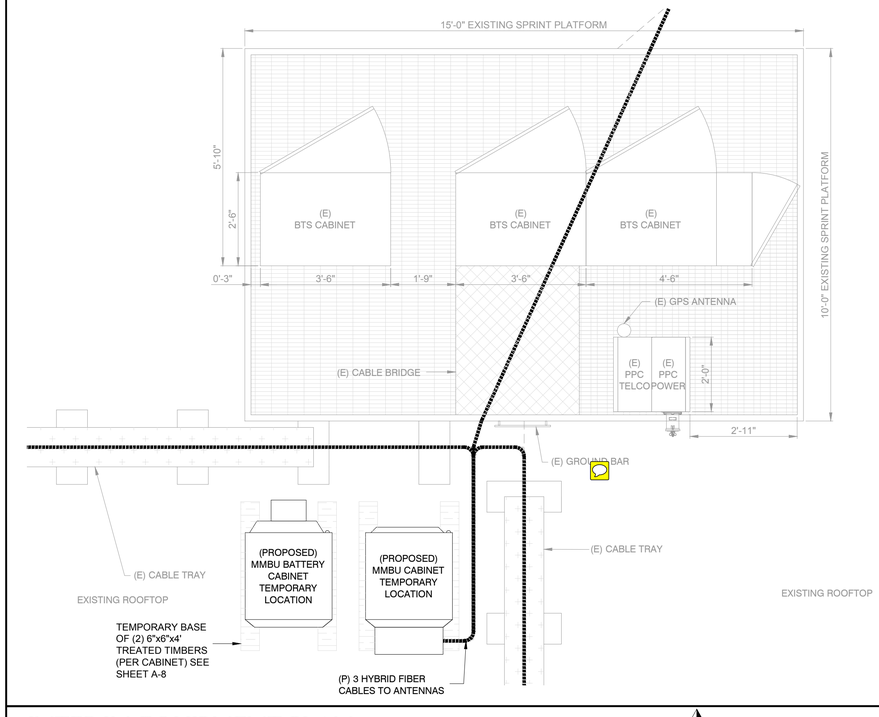
FENCE:
WOOD/IRON FENCE:
LEASE AREA:
ICE BRIDGE:
CABLE TRAY:
WALL PARTITION:

ACRONYM LEGEND

BBU:	BASEBAND UNIT
CDMA:	CODE DIVISION MULTIPLE ACCESS
CMU:	CONCRETE MASONARY UNIT
GPS:	GLOBAL POSITIONING SYSTEM
HVAC:	HEATING VENTILATION AIR CONDITIONING
MMBS:	MULTI MODAL BASE STATION
PPC:	POWER PROTECTION UNIT
RET:	REMOTE ELECTRICAL TILT
RF:	RADIO FREQUENCY
RRU:	REMOTE RADIO UNIT

PLAN DRAWINGS - DRAWING NOTES & LEGENDS

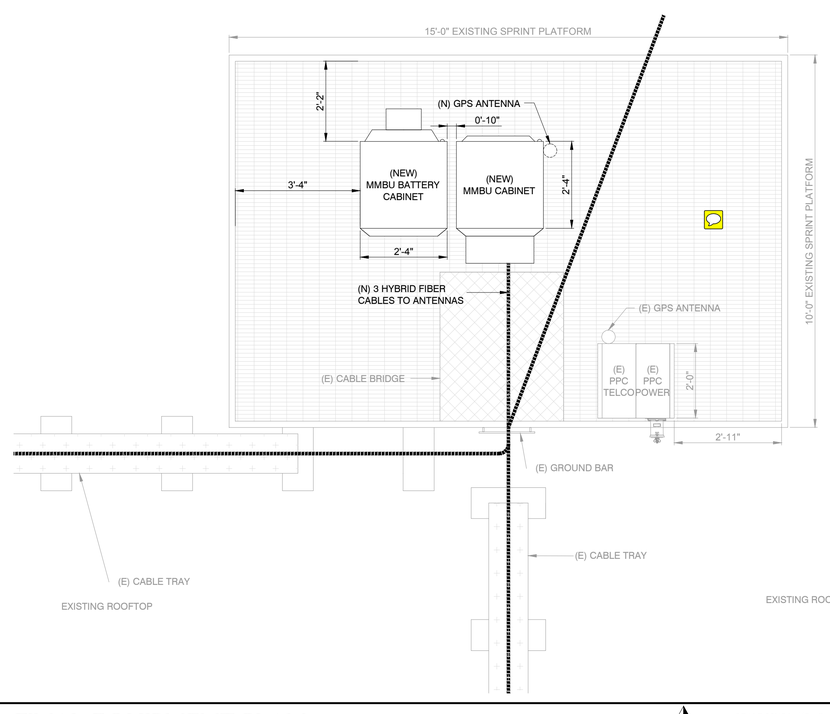
4



INTERIM EQUIPMENT PLAN

SCALE 22X34 1/2" = 1'
SCALE 11X17 1/4" = 1'
0 1 2 3 4 5 6

2



FINAL EQUIPMENT PLAN

SCALE 22X34 1/2" = 1'
SCALE 11X17 1/4" = 1'
0 1 2 3 4 5 6

1

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ADDISON, IL 60601

ISSUE - REVISION STATUS

DESIGNED BY	CHECKED BY
JBB	JBB
DRAWN BY	APPROVED BY
LGG	JBB

January 11, 2013 FILE PLOT DATE: DM03IP000

ISS/REV	DATE	BY	DESCRIPTION
0-B	12-30-2012	LGG	ISSUED TO CLIENT FOR 90% REVIEW
0-A	12-18-2012	LGG	DRAWING COMMENCEMENT

SITE NAME
IPCS DM03IP000

SITE NUMBER
DM03IP000

SITE ADDRESS
102 E 3RD STREET, DAVENPORT, IA. 52801

APPLICATION TYPE
CONSTRUCTION

SHEET NAME
EQUIPMENT SITE PLANS (EXISTING, INTERIM & FINAL)

INTERNAL TRACKING NUMBER
PROP-1012-001

SHEET NUMBER

A-2

REV. 0-C 12-20-2012

NOTES:

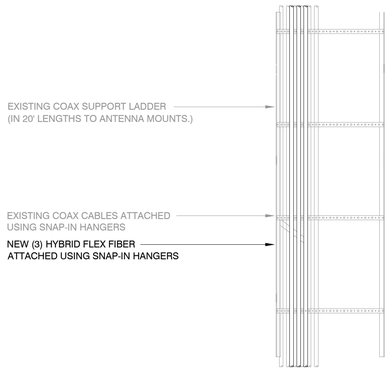
1. TOWER STRUCTURAL ANALYSIS IS BEING PERFORMED BY OTHERS. SPRINT NETWORK VISION INSTALLATION SHALL NOT START UNTIL ENGINEER RECEIVES COPY OF APPROVED STRUCTURAL ANALYSIS OR ASSESSMENT.
2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TOWER RIGGING PLANS, SUBJECT TO OWNER APPROVAL.
3. CONTRACTOR SHALL INSTALL HYBRID CABLE SUPPORTS BASED ON FOLLOWING STRUCTURE TYPE:

TOWER:	HARDWARE:
MONOPOLE	STAINLESS STEEL BANDING, BUCKLES, SNAP-IN HANGERS. VALMONT P/N B1769, B1770, B2421 OR APPROVED EQUIVALENT FOR EXTERIOR SUPPORTS. HYBRID CABLES INSTALLED INSIDE MONOPOLE SHALL BE SUPPORTED WITH A SABRE SITE SOLUTIONS HOSTING GRIP P/N C20-112-003, C20-113-003 OR APPROVED EQUIVALENT.
GUYED / SELF SUPPORT	USE EXISTING EMPTY HARDWARE, COAX LADDER OR VERTICAL SUPPORTS WITH SNAP-IN HANGER. VALMONT P/N B1580. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR SITUATIONS THAT REQUIRE A NEW COAX LADDER, EXTENSIONS, OR OTHER VERTICAL SUPPORTS.

NOTES: 4

NOTES:

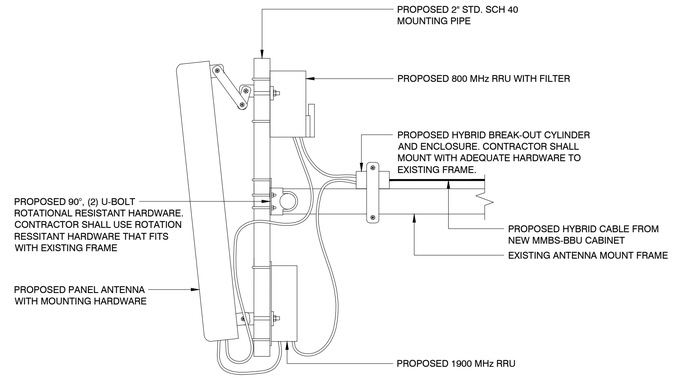
1. TOWER STRUCTURAL ANALYSIS IS BEING PERFORMED BY OTHERS. REFER TO COMPLETED SEALED STRUCTURAL ANALYSIS FOR EXACT CONFIGURATION.
2. CONTRACTOR IS RESPONSIBLE FOR UTILIZING THE COAX ROUTING AS PER THE COMPLETED SEALED STRUCTURAL ANALYSIS. THIS DETAIL IS GENERIC IN NATURE.



COAX ROUTING DETAIL

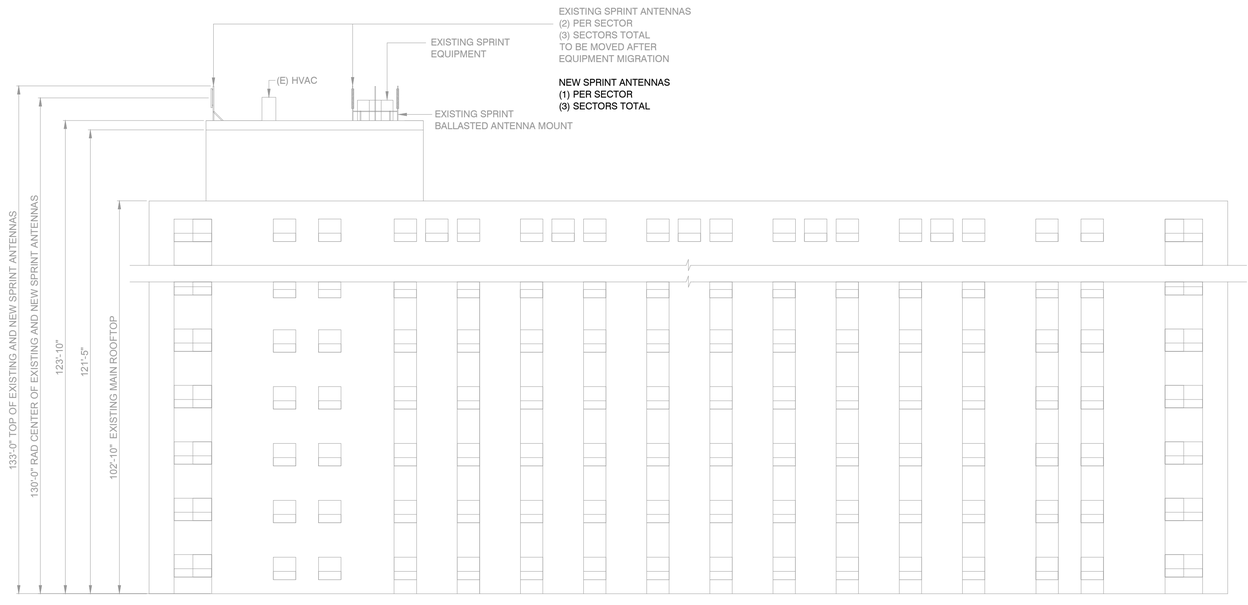
REFER TO COMPLETED SEALED STRUCTURAL ANALYSIS FOR FINAL APPROVED CONFIGURATION AND COAX/FIBER ROUTING.

N.T.S. 3



800/1900 MHZ ANTENNA MOUNTING/COAX ROUTING DETAIL

N.T.S. 2



SITE ELEVATION - SOUTH

SCALE 22X34 1" = 10'
SCALE 11X17 1" = 20'
0 6 12 18 24 30

1

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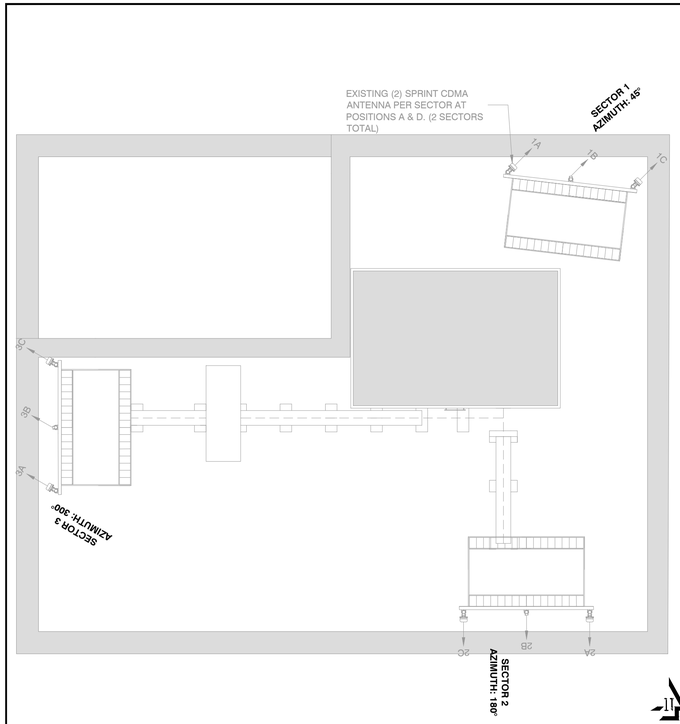
APPLICATION TYPE
CONSTRUCTION

SHEET NAME
SITE ELEVATION & COAX DETAILS

INTERNAL TRACKING NUMBER
PROP-1012-001

SHEET NUMBER
A-3

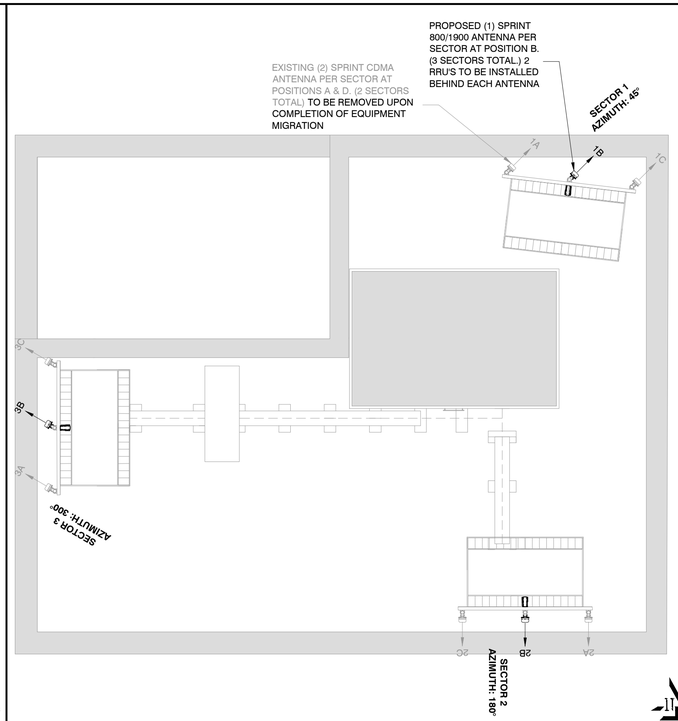
REV. 0-C 12-20-2012



EXISTING ANTENNA PLAN

SCALE 22X34 3/16" = 1'
SCALE 11X17 3/32" = 1'
0 4 8 12 16

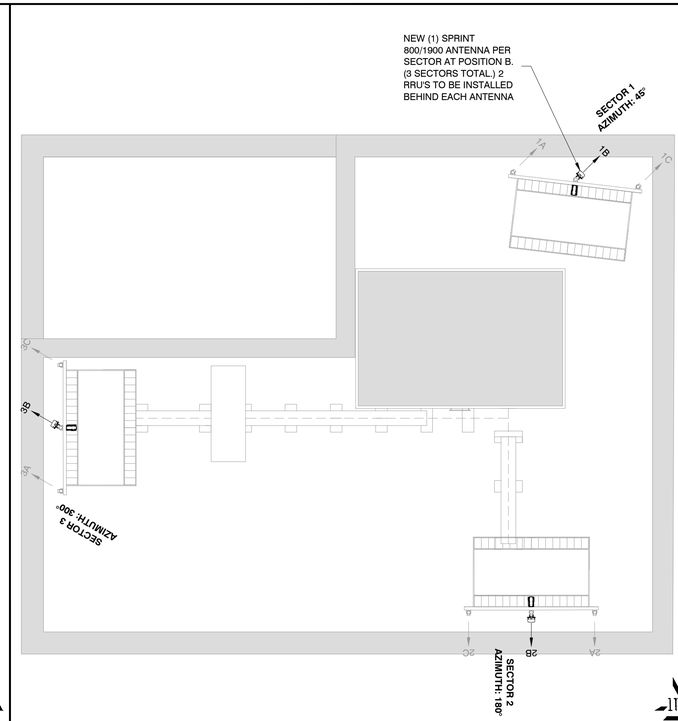
2



INTERIM ANTENNA PLAN

SCALE 22X34 3/16" = 1'
SCALE 11X17 3/32" = 1'
0 4 8 12 16

3



PROPOSED ANTENNA PLAN

SCALE 22X34 3/16" = 1'
SCALE 11X17 3/32" = 1'
0 4 8 12 16

4

NOTES:

1. EXISTING ANTENNAS ARE CDMA UNLESS NOTED OTHERWISE.
2. DIMENSIONS OF EXISTING ANTENNAS SPACING OR PLATFORMS ARE APPROXIMATE. CONTRACTOR SHALL FILED VERIFY PRIOR TO START OF CONSTRUCTION. (SEE GENERAL NOTES, SHEETS GN-1 & GN-2).
3. PROPOSED SPRINT ANTENNAS INCLUDE RESPECTIVE RRU'S WHICH SHALL E MOUNTED ON THE PIPE BEHIND THE ANTENNA SIMILAR TO THAT SHOWN ON DETAIL C, SHEET A-3.
4. FIELD VERIFY EXISTING AZIMUTH BEFORE RELOCATING THE ANTENNA, IF REQUIRED. PRIOR APPROVAL FROM SPRINT TO BE GRANTED BEFORE RELOCATION OF ANTENNAS.

NEW ANTENNA SCHEDULE

SECTOR	ANTENNA NUMBER	ANTENNA MANUFACTURER	ANTENNA MODEL	COAX		AZIMUTH	RAD CENTER	ANTENNA GAIN	ELECT TILT	MECH TILT	RRU MODEL	RRU FILTER	HYBRID CABLE LENGTH	JUMPER SIZE	JUMPER LENGTH	RET LENGTH	RET CABLE MANUFACTURER	RET CABLE MODEL NUMBER
				NUMBER	SIZE													
1B	800/1900 MHz	KMW	ET-X-TS-70-15-62-18-iR-RD	1 (PER SECTOR)	SAMSUNG HFC-1"	45	130'	13.1/15.9	-6/-6	0	RRH-C2A & RRH-P4	(1) 800 MHz FILTER	50'	1/2"	6'	9.8'	COMMSCOPE	ATCB-B01-003
2B	800/1900 MHz	KMW	ET-X-TS-70-15-62-18-iR-RD	1 (PER SECTOR)	SAMSUNG HFC-1"	180	130'	13.1/15.9	-6/-6	0	RRH-C2A & RRH-P4	(1) 800 MHz FILTER	30'	1/2"	6'	9.8'	COMMSCOPE	ATCB-B01-003
3B	800/1900 MHz	KMW	ET-X-TS-70-15-62-18-iR-RD	1 (PER SECTOR)	SAMSUNG HFC-1"	300	130'	13.1/15.9	-6/-3	0	RRH-C2A & RRH-P4	(1) 800 MHz FILTER	30'	1/2"	6'	9.8'	COMMSCOPE	ATCB-B01-003
-	GPS	PCTEL	GPS-TMG-HR-26NCM	1	-	-	-	-	-	-	-	-	-	1/2" (PCTEL LMR-400)	10'	-	-	-

ANTENNA / MICROWAVE SCHEDULES & NOTES

1

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ANTENNA & MICROWAVE CONFIGURATIONS

INTERNAL TRACKING NUMBER
PROP-1012-001

SHEET NUMBER
A-4

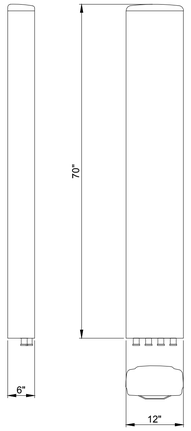
REV. 0-C 12-20-2012

NOT USED 9

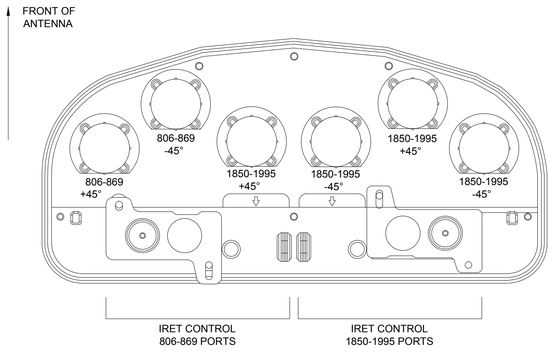
PROPOSED ANTENNA SPECIFICATIONS 8

KMW ANTENNA ET-X-TS-70-15-62-18-iR-RD

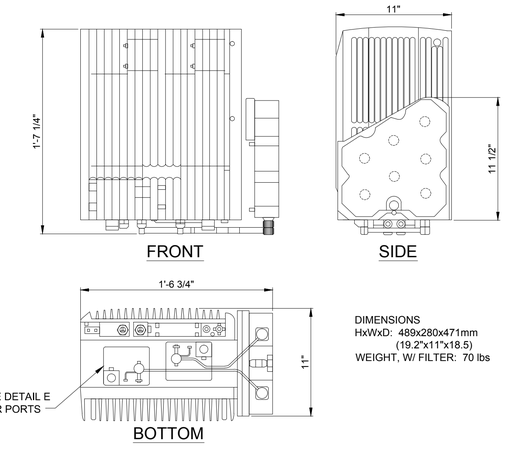
DIMENSIONS, HxWxD:	1778x305x152mm (70"x12"x6")
WEIGHT, WITH PRE-MOUNTED BRACKETS:	50 lbs
CONNECTOR:	(6) 7/16 DIN FEMALE



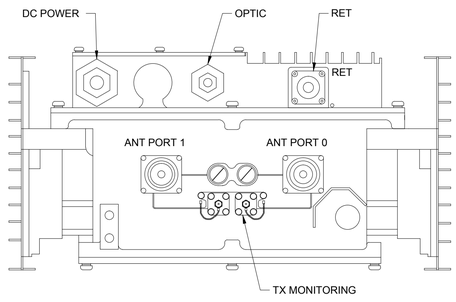
800/1900 MHZ ANTENNA PORT CONFIGURATION 7



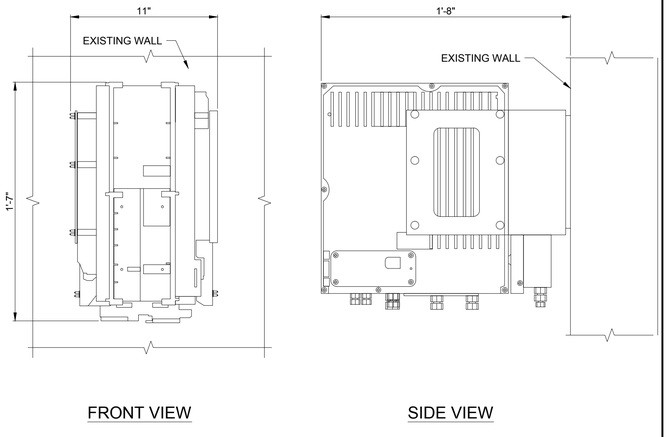
NOT USED 9



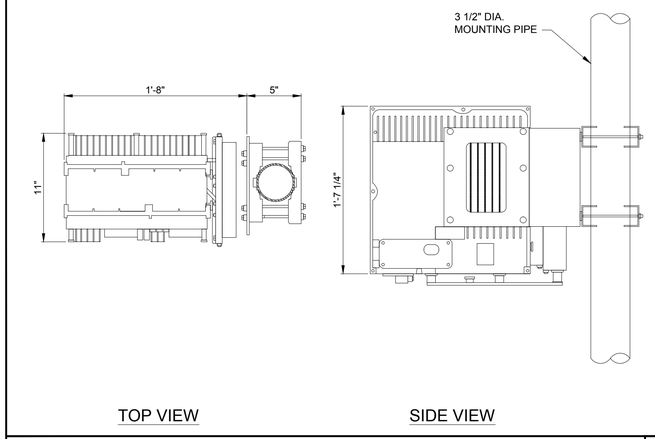
PROPOSED ANTENNA SPECIFICATIONS 8



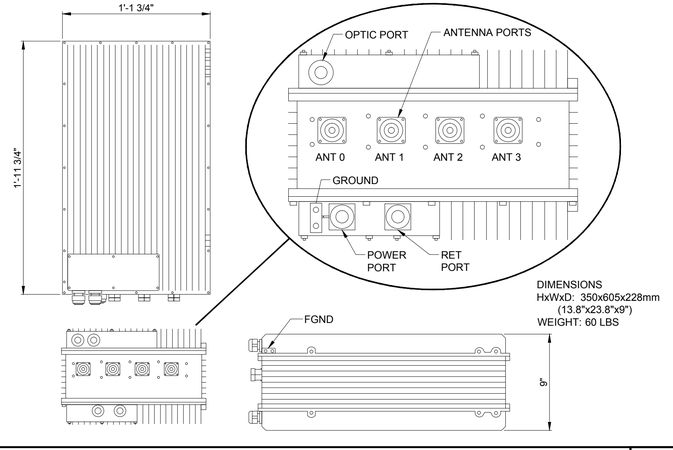
800/1900 MHZ ANTENNA PORT CONFIGURATION 7



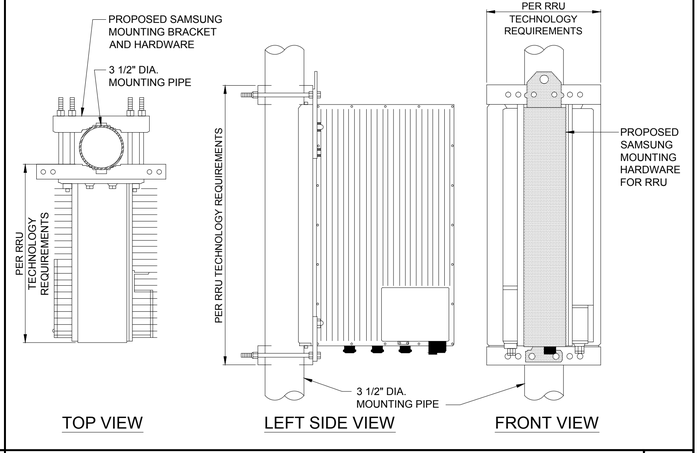
800 MHZ RRU MECHANICAL SPECIFICATIONS 6



800 MHZ RRU FRONT VIEW 5



800 MHZ RRU WALL MOUNT INSTALLATION 4



800 MHZ RRU POLE MOUNT INSTALLATION 3

1900 MHZ RRU MECHANICAL SPECIFICATIONS 2

1900 MHZ RRU POLE MOUNT INSTALLATION 1

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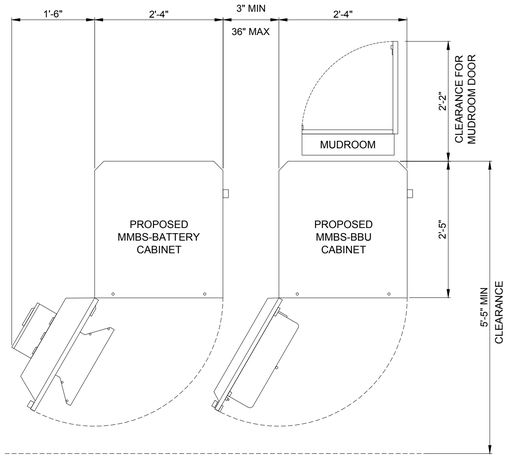
SHEET NAME
EQUIPMENT DETAILS & SPECIFICATIONS

INTERNAL TRACKING NUMBER
PROP-1012-001

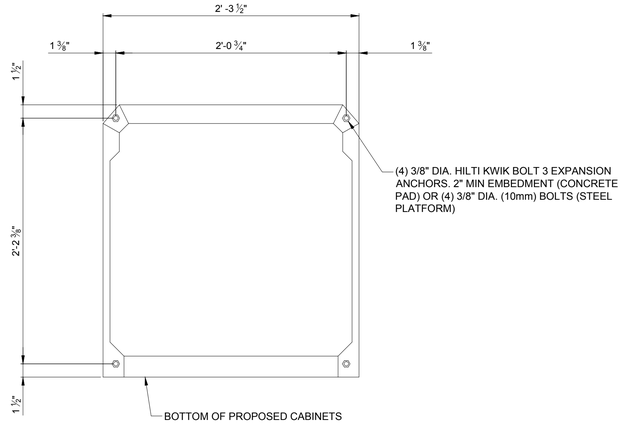
SHEET NUMBER
A-5

REV. 0-C 12-20-2012



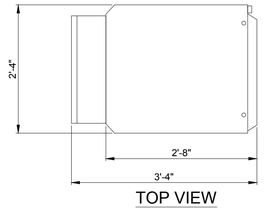
MMBS TYPICAL FLOOR PLAN

4

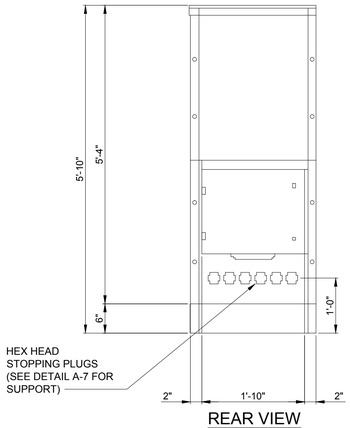


MMBS CABINET ANCHOR BOLT PATTERN DETAIL

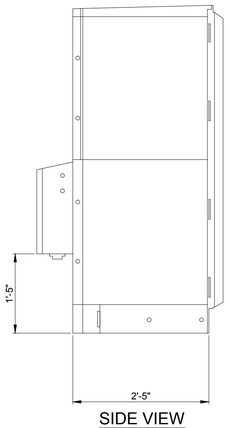
3



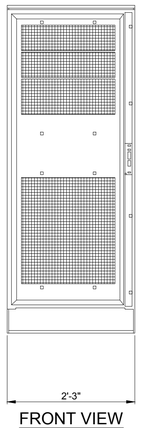
TOP VIEW



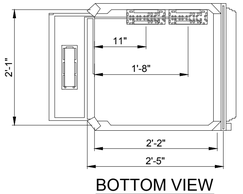
REAR VIEW



SIDE VIEW



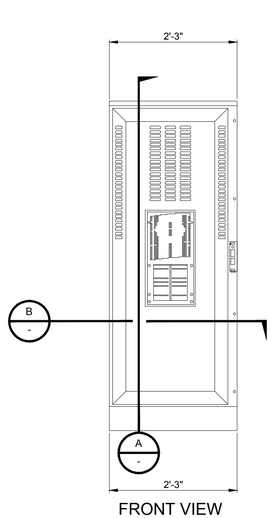
FRONT VIEW



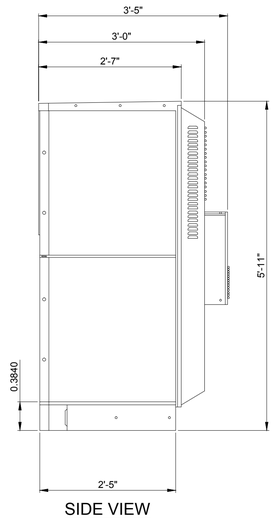
BOTTOM VIEW

MMBS-BBU MECHANICAL SPECIFICATIONS

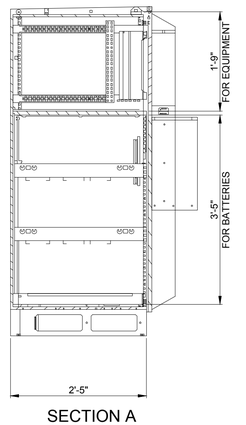
2



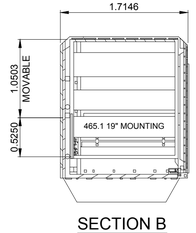
FRONT VIEW



SIDE VIEW



SECTION A



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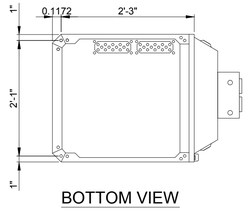
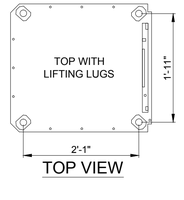


BOTTOM VIEW



TOP VIEW

MMBS-BATTERY CABINET

1

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DRAWN BY		APPROVED BY	
LGG		JBB	
January 11, 2013	FILE PLOT DATE:		DM03IP000

ISS/REV	DATE	BY	DESCRIPTION
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0-A	12-18-2012	LGG	DRAWING COMMENCEMENT

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IPCS DM03IP000

SITE NUMBER
DM03IP000

SITE ADDRESS
102 E 3RD STREET, DAVENPORT, IA. 52801

APPLICATION TYPE
CONSTRUCTION

SHEET NAME
EQUIPMENT DETAILS & SPECIFICATIONS

INTERNAL TRACKING NUMBER
PROP-1012-001

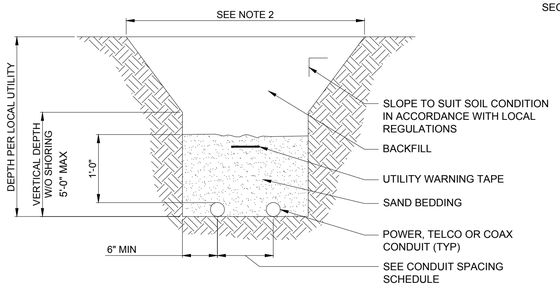
SHEET NUMBER
A-6

REV. 0-C 12-20-2012

CONDUIT SPACING SCHEDULE		
CONDUIT #1	MINIMUM CONDUIT SEPARATION	CONDUIT #2
POWER	* = 6 INCHES	POWER
POWER	* = 12 INCHES	TELCO, COMMUNICATIONS & CONTROL CIRCUITS
TELCO, COMMUNICATIONS & CONTROL CIRCUITS	* = 6 INCHES	TELCO, COMMUNICATIONS & CONTROL CIRCUITS

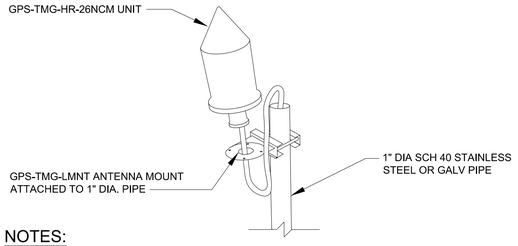
NOTES

1. MULTIPLE CONDUITS CAN BE PLACED IN THE SAME TRENCH AS LONG AS A MINIMUM SEPARATION PER THE LOCAL UTILITY COMPANIES IS MAINTAINED.
2. CONTRACTOR SHALL RESTORE THE TRENCH TO ITS ORIGINAL CONDITIONS BY EITHER SEEDING OR SODDING GRASS AREAS, OR REPLACING ASPHALT OR CONCRETE AREAS TO ITS ORIGINAL CROSS SECTION.



"ONE CALL"
SERVICE SHALL BE CALLED PRIOR TO EXCAVATION

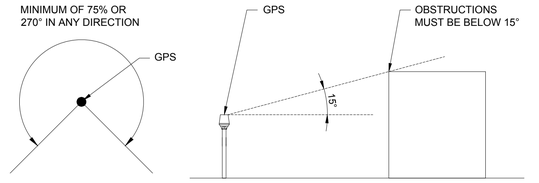
TYPICAL UTILITY TRENCH DETAIL 5



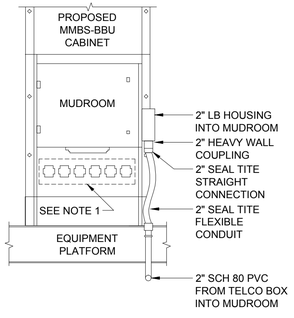
NOTES:

1. THE GPS ANTENNA MOUNT IS DESIGNED TO FASTEN TO A STANDARD 1" DIAMETER, SCHEDULE 40, GALVANIZED STEEL OR STAINLESS STEEL PIPE. THE PIPE MUST NOT BE THREADED AT THE ANTENNA MOUNT END.
   THE PIPE SHALL BE CUT TO THE REQUIRED LENGTH (MINIMUM OF 18 INCHES, 8'-0" IF MOUNTING TO PROPOSED MMBS-BBU) USING A HAND OR ROTARY PIPE CUTTER TO ASSURE A SMOOTH AND PERPENDICULAR CUT. A HACK SAW SHALL NOT BE USED. THE CUT PIPE END SHALL BE DEBURRED.
2. IT IS CRITICAL THAT THE GPS ANTENNA IS MOUNTED SUCH THAT IT IS WITHIN 2 DEGREES OF VERTICAL AND THE BASE OF THE ANTENNA IS WITHIN 2 DEGREES OF LEVEL.
3. DO NOT SWEEP TEST GPS ANTENNA.
4. ATTACH GPS MOUNTING PIPE TO PROPOSED MMBS-BBU USING (4) 8MMx15MM SS BOLTS AND (4) 1" PIPE STRAPS. GPS TO BE MOUNTED A MINIMUM OF 2'-0" ABOVE PROPOSED MMBS-BBU CABINET.

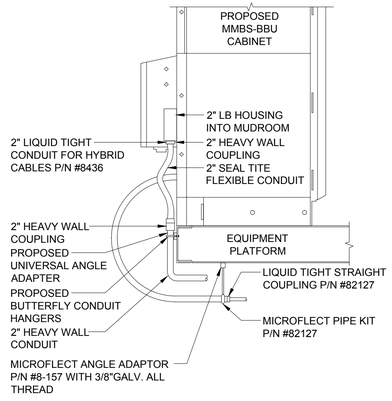
GPS UNIT PIPE MOUNT 4



GPS MINIMUM SKY VIEW REQUIREMENTS 3



REAR VIEW

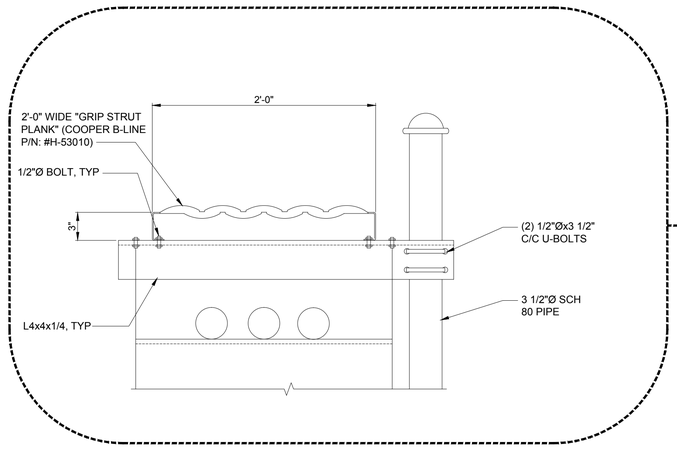


SIDE VIEW

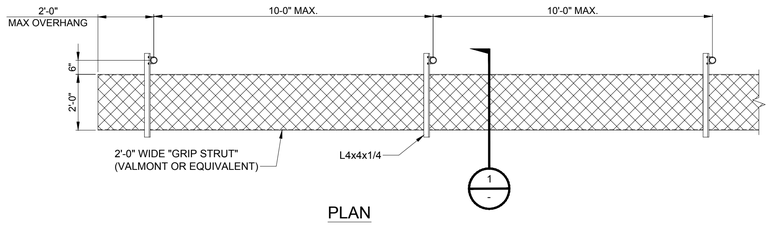
NOTES:

1. REFER TO LOCAL JURISDICTION FOR CONDUIT ROUTING REQUIREMENTS.

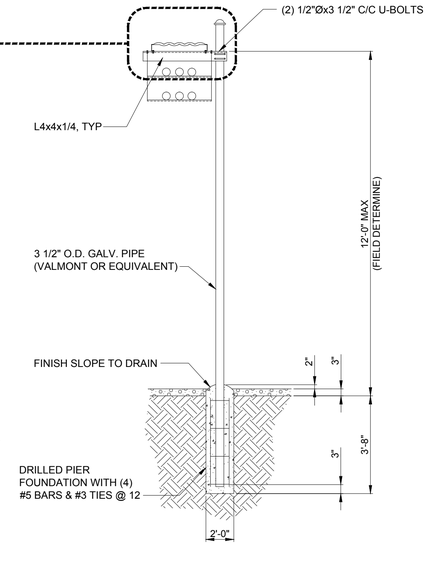
HYBRID AND TELCO LINE SUPPORT DETAIL 2



CONNECTION DETAIL



PLAN



SECTION 1

ICE BRIDGE LAYOUT (DETAIL NOT USED) 1

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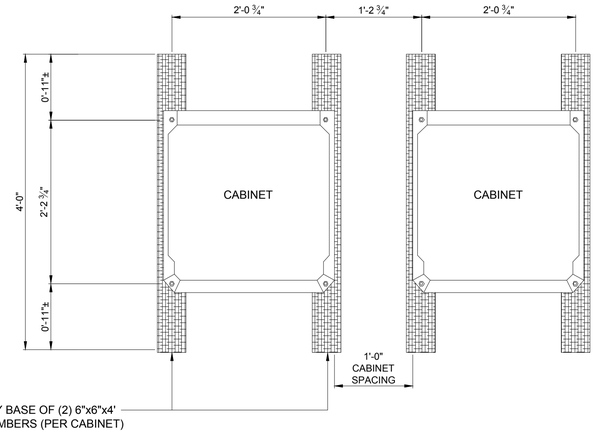
SHEET NAME
EQUIPMENT DETAILS & SPECIFICATIONS

INTERNAL TRACKING NUMBER
PROP-1012-001

SHEET NUMBER
A-7

REV. 0-C 12-20-2012

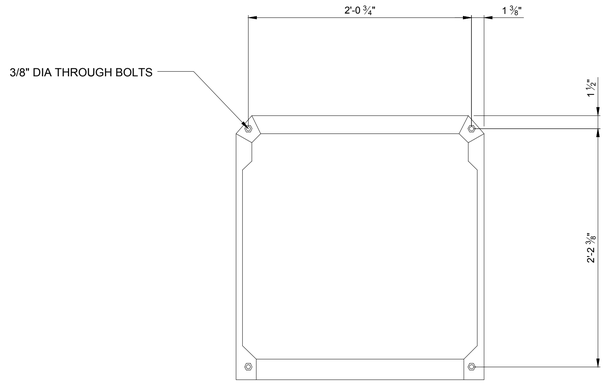
THIS SHEET IS TYPICAL
(SEE SHEET A-2 DETAIL 2, FOR EQUIPMENT LAYOUT CONFIGURATION AND PLACEMENT)



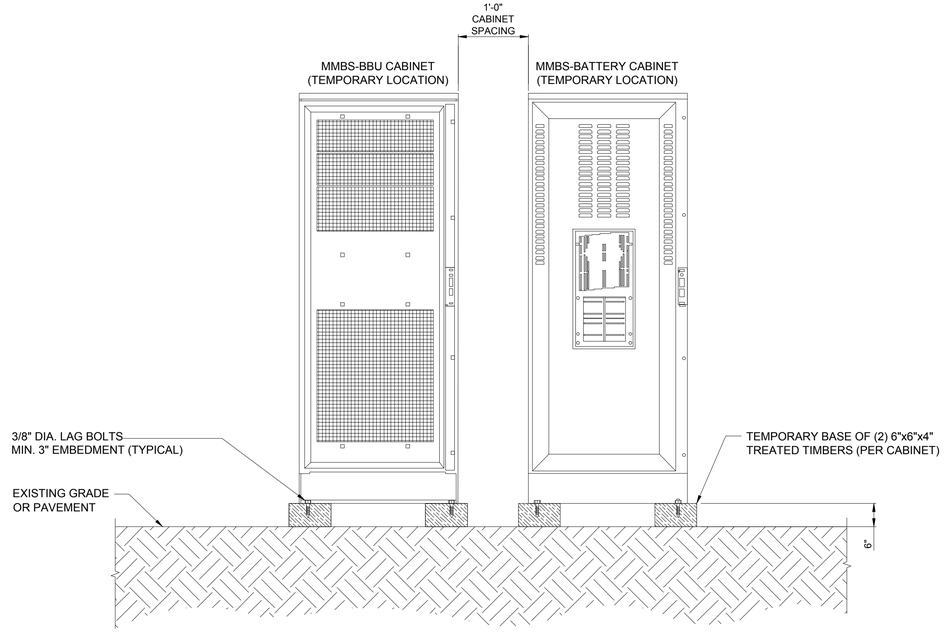
NOTES:

1. PROPOSED TEMPORARY WOOD BASE AND PROPOSED TEMPORARY CABINET LOCATIONS ARE APPROXIMATE AND IN RELATION TO EXISTING STRUCTURES, CONTRACTOR SHALL FIELD VERIFY EXISTING SITE CONDITIONS, CLEARANCES, CONNECTIONS, ETC. AND SHALL VERIFY EQUIPMENT MOUNTING DIMENSIONS PER MANUFACTURER'S DRAWINGS, PRIOR TO INSTALLATION
2. CABINETS SHALL BE ANCHORED TO WOOD BASES USING 3/8"DIA. LAG BOLTS.
3. CABINETS ON CONCRETE SLAB SHALL BE ANCHORED USING 3 8" DIA. HILTI KWIK BOLT 3 EXPANSION ANCHORS WITH 2" MINIMUM EMBEDMENT.

PLAN VIEW TEMPORARY WOOD BASE | 1



CABINET ANCHOR BOLT PATTERN FOR WOOD TIMBER BASE | 3



ELEVATION TEMPORARY WOOD BASE | 2

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IPCS DM03IP000

SITE NUMBER
DM03IP000

SITE ADDRESS
102 E 3RD STREET, DAVENPORT, IA. 52801

APPLICATION TYPE
CONSTRUCTION

SHEET NAME
TEMPORARY INTERIM PLATFORM

INTERNAL TRACKING NUMBER
PROP-1012-001

SHEET NUMBER
A-8

REV. 0-C 12-20-2012

FREQUENCY COLOR CODE FOR PAIRS AND FIBER CABLES OF HYBRID CABLE

FREQUENCY COLOR CODE	FIRST RING	SECOND RING
800 MHz	YELLOW	GREEN
1900 MHz	YELLOW	RED

TYPICAL HYBRID CABLE 1 COLOR CODE

SECTOR	FIRST RING	SECOND RING	THIRD RING
1	GREEN	NO TAPE	NO TAPE
2	GREEN	GREEN	NO TAPE
3	GREEN	GREEN	GREEN

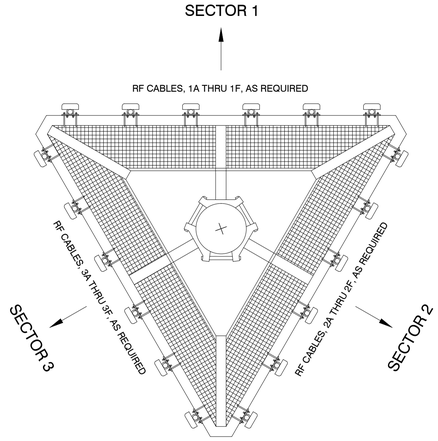
TYPICAL HYBRID CABLE 2 COLOR CODE

SECTOR	FIRST RING	SECOND RING	THIRD RING
1	BLUE	NO TAPE	NO TAPE
2	BLUE	BLUE	NO TAPE
3	BLUE	BLUE	BLUE

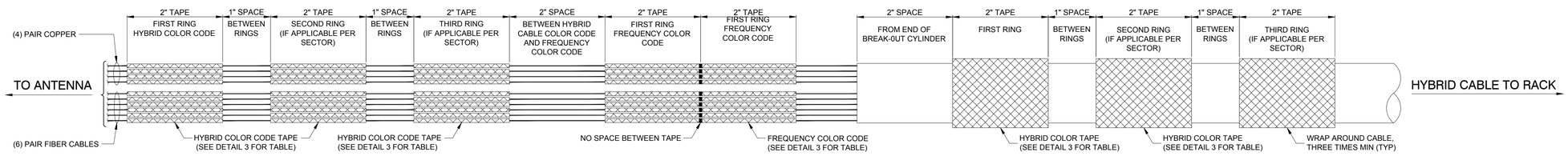
TYPICAL JUMPER CABLE COLOR CODE

FREQUENCY	ANTENNA PORT	RRU PORT	SECTOR 1	SECTOR 2	SECTOR 3	SECTOR 4
800 MHz	RET	RET	N/A	N/A	N/A	N/A
	800 MHz +45°	ANT 1	WHITE	WHITE / WHITE	WHITE / WHITE / WHITE	WHITE / WHITE / WHITE / WHITE
	800 MHz -45°	ANT 0	BLUE	BLUE / BLUE	BLUE / BLUE / BLUE	BLUE / BLUE / BLUE / BLUE
	PCS1 -45°	ANT 0	BLUE	BLUE / BLUE	BLUE / BLUE / BLUE	BLUE / BLUE / BLUE / BLUE
1900 MHz	PCS1 +45°	ANT 1	WHITE	WHITE / WHITE	WHITE / WHITE / WHITE	WHITE / WHITE / WHITE / WHITE
	PCS2 -45°	ANT 2	GREEN	GREEN / GREEN	GREEN / GREEN / GREEN	GREEN / GREEN /GREEN / GREEN
	PCS2 +45°	ANT 3	BROWN	BROWN / BROWN	BROWN / BROWN / BROWN	BROWN / BROWN / BROWN / BROWN
	RET	RET	ORANGE	ORANGE / ORANGE	ORANGE / ORANGE /ORANGE	ORANGE / ORANGE / ORANGE / ORANGE

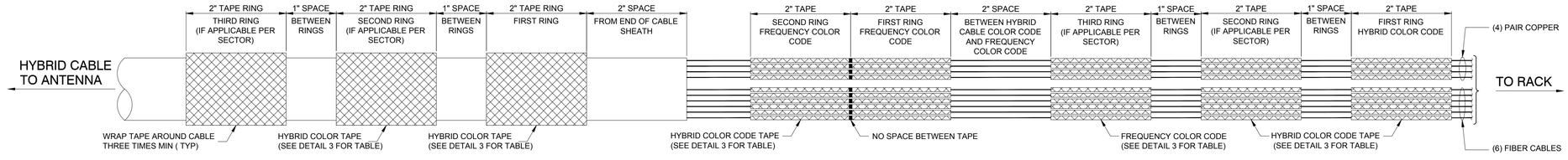
HYBRID & JUMPER CABLE COLORING GUIDE 3



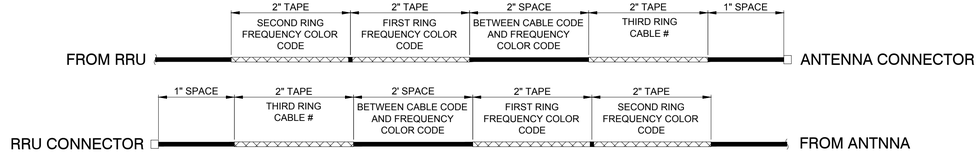
ANTENNA SECTOR & CABLE COLOR DEFINITION DETAIL 2



HYBRID CABLE CONNECTION AT ANTENNA



HYBRID CABLE CONNECTION AT RACK



JUMPER CABLE CONNECTION AT RRU AND ANTENNA

NOTES:

1. ALL CABLES SHALL BE MARKED AT THE TOP AND BOTTOM WITH 2" COLORED TAPE OR STENCIL TAG. COLOR TAPE SHALL BE OBTAINED FROM GRAYBAR ELECTRIC.
2. THE FIRST RING SHALL BE CLOSEST TO THE END OF THE CABLE AND SPACED APPROXIMATELY 2" FROM AN END CONNECTOR, WEATHERPROOFING, OR BREAK-OUT CYLINDER, WITH 1" SPACE BETWEEN EACH RING.
3. THE HYBRID CABLE COLOR SHALL BE APPLIED IN ACCORDANCE WITH THE "TYPICAL HYBRID CABLE COLOR CODE" TABLE ABOVE FOR THE RESPECTIVE SECTOR.
4. INDIVIDUAL POWER PAIRS AND FIBER CABLES SHALL BE LABELED WITH BOTH THE HYBRID CABLE COLOR FOR THE RESPECTIVE SECTOR AND A FREQUENCY COLOR CODE IN ACCORDANCE WITH THE "FREQUENCY COLOR CODE FOR PAIRS AND FIBER CABLES OF HYBRID CABLE" TABLE ABOVE.
5. A 2" GAP SHALL SEPARATE THE HYBRID CABLE COLOR CODE FROM THE FREQUENCY COLOR CODE.
6. THE 2" COLOR RINGS FOR THE FREQUENCY CODE SHALL BE PLACED NEXT TO EACH OTHER WITH NO SPACES.
7. THE 2" COLORED TAPE(S) SHALL EACH BE WRAPPED A MINIMUM OF 3 TIMES AROUND THE HYBRID CABLE OR INDIVIDUAL CABLES. AND THE TAPE
8. SHALL BE KEPT IN THE SAME LOCATION AS MUCH AS POSSIBLE.
9. COLOR BAND ON JUMPERS SHALL BE 1" WIDE WITH A 1" SPACE.

HYBRID CABLE COLOR SCHEME DETAIL 1

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APPLICATION TYPE
CONSTRUCTION

SHEET NAME
ANTENNA & CABLE COLOR CODING DETAILS

INTERNAL TRACKING NUMBER
PROP-1012-001

SHEET NUMBER
RF-1

REV. 0-C 12-20-2012

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Table 1-1: Coaxial Cable Color Code

Sector	Cable	First Ring	Second Ring	Third Ring
1 Alpha	1	Green	No Tape	No Tape
1	2	Blue	No Tape	No Tape
1	3	Brown	No Tape	No Tape
1	4	White	No Tape	No Tape
1	5	Red	No Tape	No Tape
1	6	Slate	No Tape	No Tape
1	7	Purple	No Tape	No Tape
1	8	Orange	No Tape	No Tape
2 Beta	1	Green	Green	No Tape
2	2	Blue	Blue	No Tape
2	3	Brown	Brown	No Tape
2	4	White	White	No Tape
2	5	Red	Red	No Tape
2	6	Slate	Slate	No Tape
2	7	Purple	Purple	No Tape
2	8	Orange	Orange	No Tape
3 Gamma	1	Green	Green	Green
3	2	Blue	Blue	Blue
3	3	Brown	Brown	Brown
3	4	White	White	White
3	5	Red	Red	Red
3	6	Slate	Slate	Slate
3	7	Purple	Purple	Purple
3	8	Orange	Orange	Orange

NOTES:

ALL COAXIAL CABLE IN RADIO ACCESS NETWORK SHALL BE MARKED AT THE TOP AND BOTTOM WITH 2" COLORED TAPE, STENCIL TAG COLORED TAPE, OR COLORED HEAT SHRINK TUBING (UV STABILIZED TAPE OR HEAT SHRINK ARE PREFERRED). WRAP 2" COLORED TAPE A MINIMUM OF 3 TIMES AROUND THE COAX, AND KEEP THE TAPE IN THE SAME AREA AS MUCH AS POSSIBLE. THIS WILL ALLOW REMOVAL OF TAPE THAT FADES OR DISCOLORS DUE TO WEATHER.

FIRST SET (CABLE COLOR)
THE FIRST RING SHALL BE CLOSEST TO THE END OF THE CABLE, AND THERE SHALL BE A 1" SPACE BETWEEN EACH RING. THE **CABLE COLOR CODE** SHALL BE APPLIED IN ACCORDANCE TO TABLE, WHICH ONLY SHOWS 3 SECTORS, BUT ADDITIONAL SECTORS ARE EASILY SUPPORTED BY ADDING THE APPROPRIATE NUMBER OF COLORED RINGS TO THE CABLE COLOR CODE.

SECOND SET (FREQUENCY COLOR)
AFTER THE CABLE COLOR CODE IS APPLIED, THE **FREQUENCY COLOR CODE** MUST BE APPLIED FOR THE SPECIFIC FREQUENCY BAND IN USE ON A GIVEN LINE. A 2" GAP SHALL SEPARATE THE CABLE COLOR CODE FROM THE FREQUENCY COLOR CODE. THE 2" COLOR RINGS FOR THE FREQUENCY CODE SHALL BE PLACED NEXT TO EACH OTHER WITH NO SPACES.

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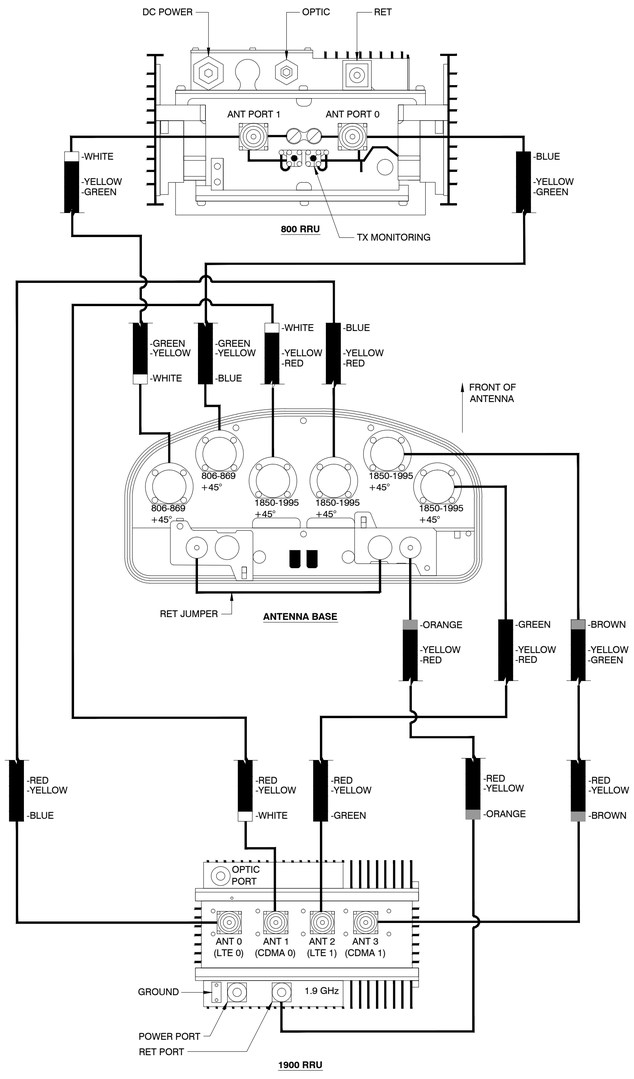
Table 1-2: Frequency Color Code

Frequency	Indicator	ID
800#1	Yellow	Green
1900#1	Yellow	Red
1900#2	Yellow	Brown
Reserved	Yellow	Blue
Reserved	Yellow	Slate
Reserved	Yellow	Orange
Reserved	Yellow	White
Reserved	Yellow	Purple

NOTE REGARDING RET CABLES:
PER SPRINT NATIONAL STANDARDS E-MAIL FROM ENGINEER (IVAN BLANCO) 10/25/12: **RET CABLES DO NOT REQUIRE COLOR CODING.**



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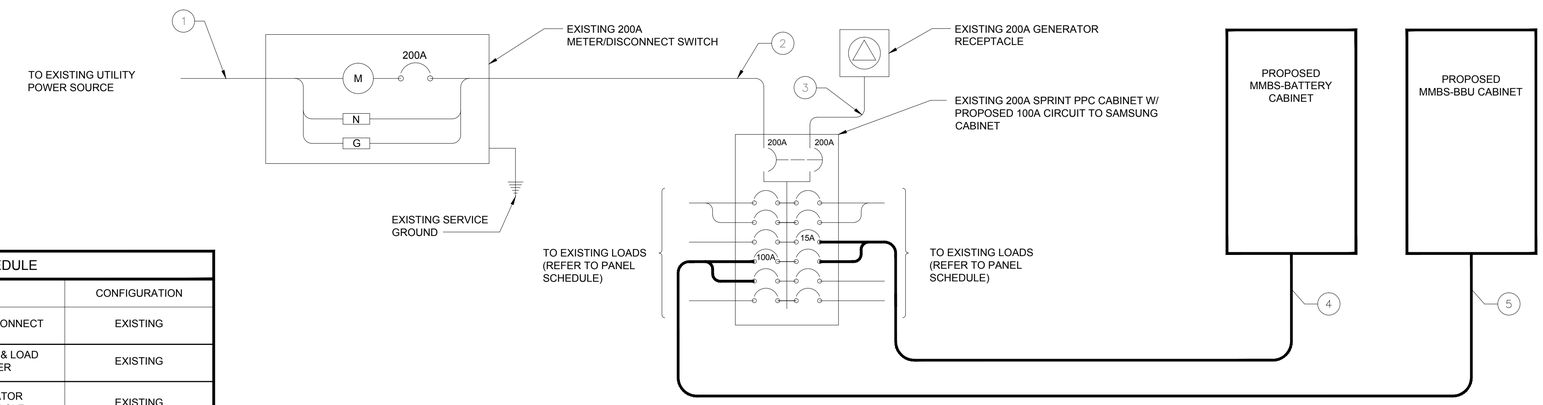
ANTENNA / RRU JUMPER SCHEMATIC

INTERNAL TRACKING NUMBER
PROP-1012-001

SHEET NUMBER
RF-2

REV. 0-C 12-20-2012



CIRCUIT SCHEDULE			
NO	FROM	TO	CONFIGURATION
1	UTILITY SOURCE	METER/DISCONNECT	EXISTING
2	METER/DISCONNECT	TRANSFER & LOAD CENTER	EXISTING
3	TRANSFER & LOAD CENTER	GENERATOR RECEPTACLE	EXISTING
4	TRANSFER & LOAD CENTER	PROPOSED MMBS-BBU CABINET	(3) #2 AWG, (1) #8 GND IN 1-1/2" CONDUIT
5	TRANSFER & LOAD CENTER	PROPOSED MMBS-BATTERY CABINET	(2) #2 AWG, (1) #12 GND IN 3/4" CONDUIT

ONE LINE DIAGRAM 2

ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT NATIONAL ELECTRICAL CODES AND ALL LOCAL AND STATE CODE, LAWS, AND ORDINANCES. PROVIDE ALL COMPONENTS AND WIRING SIZES AS REQUIRED TO MEET NEC STANDARDS.
2. CONTRACTOR SHALL COORDINATE WITH LOCAL POWER COMPANY FOR REQUIREMENTS OF POWER SERVICE LINE TO THE METER BASE. POWER SERVICE REQUIREMENT IS COMMERCIAL AC NOMINAL 120/208 VOLT OR 120/240 VOLT, SINGLE PHASE WITH 200 AMP RATING.
3. CONTRACTOR SHALL COORDINATE WITH LOCAL TELEPHONE COMPANY FOR REQUIREMENTS OF "T1" SERVICE LINE TO TERMINATE AT THE PPC CABINET.
4. UNDERGROUND POWER AND TELCO SERVICE LINES SHALL BE ROUTED IN A COMMON TRENCH. ALL UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 AND CONDUIT EXPOSED ABOVE GROUND SHALL BE RIGID GALVANIZED STEEL UNLESS OTHERWISE INDICATED.
5. ALL TELCO CONDUIT LINES SHALL BE 4" SCH. 40 PVC CONDUIT UNLESS OTHERWISE INDICATED. THE TELCO CONDUIT FROM THE PPC SHALL BE ROUTED AND TERMINATED AT DESIGNATED TELCO DEMARCATION OR 2-FEET OUTSIDE FENCED AREA, NEAR UTILITY POLE (IN FENCED AREA), OR END CAP OFF AND PROVIDE MARKER STAKE PAINTED BRIGHT ORANGE WITH DESIGNATION FOR TELCO SERVICE.
6. CONDUITS INSTALLED AT PCS EQUIPMENT ENDS PRIOR TO THE EQUIPMENT INSTALLATION SHALL BE STUBBED AND CAPPED AT 6" ABOVE GRADE OR PLATFORM. IF SERVICE LINES CAN'T BE INSTALLED INITIALLY, PROVIDE NYLON PULL CORD IN CONDUITS.
7. THE SPRINT CABINET, INCLUDING 200 AMP LOAD PANEL AND TELCO PANEL, SHALL BE PROVIDED BY OWNER AND INSTALLED BY THE CONTRACTOR. CONTRACTOR IS TO INSTALL BREAKER(S) NOT PROVIDED BY MANUFACTURER. SEE PANEL SCHEDULE ON THIS SHEET FOR BREAKER REQUIREMENTS.
8. LOCATION OF ELECTRIC METER AND DISCONNECT SWITCH TO BE COORDINATED BY ELECTRICAL CONTRACTOR AND FIELD CONSTRUCTION MANAGER.
9. #2 WIRE TO BE UTILIZED IN ELECTRIC SERVICE RUNS EXCEEDING 100'.
10. CONTRACTOR SHALL INSTALL 100A MAIN LUG ONLY PANEL NEAR EXISTING PPC CABINET TO ALLOW FOR ADDITIONAL LOADS.
11. CONTRACTOR SHALL RELOCATE AND REARRANGE EXISTING LOADS TO SUPPLY ALL EXISTING AND PROPOSED EQUIPMENT.
12. CONTRACTOR SHALL INSPECT THE EXISTING CONDITIONS PRIOR TO SUBMITTING BID. ANY QUESTIONS ARISING DURING THE BID PERIOD IN REGARDS TO THE CONTRACTORS FUNCTIONS, THE SCOPE OF WORK, OR ANY OTHER ISSUE RELATED TO THIS PROJECT SHALL BE BROUGHT UP DURING THE BID PERIOD WITH THE PROJECT MANAGER FOR CLARIFICATION, NOT AFTER THE CONTRACT HAS BEEN AWARDED.
13. LOCATION OF EQUIPMENT, CONDUIT AND DEVICES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE COORDINATED WITH FIELD CONDITIONS PRIOR TO ROUGH-IN.
14. THE CONDUIT RUNS AS SHOWN ON THE PLANS ARE APPROXIMATE. EXACT LOCATION AND ROUTING SHALL BE PER EXISTING FIELD CONDITIONS.
15. PROVIDE PULL BOXES AND JUNCTION BOXES WHERE SHOWN OR REQUIRED BY NEC.
16. ALL CONDUITS SHALL BE MET WITH BENDS MADE IN ACCORDANCE WITH NEC TABLE 346-10. NO RIGHT ANGLE DEVICE OTHER THAN STANDARD CONDUIT ELBOWS WITH 12" MINIMUM INSIDE SWEEPS FOR ALL CONDUITS 2" OR LARGER.
17. ALL CONDUIT TERMINATIONS SHALL BE PROVIDED WITH PLASTIC THROAT INSULATING GROUNDING BUSHINGS.
18. ALL WIRE SHALL BE TYPE THWN, SOLID, ANNEALED COPPER UP TO SIZE #10 AWG (#8 AND LARGER SHALL BE CONCENTRIC STRANDED) 75 DEGREE C, (167 DEGREES F), 98% CONDUCTIVITY, MINIMUM #12.
19. ALL WIRES SHALL BE TAGGED AT ALL PULL BOXES, J-BOXES, EQUIPMENT BOXES AND CABINETS WITH APPROVED PLASTIC TAGS, ACTION CRAFT, BRADY, OR APPROVED EQUAL.
20. ALL NEW MATERIAL SHALL HAVE A U.L. LABEL.
21. CONDUIT ROUGH-IN SHALL BE COORDINATED WITH THE MECHANICAL EQUIPMENT TO AVOID LOCATION TO CONFLICTS. VERIFY WITH MECHANICAL CONTRACTOR AND COMPLY AS REQUIRED.
22. ALL PANEL DIRECTORIES SHALL BE TYPEWRITTEN NOT HAND WRITTEN.
23. INSTALL AN EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS PER THE SPECIFICATIONS AND NEC. THE EQUIPMENT GROUNDING CONDUCTORS SHALL BE BONDED AT ALL JUNCTION BOXES, PULL BOXES, AND ALL DISCONNECT SWITCHES, STARTERS, AND EQUIPMENT CABINETS.
24. THE CONTRACTOR SHALL PREPARE AS-BUILT DRAWINGS, DOCUMENT ANY AND ALL WIRING AND EQUIPMENT CONDITIONS AND CHANGES WHILE COMPLETING THIS CONTRACT. SUBMIT AT SUBSTANTIAL COMPLETION.
25. ALL DISCONNECT SWITCHES AND OTHER CONTROLLING DEVICES SHALL BE PROVIDED WITH ENGRAVED PHENOLIC NAMEPLATES INDICATING EQUIPMENT CONTROLLED, BRANCH CIRCUITS INSTALLED ON, AND PANEL FIELD LOCATIONS FED FROM (NO EXCEPTIONS.)
26. ALL ELECTRICAL DEVICES AND INSTALLATIONS OF THE DEVICES SHALL COMPLY WITH (ADA) AMERICANS WITH DISABILITIES ACT AS ADOPTED BY THE APPLICABLE STATE.
27. PROVIDE CORE DRILLING AS NECESSARY FOR PENETRATIONS OR RISERS THROUGH BUILDING. DO NOT PENETRATE STRUCTURAL MEMBERS WITHOUT CONSTRUCTION MANAGERS APPROVAL. SLEEVES AND/OR PENETRATIONS IN FIRE RATED CONSTRUCTION SHALL BE PACKED WITH FIRE RATED MATERIAL WHICH SHALL MAINTAIN THE FIRE RATING OF THE WALL OR STRUCTURE. FILL FOR FLOOR PENETRATIONS SHALL PREVENT PASSAGE OF WATER, SMOKE, FIRE AND FUMES. ALL MATERIAL SHALL BE UL APPROVED FOR THIS PURPOSE.
28. ELECTRICAL CHARACTERISTICS OF ALL EQUIPMENT (NEW AND EXISTING) SHALL BE FIELD VERIFIED WITH THE OWNER'S REPRESENTATIVE AND EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN OF CONDUIT AND WIRE. ALL EQUIPMENT SHALL BE PROPERLY CONNECTED ACCORDING TO THE NAMEPLATE DATA FURNISHED ON THE EQUIPMENT (THE DESIGN OF THESE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN AND SOME EQUIPMENT CHARACTERISTICS MAY VARY FROM DESIGN AS SHOWN ON THESE DRAWINGS).
29. LOCATION OF ALL OUTLET, BOXES, ETC., AND THE TYPE OF CONNECTION (PLUG OR DIRECT) SHALL BE CONFIRMED WITH THE OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN.
30. SPLIT BREAKERS SHALL BE USED ON 120V LOADS IN THE EVENT THAT ADDITIONAL CIRCUIT SPACE IS REQUIRED FOR PROPOSED EQUIPMENT.

ELECTRICAL NOTES 1

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ONE-LINE DIAGRAM & NOTES

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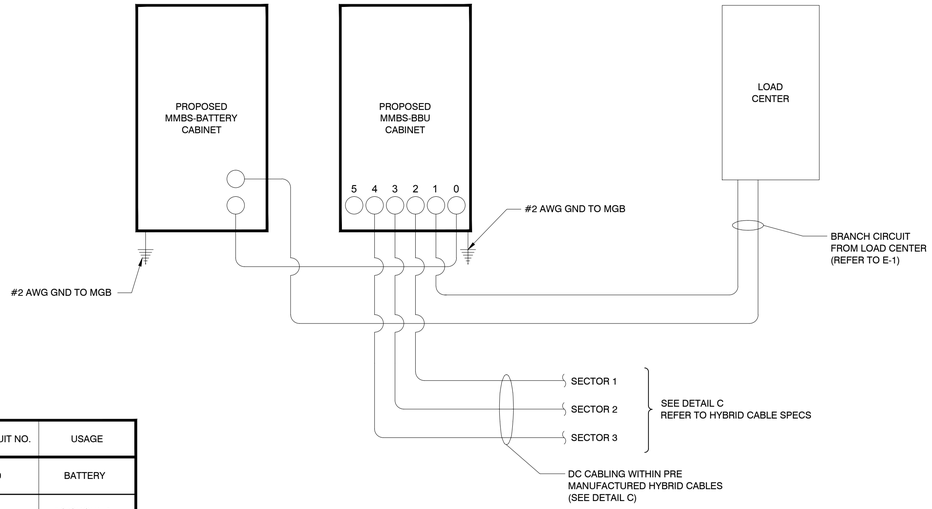
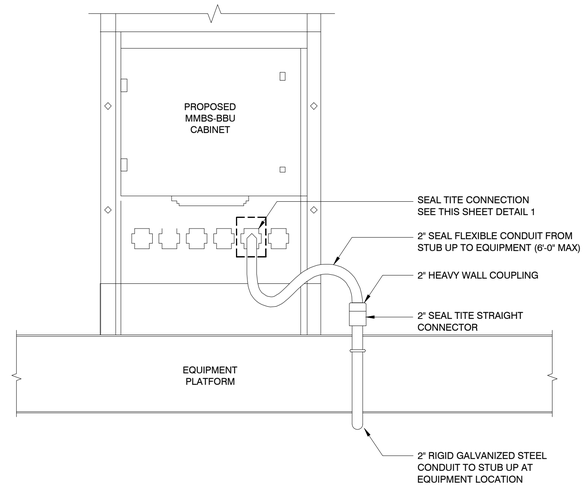


CONDUIT NO.	USAGE
0	BATTERY
1	AC/GROUND
2	RRU SECTOR 1
3	RRU SECTOR 2
4	RRU SECTOR 3
5	BATTERY

DC POWER ELECTRICAL NOTES

1. MINIMUM CABLE LENGTH BETWEEN THE DU AND BATTERY IS 70MM (2.75 in).
2. MAXIMUM CABLE LENGTH DISTANCE IS 900mm (35.43" in).
3. ROUTE DC CONDUCTORS IN CONDUITS TO PROPOSED MMBS-BBU CABINET 48VDC POWER DISTRIBUTION PANEL TO AND FROM PROPOSED MMBS-BATTERY CABINET.
4. -48 VDC CABLES BETWEEN PROPOSED MMBS-BBU CABINET & RRU'S ARE FACTORY ASSEMBLED AND EQUIPPED WITH ONE PRE-TERMINATED END.
5. ALL FIELD INSTALLED DC CABLING SHALL BE TYPE RHH/RHW AND SHALL BE UL THERMOSET INSULATED.

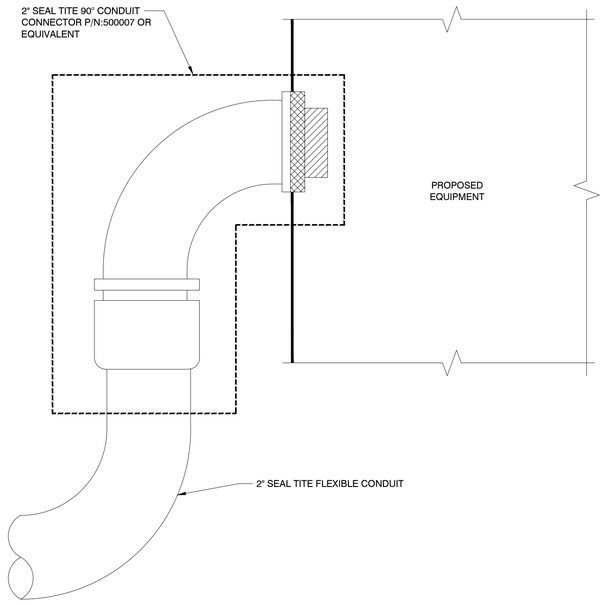
DC POWER DIAGRAM 4



EQUIPMENT POWER CONDUIT CONNECTIONS 3

	TYPE 1	TYPE 2	TYPE 3	TYPE 4	TYPE 5
TOTAL LENGTH	~ 40m (~152')	~ 60m (~197')	~ 75m (~246')	~ 90m (~295')	~ 110m (~361')
HYBRID POWER CABLE CONFIGURATION	AWG 10, 1 PAIR AWG 12, 3 PAIR	AWG 8, 1 PAIR AWG 10, 3 PAIR	AWG 6, 1 PAIR AWG 8, 1 PAIR AWG 10, 2 PAIR	AWG 6, 1 PAIR AWG 8, 3 PAIR	AWG 4, 1 PAIR AWG 6, 3 PAIR
CABLE DIAMETER	25mm (0.98")	27mm (1.06")	30mm (1.18")	30/32mm (1.26")	32mm (1.26")
BENDING RADIUS	300mm (11.81")	330mm (12.99")	390mm (15.35")	450mm (17.72")	450mm (17.72")
OPTIC CABLE	LC/PC-TO-LC/PC, SINGLE MODE				
MMBS-BBU CABINET (POWER CABLE TERMINAL MAX SIZE AWG 4)	2 PAIR POWER AND OPTIC CABLE WITH PE PIPE				
RRU POWER CABLE SPEC	AWG 8, 15.7mm (0.62") AWG 10, 12.2mm (0.48")				
NON USE POWER AND OPTIC CABLE PROTECTION	2 PAIR POWER AND OPTIC CABLE WITH PE PIPE	2 PAIR POWER AND OPTIC CABLE WITH PE PIPE	2 PAIR POWER AND OPTIC CABLE WITH PE PIPE	2 PAIR POWER AND OPTIC CABLE WITH PE PIPE	

HYBRID CABLE TYPE 2



SEAL TITE POWER CONDUIT CONNECTION TO PROPOSED EQUIPMENT DETAIL 1

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DC POWER ONE-LINE & DETAILS

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SHEET NUMBER
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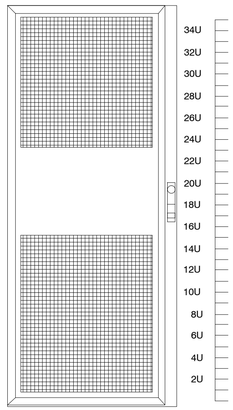
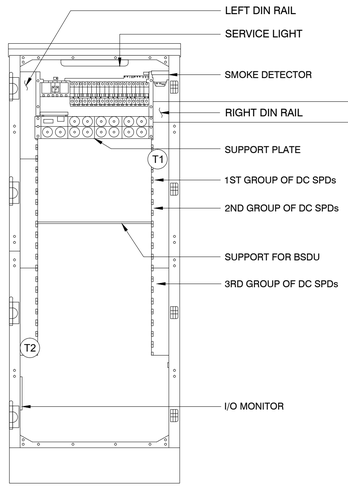
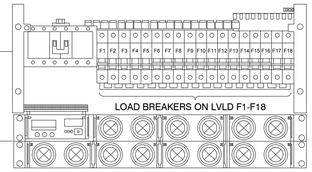
MMBS-BBU ELECTRICAL DETAIL 4



DOOR WITH 2X FAN AND FILTER





POWER CORE

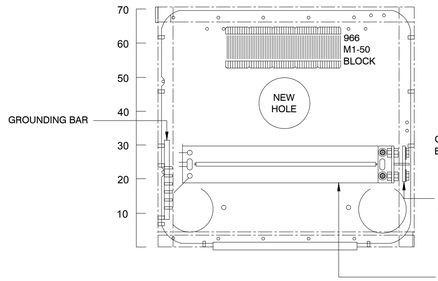
HxDxW: 1800x823x700MM

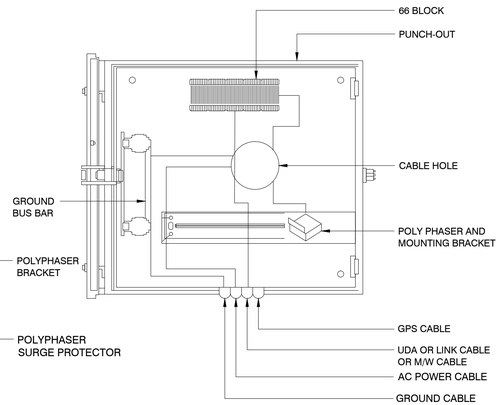
INCLUDING MUDROOM: 1800x823x905MM

CABINET HEIGHT W/O PLINTH: 1650MM

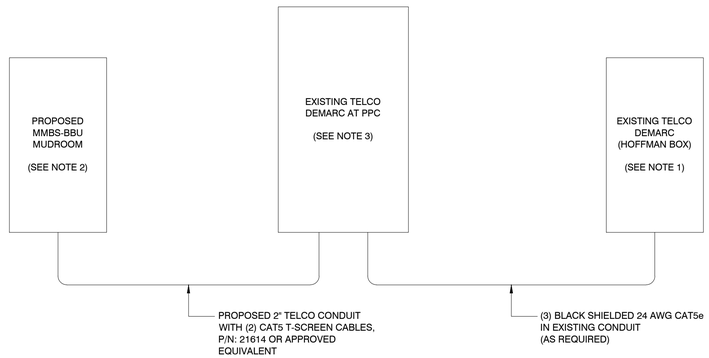
NOT USED 2

MUDROOM ELECTRICAL DETAIL 3





TELCO RISER DETAIL 1



NOTES:

1. CONTRACTOR TO INSTALL NEW 66 BLOCK IN EXISTING HOFFMAN BOX AT SITES MAIN TELCO DEMARC.
2. CONTRACTOR SHALL INSTALL RJ-45 ENDS ON ALL (6) RUNS OF CAT5e INTO MMBS-BBU MUDROOM.
3. CONTRACTOR TO INSTALL NEW 66 BLOCK IN EXISTING TELCO BOX NEXT TO EXISTING PPC CABINET.

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CONSTRUCTION

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POWER & TELCO DETAILS

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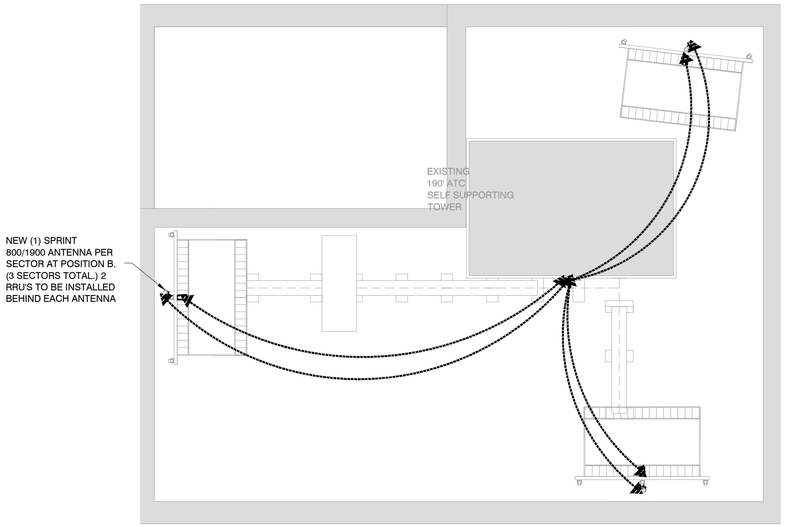
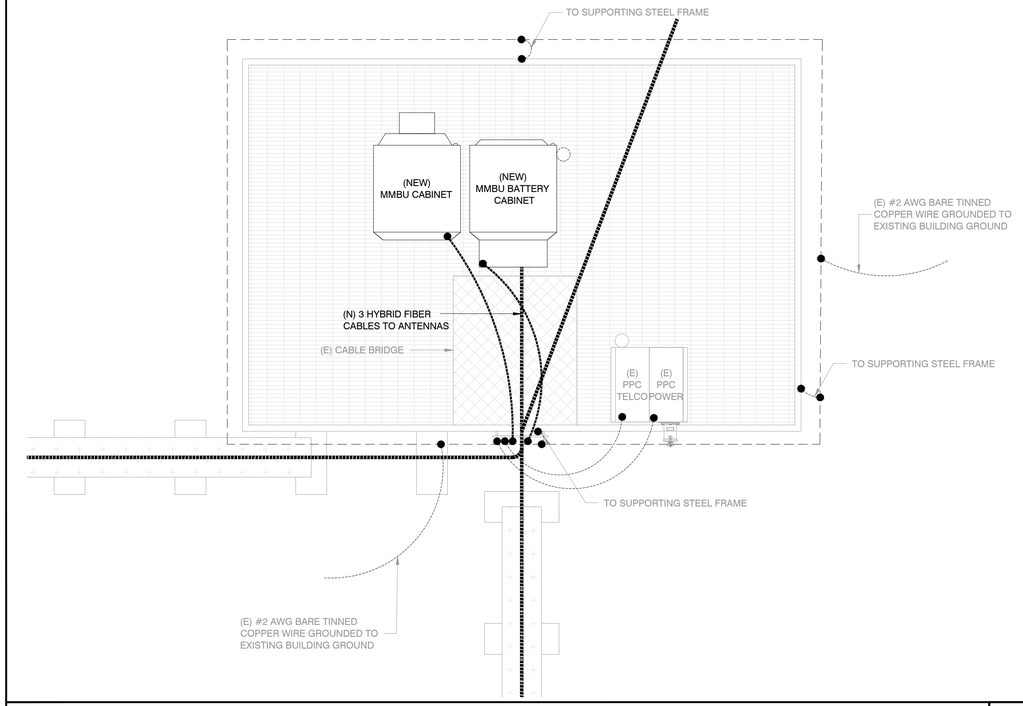


PROPOSED ANTENNA GROUNDING PLAN 3



PROPOSED GROUND EQUIPMENT GROUNDING PLAN 2

1. ALL ELECTRICAL AND GROUNDING AT THE CELL SITE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 780 (LATEST EDITION), AND MANUFACTURER SPECIFICATION.
2. IF THE AC PANEL IN THE POWER CABINET IS WIRED AS SERVICE ENTRANCE, THE AC SERVICE GROUND CONDUCTOR SHALL BE CONNECTED TO GROUND ELECTRODE SYSTEM. WHEN THE AC PANEL IN THE POWER CABINET IS CONSIDERED A SUB-PANEL, THE GROUND WIRE SHALL BE INSTALLED IN THE AC POWER CONDUIT. THE INSTALLATION SHALL BE PER LOCAL AND NATIONAL ELECTRIC CODE (NFPA-70).
3. EXOTHERMIC WELDING IS RECOMMENDED FOR GROUNDING CONNECTION WHERE PRACTICAL. OTHERWISE, THE CONNECTION SHALL BE MADE USING COMPRESSION TYPE-2 HOLES. LONG BARREL LUGS OR DOUBLE CRIMP CLAMP "C" CLAMP. THE COPPER CABLES SHALL BE COATED WITH ANTIOXIDANT (COPPER SHIELD) BEFORE MAKING THE CONNECTIONS. THE MANUFACTURER'S TORQUING RECOMMENDATIONS ON THE BOLT ASSEMBLY TO SECURE CONNECTIONS SHALL BE FOLLOWED.
4. THE ANTENNA CABLES SHALL BE GROUNDED AT THE TOP AND BOTTOM OF THE VERTICAL RUN FOR LIGHTING PROTECTION. THE ANTENNA CABLE SHIELD SHALL BE BONDED TO A COPPER GROUND BUSS AT THE LOWER MOST POINT OF A VERTICAL RUN JUST BEFORE IT BEGINS TO BEND TOWARD THE HORIZONTAL PLANE. WIRE RUNS TO GROUND SHALL BE KEPT AS STRAIGHT AND SHORT AS POSSIBLE. ANTENNA CABLE SHIELD SHALL BE GROUNDED JUST BEFORE ENTERING THE CELL CABINET. ANY ANTENNA CABLES OVER 200 FEET IN LENGTH SHALL ALSO BE EQUIPPED WITH ADDITIONAL GROUNDING AT MID-POINT.
5. ALL GROUNDING CONDUCTORS INSIDE THE BUILDING SHALL BE RUN IN CONDUIT RACEWAY SYSTEM, AND SHALL BE INSTALLED AS STRAIGHT AS PRACTICAL WITH MINOR BENDS TO AVOID OBSTRUCTIONS. THE BENDING RADIUS OF ANY #2 GROUNDING CONDUCTOR IS 8". PVC RACEWAY MAY BE FLEXIBLE OR RIGID PER THE FIELD CONDITIONS. GROUNDING CONDUCTORS SHALL NOT MAKE CONTACT WITH ANY METALLIC CONDUITS, SURFACES OR EQUIPMENT.
6. PROVIDE PVC SLEEVES WHERE GROUNDING CONDUCTORS PASS THROUGH THE BUILDING WALLS AND /OR CEILINGS.
7. INSTALL GROUND BUSHINGS ON ALL METALLIC CONDUITS AND BOND TO THE EQUIPMENT GROUND BUSS IN THE PANEL BOARD.
8. GROUND ANTENNA BASES, FRAMES, CABLE RACKS AND OTHER METALLIC COMPONENTS WITH #2 GROUNDING CONDUCTORS AND CONNECT TO INSULATED SURFACE MOUNTED GROUND BARS. CONNECTION DETAILS SHALL FOLLOW MANUFACTURER'S SPECIFICATIONS FOR GROUNDING.
9. ALL PROPOSED GROUNDING CONDUCTORS SHALL BE ROUTED AND CONNECTED TO THE MAIN GROUND BAR OR EXISTING GROUND RING.

GROUNDING LEGEND

A	EXISTING GROUND RING. FIELD DETERMINE EXACT LOCATION.		EXISTING GROUND RING
B	SPRINT EQUIPMENT CABINET GROUNDING, TYP OF 2, SEE DETAIL C / SHEET G-3		NEW GROUND
C	ANTENNA GROUNDING, SEE DETAIL E / SHEET G-3	■	CADWELD CONNECTION (EXOTHERMIC WELD)
D	GPS GROUNDING, SEE DETAIL D / SHEET G-3	▲	MECHANICAL CONNECTION
E	ICE BRIDGE GROUNDING, SEE DETAIL A / SHEET G-4	⊗	GROUND ROD

CADWELD CONNECTIONS OR APPROVED EQUAL		BURNDY CONNECTIONS OR APPROVED EQUAL
PARALLEL HORIZONTAL CONDUCTORS PARALLEL THROUGH CONNECTION OF HORIZONTAL CABLES TYPE PT	HORIZONTAL STEEL SURFACE TO FLAT STEEL SURFACE OR HORIZONTAL PIPE TYPE HS	BOND JUMPER FIELD FABRICATED GREEN STRANDED INSULATED TYPE 2-YA-2
THROUGH CABLE TO GROUND ROD THROUGH CABLE TO TOP OF GROUND ROD TYPE GT	VERTICAL STEEL SURFACE CABLE DOWN AT 45° TO VERTICAL STEEL SURFACE INCLUDING PIPE TYPE VS	COPPER LUGS TWO HOLE - LONG BARREL LENGTH TYPE YA-2
CABLE DOWN AT VERTICAL PIPE RANGE OF VERTICAL PIPES TYPE VS		

TYPICAL CADWELD TYPE CONNECTIONS
NO SCALE

GROUNDING NOTES, DETAILS & LEGENDS 1

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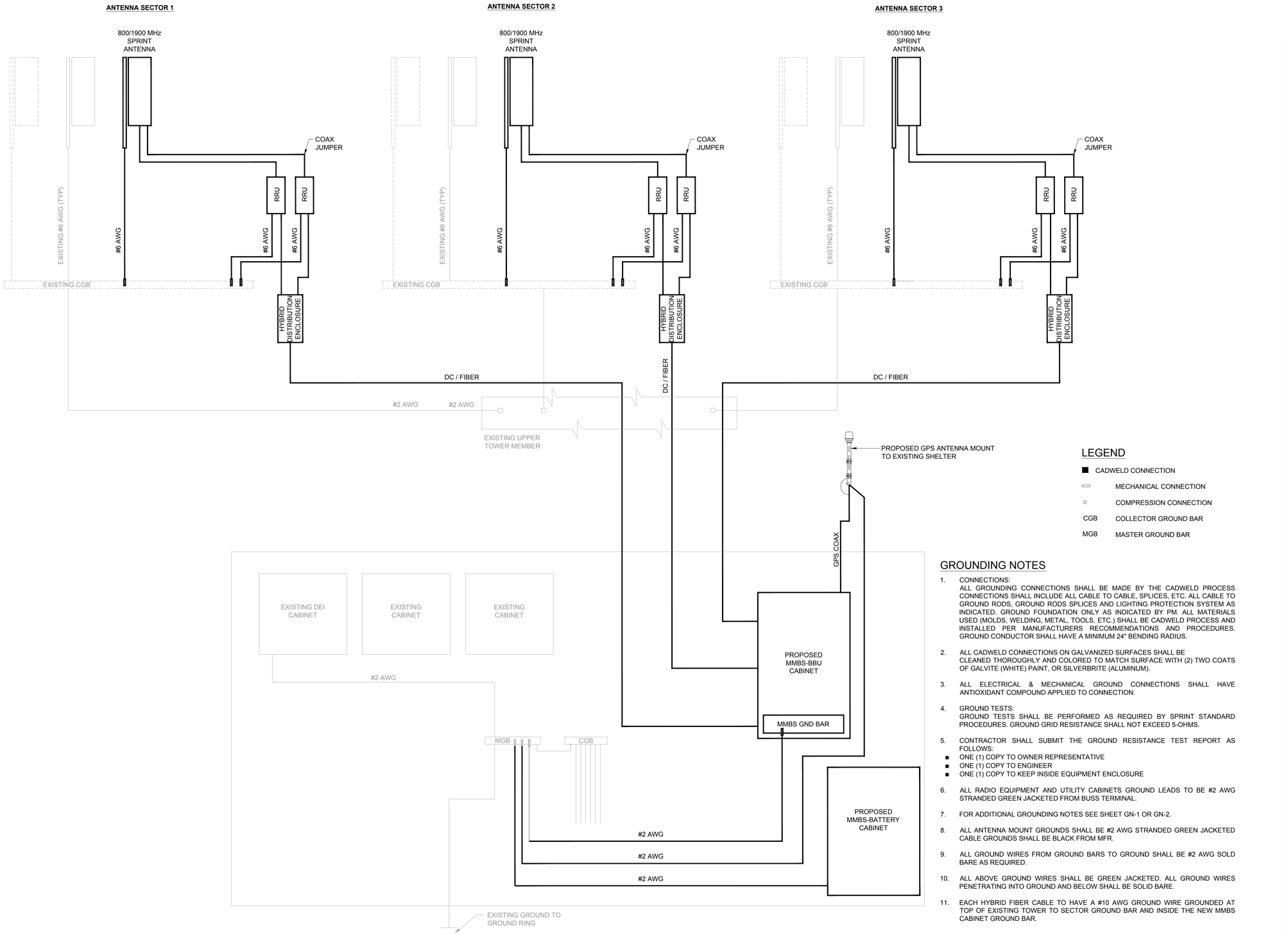

LEGEND

■	CADWELD CONNECTION
▭	MECHANICAL CONNECTION
○	COMPRESSION CONNECTION
CGB	COLLECTOR GROUND BAR
MGB	MASTER GROUND BAR

GROUNDING NOTES

1. CONNECTIONS:
   ALL GROUNDING CONNECTIONS SHALL BE MADE BY THE CADWELD PROCESS CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, ETC. ALL CABLE TO GROUND RODS, GROUND RODS SPLICES AND LIGHTING PROTECTION SYSTEM AS INDICATED. GROUND FOUNDATION ONLY AS INDICATED BY PM. ALL MATERIALS USED (MOLDS, WELDING, METAL, TOOLS, ETC.) SHALL BE CADWELD PROCESS AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PROCEDURES. GROUND CONDUCTOR SHALL HAVE A MINIMUM 24" BENDING RADIUS.
2. ALL CADWELD CONNECTIONS ON GALVANIZED SURFACES SHALL BE CLEANED THOROUGHLY AND COLORED TO MATCH SURFACE WITH (2) TWO COATS OF GALVITE (WHITE) PAINT, OR SILVERBRITE (ALUMINUM).
3. ALL ELECTRICAL & MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTIOXIDANT COMPOUND APPLIED TO CONNECTION.
4. GROUND TESTS:
   GROUND TESTS SHALL BE PERFORMED AS REQUIRED BY SPRINT STANDARD PROCEDURES. GROUND GRID RESISTANCE SHALL NOT EXCEED 5-OHMS.
5. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
   - ONE (1) COPY TO OWNER REPRESENTATIVE
   - ONE (1) COPY TO ENGINEER
   - ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE
6. ALL RADIO EQUIPMENT AND UTILITY CABINETS GROUND LEADS TO BE #2 AWG STRANDED GREEN JACKETED FROM BUSS TERMINAL.
7. FOR ADDITIONAL GROUNDING NOTES SEE SHEET GN-1 OR GN-2.
8. ALL ANTENNA MOUNT GROUNDS SHALL BE #2 AWG STRANDED GREEN JACKETED CABLE GROUNDS SHALL BE BLACK FROM MFR.
9. ALL GROUND WIRES FROM GROUND BARS TO GROUND SHALL BE #2 AWG SOLD BARE AS REQUIRED.
10. ALL ABOVE GROUND WIRES SHALL BE GREEN JACKETED. ALL GROUND WIRES PENETRATING INTO GROUND AND BELOW SHALL BE SOLID BARE.
11. EACH HYBRID FIBER CABLE TO HAVE A #10 AWG GROUND WIRE GROUNDED AT TOP OF EXISTING TOWER TO SECTOR GROUND BAR AND INSIDE THE NEW MMBS CABINET GROUND BAR.

GROUNDING ANTENNA ONE-LINE

1

CARRIER

Sprint®

6580 SPRINT PARKWAY, OVERLAND PARK, KANSAS 66251

CLIENT PROJECT OFFICE

SAMSUNG

1301 E. LOOKOUT DRIVE, RICHARDSON, TEXAS 75082

DESIGN CONSULTANT

inte-grat-ed DESIGN SERVICES GROUP

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VENDOR

Optima NETWORKS

710 BELDEN AVE - SUITE B
ADDISON, IL 60601

ISSUE - REVISION STATUS

DESIGNED BY	CHECKED BY
JBB	JBB
DRAWN BY	APPROVED BY
LGG	JBB

January 11, 2013 FILE PLOT DATE: DM03IP000

ISS/REV	DATE	BY	DESCRIPTION
C-B	12-30-2012	LGG	ISSUED TO CLIENT FOR 90% REVIEW
C-A	12-18-2012	LGG	DRAWING COMMENCEMENT

SEAL

SITE NAME
IPCS DM03IP000

SITE NUMBER
DM03IP000

SITE ADDRESS
102 E 3RD STREET, DAVENPORT, IA. 52801

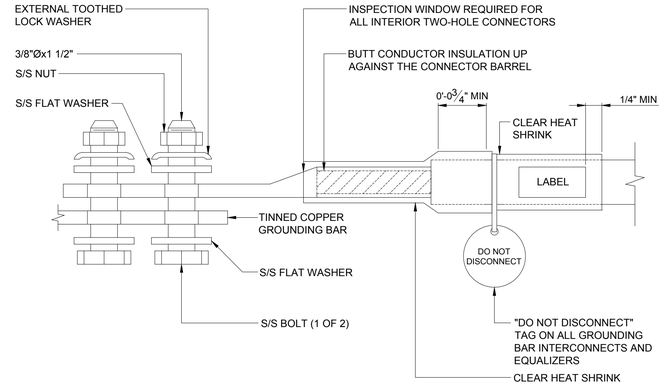
APPLICATION TYPE
CONSTRUCTION

SHEET NAME
GROUNDING DETAILS

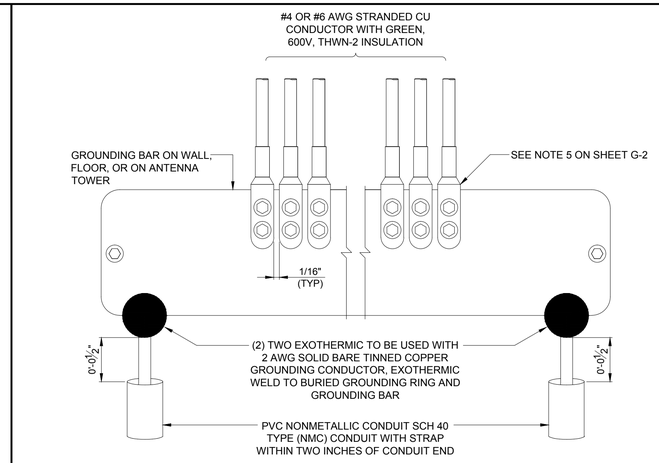
INTERNAL TRACKING NUMBER
PROP-1012-001

SHEET NUMBER
G-2

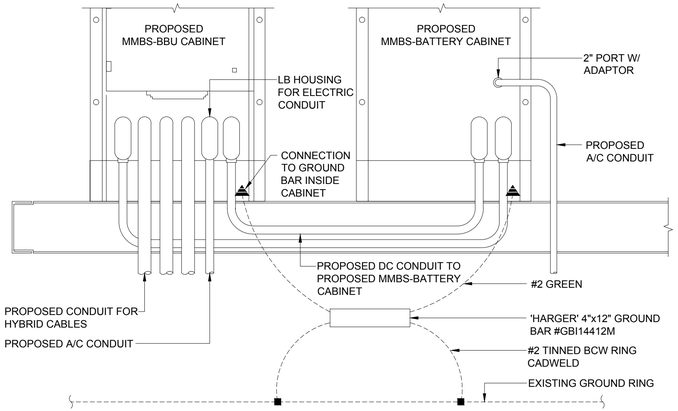
REV. 0-C 12-20-2012



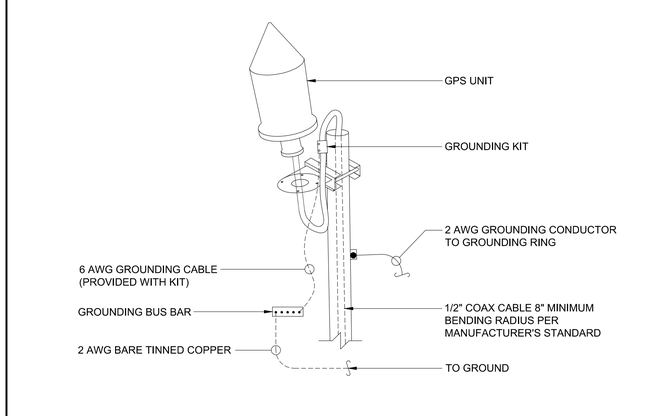
TWO HOLE LUG 8



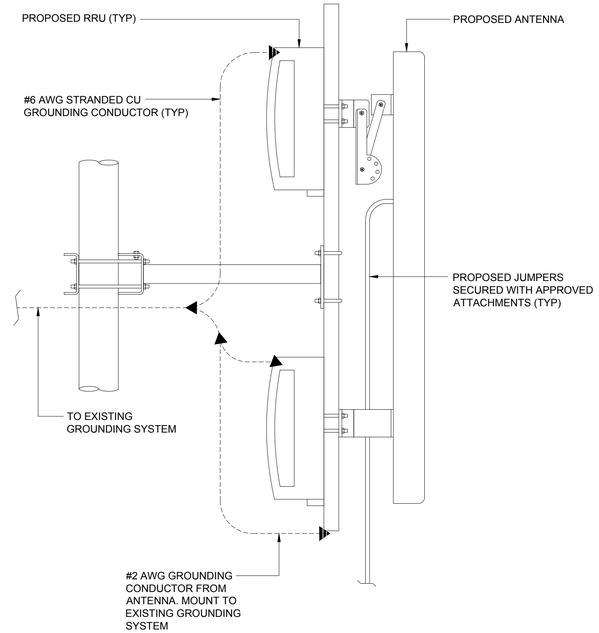
GROUNDING CONDUCTOR TO GROUNDING BAR 7



CABINET GROUNDING SCHEMATIC 6



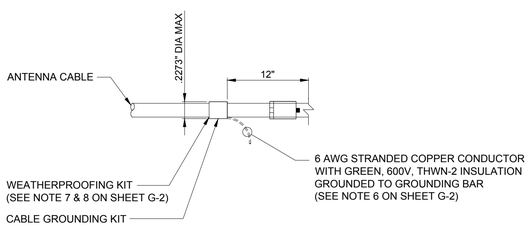
GPS GROUNDING 5



ANTENNA GROUNDING 4

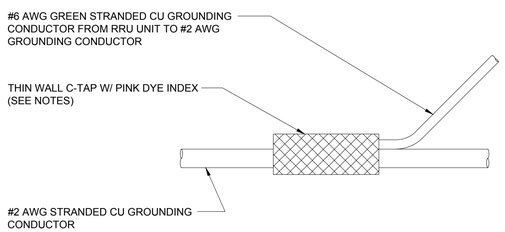
GROUNDING LEGEND

- EXISTING GROUND RING
- CADWELD CONNECTION (EXOTHERMIC WELD)
- MECHANICAL CONNECTION



CONNECTION OF CABLE GROUNDING KIT TO ANTENNA CABLE

CABLE GROUNDING KIT TO ANTENNA CABLE 3



NOTE:

CONTRACTOR TO SURROUND COMPLETED CONNECTION W/ WEATHER PROOFING TAPE TO ENSURE WEATHER PROOF CONNECTION.

C-TAP CONNECTION 2

1. COMPRESSION CONNECTIONS (2), 2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUNDING BAR. ROUTE CONDUCTORS TO BURIED GROUNDING RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
2. EC SHALL USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH SECTION AND LABEL EACH SECTION ("P", "A", "N", "I") WITH 1" HIGH LETTERS.
3. ALL HARDWARE 18-8 STAINLESS STEEL, INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8 INCH DIAMETER OR LARGER.
4. FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
5. NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUNDING BAR AND BOLTED ON THE BACK SIDE. INSTALL BLACK HEAT-SHRINKING TUBE, 600 VOLT INSULATION, ON ALL GROUNDING TERMINATIONS. THE INTENT IS TO WEATHERPROOF THE COMPRESSION CONNECTION.
6. NUMBER OF GROUNDING BARS MAY VARY DEPENDING ON THE TYPE OF TOWER, ANTENNA LOCATION, AND CONNECTION ORIENTATION. PROVIDE AS REQUIRED.
7. GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.
8. WEATHERPROOFING SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.
9. SUPPLIED AND INSTALLED BY CONTRACTOR.
10. WHEN THE SCOPE OF WORK REQUIRES THE ADDITION OF A GROUNDING BAR TO AN EXISTING TOWER, THE SUBCONTRACTOR SHALL OBTAIN APPROVAL FROM THE TOWER OWNER PRIOR TO MOUNTING THE GROUNDING BAR TO THE TOWER.
11. EXTEND TWO (2) 2 AWG TINNED CU CONDUCTOR FROM BURIED GROUNDING RING AND CONNECT TO THE PROPOSED TOWER. FOLLOW MANUFACTURERS RECOMMENDATIONS FOR GROUNDING CONNECTIONS TO THE TOWER. (APPLICABLE TO NEW TOWERS ONLY.)
12. NUMBER OF GROUNDING BARS MAY VARY DEPENDING ON THE TYPE OF TOWER, ANTENNA LOCATION, AND CONNECTION ORIENTATION. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADDITIONAL GROUNDING BARS AS REQUIRED, PROVIDING 50% SPARE CONNECTION POINTS.

GROUNDING NOTES 1

CARRIER

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6580 SPRINT PARKWAY, OVERLAND PARK, KANSAS 66251

CLIENT PROJECT OFFICE

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JBB	JBB
DRAWN BY	APPROVED BY
LGG	JBB

January 11, 2013 FILE PLOT DATE: DM03IP000

ISS/REV	DATE	BY	DESCRIPTION
0-B	12-30-2012	LGG	ISSUED TO CLIENT FOR 90% REVIEW
0-A	12-18-2012	LGG	DRAWING COMMENCEMENT

SITE NAME
IPCS DM03IP000

SITE NUMBER
DM03IP000

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102 E 3RD STREET, DAVENPORT, IA. 52801

APPLICATION TYPE
CONSTRUCTION

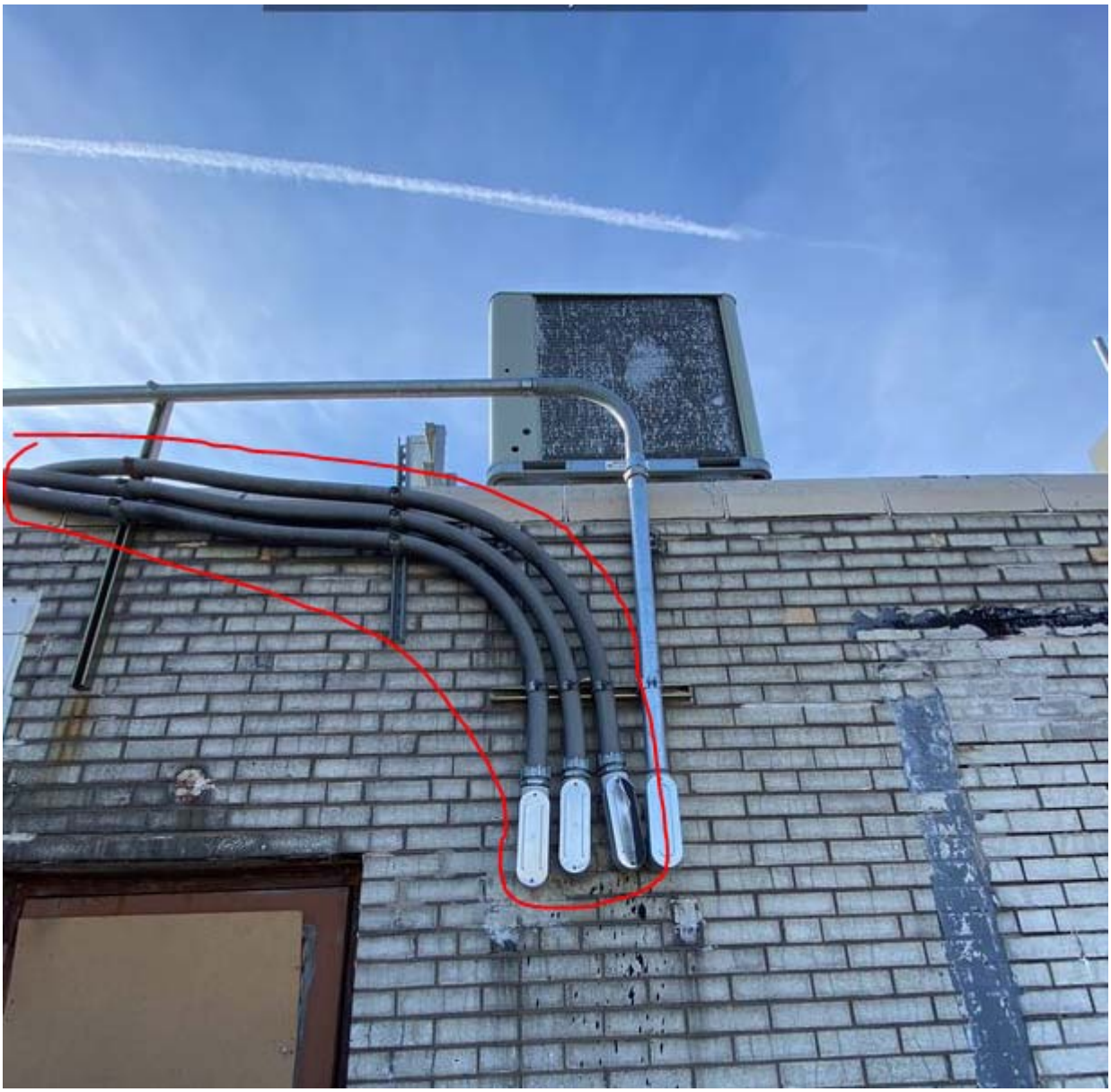
SHEET NAME
GROUNDING DETAILS & NOTES

INTERNAL TRACKING NUMBER
PROP-1012-001

SHEET NUMBER
G-3

REV. 0-C 12-20-2012

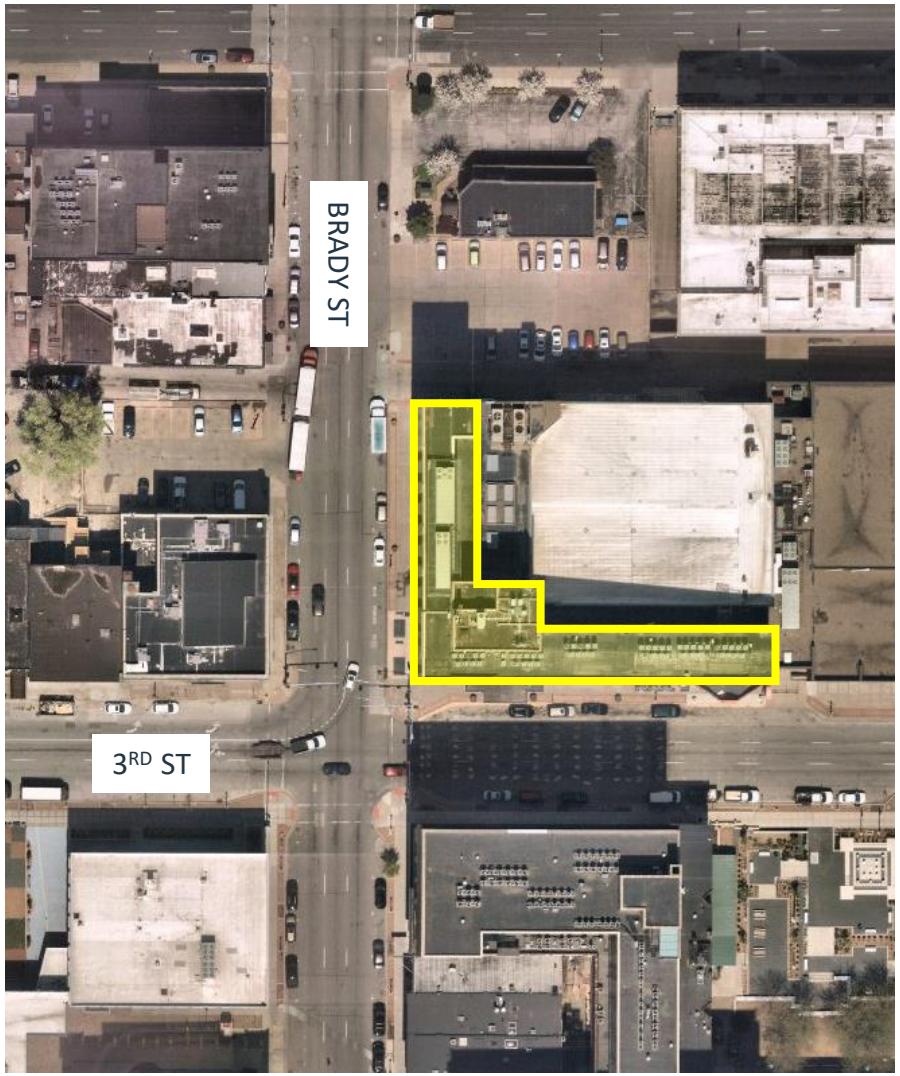
Oct 6, 2022 at 9:51:55 AM
+41.522405,-90.574259



Hotel Mississippi

DAVENPORT
IOWA | USA

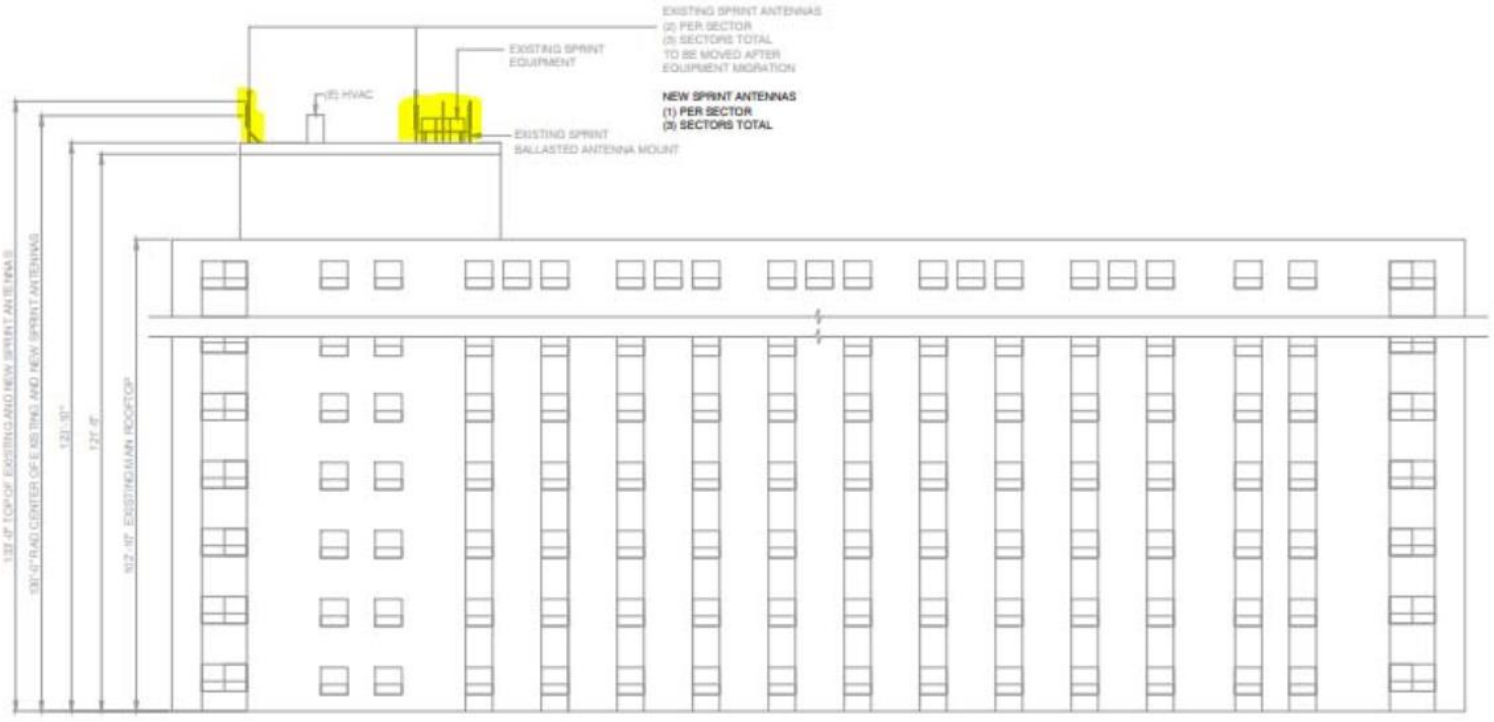
- Built in 1931 -10 Story Structure
- Original Use: 200 Room Hotel; 1st Floor Retail
- Converted to Apartment in the Mid-1980s

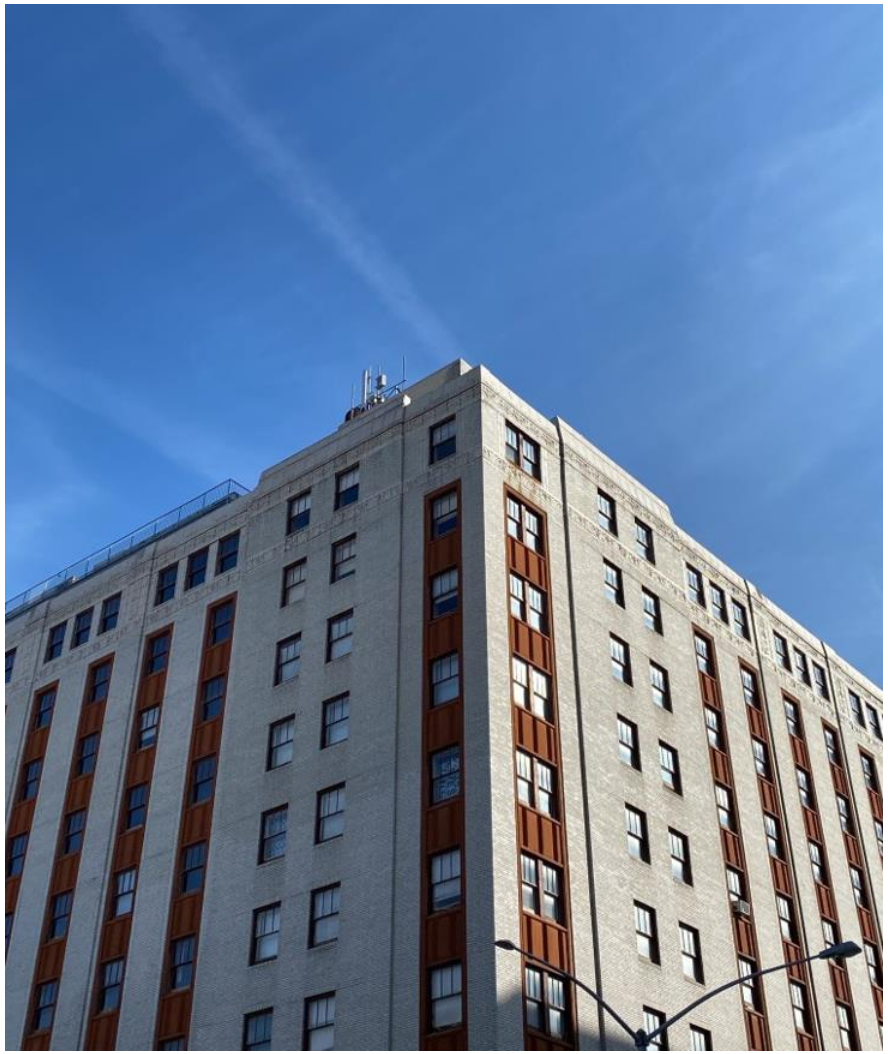


Project Scope

DAVENPORT
IOWA | USA

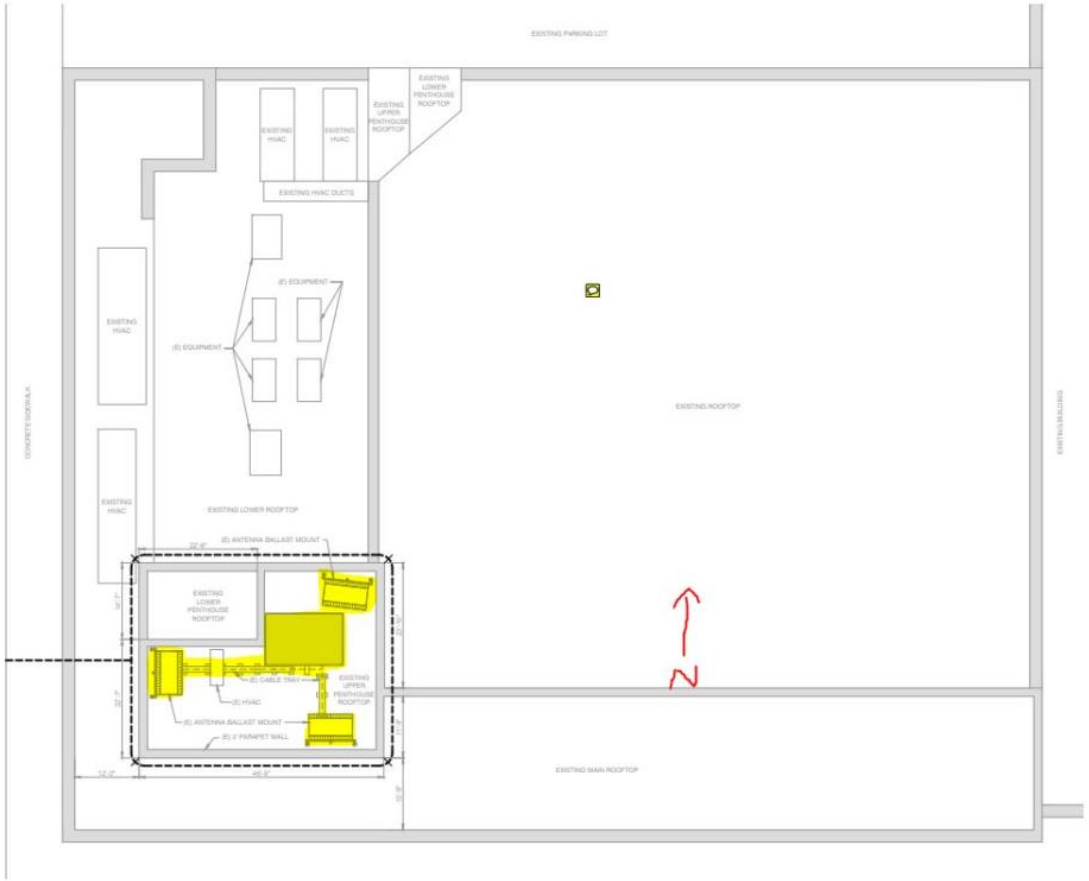
1. Remove Sprint Rooftop Cellular Equipment
   - Antennas, Cables, Cable Trays, Radios, Platforms, H-Frames, Cabinets, Jumpers, & Any Other Equipment
2. Repair Roof Following Removal of Wireless Equipment

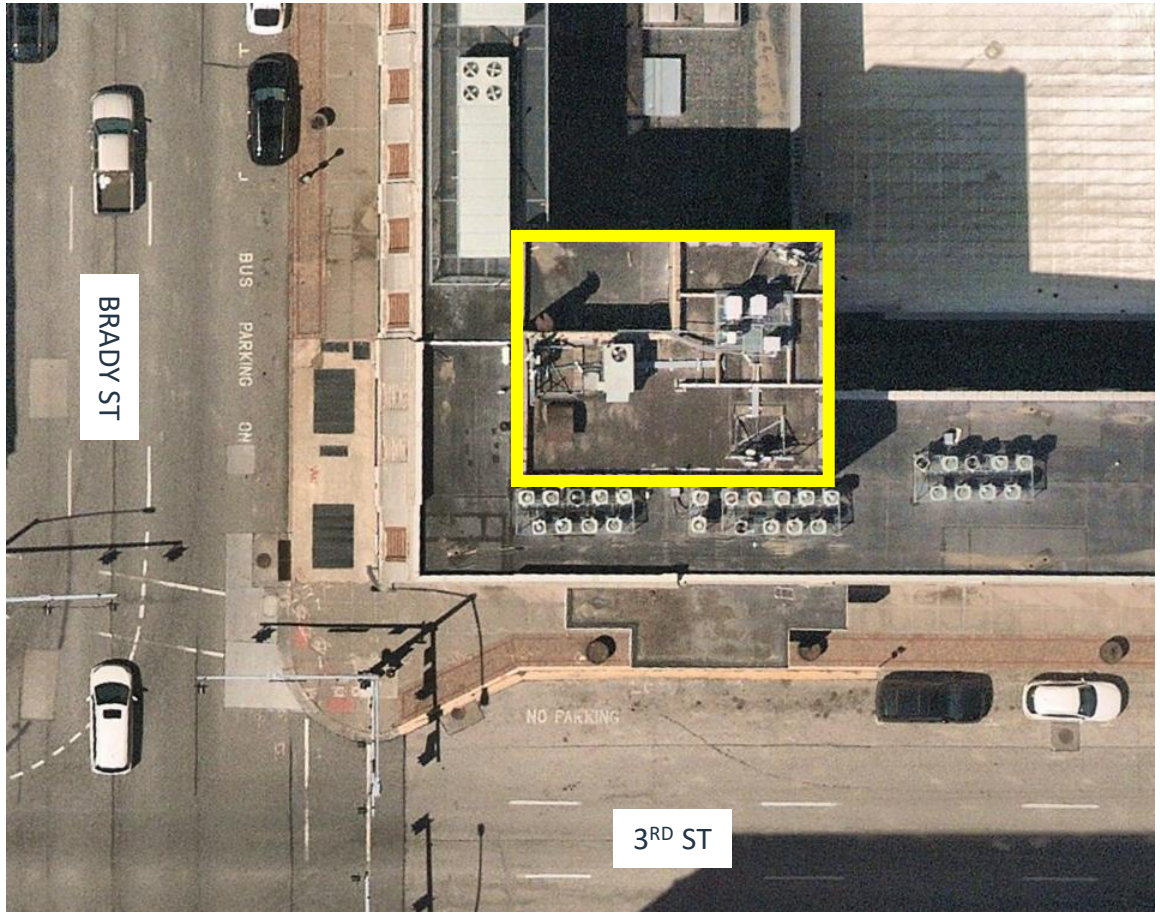




Wireless Equipment

DAVENPORT
IOWA | USA



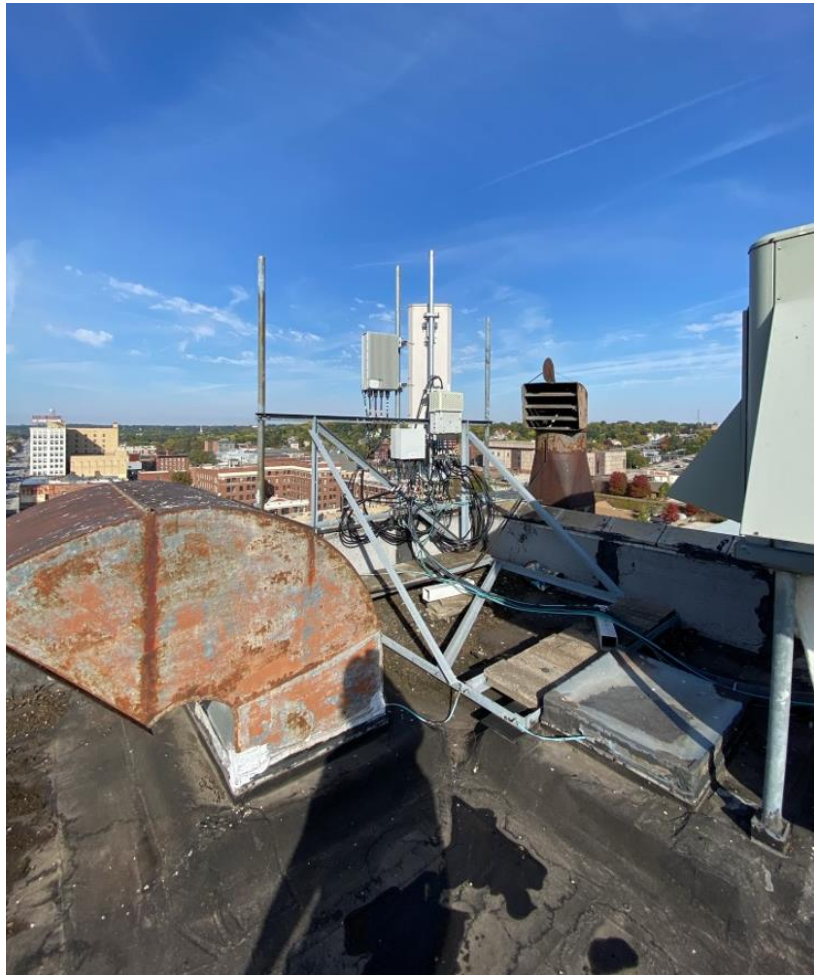


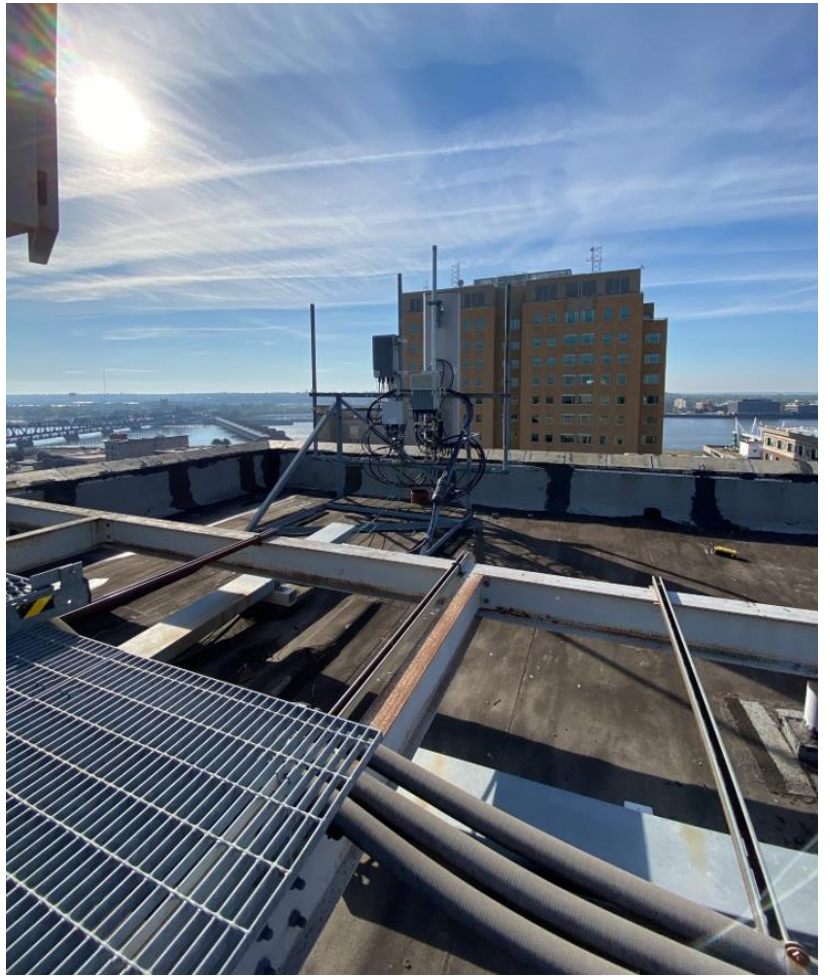
Wireless Equipment

DAVENPORT
IOWA | USA

Wireless Equipment

DAVENPORT
IOWA | USA



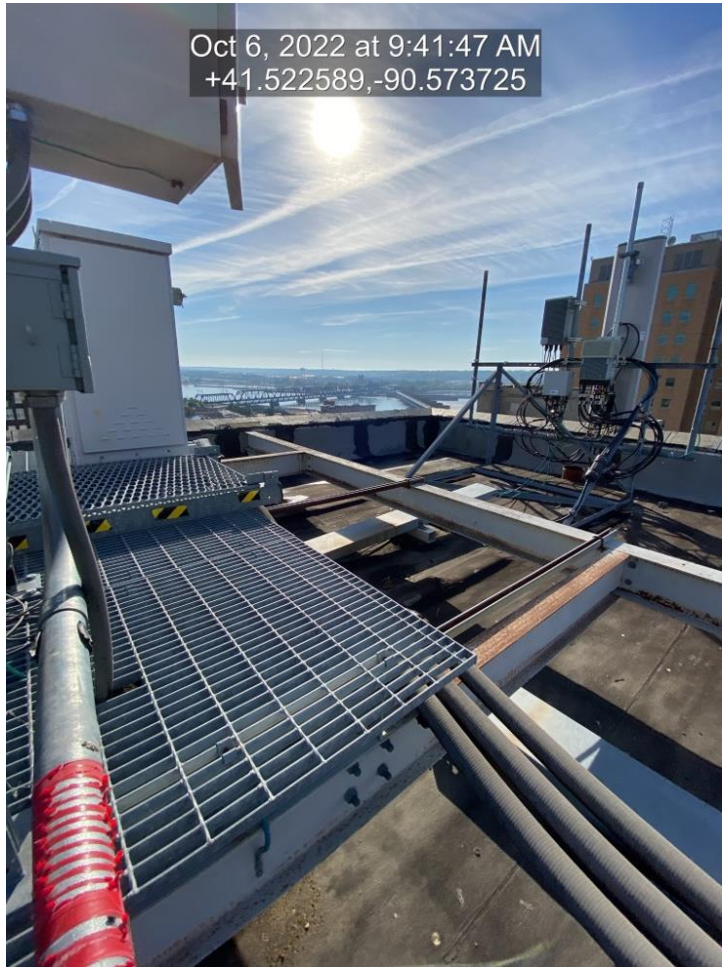


Wireless Equipment

DAVENPORT
IOWA | USA

Wireless Equipment

DAVENPORT
IOWA | USA



SEP 10 1998

NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

COPY

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hotel Mississippi/RKO Orpheum Theater

other names/site number Mississippi Hotel/Adler Theatre

2. Location

street & number 106 E. Third Street N/A [ ] not for publication

city or town Davenport N/A [ ] vicinity

state Iowa code IA county Scott code 163 zip code 52801

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [x] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [x] meets [ ] does not meet the National Register criteria. I recommend that this property be considered significant
[ ] nationally [ ] statewide [x] locally. ([ ] see continuation sheet for additional comments).

Patricia O'Brien 9-16-98

Signature of certifying official/Title Date

STATE HISTORICAL SOCIETY OF IOWA

State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. ([ ] See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

[ ] entered in the National Register.
[ ] See continuation sheet.

[ ] determined eligible for the National Register.
[ ] See continuation sheet.

[ ] determined not eligible for the National Register.

[ ] removed from the National Register.

[ ] other, (explain:) _____

Signature of the Keeper Date of Action

Hotel Mississippi/RKO Orpheum Theater
Name of Property

Scott County, IA
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)
[X] private
[ ] public-local
[ ] public-State
[ ] public-Federal

Category of Property
(Check only one box)
[X] building(s)
[ ] district
[ ] site
[ ] structure
[ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Historical and Architectural Resources of Davenport, Iowa (Part I)

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: hotel
RECREATION AND CULTURE: theater
COMMERCE: office building

Current Functions
(Enter categories from instructions)

DOMESTIC: hotel
RECREATION AND CULTURE: theater
COMMERCE: office building

7. Description

Architectural Classification
(Enter categories from instructions)

MODERN MOVEMENT/Art Deco

Materials
(Enter categories from instructions)

foundation CONCRETE
walls BRICK
METAL
roof ASPHALT
other

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

[X] **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

[ ] **B** Property is associated with the lives of persons significant in our past.

[X] **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

[ ] **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

[ ] **A** owned by a religious institution or used for religious purposes.

[ ] **B** removed from its original location.

[ ] **C** a birthplace or grave.

[ ] **D** a cemetery.

[ ] **E** a reconstructed building, object, or structure.

[ ] **F** a commemorative property.

[ ] **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE
COMMERCE
ENTERTAINMENT/RECREATION

Period of Significance
1931

Significant Dates
1931

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder
Graven, A.S.
Dreyfuss, Henry

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):
[ ] preliminary determination of individual listing (36 CFR 67) has been requested
[ ] previously listed in the National Register
[ ] previously determined eligible by the National Register
[ ] designated a National Historic Landmark
[ ] recorded by Historic American Buildings Survey #
[ ] recorded by Historic American Engineering Record #

Primary location of additional data:
[X] State Historic Preservation Office
[ ] Other State agency
[ ] Federal agency
[X] Local government
[ ] University
[ ] Other
Name of repository:

Hotel Mississippi/RKO Orpheum Theater
Name of Property

Scott County, IA
County and State

10. Geographical Data

Acreage of Property less than 1 acre

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1	[1]5]	[7]0]2]4]4]0]	[4]5]9]9]4]2]0]
2	[ ]	[ ] [ ] [ ] [ ] [ ]	[ ] [ ] [ ] [ ] [ ] [ ]
3	[ ]	[ ] [ ] [ ] [ ] [ ]	[ ] [ ] [ ] [ ] [ ] [ ]
4	[ ]	[ ] [ ] [ ] [ ] [ ]	[ ] [ ] [ ] [ ] [ ] [ ]

[ ] See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Marlys A. Svendsen, Svendsen Tyler, Inc.

organization for Dial Corporation. date 4/98

street & number N3834 Deep Lake Road telephone (715) 469-3300

city or town Sarona state WI zip code 54870

Additional Documentation

Submit the following items with the complete form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items
(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Dial Corporation (Hotel) See Continuation Sheet for Theater Owner

street & number 11506 Nicholas Street telephone (402) 493-2800

city or town Omaha state NE zip code 68154

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

Narrative Description

Site: The Hotel Mississippi/RKO Orpheum Theater is located on Lots 1,2, and 3 of Block 57 of Le-Claire's 2nd Addition. Located in the heart of the central business district that abuts the Mississippi River, this parcel comprises one-quarter of a city block at the northeast corner of the intersection of E. Third Street and Brady Street. The sloping parcel rises from south to north along Brady Street, a multi-lane one-way street (north bound) that also serves as U.S. Highway 61. East Third Street is a multi-lane, one-way (east bound) street that serves as a major access route through the downtown connecting the west end industrial districts with the east end industrial and residential neighborhoods. Both streets have wide concrete sidewalks, standard curbs and gutters, and parallel parking spaces along both sides.

Across Brady Street to the west is a three-story stone building, the former Scott County Savings Bank (National Register) built in 1918. To the south across E. Third Street is the 8-story brick and terra-cotta Union Savings Bank and Trust Co. Building (National Register) built in two phases between WW I and the Depression. More recent buildings nearby include a three-story masonry bank building built during the 1970s at the southwest corner of the intersection and the two-story RiverCenter, a municipally owned civic center operated in conjunction with the former Orpheum Theater. The neighborhood is more completely described in the Orientation and Historical Context sections of "Historical and Architectural Resources of Davenport, Iowa (Part I), pp. 7A-3 and 8B-3.

Building Structure: The structure of the Hotel Mississippi/RKO Orpheum Theater combines two distinct uses in a single building - a 10-story hotel with a 7-story theater. Steel pillars surrounded by concrete pilings rest on bed rock approximately 75 feet below street level. The RKO Circuit, operators of the original theater, stressed these qualities as well as the strength of the structural design in promoting the safety of the original building. They noted that "If an earthquake should rock Davenport...one of the buildings that would be certain to withstand the shocks and the heavings of the earth would be the newly completed RKO Orpheum theater."[1] Above ground the hotel/theater complex has a steel structural system, reinforced concrete floors and 12" tile curtain walls clad in brick. The L-shaped hotel floor plan wraps around the rectangular plan of the theater lobby and auditorium that is located in the northeast corner of the building. The combined building measures approximately 100 feet along E. Third Street and 80 feet along Brady Street.

Exterior Appearance: The foundation (30 inches high along E. Third Street and graduated in height along Brady Street) is finished in black glazed terra cotta with the upper walls clad in a light gray (nearly white) colored brick described by contemporary reporters as "Parisian Marble." News accounts stated that the hotel/theater project represented the first large scale use of this brick in the United States. The brick walls are laid in a common bond with several design features incorporated to

[1] "New RKO Orpheum Foundation Rests Upon Solid Rock," (RKO Theater Edition), *The Daily Times* (Davenport, Iowa), November 25, 1931, p 16.

heighten the building's appearance. Brick piers set at regular intervals extend from the first floor to the parapet. Windows are arranged in vertical columns between the piers (7 bays on the west facade and 9 bays on the south facade). In addition, the central bays on each facade have metal spandrels stacked vertically between the windows of the third and tenth floors. Windows in the upper floors are double-hung wood sash with 1/1 and 3/1 configurations. Multi-story stacks of stretchers extend along the edges of the windows give further vertical definition to the window columns. The building is tied together horizontally with a series of terra cotta panels in floral designs. They contain a series of floral and geometric designs rendered in the Art Deco style. They are located atop the second floor windows and in belt courses above and below the tenth floor windows. Courses of headers and stretchers are again incorporated into the upper belt courses giving a finished cap to the building's ten stories.

Retail shops were incorporated into the building's first floor space along both E. Third and Brady. All of the storefront openings except for the theater entrance bay have been updated to include enameled black metal display windows with vertical muntins and matching metal transoms. The height of the terra cotta foundation sections varies along the Brady Street facade to accommodate the slope of the site. Along the west facade facing Brady Street, the two office suites contain seven storefront openings - five contain display windows, one has an entrance and display windows, and the one at the south corner has a single door and sidelight.

The south facade facing E. Third Street has eleven storefront openings containing various combinations of single and double doors, sidelights and display windows. The west corner office suite has a single door and double-width sidelight. The hotel entrance has its original rectilinear canopy above the entrance doors. It has a projecting center section extending the full depth of the sidewalk. Incandescent bulbs shine from 36 recessed square openings in the ceiling of the canopy. Bands of geometric designs extend above and below the signage space. The hotel lobby has double entrance doors flanked by sidelights. To either side of the hotel's entrance doors are narrower openings with the one to the west containing a separate entrance to the hotel's basement stairwell and the other containing a display window. To the east of the hotel lobby are two office suites with various combinations of entrance doors and display windows.

At the far east end of the building is the theater entrance bay. The storefront opening retains its original components and finishes although the marquee is the fourth the theater has had in nearly seven decades. The current marquee was installed in 1997 and is outlined in neon lights with computer operated changeable signage panels built into all three sides. The first marquee extended vertically up the full height of the building.

The theater entrance bay has its original ticket booth, seven display advertising cases and four sets of double stainless steel and plate glass doors. All but one of the display cases for changeable theater advertising are fabricated of stainless steel with Art Deco motifs in geometric and floral designs placed above them. Internal lighting was provided for the single and double width cases. The largest display case is centered between the entrance/exit doors and has a wood frame and door with a single plate glass light for displaying oversize theater posters.

The octagon shaped free-standing ticket booth has a polychromatic appearance with black terra cotta base moldings topped by rust colored faux marble panels and true dark green marble countertops all trimmed in brass. The brass edged window panels have a row of incandescent bulbs across their tops (each set in the center of a flower petals) with Art Deco designs containing both geometric and floral motifs in the brass trim along the finished upper edge. The ticket booth is located at the front edge of the theater's recessed entrance bay and is occasionally used during evening performances.

The north facade of the hotel/theater building faces the alley and contains a series of service entrances into the stage area, a fixed fire escape for the hotel and two movable escapes for emergency theater exits. Double-hung 3/3 windows appear only in the west end of the north facade where guest rooms and apartments are located. A weathered sign painted on the parapet reads "Hotel Mississippi" but is rarely observed since all street traffic travels north away from the sign due to the establishment of one-way traffic on Brady Street today.

Hotel Interior: The Hotel Mississippi originally contained 200 transient rooms and 50 apartments. Each room had modern appointments including ceramic tiled combination shower/tub units (extant in some rooms, converted to kitchens in others). The L-shaped plan of the hotel allowed rooms in the upper three floors to look out to the west and south. Some of the rooms along Brady Street had views of the Mississippi River. Once the hotel rehabilitation is completed, it will contain 80 apartments.

Three passenger elevators provided access to the upper level rooms off the hotel's handsome lobby. The lobby features a multi-colored terrazzo floor with a pinwheel design, mahogany clad walls with channel cut pilasters and decorative panels, and polished metal clad elevator doors. The hotel registration desk was incorporated into the east wall of the lobby and the desk opening is now enclosed with wood paneling. Art Deco floral motifs matching the exterior designs are repeated in carved wood panels in the lobby's upper walls and above the registration desk. The design of the ceiling includes a large square panel that is stepped and recessed. It contains a chandelier (not original) at the center. A geometric design is incorporated into the plaster cornice band. An Art Deco styled female face set amidst leaves is featured on the face of each of the elevator doors. Other stylized floral motifs are incorporated into the finish of the stairwell leading to the basement level located along the west edge of the lobby - radiator covers, balusters, and wall panels.

The basement of the hotel originally contained a restaurant or coffee shop with a dining room capable of seating 150. Other rooms opening onto the public dining room include the kitchen, billiard room, a private dining room, ladies' lounge, mens and women's restrooms, and lobby. Additional space was provided for a chapel and various mechanical rooms. The public areas of the basement have been remodeled extensively and have been largely unused in recent years.

The guest rooms and apartments located in the upper levels of the hotel have been updated on a regular basis through the five decades that the hotel operated as such. Since the early 1980s guest rooms were converted to apartments with walls removed and small kitchenettes added. Finishes in all areas including corridors, elevator lobby areas, and original apartments were updated as well. Original

trim and doors remain. The former includes simple square moldings with a painted finish while the latter have two recessed panels - a narrow horizontal upper panel and tall vertical lower panel. The public spaces in the upper floors had little decoration with only the original geometric design of the nickel plated door knobs and key escutcheons alluding to the building's Art Deco design.

RKO Orpheum Theater Interior: The RKO Orpheum Theater consists of a series of public spaces used to direct and hold theater goers while attending a performance or movie as well as semi-private spaces designed to meet specific needs such as a smoking lounge and restrooms. The balance of the theater was given over to the needs of the performers and staff involved in putting on shows.

Theater goers would arrive at the E. Third Street entrance to queue up and purchase a ticket before entering the theater. The free-standing ticket booth was centered in the recessed entrance bay. The first interior space theater goers encounter is the entresol,[2] a low-ceilinged entrance vestibule that is walled in vertical panels of various shades of green and gray marble. The ceramic tiled floor slopes gently up towards a second set of polished stainless steel and plate glass swinging doors that connect the entresol with the grand lobby. Treated cool or warm air is delivered to the entresol via a decorative rectangular vent which is recessed in the stepped ceiling. Art Deco design motifs are used in the pilaster capitals and display advertising cases located at each end of the entresol and in the vent plate and light fixtures on in the ceiling.

The grand lobby has a height of approximately 22 feet. Square pilasters ring the room with an open staircase at the north end leading to the mezzanine. A series of mirrored openings and curved edge pseudo balconies lines the east or rear wall. Matching balconies look down on the lobby from the mezzanine along the west wall. Five sets of double doors lead to the main auditorium on the first floor. A closed balustrade with horizontal moldings is repeated on the staircase, balconies and along the walk-way above the entresol at the south end of the grand lobby. The ceiling features a series of recessed stepped pyramid openings arranged in a large rectangular panel that extends from above the walk-way to the mezzanine staircase. The two large striking chandeliers set in this area contain crystal strands that drop in a series of graceful curves and rectangular shades to form a geometric pattern consistent with the Art Deco style of other decorative elements in the theater. Matching vertical wall sconces are located between the balconies and pseudo balconies. The ceiling is painted a dramatic gold tone with the walls painted various shades of tan, henna and gold. A reproduction carpet matching the original was installed in 1984. It contains a large floral pattern in the same colors as the walls and ceiling. At the time the Orpheum opened, RKO theater designer Henry Dreyfuss was credited as "successful in his efforts to infuse warmth into the entire scheme."[3]

The relatively narrow width mezzanine overlooks the grand lobby and provides circulating space for

[2] The term "entresol" was used by the architect to delineate the entrance vestibule space on the original drawings of the buildings.

[3] "Interior of New Theater Reflects Luxury, Harmony' Appointments Well Chosen," (RKO Theater Edition), *The Daily Times* (Davenport, Iowa), November 25, 1931, p 15.

theater goers with balcony seats. Entrances to smoking lounges, restrooms and auditorium seats are located along the west wall. The mezzanine walkway connects to a second enclosed staircase at the front of the building that continues to additional balcony doors at two upper levels. Because the Orpheum was designed to handle consecutive evening shows, this staircase was important in providing a essential exit route for those with balcony seats while causing minimal conflict with first floor exiters. Theater safety also required alternative exit routes via exterior fire escapes along the alley and one exit that passed through the lobby of the Hotel Mississippi. As a cost cutting measure, a proposed elevator to the balcony was never built.

The lower level of the theater contained a series of public spaces, performer and staff preparation areas and building service spaces. The general lounge along the east wall of the building is accessed via stairs located beneath the open staircase of the grand lobby. This long, low-ceiling room has an artificial fireplace set between two false windows and pairs of fluted pilasters. The windows were lighted artificially behind louvered blinds to give loungers "the feeling of being in some pleasantly light room instead of being below street level."[4] The blinds have been replaced but the openings continue to be lighted. The relief sculpture above the fireplace is a Hollywood scene depicting a director, movie cameraman and several actors. Cushioned window seats flank the fireplace.

At the south end of the basement lounge is a separate ladies lounge, cosmetic room, wash room and toilet room. Ceramic tile walls and mirrors are original. The men's lounge, wash room and toilet room are located at the north end of the general lounge to the rear of the staircase. A bank of telephones was located in the telephone alcove directly beneath the staircase. Locker rooms for female and male help were located along the west wall. This area has now been converted to a permanent concession counter.

The area beneath the theater auditorium consists of nine parallel unexcavated and excavated channels running east to west with the latter containing exhaust trenches. The area beneath the theater stage originally consisted of a catacomb of small corridors, offices and storage rooms. The south third of the stage area housed a series of small rooms to either side of a narrow passage. They contained an orchestra room, music storage room, orchestra leader's office, stage manager's office, organ console platform and access room (these were never used as intended since the organ was not installed), a toilet room, and animal room. This last room was used for vaudevillian animal acts and was equipped with an oversized concrete bathtub for washing the "performers." The central section beneath the stage contained an orchestra pit at the front, a trap space, another toilet room, and a property room. The north third of the area beneath the stage contained a passage flanked by a receiving room with access to a freight elevator that opened onto the alley and the stage, an organ blower room, an electrician room, remote control room, a stage hand room, a large lavatory and a general storage room.

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[4] *Ibid.*

The main auditorium is designed with a proscenium shape where the audience faces the performing area on one side only. The stage area of the Orpheum does not contain the typical proscenium arch, however, where an elaborate architectural opening frames the stage. Instead, the 60-foot high stage opening consisted of a series of curved surfaces that stepped down to the stage. The stage itself measures 90 feet wide and 30 feet deep. Another atypical aspect of the auditorium design is the fact that the ceiling extends upward from the rear wall to the stage opening in order to provide better acoustics and to eliminate the closed-in feeling frequently seen in balcony seating arrangements.

The stage curtain is a suspended curtain design and was one of the largest ever put in a Midwestern theater when first installed. It was fabricated of solid henna colored velvet with matching panels of varying lengths hung in sections around the perimeter of the auditorium. Design elements throughout the auditorium continued the Art Deco feel of the balance of the building with geometric shapes dominating door openings ceiling panels, and wall treatments. Color tones were a repetition of the shades and hues of the lobby. The original paint medium for the auditorium ceiling was "tempers" (dry pigment mixed with egg whites - nearly 2,000 in the case of the Orpheum ceiling) and was selected for its fine acoustic qualities.[5] No other special acoustic measures were identified for this theater when it was constructed.

The auditorium seating plan provides room for 2,700 people in three sections on the main floor and four sections in the balcony. The floor seating pattern was changed in the 1984 theater rehabilitation by the construction of a quiet room at the northeast corner of the main floor, the removal of selective seats to provide space for wheel chairs, and the removal of several rows of seats at the front to allow for the enlargement of the stage. The orchestra pit was also removed and the stage extended approximately 12 feet. The original seats have been retained with new finishes and upholstery. Floors are sealed concrete with carpeting in the aisles.

Additional performance preparation spaces were originally housed in the second floor of the Hotel Mississippi facing Brady Street adjacent to the alley. These areas included a series of dressing rooms, props storage areas, locker areas, shower rooms, etc. A back stage vault used to store valuables of the visiting stars (including Jack Benny's fur coat) is no longer used. Because the RKO offered combined programs of stage and film productions, the Orpheum had a fully equipped projection booth at the rear and a screen formatted for wide-screen productions. The original projection equipment was manufactured by RCA Company and included the 1932 Photophone talking equipment designed to reproduce the human voice with naturalness and sound purity. Some of this equipment is retained in the projection room and is used for special film features. The theater organ originally planned for the Orpheum was never installed due to cost saving measures adopted during its construction.

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[5] "Whites of 2,000 Eggs Are Used in Theater Ceiling," (RKO Theater Edition), *The Daily Times* (Davenport, Iowa), November 25, 1931, p 18.

Rehabilitation and Restoration: As noted above, rehabilitation on the hotel portion of the building has been completed on a sporadic but on-going basis through the years. Most changes have been confined to the guest rooms where individual rooms were joined to make apartments through the addition of kitchens and removal of bath rooms. Changes in the hotel lobby included the closure of the registration desk window sometime in the mid-1980s when the hotel closed to transient guests and the replacement of the original light fixture with the multi-light chandelier currently in place at an unknown date.

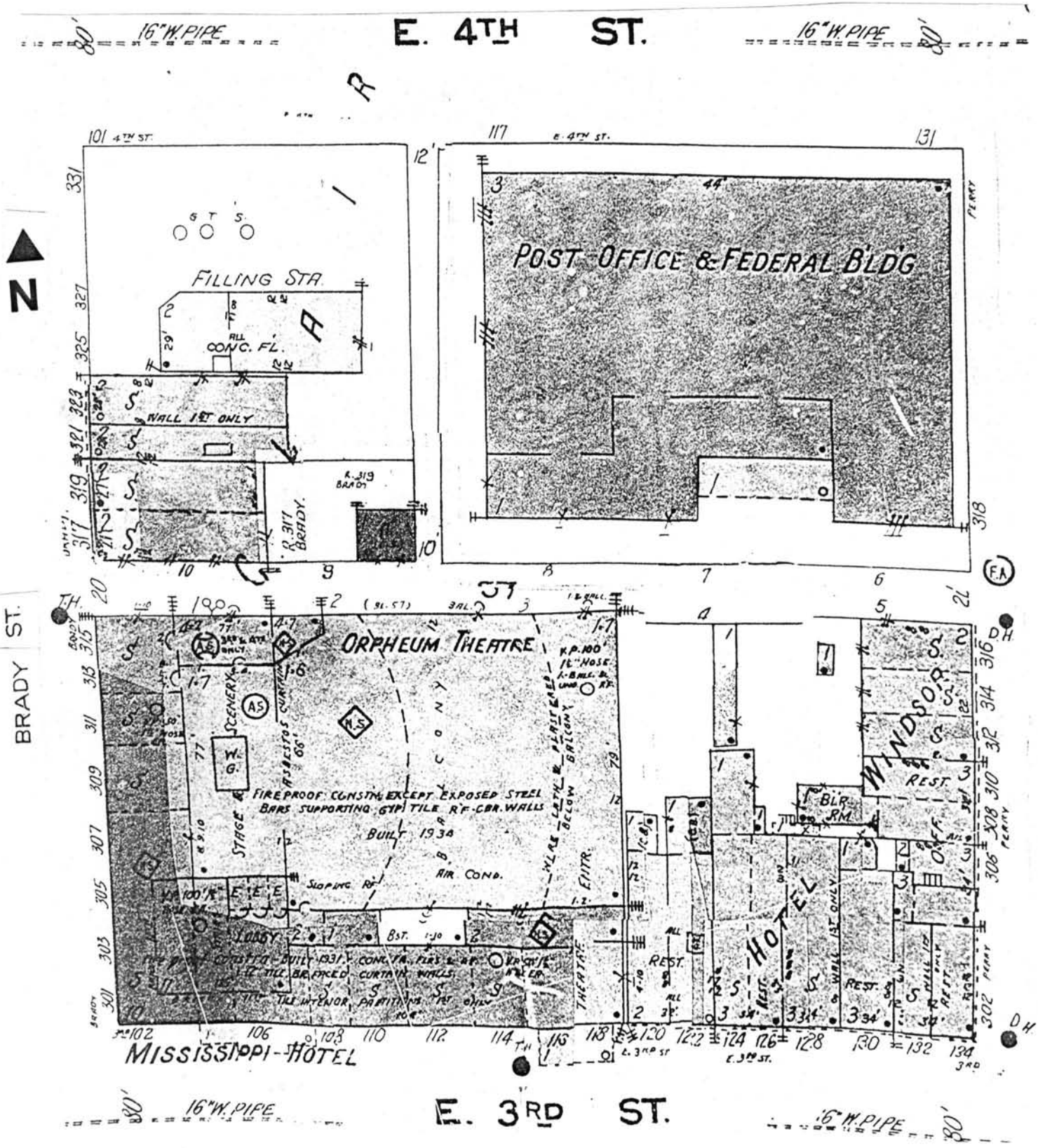
Exterior changes to the building have included the installation of replacement storefronts. The original storefronts facing E. Third Street were individual shop spaces with recessed centered entrances flanked by display windows. The Brady Street storefront openings had metal transoms containing display signs touting the products and services of the tenant - "Drugs," "Lunches," "Toiletries," etc. Retractable awnings were mounted beneath the signs. Only the paint colors of the hotel canopy have been changed with the original scheme of white lettering on a dark background reversed today. The most noticeable change made to the theater was completed when the original six-story high "RKO-Orpheum" sign mounted at the east edge of the building's E. Third St. facade was removed. The marquee has been replaced at three subsequent times once prior to the 1960s, in 1984 and again in 1997 when the current changeable signage marquee was installed.

In the late 1970s plans began for the rehabilitation of the Orpheum Theater for use as a performing arts center in conjunction with the construction of a new civic activities center on the quarter block to the east. The theater's $4 million rehabilitation included preservation of the interior's Art Deco features including reproduction of the original floral carpet design, restoration of the brass ticket booth, restoration of the original paint schemes, and upholstering the original seats. The theater reopened as the "Adler Theatre" in 1984. Consultants for the project included Paul S. Veneklasen, acoustics consultant from Santa Monica, California and Scholtz-Kuehn, Architects of Davenport.

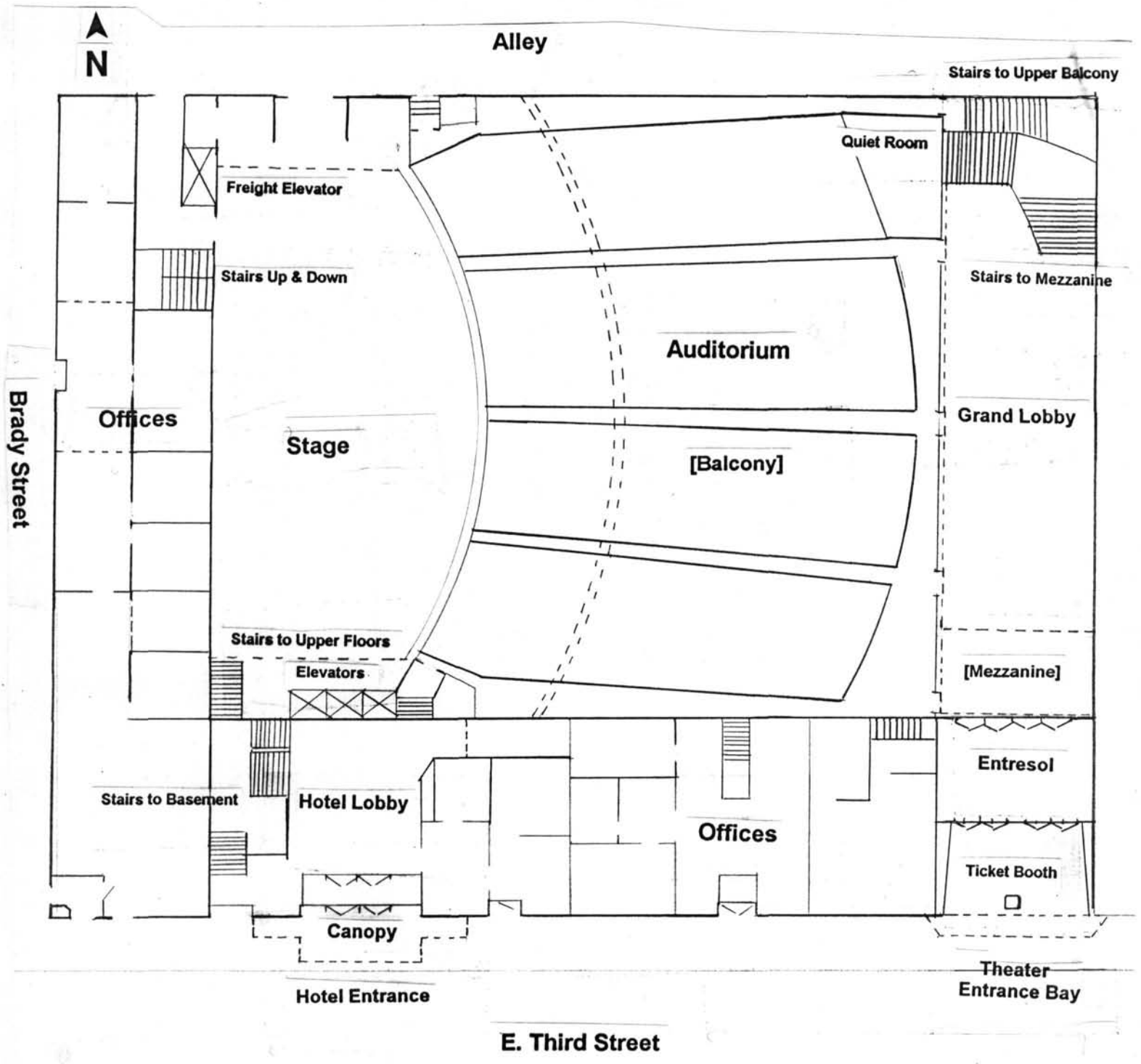
At the time that the theater was restored, the municipally owned RiverCenter was constructed directly east of the Hotel Mississippi/RKO Orpheum Theater. It was completed in 1983 with connecting openings made in the east wall of the theater into the new civic center. The first floor opening is located just inside the entresol beneath the mezzanine balcony. It leads to a corridor containing the new box office for the theater located inside the RiverCenter. A second opening was made at the mezzanine level. Both openings were located in previously blank walls and no important architectural features of the theater space were modified to accomodate their installation. No false decoration confuses the viewer that these openings are original.

A major rehabilitation of the Hotel Mississippi is planned for 1998-99 with conversion of the building to an assisted living facility. The project will involve new HVAC systems, plumbing, electrical work, redesigning guest rooms as apartments and refurbishing the existing apartments. new public spaces will be created for residents including an independent dining area, coffee shop, general store, beauty/barber shop, and day care area. Additional stairs will be added to meet state code requirements. All work will be completed in conformance with *The Secretary of the Interior's Guidelines for Historic Buildings* and reviewed by the Iowa State Historic Preservation Office and the National Park Service.

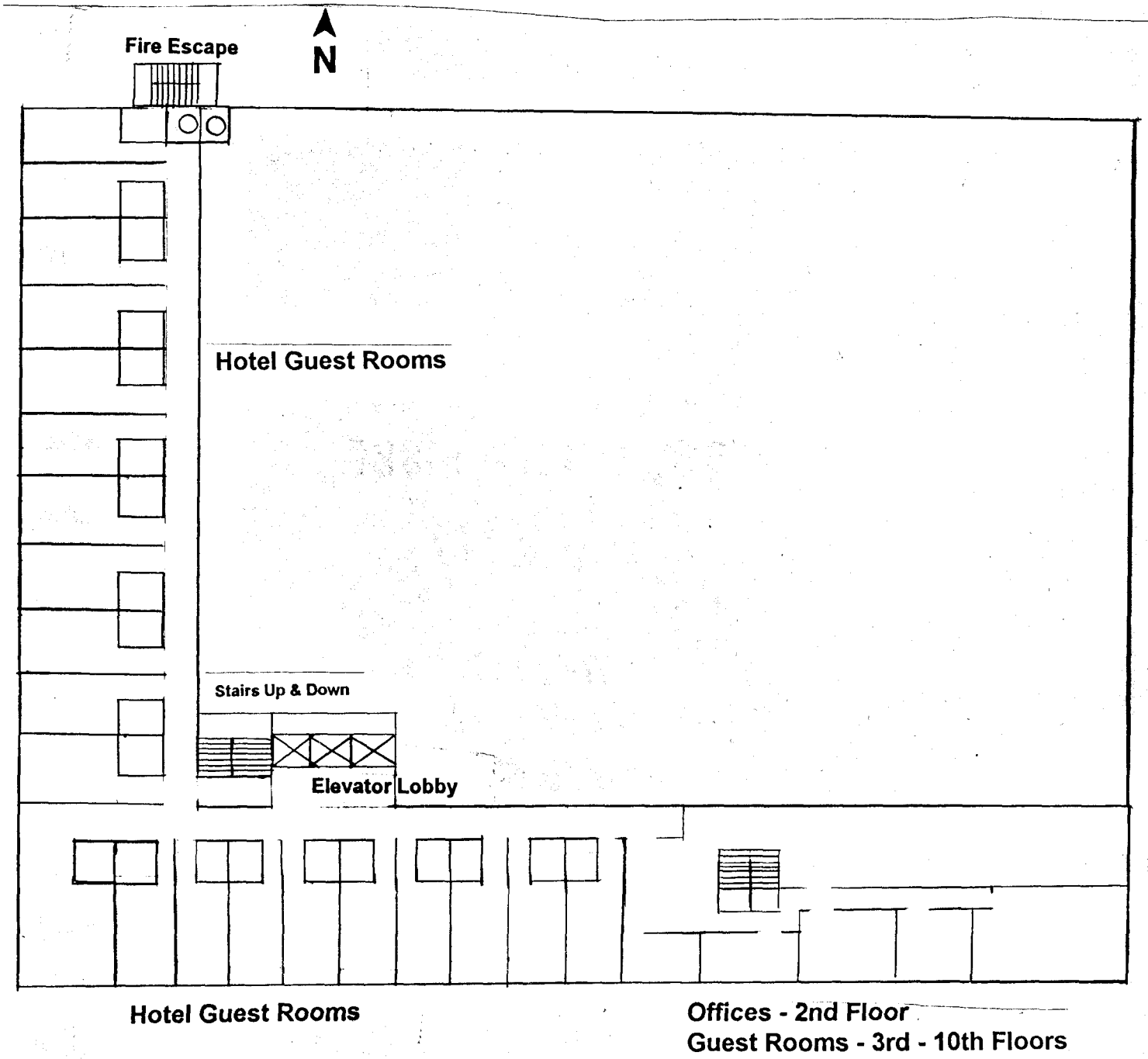
1910 updated to 1940 Plat Map View, Sanborn Map Company, Davenport.



First Floor, Hotel and Theater

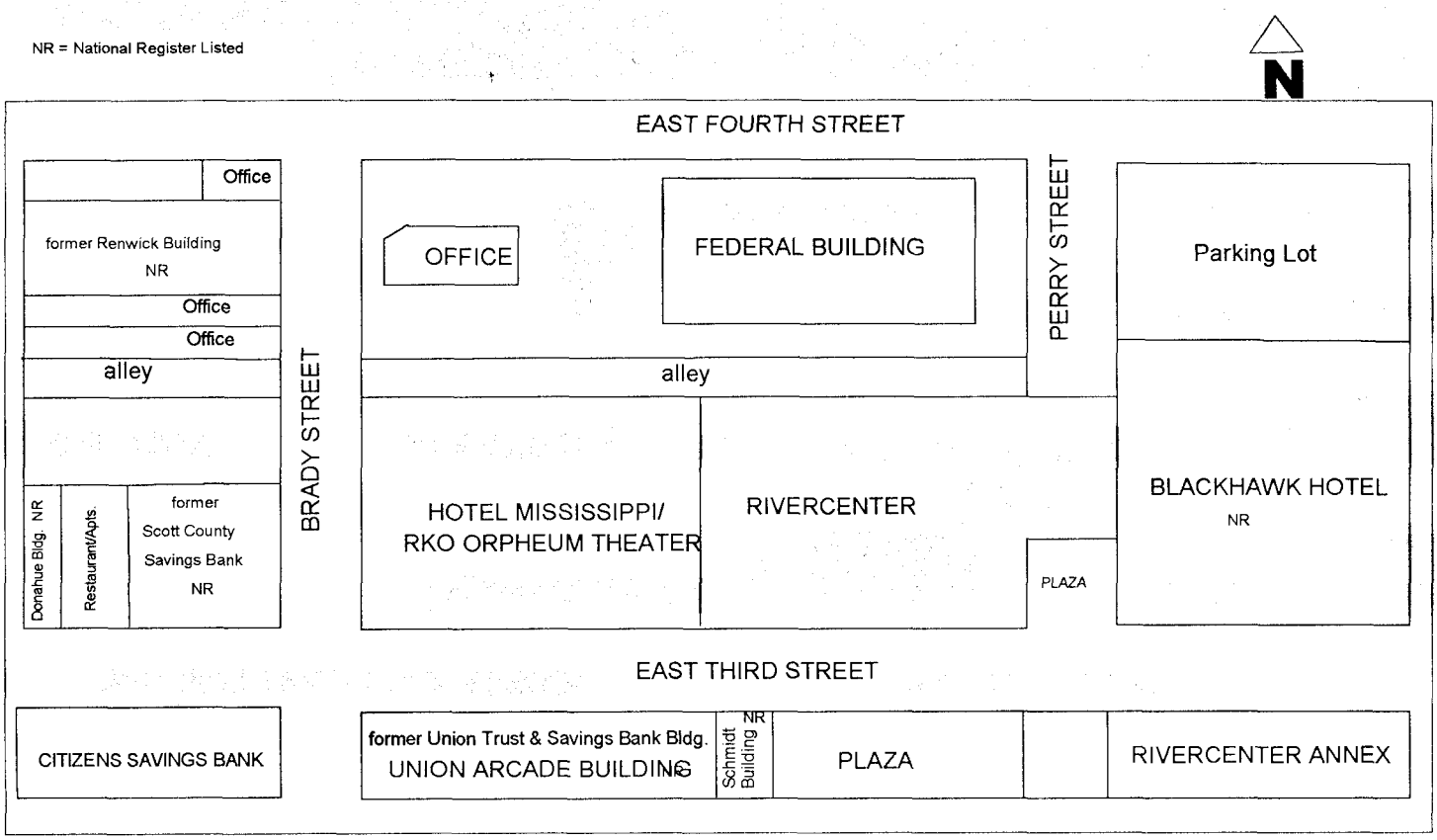


Typical Floor, Levels 2-10, Hotel



Sketch Map of Brady Street and East Third Street Vicinity, 1998

NR = National Register Listed



Statement of Significance

Summary: The Hotel Mississippi/RKO Orpheum Theater are significant locally under National Register Criteria A and C within the historic contexts of commercial development, entertainment/recreation, and architecture. The building was identified as individually eligible as part of the commerce theme in the multiple-resource National Register nomination for "Historical and Architectural Resources of Davenport, Iowa (Part I)" listed in 1983. Due to owner objection at the time, the building was not submitted for listing.

Under Criterion A, the Hotel Mississippi/RKO Orpheum Theater are significant as the last of the major downtown hotels and as the largest movie theater built prior to World War II in Davenport. It survives as one of three extant downtown hotels and two theaters[6] built in the early twentieth century. Conceived during the prosperous decade of the 1920s and built as a joint venture of a local capitalist and a national movie theater syndicate, the hotel/theater complex was completed in 1931 as the economic decline of the Great Depression descended on the Midwest.

Under Criterion C, the Hotel Mississippi/RKO Orpheum Theater is significant as the work of two nationally significant designers - Chicago architect A.W. Graven and New York theater designer Henry Dreyfuss.[7] Built at the end of the golden age of American theater building, this complex survives as the most important local example of the Art Deco style.

Background: Construction of the Hotel Mississippi/RKO Orpheum Theater was completed in 1931[8] but its owner and developer, George M. Bechtel, had been part of Davenport's civic life for more than four decades. In 1891 Bechtel organized one of the first investment bond houses in Iowa specializing in the purchase and sale of municipal bonds. In the decades that followed, Bechtel's operation, "George M. Bechtel & Co.," grew to become the most important bond house in Iowa earning him the sobriquet "father of Iowa municipal bonds." His firm eventually located its offices along Brady Street just north of Third Street in the downtown. Through the years Bechtel & Co. secured several real estate holdings in the downtown including the Petersen Block located at the northeast corner of Third and Brady across the street from Bechtel and Co.'s headquarters.

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[6]Hotels include the Blackhawk Hotel, 301 E. Third Street and the Hotel Davenport, 324 Main Street. The other theater is the Capitol Theatre, 330 W. Third Street. All of the buildings are National Register listed.

[7]The specific role played by Dreyfuss in the design of the Orpheum is unknown. He was not a licensed architect or engineer but rather an experienced theatrical visionary. Based on contemporary accounts, it is likely that his role was to provide an aesthetic sensibility and theatrical functionality to the theater derived from his years as a theatrical set designer.

[8]Note that the Sanborn Map shown on page 8 shows an incorrect construction date of 1934. Architectural plans and newspaper accounts correctly date completion of the building in November 1931.

In October 1926, local newspapers announced that negotiations were underway between Bechtel & Co. and a syndicate of Chicago capitalists for the purchase of the Petersen Block site. The Chicago investors were interested in constructing a 3,000 seat vaudeville house that would be leased to the Orpheum Circuit.[9] The Orpheum Circuit was one of a handful of national theater chains in operation at the time. Plans called for the construction of retail stores at street level along both Brady and Third Streets with office suites on two upper levels. The Orpheum Circuit at the time operated the Columbia Theater in Davenport and was looking for a larger house to show movies and host vaudeville shows. Financing for the theater would be through the sale of building bonds.

Plans with the Chicago syndicate eventually fell through but the idea of building a theater and leasing it to a national theater circuit continued. In the midst of negotiations Bechtel's bond house marked its growth in 1927 when it was renamed the "Bechtel Trust Company" and moved into the former Scott County Savings Bank (National Register listed) at the northwest corner of Brady and Third Streets across from the Petersen Block. In 1930 Bechtel Trust Co. and representatives of the Radio- Keith-Orpheum Circuit (RKO) of New York City, successor to the Orpheum Circuit, concluded a revised plan calling for the construction of a major hotel in conjunction with the theater. The Third and Brady Street Corporation was formed by George Bechtel to take on the project.

With lease negotiations concluded, Bechtel retained national expertise to guide the project's construction. He hired Chicago theater architect A.S. "Bumps" Graven. principal with the firm Graven and Mayger for the overall project. Graven graduated from the University of Illinois and both Graven and his partner had worked for the Chicago architectural firm of Rapp and Rapp, prolific American theater architects, before joining forces and opening their own architectural office in 1925. Graven is credited as having worked with C.W. and George L. Rapp on such projects as New York's Paramount Theater and Cleveland's Palace. Graven and Mayger designed a number of prominent American theaters including the Alabama Theater (1927, Birmingham, extant, National Register listed), Fisher Theatre (1928, Detroit, extant), the Hollywood Theater (1927, Detroit, nonextant), the Minnesota Theater (1928, Minneapolis, nonextant), the Palace Theatre (1928, Rochester, NY, nonextant), and the Tennessee Theater (1928, Knoxville, extant, National Register listed). Graven drowned in a duck hunting accident shortly before the Davenport project was completed.

New York theater consultant and industrial designer Henry Dreyfuss (1904-1972) coordinated the interior design elements of the theater on behalf of the RKO Orpheum Circuit. He began his career de-

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[9]"Plan $1,000,000 Theater Here," *The Davenport Democrat* (Davenport, Iowa), October 13, 1926, pp. 1, 4.

signing sets for stage presentations at the age of 17 and went on to serve as a consultant in the design of a number of major theaters in the United States. In 1929 he became associated with the RKO Circuit as art director. The same year he formed his first industrial design office and during the next forty years his most well-known industrial designs included the John Deere Power tractor, the Polaroid camera, the Honeywell Round thermostat and the Bell TRIMLINE® telephone.[10]

Hotel: The Hotel Mississippi opened in 1931 just eleven months after construction had begun on the project. Builder for the hotel/theater project was the Lundoff-Bicknell Company, contractor for Chicago's Palmer House. The Hotel Mississippi's ten floors contained 200 transient rooms and 50 apartments along with a coffee shop and various guest services. The retail tenant occupying the prime Brady Street frontage during the hotel's early years was Walgreen Drugs.

The Hotel Mississippi opened at the end of downtown Davenport's most important era hotel building. The hotel was operated for Bechtel by the Black Hawk Hotels Corporation. Black Hawk Hotels operated a chain of hotels in Iowa and Minnesota following World War I including two other Davenport Hotels (the Blackhawk Hotel and the Davenport Hotel, both National Register listed), the Fort Des Moines and Savery in Des Moines, the Hanford in Mason City, and the St. Paul in St. Paul, Minnesota.

Though modern and up-to-date in nearly every respect, the Hotel Mississippi was a poor investment for its owner. During the 1930s it had an occupancy rate of about 25% with the other well-established downtown hotels providing stiff competition. By the 1970s the hotel/theater complex was owned by the Verdi Corporation which was in turn owned by Mel Foster, Jr., head of a prominent local real estate company, and Dudley Priester, co-owner of the Davenport based Priester Construction Co. The Mel Foster Company located its corporate headquarters in the former Walgreens space until the 1980s. The hotel gradually converted transient rooms to apartments ceasing hotel functions in the mid-1980s. The Davenport Chamber of Commerce leased office suites along E. Third Street during the 1980s. Apartments in the hotel are largely occupied by elderly residents today.

Theater: The RKO Orpheum Theater was one of five new theaters to open nationally in the RKO chain in the fall of 1931. Its dual use design provided not only up-to-date cinema equipment but a fully equipped stage for vaudeville shows, concerts and road show productions of Broadway hits. In this respect the Orpheum typified national theater building trends of the 1920s which saw pioneer theater architects partner with vaudeville promoters and motion picture companies to design and build halls capable of housing both stage and film productions. Dozens of medium and large scale theaters opened during the decade as movie going became a national pastime. The newly designed "movie palace" be-

[10]"Dreyfuss, Henry" *Britannica Online.* <http://www.eb.com:180/cgi-bin/g?DocF=micro/178/8.html> {Accessed 27 February 1998].

came an essential tool for selling the product of the burgeoning American film industry. The architecture of fantasy which accompanied the new theater building saw exotic designs imported from around the world. Italian baroque and French Second Empire palaces were soon joined by Mayan and Egyptian temples to house theater goers of the '20s.

By the end of the decade the influence of the International Exposition of Decorative Arts hosted in Paris in 1925 was holding sway in new theater design. One theater historian notes that "the baroque and the exotic gave way to the simplified lines and bright colors of Art Deco."[11] When the stock market crash came in 1929, most major theater projects were put on hold as movie promoters and theater chain operators waited to test the economic winds. When builders of the RKO Orpheum in Davenport decided to proceed with the hotel/theater project , they were joined by only a handful of theaters across the country. Among the most important were the Fox-Wilshire Theater completed in Los Angeles in 1930, the Oakland Paramount finished in 1931 and Radio City Music Hall completed in 1932, all designed in the Art Deco style. Their construction along with that of the Orpheum saw the golden age of movie palace building draw to an end as the Great Depression settled across the nation.

The gala opening of the RKO Orpheum came on the day before Thanksgiving, November 25, 1931. The theater's 2,700 seats made it the largest movie house in Iowa at the time. The opening night show advertised five acts of "RKO Vaudeville" along with a feature film. Ginger Rogers, star of the main feature, "Suicide Fleet," sent a telegraphic signal from Hollywood to commence the ribbon cutting ceremonies. The stage performers included a Japanese acrobatic team, comedians, dancers and musicians. The vaudevillians were accompanied by the Orpheum Theater's house orchestra. William C. Sears was the first theater manager for the Orpheum.

During its early years, the Orpheum Theater was a greater success than the Hotel Mississippi. Hundreds of vaudeville acts made up theater bills that combined their acts with feature length films and shorts. Acrobats, jugglers, comedians, magicians, and animal acts were booked by the RKO Circuit and played to packed houses. American theater greats included Tallulah Bankhead, Paul Robeson, Imogene Coca, Dorothy Lamour, Phil Ford and Forrest Tucker. They appeared in performances booked by the RKO Circuit, private promoters or, in more recent decades, by Davenport's Broadway Theater League. Dozens of musicians and entertainers also played the Orpheum as part of national tours through the years. They included Pearl Bailey, Jack Benny, Sammy Cahn, Phyllis Diller, Jimmy Dean, Stan Kenton, Liberace, the Beach Boys, Sonny and Cher, the Supremes and the Pointer Sisters.

Due to its size and modern appointments, the Orpheum soon became the cinema showplace of the Tri-Cities (Davenport, Iowa and Rock Island and Moline, Illinois) hosting all of Hollywood's major releases. Air-conditioned seating, excellent acoustic engineering and a thoroughly modern decor brought thousands of theater goers to the Orpheum. The decision to forgo installation of a theater organ due to the

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[11]Naylor, David, *Great American Movie Theaters,* (Washington, D.C.: The Preservation Press), p.25.

economies necessitated by the Depression had no adverse impact on the Orpheum's operation since it was outfitted for "talkies" from the start. The long-term success or failure of the theater had more to do with changes in the entertainment industry. During the 1940s through the 1960s all of Hollywood's major releases opened at the Orpheum. *The Graduate* (1967) ran for ten weeks and *Pillow Talk* (1959) for six weeks. Disney's original *101 Dalmatians* drew crows of 10,000 people a day when it opened in 1961.

The house size of the Orpheum once touted as a competitive advantage eventually became its downfall. The construction of multi-plex, small-screen theater complexes located adjacent to convenient parking in shopping centers created stiff competition. When the last film, *Cleopatra Jones,* was shown on September 11, 1973, the RKO-Stanley Warner Corporation still had a long term lease on the theater. Five years later they sold the lease back to the building owners, Verdi Corporation.

The Orpheum Theater continued to be used for special performances, closed-circuit television events, and traveling Broadway shows after the RKO lease lapsed. In 1978 a study was undertaken by a task force of the Davenport Chamber of Commerce to determine the feasibility of converting the theater into a performing arts center and home of the Tri-Cities Symphony and the Broadway Theatre League. A non-profit corporation was formed and funds were raised to buy the theater in 1981 and rehabilitate it during the next several years. It reopened in early 1984 and is now operated in conjunction with the adjoining RiverCenter, a municipally owned civic activities center and exhibition hall.

Central Business District History: Downtown Davenport extends for five blocks along the north bank of the Mississippi River between the Government Bridge to the Centennial Bridge. During its first 150 years the central business district experienced at least five generations of building. The first began with the construction of modest one and two-story buildings during the 1840s and 1850s. Most were frame but a scattering of masonry buildings was constructed by the more progressive and prosperous property owners. These frontier buildings all but disappeared in the boom Davenport experienced during the Civil War and post-Civil War era. The fires and deterioration experienced by the frontier buildings dictated more substantial replacements. The new commercial blocks and warehouses were built of brick with stone, wood and cast iron trim. Building practice and technology limited this second generation of buildings to four stories. Dozens of hotels, public halls, and specialty shops lined Front Street, Second Street, and Third Street.

The prosperity of the 1880s and 1890s required a third generation of upscale commercial buildings to keep pace with Davenport's expanding economy. Their construction was epitomized by the city's first department store - a five-story building modeled after the Rookery Building in Chicago and designed by a European trained local architect. This third generation of downtown buildings saw land use intensify in the CBD. A series of new multi-story bank buildings, commercial blocks, opera houses and public buildings appeared by the turn-of-the-century. Only one church remained in the downtown.

By 1910 in the midst of continuing economic boom, the fourth and most important period of downtown building was underway. Taking advantage of the new technology of skeletal construction and eleva-

tors, buildings began to reach upward with 8, 10 and 12-story buildings giving Davenport's riverfront business district a modern skyline. This last generation of building continued into the 1930s and the early years of the Great Depression. New railroad stations, national franchise stores, local department stores, hotels, vaudeville theaters, movie palaces, and several important office buildings appeared in just two decades.

Several factors combined to create a dearth of building construciton between 1930 and 1970. Economic stagnation limited demand for new space while the surplus of office space kept pace with what demand arose. Retail practices shifted dramatically and irreversibly. Construction of Davenport's first shopping center and the development of neighborhood banks and retail centers closer to new residential neighborhoods stifled growth of the downtown. The fifth generation of building began in the late 1960s and early 1970s with the construction of new parking ramps, a few smaller scale office buildings, and several bank buildings. None of the new buildings, save for the public library, rivaled the design or scale of those built forty to fifty years earlier. The downtown skyline remained virtually unchanged until the mid-1980s and 1990s when another wave of building and redevelopment occurred. The demolition of smaller scale nineteenth century buildings allowed the assemblage of larger parcels for the construction of a new hotel, major office building and a plethora of parking lots. A number of important landmarks from the post-1910 building boom survived to be rehabilitated and reused as the twentieth century comes to a close.

Summary: The Hotel Mississippi/ RKO Orpheum Theater is an outstanding local example of the Art Deco Style that became the signature style of American movie palaces during the late 1920s and 1930s. Completed in 1931, the building marked the end of an era in downtown hotel and theater building in Davenport. It stands out as the work of an important American architect, A.S. Graven of the Chicago firm of Graven and Mayger, and of an internationally significant theater designer, Henry Dreyfuss. Its completion in the midst of the Great Depression was testimony of the confidence of its local owner, George Bechtel, and anchor tenant, the Radio-Keith-Orpheum Circuit, in the local economy.

Period of Significance: The period of significance under Criterion A and C is 1931. The date marks the year the building was constructed and put in service by the Hotel Mississippi and RKO Theater Syndicate. Both the hotel and theater continue in use nearly seven decades later with the hotel now housing permanent residents and the theater now operated as part of the RiverCenter, a civic activities center owned and maintained by the City of Davenport.

Resources Nominated: The property contains one resource with ownership divided between the hotel portion of the property and the theater. Ownership of the building prior to the early 1980s was with a single owner and, as a result, it is considered a single resource with dual ownership. The archeological potential of buildings previously on this property has not been determined and has not been addressed in this nomination. Given the substantial scale of the hotel/theater building relative to the buildings it replaced, the presence of archeological remains from any earlier structures is remote.

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"RKO Theater Edition." *The Daily Times* (Davenport, Iowa), November 25, 1931, 23 pp.

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Svendsen, Marlys A. *Davenport A Pictorial History.* Rock Island, Illinois: G. Bradley Publishing Co., 1985.

"The Orpheum Circuit," nog date. (souvenir brochure for St. Louis Theater in St. Louis, Missouri, ca.1920).

"The Show Goes on at the Orpheum," April 29, 1982 (souvenir booklet for Orpheum Theater's remodeling dedication).

Verbal Boundary Description

Lots 1, 2 and 3 in Block 57 of LeClaire's Second Addition to the City of Davenport, Iowa.

Boundary Justification

This parcel includes the quarter block of land assembled and developed by George Bechtel for his new hotel and theater building in 1931.

Hotel Mississippi/RKO Orpheum Theater, Scott County, Iowa

Photographs: Photographs taken February, 1998 by Marlys A. Svendsen, Sarona, Wisconsin. Negatives stored with Svendsen Tyler, Inc., Sarona, Wisconsin.

1. Exterior, looking northeast, hotel at intersection
2. Exterior, looking southeast, rear of hotel and theater
3. Exterior, looking northwest, theater entrance at right
4. Exterior, looking north, 10th floor window and beltcourse detail
5. Exterior, storefront at southwest corner of building, looking northeast
6. Exterior, looking north, hotel entrance and canopy
7. Exterior, looking north, theater entrance and canopy
8. Exterior, looking north, theater ticket booth
9. Interior, looking west, entresol
10. Interior, looking north, theater lobby and staircase to mezzanine level
11. Interior, theater auditorium, looking towards north wall and balcony seating on east wall

Hotel Mississippi/RKO Orpheum Theater, Scott County, Iowa

Property Ownership: The Hotel Mississippi and the RKO Orpheum Theater were originally owned and built as a single building with one owner. Prior to the restoration of the theater portion of the building in the early 1980s, ownership in the building was divided with the theater portions sold to the City of Davenport and the hotel and commercial space retained under private ownership.

Owner Address for Theater: City Adminstrator, City of Davenport, City Hall, 226 W. 4th Street, Davenport, Iowa 52801

Owner Address for Hotel: Patrick Day, c/o Dial Corporation, 11506 Nicholas Street, Omaha, NE 68154

82-010-2484

ARCHITECTURAL / HISTORICAL SURVEY — DAVENPORT, IOWA

The Architects Office
Wehner, Nowysz, Pottschull and Pfiffner
201 dey building iowa city iowa 52240

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

SITE #82-10- 3-E110 MAP # 1

HIST. DIST.

NAME Mississippi Hotel/RKO Theater H C

ADDRESS 106 E. 3rd St.

LEGAL DES. LeClaire's 2nd Add. (SUB-DIVISION) 57 (BLOCK) Lots 1, 2 & 3 (PARCEL) (SUB-PARCEL)

UTM 15 [7|0,2|4,4,0|] EASTING [4,5|9,9|4,2,0|] NORTHING ACREAGE ZONE C-4

OWNER

TITLE H. (IF DIFF.) Verdi Corporation
c/o Mel Foster, Inc., 102 E. 3rd St.
Davenport, IA

MAP

SITE SHEET

DESCRIPTION

FORM 10 story hotel block, rough L-plan around 1934 theater block on NE corner CONST. DATE 1931

MATERIALS Concrete, brick over tile, steel, metal windows ARCH STYLE Moderne

FENESTRATION 3/1 D.H.S.

DIST. FEATURES Beltcourses of floral ornament above and below top story window; same theme on panels above 2nd story windows

ALTERATIONS Minor shopfront modernization

SITE & RELATED STR. Corner lot in CBD

ARCHITECTURE

STATEMENT

Among Davenport's large, pre- World War II commercial architecture, it generally followed that banks were the most conservative, stylistically speaking, and hotels the least. Along with its sister, the Blackhawk, the Mississippi Hotel was relatively up-to-date. Ornament is stylized and confined to small panels or narrow bands. A lingering neoclassicism is seen in the slightly advanced corner "pavilions" whose visual weight counters somewhat the verticality of the pier-and-recessed-spandrel walls. The rather severe facade stands in contrast to the CBD's ornamented, late 19th & early 20th century architectural landscape.

A.S. Graven, Architects, Chicago

SOURCES

Sanborn Fire Insurance Map, 1910, corrected to 1944.

82-010-2484

NIFICANCE

This hotel was the last of the large, downtown hotels constructed before World War II. Its late appearance and non-trendsetting role diminish its significance.

HISTORY

DESCRIPTION

The Mississippi Hotel was built in 1931 by the Black Hawk Hotel Corporation, a hotel company which owned and operated hotels in several Iowa and Minnesota communities. The Black Hawk and Davenport Hotels were other Davenport establishments operated by the firm.

SOURCES

"Hotel History Goes Back 101 Years," "Centennial and Fiftieth Anniversary Edition," Davenport Times, July 11, 1936.
"A Brief Story of Black Hawk," Davenport: Blackhawk Hotels Corp., c. 1931.

ARCHITECTURAL HISTORIAN: Martha Bowers | HIST

EVALUATION

ARCHITECTURAL

I. ARCH. EVALUATION: Good
II. ENVIR. STATURE: Focus
III. INT. OF CONTEXT: Fair
IV. INT. OF FABRIC: Excellent

LEVEL OF SIGNIFICANCE:
☐ NAT. ☐ STATE ☒ LOCAL ☐ N. ELIG.

HISTORICAL

I. THEME(S) OF SIGNIFICANCE:
A. PRIMARY: Commerce
B. SECONDARY: Hotels

II. LEVEL OF SIGNIFICANCE:
☐ NAT. ☐ STATE ☒ LOCAL

III. N.R.H.P.
ELIGIBLE ☐ NOT ELIGIBLE ☒

HISTORIC DISTRICT CLASSIFICATION

☐ A ☐ B ☐ C

FOR DI

1. DATE
2. DATE
ELIGIB
NOT
3. N.R.H.P
A. STA
B. FEC
4 D.H.P.
☐ C
☐ W
☐ N
☐ G
5 SUBJ

1890 in partnership with George French, which in 1909 became French and Hecht and pioneered development of pneumatic tires. A more varied product line was developed by the Davenport Machine and Foundry Co., organized in 1887. Its products included ornamental and structural iron, steam engines, and machinery for glucose works, breweries and distilleries. Other metalworking firms, including W. W. Whitehead (Davenport Locomotive Works) and Black Hawk Machine and Foundry Co., were established after 1900. These various firms provided important support services to Rock Island Arsenal and to the major agricultural implement manufacturers across the river (including John Deere) until well into the 20th century.

Davenport's success as a commercial center was based on four major factors: proximity to the Mississippi and location at the food of the Upper Rapids (which required steamboats to be relieved of both passengers and cargo before continuing upriver), subsequent location on the Chicago & Rock Island main line, and the mid-19th century population and market growth of the trans-Mississippi midwest. Out of these opportunities, Davenport's businessmen developed a variety of banking, hotel, retail and wholesale institutions that contributed substantially to the city's prosperity.

Davenport's hotel business had three phases. During the first, 1836 to the Civil War, hotels were concentrated along and near Front Street, the better to attract clientele from the steamboats - both passengers and crews. With the coming of the railroads in the late 1850's, hotel business moved further inland. One of the most notable hotels of Davenport's railroad era was the Burtis, built in 1858 with an entrance directly on the Rock Island main line. So closely associated was this hotel with the railroad that when a second railroad bridge required realignment of the line in the early 1890's, a New Burtis House was built on 4th Street with its own train platform before the main entrance. Another type of mid-19th century hotel was the "Deutsch Gast" house, most of which were located in the city's West End and catered primarily to farmers (German or otherwise) in the city on business.

Just after the turn of the century, the "tall building", Chicago style, produced an architectural revolution in local hotel construction. The first was Hotel Davenport (1907) which featured both elevators and the latest in fireproof construction. It was followed by the smaller Dempsy (1913) and landmark Black Hawk. The city's last major hotel was the Mississippi (1931).

The first retail establishments in Davenport were combination general stores and saloons. The city's first major retailer was Burrows and Prettyman, which also acted as a forwarding and commission agent for area farmers. Its failure in the panic of 1857 left the city without a large-scale retailer until 1872, when J.H.C. Petersen opened a new concern that also included wholesale activity. By the 1880's several major firms operated in Davenport, including Harned, Von Maur & Purcell's Boston Store (exclusively a retail concern) and August Steffen's Dry Goods and W. D. Wadsworth & Co., both of which were predominantly wholesalers.

Transportation: The major subthemes in this category are river and rail transportation. There are no resources directly associated with 19th century river transportation. Most resources associated with railroad developments date from the early 20th century, and include Government Bridge, the CRI&P Freight House, Union Station, and the CRI&P elevated track, as well as the homes of pioneer railroad promoters Ambrose Fulton (RD-E1206) and Hiram Price (BR-819).

Industry: Most of Davenport's major 19th century industrial plants are long gone, and for the most part resources under this theme are again houses associated with prominent industrial figures, such as Christian Mueller (6-W526), Willimna Renwick (TT-901), Fritz Voss (3-W1454), Henry Frahm (6-W321) and Henry Klindt (MQ824). Industrial plants include U. N. Roberts (HA-332), Eagle Brewery (5-W1235) and Bettendorf Metal Wheel/French & Hecht Co. (4-E601).

Commerce: Bank buildings from the 19th century were replaced in the first decades of the 20th, and include First National (2-W201), North Harrison Trust and Savings (HA-1601), Security Savings (2-W301) and Davenport Bank and Trust (3-W201). Several 19th century hotels remain, among them the notable Burtis-Kimball (4-E202), and Germania-Miller (2W313). The hotel boom of the early 20th century is amply represented in Hotel Davenport (MA-324), the Black Hawk (2-E206) and Mississippi (3-E110). The city's retail and wholesale trades are presented primarily by houses, such as Charles Beiderbecke's (7-W532), August Steffen, Sr.'s (6W420), J. C. Von Maur's (RD-E1800), and J.M.D. Burrows' (CV1533), and by the Petersen's Sons' store (2-W101).

Government/Politics: Houses associated with former mayor and prominent political figures such as Henry Vollmer (BR-723), C.A. Ficke (MA-1208), and Hans Reimer Claussen (6-W413) are included in this category, as are the Scott County Jail, City Hall, and a number of fire stations that, in terms of buildings, provide a graphic illustration of the extension of city fire protection to neighborhoods early in the 20th century.

Communications: Only a few buildings remain to associate with Davenport's once quite varied newspaper business, among them the Democrat and Leader building (BR-407), the Iowa Reform Building (2-W526), and the Henry Lischer (6-W520) and E. P. Adler (14-E629) houses. Telephone and telegraph systems are represented by Union Electric Telephone and Telegraph (HA-600) and the AT&T Building (MA-529) which date from the early years of telephone service in the city.

Religion: This theme has been treated primarily in terms of churches' associations with various segments of the Davenport community, and in terms of size. Thus, the Roman Catholic faith is represented by a large number of structures, associated with the German and Irish communities and with Davenport's status as seat of the Second Iowa Diocese. As Davenport is also headquarters for Protestant Episcopalianism in Iowa, Trinity Cathedral and associated structures are also included. Other denominations represented include the Methodist Episcopal (Bethel AME (11-W325)), and St. John's (BR1325), Presbyterian (IO-1702), and Lutheran (St. Paul's, MA-1402).

RECEIVED MAR 0 2 1983

Statement Of Objection To National Register Listing:

USE THIS FORM IF YOU OBJECT TO THE LISTING OF YOUR PROPERTY IN THE NATIONAL REGISTER. BE CERTAIN THAT YOU HAVE IT NOTARIZED WHEN YOU SIGN IT. IN ORDER TO CONSIDER YOUR PROTEST OUR OFFICE HAS TO RECEIVE THIS FORM BEFORE THE DATE OF THE SCHEDULED REVIEW MEETING.

Dr. Adrian D. Anderson
State Historic Preservation Officer
Office of Historic Preservation
Historical Building
East 12th and Grand Avenue
Des Moines, Iowa 50319

Dear Dr. Anderson;

This letter will confirm that I am aware that a property which I fully or partly own may be eligible for listing in the National Register of Historic Places. I also recognize that my property is scheduled for nomination at the forthcoming National Register State Review Committee meeting. I am aware that there are various property and tax-related benefits associated with National Register status.

I wish to exercise my right to object to the proposed listing of my property which is located at 106 E. 3rd . I attach my signature along with a notarized signature and seal.

Yours truly,

(Signature of property owner)

Subscribed and sworn to before me by Mac Foster Jr , this 28th day of Feb. , 1983 .

Notary Public in and for the State of Iowa .

CALVIN E. HARMSEN
MY COMMISSION EXPIRES
9-30-83

CALVIN E. HARMSEN
MY COMMISSION EXPIRES
9-30-83

(Affix Notary Seal Above)

IOWA STATE HISTORICAL DEPARTMENT
DIVISION OF HISTORIC PRESERVATION

ADRIAN D. ANDERSON, DIRECTOR
STATE HISTORIC PRESERVATION OFFICER

RE: Mississippi Hotel/RKO Theater
106 E. 3rd
Davenport, Iowa

27 May 1983

Verdi Corporation
c/o Mel Foster, Inc.
102 E. 3rd St.
Davenport, Iowa

Dear Mr. Foster:

The property listed above was approved for submission to the National Park Service for a determination of eligibility for nomination to the National Register of Historic Places by the State Nominations Review Committee at its May 24 meeting.

As I noted in an earlier letter to you, a determination of eligibility is not the same as placement on the National Register. Our Committee can not recommend placement because of owner opposition to such a listing. A determination of eligibility simply means that a property has been deemed eligible and that sufficient documentation has been submitted to support that eligibility. In the event that an owner or a future owner changes his/her mind about listing a property, a determination of eligibility can be readily processed without further action on your or our part into a Registerd property.

The National Park Service will have 45 days in which to review and accept this property for DOE status. Our office will submit your property in the very near future, and I will advise you be letter if and when your property is accepted.

Yours truly,

James E. Jacobsen

James E. Jacobsen
National Register Coordinator

The Historical Division of the Department of Cultural Affairs
STATE HISTORICAL SOCIETY OF IOWA

Where past meets future

American Gothic House
Eldon

Blood Run NHL
Larchwood

Centennial Building
Iowa City

Matthew Edel Blacksmith Shop
Marshalltown

Abbie Gardner Cabin
Arnolds Park

Iowa Historical Building
Des Moines

Montauk Governor's Home
Union Sunday School
Clermont Museum
Clermont

Plum Grove Governor's Home
Iowa City

Toolesboro Indian Mounds
Toolesboro

Western Historic Trails Center
Council Bluffs

November 3, 1998

Ken Oestreich
City of Davenport Historic Preservation Commission
City of Davenport
Land Use Regulations
226 W 4th St
Davenport, IA 52801

RE: HOTEL MISSISSIPPI/RKO ORPHEUM THEATER, 106 E. Third Street, Davenport, Scott County

Dear Mr. Oestreich:

We are pleased to inform you that the above named property, which is located within your community, is listed in the National Register of Historic Places effective October 22, 1998.

Listing in the National Register provides the following benefits:

- Consideration in the planning for Federal, federally licensed, and federally assisted projects. Section 106 of the National Historic Preservation Act of 1966 requires Federal agencies allow the Advisory Council on Historic Preservation an opportunity to comment on projects affecting historic properties listed in the National Register. For further information please refer to 36 CFR 800.

- Eligibility for Federal tax benefits. If a property is listed in the National Register, certain Federal tax provisions may apply. The Tax Reform Act of 1986 revises the historic preservation tax incentives authorized by Congress in the Tax Reform Act of 1976, the Revenue Act of 1978, the Tax Treatment Extension Act of 1980, the Economic Recovery Tax Act of 1981, and Tax Reform Act of 1984, and as of January 1, 1987, provides for a 20 percent investment tax credit with a full adjustment to basis for rehabilitating historic commercial, industrial, and rental residential buildings. The former 15 percent and 20 percent investment Tax Credits (ITCs) for rehabilitations of older commercial buildings are combined into a single 10 percent ITC for commercial or industrial buildings built before 1936. The Tax Treatment Extension Act of 1980 provides Federal tax deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. For further information please refer to 36 CFR 67 and Treasury Regulation Sections 1.48-12 (ITCs) and 1.170A-14 (charitable contributions).

IOWA HISTORICAL BUILDING
600 East Locust • Des Moines, Iowa 50319-0290
Phone: (515) 281-6412 • Fax: (515) 242-6498 or (515) 282-0502
www.uiowa.edu/~shsi/index.htm

- Consideration of historic values in the decision to issue a surface coal mining permit where coal is located, in accord with the Surface Mining and Control Act of 1977. For further information, please refer to 30 CFR 700 et seq.

- Qualification for Federal and State grants for historic preservation when funds are available.

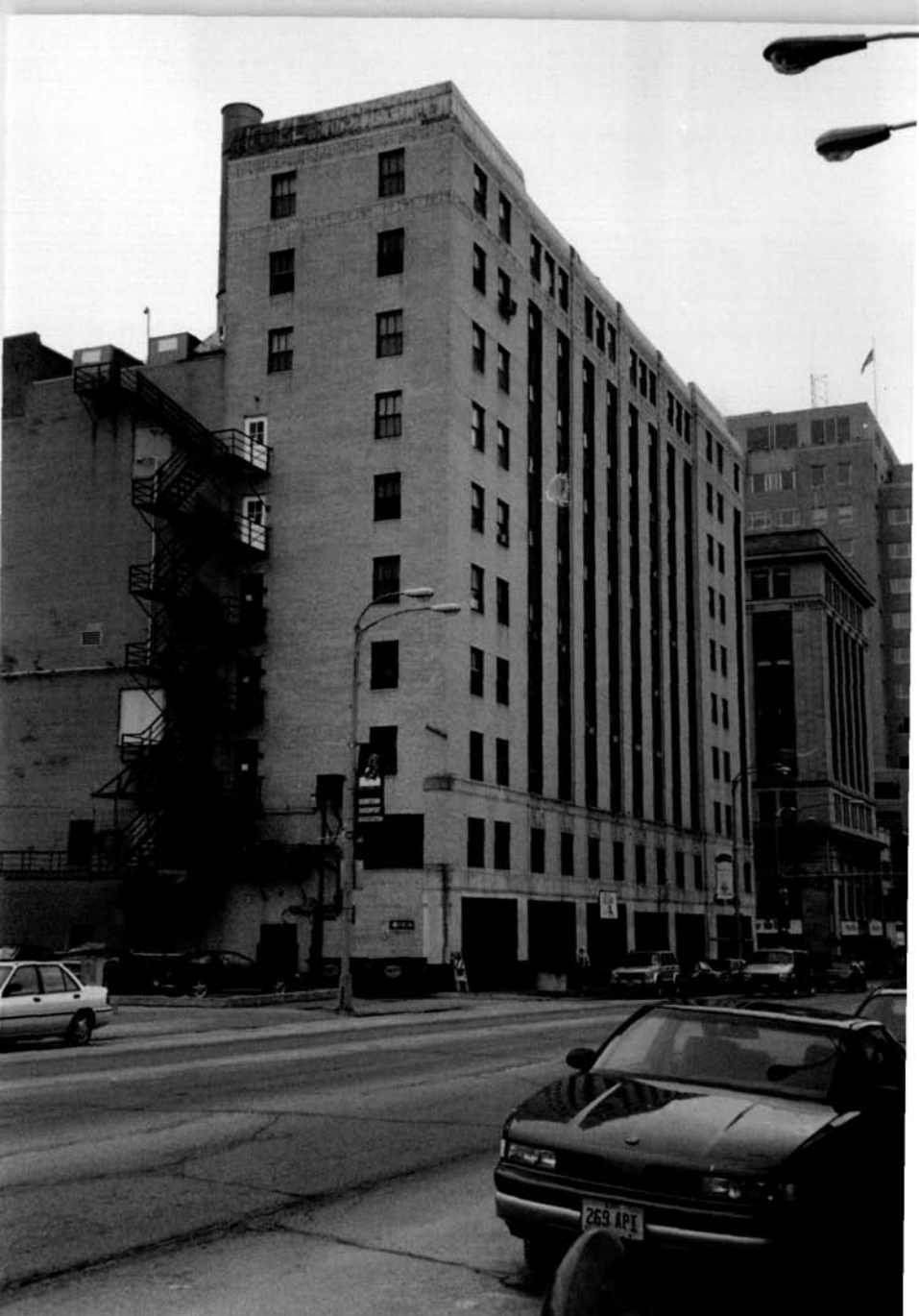
Should you have any questions about the National Register of Historic Places, or about this nomination in particular, please feel free to contact me at the Historical Building, 600 E. Locust, Des Moines, Iowa, 50319, or by calling (515) 281-4137, e-mail bfoster@max.state.ia.us.

Sincerely,

Elizabeth Foster

Elizabeth Foster
National Register Coordinator

FICKE TRAVEL
FICKE TRAVEL


263 APE

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
8/8/2023

Subject:
Review of Commission Bylaws

Recommendation:
Hold discussion.

Background:
The Historic Preservation Commission Bylaws were last amended on March 13, 2001. The current version online are the most up-to-date.

The City adopted a new Zoning Ordinance in 2019, which caused several reference errors embedded in other sections of the Municipal Code. Staff are correcting reference errors when encountered. Reference errors can be ignored until updates are made as the Commission continues to operate in compliance with the Historic Preservation Ordinance and Chapter 2.65 of the Municipal Code.

City staff propose the following timeline for revising and adopting Bylaws:

1. **April Meeting**: Distribute existing Bylaws and relevant code sections to Commissioners.
2. **April-May**: City staff will draft corrections to the Bylaws and review with the Legal Department.
3. **June Meeting**: Staff will provide a draft to Commissioners for discussion. Commissioners can submit comments and recommendations to staff for further revision.
4. **July Meeting**: Review draft of Bylaws.
    - If no additional revisions are warranted, the Commission may take formal action approving the Bylaws.
    - If additional edits are desired, then staff can further revise the Bylaws for formal action at the August 8, 2023 meeting.

Attached is a draft version of the Bylaws. Staff consulted with other Iowa municipalities regarding historic preservation bylaws. Included is a complete rewrite of Davenport's bylaws.

Staff made revisions based on the discussion at the July meeting and feedback from the Legal Department. Please review the highlighted sections.

Topics to discuss include:

1. Election Process & Timing (i.e. 1st Meeting of the Calendar Year OR October?)
2. Term Limits
3. Voting Options
4. Duplication of Code Sections in Bylaws

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Draft Bylaws-August 2023
🗋	Backup Material	Historic Preservation Commission Bylaws

Backup Material		Chapter 2.65 of the Municipal Code
Backup Material		Title 14-Historic Preservation Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	7/28/2023 - 10:21 AM

HISTORIC PRESERVATION COMMISSION
CITY OF DAVENPORT, IOWA

BYLAWS

ARTICLE I
NAME

The name of the Commission is the "Davenport Historic Preservation Commission" and is herein referred to as the "Commission".

ARTICLE II
POWER AND DUTIES

The Commission shall be governed by the terms of Chapter 2.65 and Title 14 of the Municipal Code of the City of Davenport, Iowa and the laws of the State of Iowa, as amended time to time.

ARTICLE III
MEMBERSHIP

SECTION 1: MEMBERSHIP
Membership eligibility and composition are outlined in Chapter 2.65 of the Municipal Code of the City of Davenport, Iowa.

SECTION 2: ORIENTATION FOR NEW MEMBERS
Prior to the first regular meeting following appointment, a new member will be provided with copies of the Historic Preservation Commission Ordinance, Chapter 2.65 of the City of Davenport Municipal Code, Bylaws, and other documentation useful to the member in carrying out the duties of the Commission. Each new member will receive an orientation briefing by the Commission Secretary, which includes a review of the duties and obligations of a member and a review of current business before the Commission.

SECTION 3: RESIGNATIONS
Resignations must be submitted in writing declaring an effective date to the Commission Secretary.

SECTION 4: ABSENCES
Commission members are expected to attend all regular and special meetings of the Commission. Prior to any scheduled meeting, members shall notify the Commission Secretary regarding any excused or anticipated absences. Failure to attend meetings as outlined in Chapter 2.65 of the Municipal Code may be subject to forfeiture of appointment.

ARTICLE IV
OFFICES

SECTION 1: ELECTION AND TERM OF OFFICE

A. The Commission, at the first regular meeting of the calendar year, shall elect to office from its membership a Chairperson and Vice-Chairperson, each to hold office for one (1) year. Both Chairperson and Vice-Chairperson shall be eligible for reelection. Election of Chairperson and

DRAFT

Vice-Chairperson shall be by a separate ballot vote. The Commission shall first elect a Chairperson, then a Vice-Chairperson. A Commissioner may only hold the position of one office.

B. Nominations will be held the meeting prior to the election. Commissioners may nominate themselves or another Commissioner. Nominees may submit a written statement to the Commission Secretary expressing their qualifications and interest of an office, which will be included in the next meeting packet.

SECTION 2: POWERS AND DUTIES OF CHAIRPERSON

The Chairperson shall:

A. Preside at meetings of the Commission;
B. Call special meetings;
C. Establish committees and appoint members thereto;
D. Sign official documents adopted or approved by the Commission; and
E. See that all actions for the Commission are properly taken and carried out.

SECTION 3: POWERS AND DUTIES OF VICE-CHAIRPERSON

During the absence, disability, or disqualification of the Chairperson, the Vice-Chairperson must exercise all the powers and duties of the Chairperson.

SECTION 4: REPLACEMENT OF OFFICERS

In the event any office of the Commission becomes vacant, a replacement must be elected at the next regular meeting to serve the unexpired term of the vacated office.

SECTION 5: TEMPORARY ABSENCE AND APPOINTMENTS OF OFFICERS

If both the Chairperson and Vice-Chairperson are absent and a quorum is present, a temporary Chairperson for that one meeting shall be elected by those members in attendance. The temporary Chairperson shall carry out the duties of the Commission.

SECTION 6: COMMISSION SECRETARY

City staff designated by the Director of the Department of Development & Neighborhood Services shall provide staff support to the Board. Upon request, staff will provide records, documents, or other information which the Commission may need for its consideration in connection with its duties.

ARTICLE V
MEETINGS

SECTION 1: REGULAR MEETINGS

The Commission shall conduct regularly scheduled meetings pursuant to Chapter 2.65 of the Municipal Code. The regular monthly meetings of the Commission shall be held on Tuesdays beginning at 5:00 p.m. Meetings are generally the second Tuesday of each month; however, variations may occur due to holidays or scheduling conflicts. All regular meetings shall be held at the City Hall Council Chambers, 226 West 4th Street, unless otherwise specified.

SECTION 2: SPECIAL MEETINGS

The Commission shall conduct special meetings pursuant to Chapter 2.65 of the Municipal Code. Special meetings may be called by the Chairperson or upon written request by three members of the Commission. Special meetings shall be held at the time and location as determined by the Chairperson or three requesting members of the Commission.

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SECTION 3: WORK SESSIONS

The Commission shall conduct work sessions pursuant to Chapter 2.65 of the Municipal Code. Work sessions may be called by the Chairperson or upon written request by three members of the Commission. Work sessions shall be held at the time and location as determined by the Chairperson or three requesting members of the Commission. The purpose of a work session is to discuss items related to historic preservation, which will not require a formal vote at a later date. No business will be transacted during a work session.

SECTION 4: NOTICE

Adequate notice of all Commission meetings must be given to encourage attendance by members and other interested persons and to meet all requirements of law. All Commission meetings are open to the public as required by the Iowa Open Meetings Law (Iowa Code Chapter 21).

SECTION 5: QUORUM

The presence of a majority of the official members of the Commission shall constitute a quorum to legally transact Commission business. Without a quorum, no business will be transacted and no official action on any matter will take place.

SECTION 6: VOTING

A. Requirements: The concurring vote of a majority of the quorum is necessary for any formal action by the Commission;
B. Procedure: Voting on formal applications before the Commission will be by voice roll call, called by the Commission Secretary. All Commissioners, including the Chairperson, are required to cast a vote upon each motion.
C. Commissioners have the option to vote "Yes", "No", "Present", or "Abstain". A vote of "Present" will have the effect of a "No" vote. A Commissioner may abstain from a vote if the Commissioner believes there is a conflict of interest as provided in Section 7.
D. Meeting Attendance: Commissioners are expected to be physically present at the meeting in order to exercise their vote. Remote voting may be authorized by the Chairperson if given proper notification in advance of a meeting.

SECTION 7: CONFLICT OF INTEREST

A member of the Commission must abstain from participating in a matter before the Commission when the member has a conflict of interest or an appearance of impropriety. Conflict of interest shall mean a direct and personal interest in the outcome of the proceedings. An appearance of impropriety shall mean an apparent conflict of interest based on objective standards. A member of the Commission shall declare their conflict or appearance of impropriety as soon as the matter comes before the Commission for discussion or as soon thereafter as the member becomes aware of the appearance of the impropriety or conflict. Thereafter, the member shall take no part in the discussion or vote on the matter.

SECTION 8: EX PARTE COMMUNICATIONS

No member of the Commission is qualified to speak for the Commission or to give public expression, including news releases, of the opinion, attitude or action of the Commission on any matter, unless specifically directed to do so by motion of the Commission. The right of a member of the Commission as a citizen to his/her personal opinion, written or spoken, is not denied.

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It is the policy of the Historic Preservation Commission that members not attend private meetings whose principal purpose is to discuss business that is before or will come before the Commission, unless such attendance is approved by the Commission by motion prior to the private meeting.

Ex Parte means communication between a Commission member(s) and a party or third party outside of duly scheduled meetings on an issue pending before the Commission or that will be brought before the Commission. Ex Parte communications should be avoided because they raise the issue of due process fairness. In the event a situation arises where they occur, the member shall place on the public record the sum and substance of the communication to enable interested persons to rebut the communications.

SECTION 9: ROBERT'S RULES OF ORDER

Robert's Rules of Order shall govern the Commission meetings in all cases where these rules do not provide for the procedures to be followed.

SECTION 10: MINUTES

The minutes must be approved at the next regular meeting by formal action of the Commission. The minutes must then become part of the permanent records of the Commission.

SECTION 11: OPEN MEETINGS LAW

All actions of the Commission must comply with the Iowa Open Meetings Law (Iowa Code Chapter 21)

SECTION 12: OPEN RECORDS

All letters, petitions, documents, and other materials submitted to and/or generated by the Commission are public records open to public viewing at the Department of Development & Neighborhood Services, Public Works Facility, 1200 East 46th Street, as provided in Iowa Code Chapter 22. A charge may be levied for copies of such materials.

ARTICLE VI
AGENDA

SECTION 1: ORDER OF AGENDA ITEMS

The order of business shall be as follows:

I. Call to Order
II. Secretary's Report
III. Communications
IV. Old Business
V. New Business
VI. Other Business
VII. Open Forum for Comment
VIII. Adjourn

ARTICLE VII
AMENDMENT OF BY-LAWS

The foregoing bylaws, or any part thereof, may be amended at any regular or special meeting of the Commission. A vote of no fewer than five (5) members approving said amendment shall be required. An affirmative vote on the motion to amend the bylaws cannot be reconsidered.

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HISTORIC PRESERVATION COMMISSION
City of Davenport, Iowa

"Bylaws" *

ARTICLE I

General Rules

The Commission shall be governed by the terms of the Historic Preservation Ordinance as contained in Section 17.23 of the 1990 Municipal Code of the City of Davenport, Iowa and by the terms of the Code of Iowa, Chapter 303, as amended time to time.

ARTICLE II

Membership

The Commission shall consist of nine (9) members and be governed by the provisions contained in Section 17.23.040 of the 1990 Municipal Code.

ARTICLE III

Officers

The Commission shall elect by secret ballot from its membership a Chairperson and Vice-Chairperson. The officers' duties and terms of office shall be those described in Section 17.23.040(I) of the 1990 Municipal Code.

The Commission Secretary shall provide staff support to the Commission in accordance with the provisions contained in section 17.23.040(J) of the 1990 Municipal Code. The Commission may assign the Commission Secretary other duties and responsibilities at its discretion.

ARTICLE IV

Meetings

The Commission shall conduct regularly scheduled meetings and special meetings pursuant to Sections 17.23.040(G) and 17.23.040(H) of the 1990 Municipal Code.

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*as amended 03/13/01

Voting on formal applications before the Commission will be by voice roll call, called by the Commission Secretary, and will be recorded by yeas and nays or present, which will act as neither a yea or a nay. Members shall be physically present at the meeting in order to exercise their vote. Proxy voting and voting by mail or telephone are prohibited.

Prior to formal consideration of a request for demolition of a designated local landmark or a property located within a designated local or national historic district, the Commission shall meet with the petitioner in an informal work session. The purpose of this work session is to discuss the criteria to warranting demolition as stipulated in the City Code, and to discuss viable alternatives to demolition.

Conflict of Interest

In accordance with the provisions contained in Section 17.23.040(K) of the 1990 Municipal Code, a member of the Commission must abstain from participating in a matter before the Commission when the member has a conflict of interest or an appearance of impropriety. Conflict of interest shall mean a direct and personal interest in the outcome of the proceedings. An appearance of impropriety shall mean an apparent conflict of interest based on objective standards. A member of the Commission shall declare their conflict or appearance of impropriety as soon as the matter comes before the Commission for discussion or as soon thereafter as the member becomes aware of the appearance of the impropriety or conflict. Thereafter, the member shall take no part in the discussion or vote on the matter.

Ex Parte Communications

No member of the Commission is qualified to speak for the Commission or to give public expression, including news releases, of the opinion, attitude or action of the Commission on any matter, unless specifically directed to do so by motion of the Commission. The right of a member of the Commission as a citizen to his/her personal opinion, written or spoken, is not denied.

It is the policy of the Historic Preservation Commission that members not attend private meetings whose principal purpose is to discuss business that is before or will come before the Commission, unless such attendance is approved by the Commission by motion prior to the private meeting.

Ex Parte means communication between a Commission member(s) and a party or third party outside of duly scheduled meetings on an issue pending before the Commission or that will be brought before the Commission. Ex Parte communications should be avoided because they raise the issue of due process fairness. In the event a situation arises where they occur, the member shall place on the public record the sum and substance of the communication to enable interested persons to rebut the communications.

ARTICLE V

Powers and Duties of the Commission

The Commission shall have the powers and duties granted in Section 17.23.050 of the 1990 Municipal Code, as amended time to time.

ARTICLE VI

Rules of Order

Roberts Rule of Order, Revised, will govern the Commission meetings in all cases where these rules to not provide for the procedures to be followed.

The foregoing bylaws, or any part thereof, may be amended at any regular or specially-called meeting of the Commission where not less than three (3) days notice and a copy of the proposed amendment has been provided to all members of the Commission. A vote of not less than six (6) members approving said amendment shall be required. An affirmative vote on the motion to amend the bylaws cannot be reconsidered.

Chapter 2.65
HISTORIC PRESERVATION COMMISSION

2.65.010. Creation. [Ord. No. 2019-02 § 3]

The historic preservation commission of the City of Davenport is hereby established. The word "commission", when used in this chapter, means the historic preservation commission.

2.65.020. Eligibility. [Ord. No. 2019-02 § 3]

All members of the commission shall be legal residents of the City of Davenport or own a property within the City of Davenport, which is a designated Local Landmark or is listed on the National Register of Historic Places.

2.65.030. Composition. [Ord. No. 2019-02 § 3]

The commission shall consist of seven members. Members shall demonstrate positive experience or interest in historic preservation and/or cultural resource management. Members shall include, but are not limited to, architects, urban designers, urban planners, architectural historians, landscape architects, civil or structural engineers, real estate development professionals and contractors.

2.65.040. Compensation. [Ord. No. 2019-02 § 3]

Members shall serve without compensation.

2.65.050. Method of appointment. [Ord. No. 2019-02 § 3]

Members shall be appointed by the Mayor, with the approval of the City Council.

2.65.060. Terms. [Ord. No. 2019-02 § 3]

Members shall serve terms of three years, provided however that all members shall hold over until their successors are appointed and approved. Appointments shall be staggered such that no more than three members are appointed and approved each year. Appointments for non-reappointed members shall begin from the date of the expired term of the non-reappointed member. Vacancies occurring on the commission, other than those due to the normal expiration of term of office, shall be filled only for the unexpired portion of the former member's term.

2.65.070. Forfeiture of appointment. [Ord. No. 2019-02 § 3]

A member shall forfeit his or her appointment to the commission if he or she changes their legal residence to outside the City's corporate limits, no longer owns a property within the City of Davenport, which is a designated Local Landmark or is listed on the National Register of Historic Places or fails to attend in person at least two- thirds of all regularly scheduled meetings during the calendar year.

2.65.080. Meetings. [Ord. No. 2019-02 § 3]

Meetings shall be held at regularly scheduled times and location as determined by the commission. All meetings shall be open to the public. Special meetings may be called by the chairperson or upon written request by three members of the commission. Special meetings shall be held at the time and location as determined by the chairperson or three requesting members of the commission. All meetings shall be in accordance with Iowa Open Meetings Law, Iowa Code, Chapter 21.

A public record of meetings shall contain the minutes, attendance records, voting results and summaries of all pertinent action of the commission. A copy shall be filed with the City of Davenport community planning and economic development department for public review.

2.65.090. Quorum. [Ord. No. 2019-02 § 3]

The presence of a majority of the official members of the commission shall constitute a quorum to legally transact commission business.

2.65.100. Powers and duties. [Ord. No. 2019-02 § 3]

The commission shall have and exercise all the powers and privileges and shall perform the duties and conduct as established by state law, or as same may be from time to time amended and the provisions thereof being incorporated herein by reference, and such other powers and duties as may from time to time be conferred by or imposed upon it by law.

The historic preservation commission shall have the following powers and duties:

A. To adopt its own administrative and procedural guidelines; and

B. To maintain an ongoing survey designed to identify structures and districts potentially qualifying for local designation. The commission may initiate the nomination process and shall

respond to a petition by the owner(s) of record for local landmark or historic district designation and placement onto the local register; and

C. To maintain an ongoing survey designed to identify structures and districts potentially qualifying for the National Register of Historic Places. The commission may initiate the nomination process, and review and comment on a petition for nomination from any person, group or association for the National Register of Historic Places. This subsection is not to be interpreted as meaning that all structures, sites, objects and districts identified as eligible for the National Register of Historic Places shall be automatically approved by the City Council and accepted onto the local register; and

D. To recommend to the City Council for consideration and adoption, ordinances designating architecturally and historically significant structures and areas as local landmarks and historic districts; and

E. To maintain records of all studies and inventories for public use. This will include listings of all structures and districts that have been listed on the National Register of Historic Places and all structures and districts that have been designated as local landmarks and historic districts by the City Council. This latter list will be known as the Davenport Register of Historic Properties; and

F. To hold public meetings to consider any action officially before the commission; and

G. To review and take action on applications for a certificate of appropriateness, a certificate of economic hardship and a certificate of public hazard; and

H. To call upon City staff and/or outside experts for technical advice; and

I. To promote and conduct public education and interpretive programs on local history, including the City's inventory of architecturally and historically significant structures and districts; and

J. To periodically review and make recommendations to the City Council proposed revisions to the Historic Preservation chapter of the City's comprehensive plan and to assist in the development of policies and procedures under the ordinance for Securing of Abandoned Buildings; and

K. To testify before all boards and commissions on any matter involving a local landmark or designated historic district, such as but not limited to proposed zoning amendments, applications for special use or applications for zoning variances; and

L. To develop and recommend to the City Council for adoption, individual design guidelines for designated landmarks and historic districts in Addition to the guidelines contained in the historic preservation ordinance. This includes design guidelines appropriate for rehabilitation, reconstruction and infill development specific to each individual designated historic district; and

M. To provide information upon request to the owners of local landmarks or to residents in designated historic districts pertaining to the appropriate preservation, rehabilitation and reuse options and the available financial assistance programs for the rehabilitation of designated property; and

N. To make recommendations to the City Council regarding the appropriate streetscape improvements, with adequate technical and public input, for designated historic districts. This also includes the system of signs used to announce the designated historic district and the plaques used to identify individual structures.

The commission shall adopt its own rules of procedure not in conflict with this Chapter or with the Iowa Code.

2.65.110. City officers and employees to assist. [Ord. No. 2019-02 § 3]

It shall be the duty of all City officers and employees of the City to provide assistance to the commission and its members as this will enable the board to most effectively perform its duties. City officers and employees of the City are authorized and directed to furnish to the commission, upon its request, records, documents, other information which the commission may need for its consideration in connection with its duties.

Title 14

HISTORIC PRESERVATION

Chapter 14.01
HISTORIC PRESERVATION

14.01.010. Short title. [Ord. No. 2019-02 § 4]

This chapter shall be known as the "Historic Preservation Ordinance" of the City of Davenport, Iowa.

14.01.020. Purpose. [Ord. No. 2019-02 § 4]

The purpose of this chapter is to promote the educational, cultural, aesthetic, economic and general welfare of the City of Davenport by:

A. Providing a mechanism for the community to identify, protect and enjoy the distinctive historical and architectural characteristics of Davenport which represent a visual legacy of the City's cultural, social, economic, political and architectural heritage; and

B. Fostering civic pride, through public education, by formally recognizing and honoring the notable accomplishments of past citizens as represented in the City's historic structures, sites, objects and districts; and

C. Stabilizing and/or increasing property values by encouraging the conservation, through sympathetic rehabilitation and/or reuse, of historically or architecturally significant properties; and

D. Preserving and enhancing the City's attractiveness to potential home buyers, tourists, businesses wanting to relocate and other visitors, thereby supporting and promoting commercial development and economic benefit to the City's economy; and lastly,

E. Encouraging the stabilization, rehabilitation and conservation of the existing building stock, including the prevention of needless demolition of structurally-sound buildings, in order to strengthen the City's neighborhoods and to prevent future urban blight.

14.01.030. Definitions. [Ord. No. 2019-02 § 4]

A. ALTERATION – Means any activity requiring a building, sign or demolition permit which materially or visually changes the exterior architectural features, elements and appearance of a structure. This includes, but is not limited to, construction, reconstruction, rehabilitation, relocation and demolition, in whole or in part.

B. APPURTENANT FIXTURE – Means something that belongs to or is attached to something else, either physically or legally.

C. ARCHITECTURAL FEATURE – Means and includes the exterior elements of a structure or site and their arrangement which define a particular architectural style, character and/or uniqueness. These elements include, but are not limited to, the following: facade materials,

windows, doors, mill-work, roof-cresting, fences, gates, light fixtures, signs, and all other appurtenant fixtures.

D. ARCHITECTURAL SIGNIFICANCE – Means a structure possessing any of the following characteristics is said to have architectural significance:

1. The structure is the work of or is associated with a noted architect, builder, craftsman or architectural firm; and/or

2. The structure is an exceptional example of a particular architectural design or style (whether local or typical) in terms of detail, material and workmanship; and/or

3. The structure is one of the few remaining examples of a particular use or is an example which does not clearly represent a major style but has a high degree of integrity, as defined herein; and/or

4. The structure is one of a contiguous grouping that provide a sense of cohesiveness expressed through a similarity of design, style, time period or method of construction and adding to the unique character of the area; and/or

5. The detail, material and workmanship can be valued in and of themselves as reflective of or similar to those of the majority of the other visual elements in the area.

E. BUILDING – Means a structure created to shelter any form of human activity, such as a house, garage (or carriage house), warehouse, factory, barn, church, hotel or similar structure. Buildings may refer to a historically-related grouping of structures such as a courthouse and jail or a house and barn. This term is a subset of "structure" as defined in this section.

F. CERTIFICATE OF APPROPRIATENESS – Means a document issued by the local historic preservation commission indicating its approval of work plans prior to a proposed change in the exterior architectural appearance, material or character of a designated landmark or a structure located within a designated historic district through alteration, rehabilitation, restoration, construction and reconstruction. It shall be required only for activities covered by the building and sign permit procedure.

G. CERTIFICATE OF ECONOMIC HARDSHIP – Means a certificate issued by the historic preservation commission, or by the City Council upon appeal, based on financial and economic criteria, authorizing the demolition, in whole or in part, of a designated structure.

H. CERTIFICATE OF PUBLIC HAZARD – Means a certificate issued by the historic preservation commission for the partial or complete demolition of a structure because it poses an immediate, definite and serious threat to the life, health and safety of the general public.

I. COMPATIBLE – Means to coexist with harmony and consistency.

J. CONSTRUCTION – Means building activity which physically attaches new floor space, walls and/or ceiling(s) to an existing structure or erects a new principal or accessory structure on a parcel of land.

K. DEMOLITION – Means any act requiring a building or demolition permit which removes or destroys, in whole or in part, any exterior architectural feature of a local landmark or a structure within a designated historic district.

L. DESIGN CRITERIA – Means a standard of appropriate and permissible work that will retain and preserve the architectural and historic character of a designated structure and/or district.

M. DESIGNATED – Means the status officially assigned to a structure or district by the City Council, based on a recommendation of the historic preservation commission, due to its architectural and/or historical significance, as defined herein.

N. DESIGNATED PROPERTY – Means the short term for a designated landmark, a designated district or a structure located within a designated district.

O. DISTRICT – Means an area of historical significance designated by ordinance of the City Council, as provided in Chapter 303.34 of the Iowa State Code.

P. EXTERIOR ARCHITECTURAL APPEARANCE – Means and includes the architectural treatment and general arrangement of all exterior elements of a structure. This includes, but is not limited to, the color, texture and kind of materials, and the type and size of all windows, doors, roof details, light fixtures, signs and appurtenant fixtures.

Q. HISTORICAL SIGNIFICANCE – Means structures or districts which possess any of the following traits are said to have historical significance:

1. Are significant in American history, architecture, archaeology and culture; and/or

2. Possess integrity of location, design, setting, materials, skill, feeling and association; and/or

3. Are associated with events that have been a significant contribution to the broad patterns of our history; or

4. Are associated with the lives of persons significant in our past; or

5. Embody the distinctive characteristics of a type, period, method of construction, represent the work of a master, possess high artistic values, represent a significant and distinguishable entity whose components may lack individual distinction; and

6. Have yielded, or may be likely to yield, information important in prehistory and history.

R. IMPROVEMENT – Means any structure, object, parking facility, fence, gate, wall, walkway, work of art, landscape feature or other item constituting a physical betterment of real property.

S. IMPROVEMENT PARCEL – Means the unit of land, which may contain an improvement as defined in this section and which is treated as a single entity for the purpose of levying real estate taxes.

T. INFILL DEVELOPMENT – Means new construction and/or other physical improvement of vacant land within a designated historic district.

U. INTEGRITY TAKEN AS A WHOLE, – Means the degree in which a structure, site, object or district retains its original design, materials, configuration or character.

V. LOCAL LANDMARK – Means a structure or district identified by the historic preservation commission and designated by the City Council as satisfying the criteria as architecturally and/or historically significant, as defined herein. Structures and districts officially receiving local landmark status shall hereby be regulated by this chapter and shall be listed on the "Davenport Register of Historic Properties".

W. LOCAL REGISTER – Means the short term for the Davenport Register of Historic Properties.

X. NOMINATED PROPERTY – Means a structure and/or district that is officially before the historic preservation commission and the City Council for review of eligibility for designation.

Y. NUISANCE – Means a building or structure found to be in substantial violation of City building, fire and/or housing codes.

Z. OWNER(S) OF RECORD – Means the person(s), corporation or other legal entity listed as owner(s) of real property for taxation purposes in the records of the Scott County, Iowa, Recorder of Deeds.

AA. REHABILITATION – Means the act of returning a property to a state of utility which makes possible a contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values. Re-habilitation activities require a building permit.

BB. RELOCATION – Means the removing of a structure, in whole or in part, from its original site to be situated or reconstructed on another site.

CC. REPAIR – Means any maintenance of a structure that does not require a building permit.

DD. REPLACEMENT-IN-KIND – Means the act of replacing an architectural feature of a designated structure so as not to alter its visual appearance and character. This is accomplished by using replacement materials that replicate the previous historic feature in design, size, texture and visual appearance.

EE. RESTORATION – Means the act or process of accurately recovering the form and details, using documentary evidence, of a structure and/or a district and its setting, as it appeared at a particular period of time, by means of the removal of later work, repair or by replacement-in-kind of missing historic architectural features.

FF. SCALE IN A STRUCTURE – Is the relationship of vertical, horizontal and depth dimensions. With a district, it is the comparative relationship of the massing of the buildings, open spaces and landscape features.

GG. STRUCTURE – Means anything constructed or erected, the use of which requires permanent or temporary location on or in the ground, including but not limited to: buildings, fences, bridges, gazebos, fountains, statuary, advertising signs, billboards, backstops for tennis courts, radio and television antennas (including supporting towers and satellite dishes) and swimming pools.

14.01.040. Commission designation process. [Ord. No. 2019-02 § 4]

A. Application process. The legal owner(s) of record or the commission, may nominate a single structure for designation as a local landmark or an area as a historic district. Upon application, the commission secretary shall inform the applicant of the information needed by the commission to adequately consider the nomination.

To nominate a district for designation by the legal owners of record, a petition requesting nomination must be signed and submitted by the owners of record representing at least 51% of the total area of the proposed district, excluding public rights-of-way. After the names on the petition are verified as legal real property owners within the proposed district, the commission secretary shall notify the applicant(s) that the nomination process may continue. A copy of the petition shall also be submitted to the State Historical Society of Iowa for its review and recommendation.

B. Designation criteria. The commission shall, after such investigation as it deems necessary, make a recommendation to the City Council as to whether a nominated structure or district qualifies for the local register. To qualify, a property must satisfy one or more of the following criteria:

1. It is associated with events or persons that have made a significant contribution to the broad patterns of the history of the City, county, state and/or the nation; and/or

2. It embodies the distinctive characteristics of an architectural style valuable for the study of a type, period or method of construction; and/or

3. It represents the work of a master builder, craftsman, architect, engineer or landscape architect or possesses high artistic values.

C. Notification of nomination. Upon receipt of a properly completed application for designation, the commission shall place the nomination on the agenda within 60 calendar days. A notice shall be placed in a newspaper of general circulation not less than four nor more than 20 calendar days prior to the scheduled meeting stating the commission's intent to consider an application for designation. It shall contain, at the minimum, the nominated property's address, legal description and the date, time and location of the public meeting. If a district is nominated, in addition to the published public notice, a letter explaining the proposed designation shall be sent by regular mail to the owner(s) of record of real property within the proposed historic district. The commission's meeting agenda shall also be posted on the first floor City hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting.

D. Designation - public meeting. Upon submittal of a complete application, the commission shall conduct a public meeting to consider the designation of the nominated structure and/or district. Any interested person, group of persons or organization may submit oral and/or written testimony concerning the significance of the nominated property. The commission may also consider staff reports, and request and/or hear expert testimony.

E. Burden of documentation. The nominator(s) shall have the burden of proof to provide sufficient evidence and documentation that the nominated structure and/or district is worthy of local landmark status.

F. Recommendation by the commission. To recommend the designation of local landmarks or historic districts, the commission must pass by a simple majority vote of the members present, a vote in the affirmative. In the case of a proposed historic district, when owners of more than 33 1/3% of the proposed district's area, excluding public rights-of-way and other publicly-owned property, state their disapproval in writing on an owner comment on designation form before or during the commission's first public meeting conducted to formally consider the nomination, a super-majority vote of three-fourths of the commission members present shall be required to recommend designation as a local historic district.

The commission's recommendation for approval of the designation shall be forwarded to the City Council for final review and consideration. If the commission determines that the nominated property does not satisfy the criteria for designation, the nomination process shall cease. However, a property denied designation as part of a proposed historic

district may seek individual local landmark status at any time following the commission's or City Council's first denial. An individual structure denied designation as a local landmark may be considered for the Local Register as part of a nominated historic district at any time following its initial denial.

G. Documentation of recommendation. All commission recommendations shall be adopted by vote in a public meeting and shall be accompanied by a report stating the following information:

1. A map showing the location of the nominated structure and/or the boundaries of the proposed district; and

2. An explanation of the architectural and/or historical significance of the nominated structure and/or district as it relates to the designation criteria listed in Section 17.23.060B; and

3. An inventory of the significant exterior architectural features and property improvements that should be protected from inappropriate alterations; and

4. In the case of a designated district, a brief statement of the architectural and/or historical significance and character unique to the neighborhood that should be preserved for future generations. This statement may include design guidelines for new construction or infill development, signage, parking regulations and streetscape design or any other development issues affecting the physical appearance and use of the district.

H. Interim permit process. No building, sign or demolition permit for exterior work shall be issued for the alteration, construction, reconstruction, relocation or demolition of a nominated local landmark or for a property located within a nominated historic district from the date of filing an application for nomination with the commission until final disposition of said nomination by the commission and/or City Council. The commission shall, however, establish and exercise procedures allowing for the review and approval of emergency repairs during this process. In no event shall this limitation on permits apply for more than 120 calendar days without permission of the owner(s) of record of the property.

I. Nonapplicability. This section nor this chapter is in no way intended to and shall not prevent the demolition of a structure or object that the City housing, building, fire or legal department or the City Council had identified as being an immediate threat to the life, health and safety of the general public pursuant to the Uniform Housing Code, is a fire hazard pursuant to Uniform Fire Code or is a nuisance under state or City law.

This section or this chapter shall have no effect on and shall not prevent demolition of any building already documented as being in substantial

violation of the City's building, fire and/or housing codes before the date this chapter is adopted.

14.01.050. Designation by City Council. [Ord. No. 2019-02 § 4]

A. Action by City Council. The City Council may vote to approve with modifications or deny the ordinance for a proposed landmark or historic district designation. If the City Council denies local landmark status for the property and/or district, the same nominated property(s) may not be reconsidered by the commission for designation during the twenty-four-month period following the date of denial by the City Council, except pursuant to the exceptions stated in Section 14.01.040G.

B. Notification of decision. The commission secretary shall notify the nominator(s) by regular mail, of the City Council's determination. The notification letter shall be postmarked no later than 15 business days after the date of the City Council's ruling on said designation. If the property is designated, the commission shall pay for and cause said designation to be recorded on the property's chain of title by the Scott County, Iowa Recorder of Deeds.

C. Amendments or rescissions. The designation of any landmark or historic district may be amended or rescinded through the same procedure utilized for the original designation.

14.01.060. Certificate of appropriateness review process. [Ord. No. 2019-02 § 4]

A. Application for certificate of appropriateness. Upon application for a building or sign permit that involves a designated property, the office of construction code enforcement shall direct the applicant to the commission secretary to begin the certificate of appropriateness application process. A certificate of appropriateness must be obtained from the commission for any activity requiring a building or sign permit, except demolition, that would change the exterior architectural appearance of a structure designated as a local landmark or a structure located within a designated historic district. The activities covered shall include new construction, exterior alterations, relocations, reconstructions and infill development within designated historic districts. This approval must be obtained prior to the commencement of work and does not relieve the applicant from obtaining the other approvals required by the City.

B. Notification about application. The commission secretary shall inform the owner(s) of record of the date, time and location of the commission meeting at which the application will be considered. The commission secretary shall also post the commission's agenda on the first floor City hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting.

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 wetblasting 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.

E. Determination by the commission. The commission shall review a completed application for a certificate of appropriateness within 60 calendar days to determine if the proposed activity will change any exterior architectural features of the designated property. The commission shall accept, review and request additional evidence and testimony from the applicant during the public hearing. The commission shall work closely with the applicant and recognize the importance of finding an appropriate way to meet the current needs of the applicant. In addition, the commission shall recognize the importance of approving plans that will be reasonable for the applicant to carry out. The applicant may modify his/her plans as a result of the discussions with the commission and resubmit them for approval. If the

commission finds, by a simple majority, that the proposed activity conforms to the standards for review, as defined herein, then a certificate of appropriateness shall be issued approving said activity. If the commission fails to decide on an application within the specified time period, the application shall be deemed approved. If the commission denies the certificate of appropriateness, the applicant shall have the right of appeal to the City Council pursuant to Section 14.01.040I.

F. Notification of determination. The commission secretary shall notify the owner(s) of record within 15 business days of the commission's action. If the commission denies the certificate of appropriateness, the notification letter shall contain the reasons for denial and inform the applicant of his/her right to appeal.

The commission secretary shall also notify the office of construction code enforcement within three business days of the commission's action. If the commission issues the certificate of appropriateness, the commission secretary shall inform the chief building official of said approval and that the proposed work satisfies the intent of this chapter. However, if the commission denies the certificate of appropriateness, the commission secretary shall ask that the building or sign permit not be issued for said work unless an appeal to the City Council results in a reversal of the commission's denial.

G. Appeal of commission determination. The owner(s) of record may appeal the commission's decision to the City Council by filing a written appeal with the City Clerk's office within 30 calendar days of the postmark date of the notification of determination.

If no written appeals are submitted with the City Clerk's office within 30 calendar days, the commission's determination shall be the final action by the City.

H. Appeal fee. A fee of $75 shall be paid by the petitioner at the time of filing a written appeal to said determination with the City Clerk.

I. Appeal criteria. The City Council, after hearing all of the evidence, shall review the commission's decision and base its ruling on the following criteria:

1. Whether the commission has exercised its powers and followed the guidelines established by law and ordinance; and

2. Whether the commission's actions were patently arbitrary and capricious.

J. Appeal — Public meeting. The City Council shall, by simple majority of the members present, approve or disapprove the issuance of the certificate of appropriateness based upon the appeal criteria described in Section 14.01.040I.

14.01.070. Commission's demolition review process. [Ord. No. 2019-02 § 4]

The demolition of a designated local landmark or a property within a designated historic district shall be prohibited unless, upon application for and approval of, the commission issues a certificate of economic hardship allowing said demolition. The owner(s) of record or the City may apply for a demolition permit for designated properties.

A. Demolition application process. Demolition applications shall be made to the office of construction code enforcement. The office of construction code enforcement shall forward all demolition permit requests for local landmarks and properties within designated historic districts to the commission secretary within two business days of their receipt. No demolition permits shall be issued for local landmarks or properties within designated historic districts prior to the commission, or the City Council upon appeal, issuing a certificate of economic hardship, excluding the circumstances described in Section 14.01.090 of this chapter.

B. Criteria for demolition request. The commission shall request and receive from the applicant all information it deems necessary to adequately consider the demolition of a designated property. This may include, but is not limited to, the following:

1. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the building(s) on the property, their suitability for rehabilitation, and possible new uses for the property; and

2. The assessed value of the land and improvements thereon according to the two most recent assessments; and

3. The real estate taxes paid during the previous two years; and

4. All appraisals obtained by the owner or applicant in connection with his purchase, financing or ownership of the property; and

5. Any listing of the property for sale or rent, price asked and offers received, if any; and

6. All building, fire and housing code violations which have been listed on the property for the past two years; and

7. Any federal, state or local citation(s) which have determined the building to be a nuisance under applicable law; and

8. Estimated market value of the property after completion of the proposed demolition and after renovation of the existing property for reuse; and

9. If the property is income-producing;

a. Annual gross income from the property for the previous two years; and

b. Itemized operating and maintenance expenses for the previous two years; and

c. Annual cash flow, if any, for the previous two years; and

d. Proof that efforts have been made by the owner to obtain a reasonable return on his investment.

C. Notification of proposed demolition. The commission agenda shall be posted on the first floor City hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting and shall serve as notice to the general public of the pending meeting.

D. Commission review process. The commission shall review all the evidence and information submitted by the applicant and receive testimony from other interested parties. If the commission finds that the building substantially violates the City building, fire and/or housing codes or the property owner cannot obtain a reasonable economic return therefrom, then the commission shall issue the demolition permit. The commission shall act on each application within 60 days after the receipt of a complete application.

E. Notification of determination. The commission secretary shall notify the owner(s) of record by regular mail within 15 business days of the commission's decision. The office of construction code enforcement shall be notified within two business days of the commission's action. If the certificate of economic hardship is issued, the commission secretary shall inform the chief building official of said approval. If the certificate of economic hardship is denied, the chief building official shall be instructed to withhold the demolition permit pending possible appeal of the commission's determination.

Notified parties will be informed of their right to appeal the commission's decision.

14.01.080. Appeal of commission's decision on demolition. [Ord. No. 2019-02 § 4]

A. Application to appeal. The owner may appeal the commission's determination regarding a proposed demolition of a local landmark. A written appeal must be submitted to the City Clerk's office within 30 calendar days of the commission's decision.

B. Appeal fee. A fee of $75 shall be paid by the petitioner to the City Clerk at the time of filing a written appeal.

C. Notification of appeal. The City Clerk shall notify the commission secretary within three business days of the filing of a written appeal. The commission secretary shall inform the office of construction code

enforcement of the pending appeal and instruct the chief building official to withhold the demolition permit until the City Council has ruled on same. The commission secretary shall also inform the owner(s) of record of the subject property of the date, time and location of the City Council meeting scheduled to hear the appeal. The City Council agenda shall serve as notice to the general public of the appeal and shall be posted on the first floor City hall bulletin board used for such purposes no less than one calendar day prior to the scheduled time of the meeting.

D. Review process. The City Council, within 30 calendar days of the filing of a written appeal or at a later time at the request of the petitioner, shall either accept or reject the commission's determination. In considering the commission's determination, the City Council may receive and review all relevant information, testimony and/or evidence submitted for its consideration, including that reviewed by the commission, and any additional material.

E. Notification of decision. The owner(s) of record shall be notified by regular mail of the City Council's decision within 15 business days. The office of construction code enforcement shall be notified within two business days of the City Council's decision. The publishing of the City Council meeting minutes shall serve as notice to the general public. The City Council's decision shall be the final City action.

14.01.090. Exclusions. [Ord. No. 2019-02 § 4]

A designated property may be altered, relocated, demolished or secured and maintained under the following circumstances and shall not be subject to any of the terms of this chapter.

A. Certificate of public hazard. 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.

B. Conflict with other regulations. The clauses and sections in other City Council-adopted codes and regulations which address life-safety, fire safety and legal nuisances, shall be excluded from the standards and provisions herein. In the event the City's legal, fire, housing or building officials determine that a structure or portion thereof is a life-safety hazard, a fire safety hazard or a nuisance, the fire, housing and building codes shall supersede this chapter.

C. Ordinary repair and maintenance. This chapter is not meant to prevent ordinary repair and maintenance activities of private property not requiring a building or sign permit.

14.01.100. Historic structure demolition review process. [Ord. No. 2019-02 § 4]

A. If the owner(s) of record or agent applies for a demolition permit to a building or structure listed on the National Register of Historic Places, which to date has not been designated as a local landmark, the office of construction code enforcement shall not issue the permit but instead shall direct the applicant to the commission secretary. Once the office of construction code enforcement refers the matter to the commission secretary, all demolition activity shall stop, if started, until after the commission or the City Council acts on the matter. The commission secretary shall place the demolition request on the agenda for the commission's next meeting.

B. In making its determination on whether to recommend continuance of the demolition stoppage and consideration by the City Council for designation as a local landmark, the commission shall consider the criteria as stated in Section 14.01.070B of this chapter. The commission, by a three-fourths vote of its members present may request the City Council to review a proposed demolition permit for a structure listed on the National Register of Historic Places which has not, to date, been designated as a local landmark. In the event the commission votes to delay demolition, the commission shall have staff prepare an individual property nomination for designation as a local landmark as outlined in Section 14.01.040. Said nomination shall be considered by the commission in a timely manner.

In the event the commission vote to nominate the property as a local landmark fails, the demolition permit may be issued and the matter does not proceed to the City Council.

In the event the commission votes first to delay demolition and then to nominate the property for designation as a local landmark, the commission shall submit written documentation to the City Council that the building is presently on the National Register of Historic Places, that the criteria for designation as a local landmark as listed in Section 14.01.040 have been met and that the provisions of Section 14.01.090 of the chapter are not applicable, as well as forward any application material submitted by the petitioner or prepared by staff relevant to either the demolition request or the landmark nomination.

C. The City Council shall give appropriate notice that a public hearing will be held on the demolition application and nomination for landmark designation.

At the public hearing, the City Council shall hear all written and oral statements of the interested parties. The City Council shall base its

decision on all relevant evidence presented at the public hearing, including whether Section 14.01.090 of the chapter is applicable.

The City Council shall determine by a majority of the entire Council either to allow the structure to be demolished or to approve the structure for local landmark status. If the local landmark status is approved the owner shall not be issued a demolition permit by the City.

Every effort shall be made by all parties to complete the designation process in the most timely fashion. The City Council shall act either allowing the structure to be demolished or designating it a local landmark within 120 days from the date of the commission's first public hearing.

14.01.110. Penalty. [Ord. No. 2019-02 § 4]

A. In the event work is being performed without the required certificate of appropriateness or the certificate of economic hardship, the commission or the commission secretary shall ask that a stop work order be issued. In the event work is being performed which is not in accordance with its certificate of appropriateness, the commission shall also ask that a stop work order be issued. In addition to other penalties and remedies, the City shall issue a stop work order, and all work shall cease on the designated property. No additional work shall be undertaken as long as such stop work order is in effect.

B. In the event work has been completed without the required certificate of appropriateness or certificate of economic hardship, the owner, the tenant, if a participating party to said work, and the person(s) performing such work shall be guilty of a misdemeanor or municipal infraction. Every day each such violation shall continue to exist shall constitute a separate violation.

C. Enforcement. The City's director of community and economic development department, or his/her designee, shall be responsible for the enforcement of the provisions of this chapter.