HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, JULY 13, 2021; 5:00 PM

CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

I. Call to Order

II. Secretary's Report

A. Consideration of the June 8, 2021 meeting minutes.

III. Communications

IV. Old Business

V. New Business

A. Case COA21-10: Request for installation of a new monument sign located at 515 Ripley Street. Hamburg Local Landmark Historic District. Jamey Licandro, petitioner. [Ward 3]

B. Case COA21-12: Request for exterior alteration to the detached garage at 731 West 8th Street. Hamburg Local Landmark Historic District. Andrea Jaeger, petitioner. [Ward 3]

C. Case COA21-13: Request for the installation of a new roof at 528 West 8th Street. Hamburg Local Landmark Historic District. Tara Basinger of R3 Construction, petitioner, on behalf of Rebecca Griffin. [Ward 3]

D. Case COA21-14: Installation of a new soffits, fascia, frieze boards, barge boards, crown moldings, and dentil moldings at 517 West 7th Street. The Iowa College/S.S. Gillett Residence is located within the Hamburg Local Landmark Historic District. Dana Delveau of Delveau Construction, petitioner, on behalf of Keith and Kristin Morrison. [Ward 3]

E. Case COA21-15: Request for exterior alteration at 709 Brown Street. The William H. Wiese Residence is located within the Hamburg Local Landmark Historic District. Dawn Santiago, petitioner. [Ward 3]

F. Case COA21-16: Installation of a new roof at 312 West 3rd Street. Woeber Carriage Works is a locally designated historic structure. Joel Johnson of Dave's Roofing, petitioner, on behalf of Carriage Works LLC. [Ward 3]

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Commission Meeting: August 10, 2021

City of Davenport
Historic Preservation Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
7/13/2021

Subject:
Consideration of the June 8, 2021 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The June 8, 2021 meeting minutes are attached.

ATTACHMENTS:

	Type	Description
	Backup Material	Meeting Minutes 6-8-21

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	7/8/2021 - 3:44 PM

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, JUNE 8, 2021; 5:00 PM

CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

I. Call to Order

Vice Chairperson McGivern called the meeting to order with the following Commissioners present: McGivern, Sage, Miranda, and Lesthaeghe.
Excused: Franken, Wilga, and Powers
Staff present: Laura Berkley, Matt Werderitch

II. Secretary's Report

A. Consideration of the April 13, 2021 Meeting Minutes.

Motion by Sage, second by Lesthaeghe to approve the April 13, 2021 meeting minutes. Minutes were unanimously approved by voice vote (4-0).

III. Communications

Werderitch updated the Commission on the 2021 Preserve Iowa Summit. The Peter Lampe House and Buchanan School redevelopment received the Preservation Project of Merit Awards from the State Historical Society of Iowa.

IV. Old Business

V. New Business

A. Case COA21-06: Request to tuckpoint and replace brick at 1208 Main Street. The J. Monroe Parker-Ficke House is a locally designated historic landmark and located within the College Square Historic District. E&G Masonry Restoration, petitioner, on behalf of Delt 100 Alumni Counsel LLC. [Ward 3]

Werderitch introduced the case and the scope of the proposed work. Ezequiel Guzman of E&G Masonry Restoration, petitioner, spoke on behalf of the mortar analysis and replacement brick. Commissioner Miranda and Lesthaghe inquired about the number of bricks being replaced on the façade. The south elevation will receive the largest number of replacement bricks due to the poor condition and deterioration of the masonry caused by sandblasting. Berkley discussed the diverse mortar joint options available to the petitioner.

A recommendation was made by staff to approve the Certificate of Appropriateness to tuckpoint and replace brick at 1208 Main Street, subject to the following condition: To the greatest extent possible, the existing brick shall be preserved, cleaned, and reused.

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:

I. 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.
II. 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.
III. 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.

Furthermore, the Secretary of the Interior's Standards for Rehabilitation were also reviewed. The project satisfies the following recommendations for masonry work:

I. Replacing in kind an entire masonry feature that is too deteriorated to repair - if the overall form and detailing are still evident - using the physical evidence to guide the new work. Examples can include large sections of walls. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
II. Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration.
III. Removing deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry.
IV. Duplicating old mortar in strength, composition, color, and texture.
V. Duplicating old mortar joints in width and in joint profile.

Motion by Lesthaghe, second by Miranda to approve staff recommendation for approval of Case COA21-06 with the condition that to the greatest extent possible, the existing brick shall be preserved, cleaned, and reused. An additional condition was placed on the case that the mortar joint be concave. Motion to approve staff recommendation and the two conditions passed by a roll call vote (4-0).

B. Case COA21-07: Request to install new park furniture at Prospect Park. Gabe Florence, petitioner. [Ward 5]

Werderitch introduced the case and reviewed the information presented at the May Work Session. Gabe Florence, applicant, was present to answer questions. Lesthaghe inquired about the installation of the concrete slab, which the furniture will be mounted on.

Staff made a recommendation to approve the Certificate of Appropriateness to install new park furniture at Prospect Park per Chapter 14.01.060 of the Davenport Municipal Code.

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

I. 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.

Motion by Miranda, second by Sage to approve staff recommendation for approval of Case COA21-07. Motion to approve staff recommendation passed by a roll call vote (4-0).

C. Case COA21-09: Installation of a new roof at 705 Gaines Street. The multi-family dwelling is listed as a contributing structure in the Hamburg Local Landmark Historic District. Jack Haberman, petitioner. [Ward 3]

Werderitch provided an overview of the proposed roof installation. Jack Haberman, petitioner, was present to answer questions.

Staff recommended approval of the Certificate of Appropriateness to install a new roof, gutters, and flashing at 705 Gaines 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:

I. 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.

II. 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 Sage, second by Miranda to approve staff recommendation for approval of Case COA21-09. Motion to approve staff recommendation passed by a roll call vote (4-0).

D. Case COA21-11: Request to install a new cabana and umbrellas at the Annie Wittenmyer Aquatic Center located in the Iowa Soldiers' Orphans' Home Historic District. City of Davenport Parks and Recreation Department, petitioner. [Ward 5]

Werderitch discussed the proposal to install a new cabana and two new umbrellas at the Annie Wittenmyer Aquatic Center.

Staff made a recommendation to approve the Certificate of Appropriateness to install a new cabana and umbrellas at the Annie Wittenmyer Aquatic Center per Chapter 14.01.060 of the Davenport Municipal Code.

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

I. 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.

Motion by Lesthaghe, second by Sage to approve staff recommendation for approval of Case COA21-11. Motion to approve staff recommendation passed by a roll call vote (4-0).

E. Case DNRHP21-01: Request for demolition of the screened porch at 209 McClellan Boulevard located in the McClellan Heights National Historic District. Joy Sparling, petitioner. [Ward 6]

Werderitch provided an overview of the proposed demolition of the screened porch. Staff spoke on the history of the structure and additions. The new addition is outside the scope of the Commission's review. Joy Sparling, petitioner, was present to discuss the history of the property.

Staff recommends that the Historic Preservation Commission approve demolition of the screened porch at 209 McClellan Boulevard.

Findings:

II. The screened porch at 209 McClellan Boulevard does not meet the criteria in Section 14.040.B of the Davenport Municipal Code.
III. The screened porch does not embody the distinctive architectural characteristics of the original structure, nor does it represent the work of a master builder or architect.

Motion by Lesthaghe, second by Miranda to approve staff recommendation for approval of Case DNRHP21-01. Motion to approve staff recommendation passed by a roll call vote (4-0).

VI. Other Business

A. Pending Items and Updates

Werderitch informed the Commission of upcoming agenda items anticipated for next meeting. Staff recommended Commissioners view the 2021 Preserve Iowa Summit recordings that have been posted online. Berkley informed the Commission that historic

property inventory sheets have been relocated to special collections at the Public Library.

VII. Open Forum for Comment

VIII. Adjourn

Motion by Sage to adjourn the meeting. Motion passed by a voice vote (4-0). The meeting adjourned at 5:45 pm.

IX. Next Commission Meeting: July 13, 2021

City of Davenport
Historic Preservation Commission

Department: DNS **Date**
Contact Info: Matt Werderitch 563.888.2221 **7/13/2021**

Subject:
Case COA21-10: Request for installation of a new monument sign located at 515 Ripley Street. Hamburg Local Landmark Historic District. Jamey Licandro, petitioner. [Ward 3]

Recommendation:
A recommendation is made to approve the Certificate of Appropriateness for the installation of a new monument sign at 515 Ripley Street per Chapter 14.01.060 of the Zoning Ordinance.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060.C and D. 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. The height of the proposed monument sign is compatible with the designated property and the surrounding structures.
3. Site improvements should have as minimal of an impact as possible to the designated property's original layout and its visual character.

Background:
Chapter 14.01.060 of the Zoning Ordinance requires a Certificate of Appropriateness for any activity requiring a sign permit that would change the exterior architectural appearance of a structure designated as a local landmark. The activities covered include new construction, exterior alterations, relocations, reconstructions, and infill development.

The interior of the both buildings are being remodeled into apartment units. City staff noticed the installation of a new monument sign between 515 and 509 Ripley Street during routine building inspection. The applicant is seeking approval of the already installed "Wohler Flats" metal monument sign.

The monument sign is in compliance with City sign regulations outlined in Chapter 17.12 of the Zoning Ordinance.

Sign Height	4'9"
Sign Width	4'6"
Sign Area	21.4 Square Feet
Materials	Metal
Illumination	None
Sign Text	Wohler Flats

ATTACHMENTS:

Type	Description
Backup Material	Application

Backup Material		Background Material
Backup Material		Historic Preservation Ordinance Review Criteria

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	7/7/2021 - 8:43 AM



Complete application can be emailed to planning@davenportiowa.com

Property Address* 515 Ripley St Davenport, IA 52803
***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)

Name:	Jamey Licandro
Company:	Licandro Management
Address:	4255 Newport Ct
City/State/Zip:	Bettendorf IA/52722
Phone:	(563) 209-2279
Email:	Jamey.licandro@gmail.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

☐ Individually Listed Local Historic Landmark

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

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

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

When is a certificate of appropriateness required?
Prior to the commencement of the work.

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

Submittal requirements

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

Submittal requirements for all types of requests:

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

Submittal requirements for specific types of requests:

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

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

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

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

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

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

Formal Procedure

(1) Application:

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

(2) Historic Preservation consideration of the request:

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

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

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

Applicant: Jamey Licandro Date: 6/30/2021

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

Received by: _____ Date: _____

Planning staff

Date of the Public Meeting: _____

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

Work Plan

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

I am seeking the approval from the HPC for installation of a sign in front of the courtyard at the Wohler Flats located at 509 & 515 Ripley Street. The sign is made of metal and has "Wohler Flats" etched in silver with an art deco font that matches the art deco font that is on the address signs. The Wohler Flats sign is 57 inches high and 54 inches wide. The Wohler Flats sign is intended to be a tribute to John P. Wohler, who constructed the Wohler flats buildings in 1905.

Add additional pages in needed.

515 Ripley Street

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Sign Specifications	
Sign Height	4’9”
Sign Width	4’6”
Sign Area	21.4 Square Feet
Materials	Metal
Illumination	None
Sign Text	Wohler Flats



515 Ripley Street

DAVENPORT
IOWA | USA





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 **Date**
Contact Info: Matt Werderitch 563.888.2221 **7/13/2021**

Subject:
Case COA21-12: Request for exterior alteration to the detached garage at 731 West 8th Street. Hamburg Local Landmark Historic District. Andrea Jaeger, petitioner. [Ward 3]

Recommendation:
A recommendation is made to approve the Certificate of Appropriateness for exterior alteration of the detached garage at 731 West 8th Street in accordance with the submitted material.

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

- New additions and related new construction shall not be discouraged when such improvements do not destroy historic material and such design is compatible with the size, massing, scale, color, materials and character of the property, neighborhood and district, if applicable.
- Site improvements. Landscaping and other site improvements, including off-street parking, should have as minimal of an impact as possible to the designated property's original plan/layout and its visual character.

Background:
The scope of the proposed project includes the complete exterior alteration of the existing 1977 detached garage. New building materials are required due to the severe deterioration of the two car garage. The 384 square foot garage takes access from West 8th Street and is setback behind the front of the home, approximately 40 feet from the north lot line.

The following exterior alteration is included:

1. Installing new vinyl siding wrapping around the base of the structure.
2. Incorporating cedar shake and corbels on the north and south gables.
3. The existing soffit and fascia will be replaced with white aluminum V groove soffit and fascia.
4. A new carriage style overhead garage door with windows to be installed.
5. The west door will be replaced with a new steel door featuring a quarter window.
6. New white aluminum gutters to be added.
7. Architectural shingle roof to be installed that matches the house.

The diagram submitted with the application is for reference only. The proposed colors will match the home as close as possible (white siding, black roof).

The home was constructed in 1900 and contributes to the historic character of the Hamburg Local Landmark Historic District. The detached garage was erected in 1977. Given its limited visibility from West 8th Street and lack of historical significance, the restoration with modern materials does not detract from the neighborhood. The proposed alterations will revitalize the structure and compliment the architectural elements of the home.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Application
🗋	Backup Material	Project BID
🗋	Backup Material	Background Material-Photos
🗋	Backup Material	Building Permit
🗋	Backup Material	Historic Preservation Ordinance Review Criteria

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	7/9/2021 - 10:15 AM



Complete application can be emailed to planning@davenportiowa.com

Property Address* 731 W. 8th Street Davenport, Iowa 52802

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

Applicant (Primary Contact)

Name:	Andrea Jaeger
Company:	
Address:	731 W. 8th Street
City/State/Zip:	Davenport, Iowa 52802
Phone:	515-339-0164
Email:	andrea@keeganlegal.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:

- [x] Local Hamburg Historic District
- [ ] Iowa Soldier's Orphans' Historic District
- [ ] Marycrest College Historic District
- [ ] Individually Listed Local Historic Landmark

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

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

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

When is a certificate of appropriateness required?
Prior to the commencement of the work.

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

Submittal requirements

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

Submittal requirements for all types of requests:

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

Submittal requirements for specific types of requests:

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

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

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

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

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

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

Formal Procedure

(1) Application:

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

(2) Historic Preservation consideration of the request:

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

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

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

Applicant:  Date: 6/22/2021

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

Received by: _____ Date: _____

Planning staff

Date of the Public Meeting: _____

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

Work Plan

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

Add additional pages in needed.

City of Davenport Zoning Historic Preservation Commission
2021 Meeting and Submittal Calendar

Local Landmark Nomination Application	Local Landmark HPC Commission Meeting	All Other Historic Preservation Applications	All Other Historic Preservation Applications HPC Meeting
Application Submittal	**HPC Commission Meeting**	**Application Submittal**	**HPC Meeting**
Friday 5:00 p.m.	**Tuesday 5:00 p.m.**	**Friday 5:00 p.m.**	**Tuesday 5:00 p.m.**
Public Works Center	**Council Chambers | City Hall**	**Public Works Center**	**Council Chambers | City Hall**
1200 E 46th St	**226 W 4th St**	**1200 E 46th St**	**226 W 4th St**
Davenport IA, 52807	**Davenport IA, 52801**	**Davenport IA, 52807**	**Davenport IA, 52801**
11/30/2020	1/12/2021	12/31/2020	1/12/2021
12/23/2020	2/9/2021	1/29/2021	2/9/2021
1/22/2021	3/9/2021	2/26/2021	3/9/2021
2/26/2021	4/13/2021	4/5/2021	4/13/2021
3/26/2021	5/11/2021	4/30/2021	5/11/2021
4/23/2021	6/8/2021	5/28/2021	6/8/2021
5/28/2021	7/13/2021	7/2/2021	7/13/2021
6/25/2021	8/10/2021	7/30/2021	8/10/2021
7/30/2021	9/14/2021	9/3/2021	9/14/2021
8/27/2021	10/12/2021	10/1/2021	10/12/2021
9/24/2021	11/9/2021	10/29/2021	11/9/2021
10/29/2021	12/14/2021	12/3/2021*	12/14/2021

Location/Date/Time are subject to change. Contact planning@davenportiowa.com to confirm meeting date/time/location.

REQUEST FOR BID

Client: Andrea Jaeger
Telephone: (515)339-0164
Property: 731 W 8th Street
Davenport, IA 52802

/ /

Contact for Information:
BRAD CARTER
CITY OF DAVENPORT

Materials + Labor

$ _____

1. SIDING

Spec: EX13 EX13 5H

EX13 5H
COVER SIDING WITH MINIMUM .044" VINYL DOUBLE FOUR SIDING. INCLUDE NON-PERFORATED HOUSE WRAP OR 1/4" BACKER BOARD AND TAPE ALL SEAMS. NORTH GABLE TO BE RECESSED FLUSH WITH WALL, VINYL "CEDAR" SHAKE AND CORBELS ADDED IN LOCATION PER PICTURE REFERENCE.

*** NOTE ***		HOMEOWNER	CONTRACTOR
COLOR OF SIDING	_____	_____	_____
BRAND OF SIDING	_____	_____	_____
OTHER	_____	_____	_____

$ _____

2. ROOF

Spec: EX06 EX06 7A

EX06 7A
REROOF USING ARCHITECTURAL SHINGLES OVER FELT WITH SELF-ADHERING ICE SHIELD FOR THE FIRST THREE FEET OF THE EAVE'S EDGE, NEW METAL DRIP EDGE AND VENTS EIGHT FEET ON CENTER OR RIDGE VENT. INCLUDE TEAR OFF AND DISPOSAL COST.

*** NOTE ***		HOMEOWNER	CONTRACTOR
COLOR OF SHINGLE:	_____	_____	_____
BRAND OF SHINGLE:	_____	_____	_____

Client _____ Date

Contractor _____ Date

Rehab Specialist/Inspector _____ Date

Housing Administrator or Program Coordinator _____ Date

Materials + Labor

3. SOFFIT/ FASCIA

$ _____

Spec: EX11 EX11 5H

EX11 5H

COVER FASCIA AND SOFFIT WITH WHITE ALUMINUM, USE V-GROOVE SOFFIT

4. GUTTERS

$ _____

Spec: EX07 EX07 7G

EX07 7G

INSTALL NEW WHITE 6" ALUMINUM GUTTERS, DOWNSPOUTS AND RUNOFFS.

5. WINDOWS

$ _____

Spec: WD07 WD07 8F

WD07 8F

INSTALL (2) FIXED WINDOWS, ONE 24"X 36" IN EXISTING WINDOW WALL LOCATION AND ONE 24"X 24" IN GABLE. MINIMUM 1/2" INSULATED GLASS, AND NEW STOP.

*** NOTE ***	HOMEOWNER	CONTRACTOR
BRAND OF WINDOW _____	_____	_____
U-FACTOR OF WINDOW _____	_____	_____

6. OVERHEAD DOOR

$ _____

Spec: DR35 DR35 8A

DR35 8A

REPLACE OVERHEAD GARAGE DOOR WITH TOP PANEL WINDOWS AND GRIDS. INCLUDE ALL NEEDED MODIFICATIONS TO THE OPENING AND NEW OPENER.

7. STEEL DOOR

$ _____

Spec: DR08 DR08 8A

DR08 8A

INSTALL PREHUNG INSULATED METAL DOOR (QUARTER LIGHT WINDOW) WITH ALL NEEDED MODIFICATIONS TO THE OPENING. INCLUDE NEW LOCKSET, HARDWARE, AND DEAD BOLT LOCK. ($500.00 ALLOWANCE FOR DOOR)

Materials + Labor

$ _____

8. INTERIOR WALLS

Spec: WA05 WA05 9B

WA05 9B
REPLACE ANY ROTTED WOOD AND COVER ALL INTERIOR WALLS AND CEILING WITH 1/2" OSB.

$ _____

9. ALUMINUM STORM WINDOWS

Spec: WD09 WD09 17A

WD09 17A
REPLACE OR INSTALL STORM WINDOWS WITH NEW ALUMINUM TRIPLE TRACK COMBINATION STORM WITH STABILIZER BAR (ALL HOUSE WINDOWS, EXCEPT WHERE VINYL REPLACEMENTS HAVE BEEN INSTALLED)

$ _____

10. WOODEN STORM WINDOWS

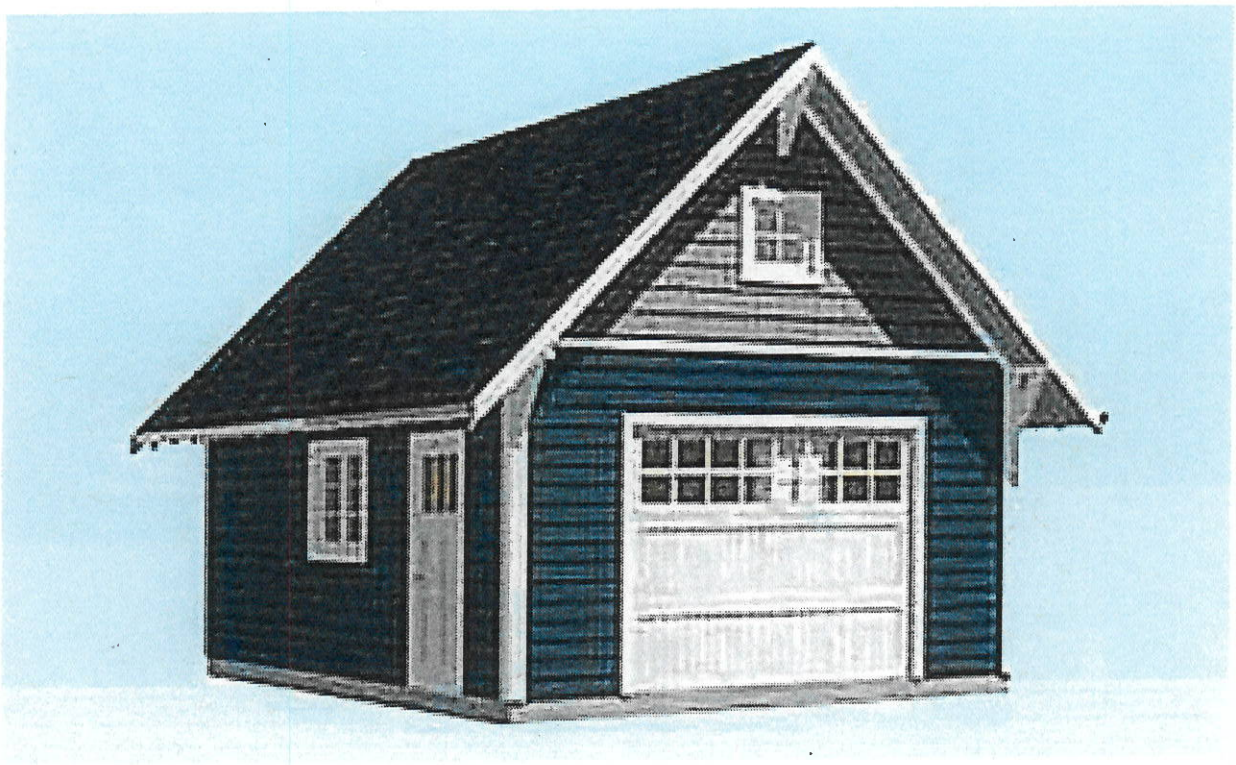
Spec: WD09 WD09 17A

WD09 17A
REPLACE STORM WINDOWS WITH WOOD FRAMED COMBINATION STORM/ SCREEN WINDOWS (ALL WINDOWS EXCEPT WHERE VINYL REPLACEMENT WINDOWS HAVE BEEN INSTALLED)

$ **Total All Items**

Client Date Contractor Date

Rehab Specialist/Inspector Date Housing Administrator or Program Coordinator Date



731 West 8th Street

DAVENPORT
IOWA | USA

Remodel Detached Garage

1. House Built: 1900
2. Detached Garage Built: 1977
3. 384 Square Feet (16’W x 24’L)



View from West 8th Street



731 West 8th Street

DAVENPORT
IOWA | USA



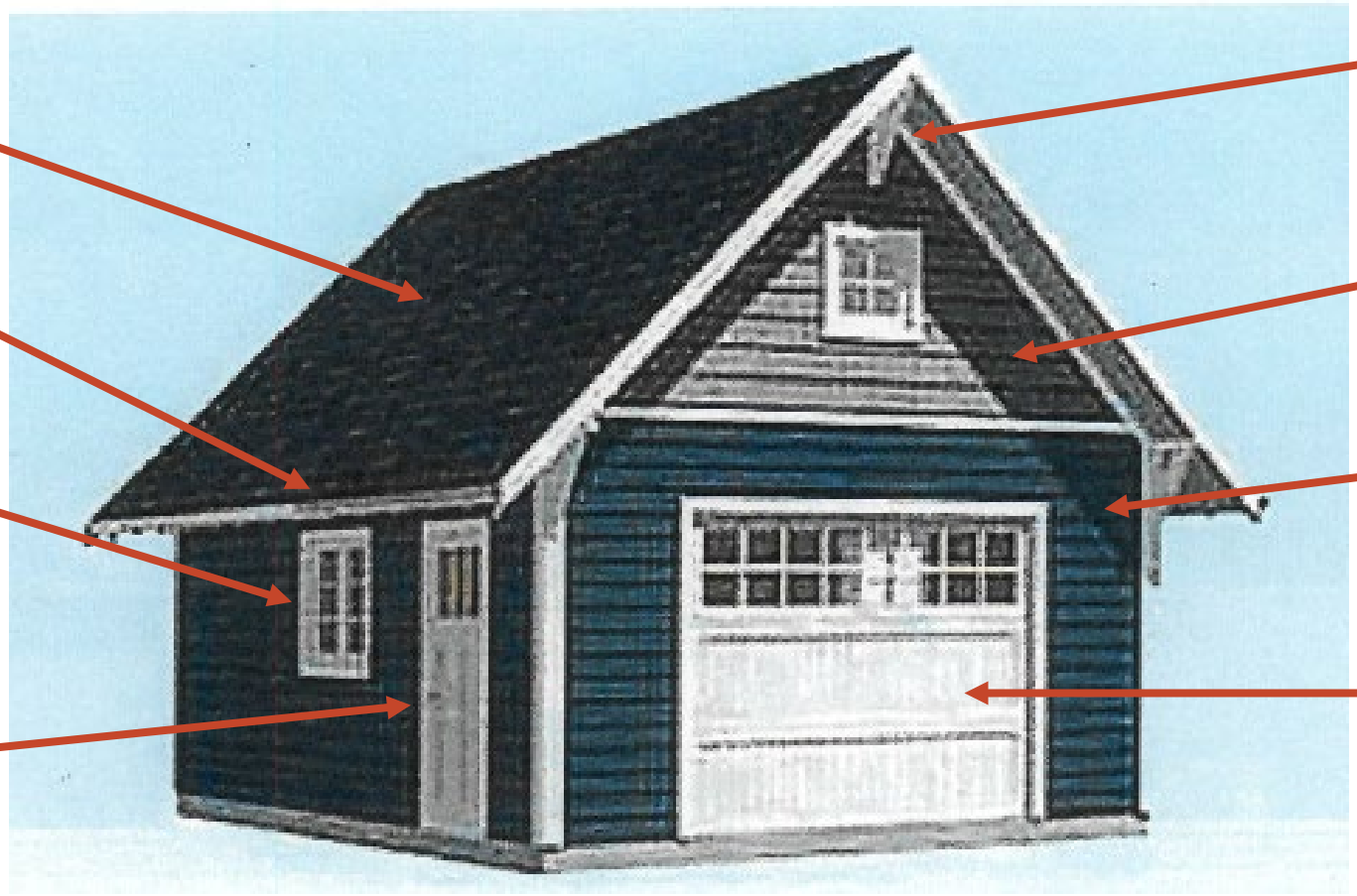




Existing Condition

731 West 8th Street
Detached Garage

DAVENPORT
IOWA | USA



Proposed Garage Remodel Example
Color to Match House (White Siding & Black Roof)

THE CITY OF DAVENPORT
IOWA | USA

Building Permit Application
Commercial & Residential Work

Job Address	731 W. 8th St	Zip Code	52802

Indicate Yes/No. If Yes, Additional Conditions Will Apply.

Is this project located in a designated Floodplain? Find details at www.cityofdavenportiowa.com/flood.		☐ Yes ☒ No
Is this project on a Local or National Historic Registry? Call 563.326.7765 or e-mail planning@ci.davenport.ia.us.		☐ Yes ☒ No
On the Davenport Registry of Landmark Property (Historic)? Call 563.326.7765/e-mail planning@ci.davenport.ia.us.		☐ Yes ☒ No
ADA Standards	I certify these plans have been reviewed by a licensed architect for conformance with current ADA standards for accessible design.	☐ Yes ☐ No ☒ N/A Residential
Applies to Commercial Only Find fees and other information at www.cityofdavenportiowa.com/adareview.	These plans have not been reviewed for conformance with ADA standards for accessibility. I would like to have these plans reviewed for ADA compliance through a third-party contract with the City of Davenport, and understand that the costs associated with such review will be invoiced to me or my agency as applicable.	☐ Yes ☐ No ☒ N/A Residential
	These plans have not been reviewed for conformance with ADA standards for accessibility. I elect not to have these plans reviewed for compliance with ADA standards for accessibility. I believe the plans submitted are for new construction or alternations to an existing facility that do not fall under ADA Title II or II requirements and/or that the work to be performed does not affect the usability of the primary function area(s) as defined in ADA standards.	☐ Yes ☐ No ☒ N/A Residential

Other Project Requirements and Considerations/Required Plan Submittals

	Survey Certificate. Submit Survey Certificate (Standard Form) legal description. (New Construction Only)
	Public Health. Food establishments and public bath facilities require prior approval of the Scott Co Health Department, 563.326.8618. Do not submit application without approval document.
	Septic Systems. Septic systems require prior approval from the Scott County Health Department, 563.326.8618, for soil percolation. Do not submit application without approval document.
	Construction Site Erosion. Submit a copy of soil and erosion control application and plan for all projects disturbing more than 5,000 SQ FT of land.
	Energy Code. Energy Audit affidavit from Contractor or Owner as required by the Department of Energy, www.energycodes.gov. (New Construction Only)
	Floodplain. If work is in a floodplain submit a copy of the approved floodplain development permit application.
	Existing Structure Addition. If tying to existing foundation, document how the new addition will be tied into the existing foundation.
	Plans – Commercial. Submit via E-plan review portal, www.cityofdavenportiowa.com/eplan. Construction documents shall include: architectural, engineering, mechanical, electrical, plumbing, landscape, paving/parking, dimensioned site plan, curb cut, storm water flow, site lighting and utility construction details and specifications as required to convey the development. Additional schematics shall be submitted for individual fire sprinkler, fire/smoke detection and alarms systems. An Iowa architect and/or engineer's seal is required, as specified by the Building Official. **Plans – Residential:** Submit building plans and schematics. Documents should clearly indicate the work applied for. Plans shall include section views, floor plans, roof and floor framing plans. Structural engineered drawings are required for trusses and engineered / laminated components. Include egress window sizes, door and window schedule. **Plans – Commercial and Residential.** Submit scaled site plan, at no more than 20ft to the inch, showing: lot lines, easements, property pin locations and location of all structures. Site plans shall indicate the building location with the dimension to property lines, stormwater run-off, sidewalks and finish grade.
	Sidewalk, approach and work in the public right-of-way require a separate permit. Contact Engineering at 563.326.7923.
	A sewer connection fee of $100 per bedroom applies to all new residential construction. The sewer connection fee for commercial is calculated by Engineering, 563.326.7923, and is invoiced separately.

Project Specifics

Owner's Name	Andrea Seeger				
Address	731 W. 8th St			Phone #	515-339-0164
City	Davenport	State	IA	Zip Code	52802

Building Permit Application - Commercial & Residential Work - Page 2

Contractor's Name	River Valley Homes / Clark Design, Development				
Contact Name	John Clark				
Phone #	563-529-0032	E-mail	John@ClarkDesignQC.com		
Address	4881 Norfolk Dr				
City	Bettendorf	State	IA	Zip Code	52722
Describe Project	Update Garage				

Complete All That Apply

# of Floors	# of Bedrooms	Total SQ FT

	Project Type		Building Type		Use and Occupancy
	Addition		Accessory		Detention/Supervised Care
	Demolition		Commercial		Medical
	New		Educational		Office
X	Remodel		Industrial		Residential Garage, Attached
X	Reroof		Institutional	X	Residential Garage, Detached
X	Reside		Mobile Home		Retail
	Other	X	Residential		Indicate # of Dwelling Units

Project Cost and Building Permit Fee

Work Type	Valuation	Subcontractor Name (if applicable)	
Building	$ 16649		
Electric	$		
Heating	$		
Plumbing	$		
Total	$ 16649.00	**Permit Fee**	$ 189.25

Submit Completed Application with Payment by Mail or During Business Hours to: Davenport Public Works, 1200 E 46th Street, Davenport, IA 52807. Questions? Call us at 563.326.7745.

Sewer connection fee, Accessibility review fee and other permits and fees (electrical, mechanical, and plumbing) issued separately. Find fee schedules for electrical, mechanical, and plumbing at www.cityofdavenportiowa.com/building.

By signing this document, I certify that all the information submitted above is correct and true and I that have reviewed the application checklist on the reverse side and have submitted all required documents.

Signature		Date	5/24/2021

For Office Use Only

Received		Receipt #		Permit #	

Building Permit Fee Schedule

Valuation in Dollars	Fee
0-500	$15.50
501-600	$17.75
601-700	$20.00
701-800	$22.25
801-900	$24.50
901-1000	$26.75
1001-1100	$29.00
1101-1200	$31.25
1201-1300	$33.50
1301-1400	$35.75
1401-1500	$38.00
1501-1600	$40.25
1601-1700	$42.50
1701-1800	$44.75
1801-1900	$47.00
1901-2000	$49.25
2001-3000	$58.25
3001-4000	$67.25
4001-5000	$76.25
5001-6000	$85.25
6001-7000	$94.25
7001-8000	$103.25
8001-9000	$112.25
9001-10000	$121.25
10001-11000	$130.25
11001-12000	$139.25
12001-13000	$148.25
13001-14000	$157.25
14001-15000	$166.25
15001-16000	$175.25
16001-17000	$184.25
17001-18000	$193.25
18001-19000	$202.25
19001-20000	$211.25
20001-21000	$220.25
21001-22000	$229.25
22001-23000	$238.25
23001-24000	$247.25
24001-25000	$256.25
25001-26000	$263.25
26001-27000	$270.25
27001-28000	$277.25
28001-29000	$284.25
29001-30000	$291.25
30001-31000	$298.25
31001-32000	$305.25
32001-33000	$312.25
33001-34000	$319.25
34001-35000	$326.25
35001-36000	$333.25
36001-37000	$340.25
37001-38000	$347.25
38001-39000	$354.25
39001-40000	$361.25
40001-41000	$368.25
41001-42000	$375.25
42001-43000	$382.25
43001-44000	$389.25
44001-45000	$396.25
45001-46000	$403.25
46001-47000	$410.25
47001-48000	$417.25
48001-49000	$424.25
49001-50000	$431.25
50001-51000	$436.00
51001-52000	$440.75
52001-53000	$445.50
53001-54000	$450.25
54001-55000	$455.00
55001-56000	$459.75
56001-57000	$464.50
57001-58000	$469.25
58001-59000	$474.00
59001-60000	$478.75
60001-61000	$483.50
61001-62000	$488.25
62001-63000	$493.00
63001-64000	$497.75
64001-65000	$502.50
65001-66000	$507.25
66001-67000	$512.00
67001-68000	$516.75
68001-69000	$521.50
69001-70000	$526.25
70001-71000	$531.00
71001-72000	$535.75
72001-73000	$540.50
73001-74000	$545.25
74001-75000	$550.00
75001-76000	$554.75
76001-77000	$559.50
77001-78000	$564.25
78001-79000	$569.00
79001-80000	$573.75
80001-81000	$578.50
81001-82000	$583.25
82001-83000	$588.00
83001-84000	$592.75
84001-85000	$597.50
85001-86000	$602.25
86001-87000	$607.00
87001-88000	$611.75
88001-89000	$616.50
89001-90000	$621.25
90001-91000	$626.00
91001-92000	$630.75
92001-93000	$635.50
93001-94000	$640.25
94001-95000	$645.00
95001-96000	$649.75
96001-97000	$654.50
97001-98000	$659.25
98001-99000	$664.00
99001-100000	$668.75

Over $100,000 = $668.75 plus $3.75 for each $1,000 over the first $100,000 value.

Exception: If the owner of the improvement is a tax-levying body, a permit shall be obtained, but no feel shall be required.

Other Inspection Fees: $77 per inspection or per hour as applicable

- Re-inspection and inspections for which no fee is assessed
- Inspection outside of normal business hours
- Additional plan review required by changes/additions (2 hour minimum)

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 **Date**
Contact Info: Matt Werderitch 563.888.2221 **7/13/2021**

Subject:
Case COA21-13: Request for the installation of a new roof at 528 West 8th Street. Hamburg Local Landmark Historic District. Tara Basinger of R3 Construction, petitioner, on behalf of Rebecca Griffin. [Ward 3]

Recommendation:
A recommendation is made to approve the Certificate of Appropriateness to install a new roof at 528 West 8th Street in accordance with the submitted material.

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

- Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration.
- Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

Background:
The applicant is proposing to install a new roof at 528 West 8th Street. The existing roof is not original to the structure. The roof replacement is needed due to storm damage.

The proposed roof material is GAF Timberline HDZ Composition Laminate, Asphalt Shingle in "Barkwood". The proposed roof will closely resemble the existing roof shingle in material, dimension, and color.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Application
🗋	Backup Material	Email Correspondence
🗋	Backup Material	Background Material
🗋	Backup Material	Historic Preservation Ordinance Review Criteria

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	7/8/2021 - 8:55 AM



Complete application can be emailed to planning@davenportiowa.com

Property Address* 528 W 8th St.

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

Applicant (Primary Contact)

Name:	Tara Basinger
Company:	R3 Construction
Address:	730 E Kimberly Rd. Suite C
City/State/Zip:	Davenport/IA./52807
Phone:	563-888-1017
Email:	Tara.b@r3-restore.com

Owner (if different from Applicant)

Name:	Rebecca Griffin
Company:	
Address:	528 W 8th St
City/State/Zip:	Davenport/IA/52803
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:

- [x] Local Hamburg Historic District
- [ ] Iowa Soldier's Orphans' Historic District
- [ ] Marycrest College Historic District
- [ ] Individually Listed Local Historic Landmark

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

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

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

When is a certificate of appropriateness required?
Prior to the commencement of the work.

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

Submittal requirements

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

Submittal requirements for all types of requests:

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

Submittal requirements for specific types of requests:

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

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

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

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

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

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

Formal Procedure

(1) Application:

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

(2) Historic Preservation consideration of the request:

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

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

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

Applicant: Tara Basinger Date:

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

Received by: Date:

Planning staff

Date of the Public Meeting:

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

Work Plan

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

R&R approx 24 squares of asphalt shingles. Includes all code compliance.

Add additional pages in needed.

City of Davenport Zoning Historic Preservation Commission
2021 Meeting and Submittal Calendar

Local Landmark Nomination Application	Local Landmark HPC Commission Meeting	All Other Historic Preservation Applications	All Other Historic Preservation Applications HPC Meeting
Application Submittal	**HPC Commission Meeting**	**Application Submittal**	**HPC Meeting**
Friday 5:00 p.m.	**Tuesday 5:00 p.m.**	**Friday 5:00 p.m.**	**Tuesday 5:00 p.m.**
Public Works Center	**Council Chambers | City Hall**	**Public Works Center**	**Council Chambers | City Hall**
1200 E 46th St	**226 W 4th St**	**1200 E 46th St**	**226 W 4th St**
Davenport IA, 52807	**Davenport IA, 52801**	**Davenport IA, 52807**	**Davenport IA, 52801**
11/30/2020	1/12/2021	12/31/2020	1/12/2021
12/23/2020	2/9/2021	1/29/2021	2/9/2021
1/22/2021	3/9/2021	2/26/2021	3/9/2021
2/26/2021	4/13/2021	4/5/2021	4/13/2021
3/26/2021	5/11/2021	4/30/2021	5/11/2021
4/23/2021	6/8/2021	5/28/2021	6/8/2021
5/28/2021	7/13/2021	7/2/2021	7/13/2021
6/25/2021	8/10/2021	7/30/2021	8/10/2021
7/30/2021	9/14/2021	9/3/2021	9/14/2021
8/27/2021	10/12/2021	10/1/2021	10/12/2021
9/24/2021	11/9/2021	10/29/2021	11/9/2021
10/29/2021	12/14/2021	12/3/2021*	12/14/2021

Location/Date/Time are subject to change. Contact planning@davenportiowa.com to confirm meeting date/time/location.

Werderitch, Matt

From: Tara Basinger <tara.b@r3-restore.com>
Sent: Thursday, July 8, 2021 8:05 AM
To: Werderitch, Matt
Subject: Re: [EXT] Re: 528 W 8th St - Local Historic Property

Hi! Please see my comments below:

On Wed, Jul 7, 2021 at 2:31 PM Werderitch, Matt <Matt.Werderitch@davenportiowa.com> wrote:

> Hi Tara,
>
> I am currently working on the staff report for the reroofing project at 528 West 8th Street. I have a couple of questions:
>
> 1. Is the entire roof being replaced with new asphalt shingle? If only a portion is being replaced, what section of the building (front, side, rear)? **ENTIRE ROOF**
>
> 2. What product and color is the new asphalt shingle? Is it the same material, color, and dimensions as the existing? **GAF TIMBERLINE HDZ COMPOSITION LAMINATE, ASPHALT SHINGLE IN "BARKWOOD."**
>
> 3. Is the roof replacement due to storm damage? **YES, ROOF REPLACEMENT IS DUE TO STORM DAMAGE**.
>
> Please respond to the best of your knowledge. I greatly appreciate your assistance!
>
> Thanks,
>
> **Matt Werderitch**
>
> Planner II | Development & Neighborhood Services
>
> **City of Davenport**
>
> **T** 563-888-2221
>
> 226 W 4th St, Davenport, IA 52801
>
> davenportiowa.com

528 West 8th Street

DAVENPORT
IOWA | USA

Project Scope:

1. Roof Replacement due to Storm Damage
2. Existing Roof: Asphalt Shingle
3. Proposed Roof: GAF Timberline HDZ Composition Laminate, Asphalt Shingle in “Barkwood”







528 West 8th Street

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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.

City of Davenport
Historic Preservation Commission

Department: DNS **Date**
Contact Info: Matt Werderitch 563.888.2221 **7/13/2021**

Subject:
Case COA21-14: Installation of a new soffits, fascia, frieze boards, barge boards, crown moldings, and dentil moldings at 517 West 7th Street. The Iowa College/S.S. Gillett Residence is located within the Hamburg Local Landmark Historic District. Dana Delveau of Delveau Construction, petitioner, on behalf of Keith and Kristin Morrison. [Ward 3]

Recommendation:
A recommendation is made to approve the Certificate of Appropriateness to repair and replace, when necessary, soffits, fascia, frieze boards, barge boards, crown moldings, and dentil moldings at 517 West 7th Street in accordance with submitted material.

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

- 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.
- The removal, alteration or concealing of distinguishing exterior architectural features and historic material of a designated property should be avoided when possible.
- Distinctive architectural features, construction techniques and/or examples of craftsmanship that characterize a designated property shall be treated with due consideration.
- Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

Background:
The Iowa College/S.S. Gillett Residence is listed as a contributing structure in the Hamburg Local Landmark Historic District. The building briefly served as Iowa College's first educational facility before relocating to Main and 12th Street. At this time, Simon S. Gillett, a partner in Burnell, Gillett & Co., purchased the house as a private residence. The structure has since been used as a residential dwelling.

The building is representative of two architectural modes, as the house retains the original Greek Revival brick building. With the additions to the west and southeast in the 1890's the house became a prominent Neo-classical Revival residence in the City. The contrast between the two periods is evident in the simplicity of the original section and the larger neo-classical addition.

The project scope includes all second story soffits, fascia, frieze boards, barge boards, crown moldings, dentil moldings, and trim pieces. The historic property survey identifies the denticular cornice as a distinctive feature of the structure.

The following work is proposed:

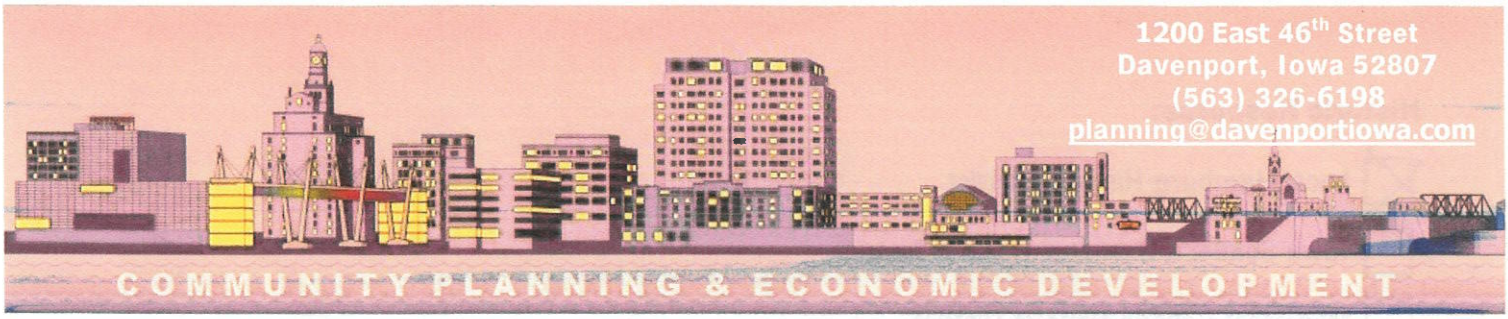
1. Replacement of missing and deteriorated/beyond repair components, including approximately 650 linear feet of six different styles of trim and 240 linear feet of T&G soffit and frieze board panels. All materials are to be replicated by contractor to match existing using tight grained fir.
2. Approximately 250 linear feet of fascia boards to be replaced using locally available select pine trim material.
3. Remainder of items to be repaired, scraped, puttied, sanded, primed and painted.
4. Minor repairs to attachment points, including rafter tails, framing back-up blocking, etc. This is needed to ensure adequate fastening of materials and reattachment of old components.
5. Adjacent areas of siding to be repaired and replaced to ensure water tight integrity.
6. Potential minor repairs to roof edging and shingles may be required for a quality seal to wood members below.

ATTACHMENTS:

Type	Description
Backup Material	Application
Backup Material	Background Material-Photos
Backup Material	Roof Elements
Backup Material	Historic Property Inventory Sheet
Backup Material	Historic Preservation Ordinance Review Criteria

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	7/9/2021 - 3:36 PM



Complete application can be emailed to planning@davenportiowa.com

Property Address* 517 W. 7TH Street
***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)

Name:	Dana Delveau
Company:	Delveau Construction
Address:	2408 Lorton Place
City/State/Zip:	Davenport Iowa 52803
Phone:	(563) 271-3406
Email:	delveauconstruction@gmail.com

Owner (if different from Applicant)

Name:	Keith MORRISON
~~Company:~~	Kristen MORRISON
Address:	517 W. 7th
City/State/Zip:	Davenport, Iowa
Phone:	(309) 373-0185
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 ☐

Work Plan

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

Contracted work includes all second story soffits, fascias, frieze boards, barge boards, crown moldings and all other associated trim pieces including dentil molding

1) Work included is replacement of missing & deteriorated beyond repair components including approx 650 lin. feet of 6 different styles of trim & 240 lin. feet of T&G soffit & frieze board panels. (These items to be replicated by Woodparts, Inc. to match existing using "tight grained" fir as before)
2) Approx. 250 lin ft of 1x10, 1x8 & 1x6 fascia boards to replaced as well using locally available "Select" pine trim material
3) Remainder of afore mentioned items to be repaired, scraped, puttied, sanded, and both old & new components to be primed & painted using colors approved by HBP
4) Although not included in present contract minor repairs to attachment points such as; rafter tails, framing back-up blocking, etc. will be needed to ensure adequate fastening of materials & reattachment of old
5) In addition, adjacent areas of siding may need to be repaired or replaced as well to ensure water-tight integrity of afore mentioned repairs (particularly the south facing peak)
6) Also not acticipated but should be induded minor repairs to roof edging and shingles may be needed to ensure good seal to wood members below.

Add additional pages in needed.

North



West




South
(East End)


South


North

North detail over front porch




East (detail)


detail of south
facing peak


detail of south
facing peak

517 West 7th Street

DAVENPORT
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Iowa College / S.S. Gillett Residence

- Constructed: c. 1900
- Architectural Style:
  1. Greek Revival: Original Brick Building
  2. Colonial Revival: Residential Addition on West & Southeast
- Distinctive Features:
  1. Wide Denticular Cornice
  2. Triangular Front Pediment
  3. Veranda with Semi-Circular South Side





517 West 7th Street
Project Scope

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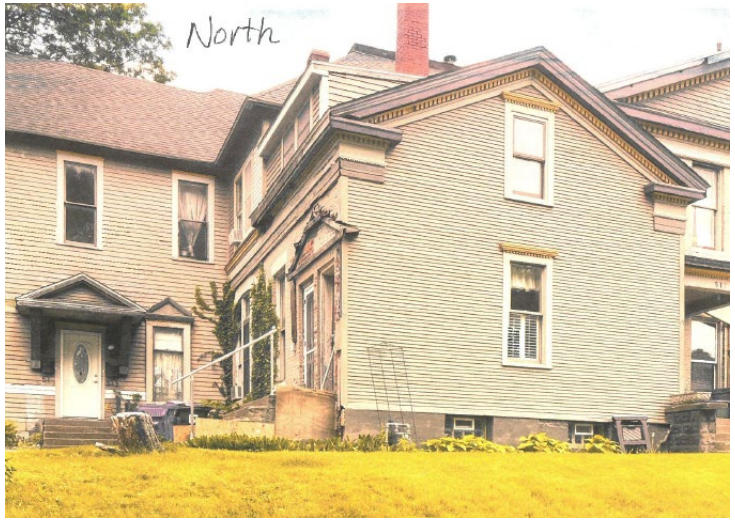
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2. Approximately 250 linear feet of fascia boards to be replaced using locally available select pine trim material.
3. Remainder of items to be repaired, scraped, puttied, sanded, primed and painted.
4. Minor repairs to attachment points, including rafter tails, framing back-up blocking, etc. This is needed to ensure adequate fastening of materials and reattachment of old components.
5. Adjacent areas of siding to be repaired and replaced to ensure water tight integrity.
6. Potential minor repairs to roof edging and shingles may be required for a quality seal to wood members below.



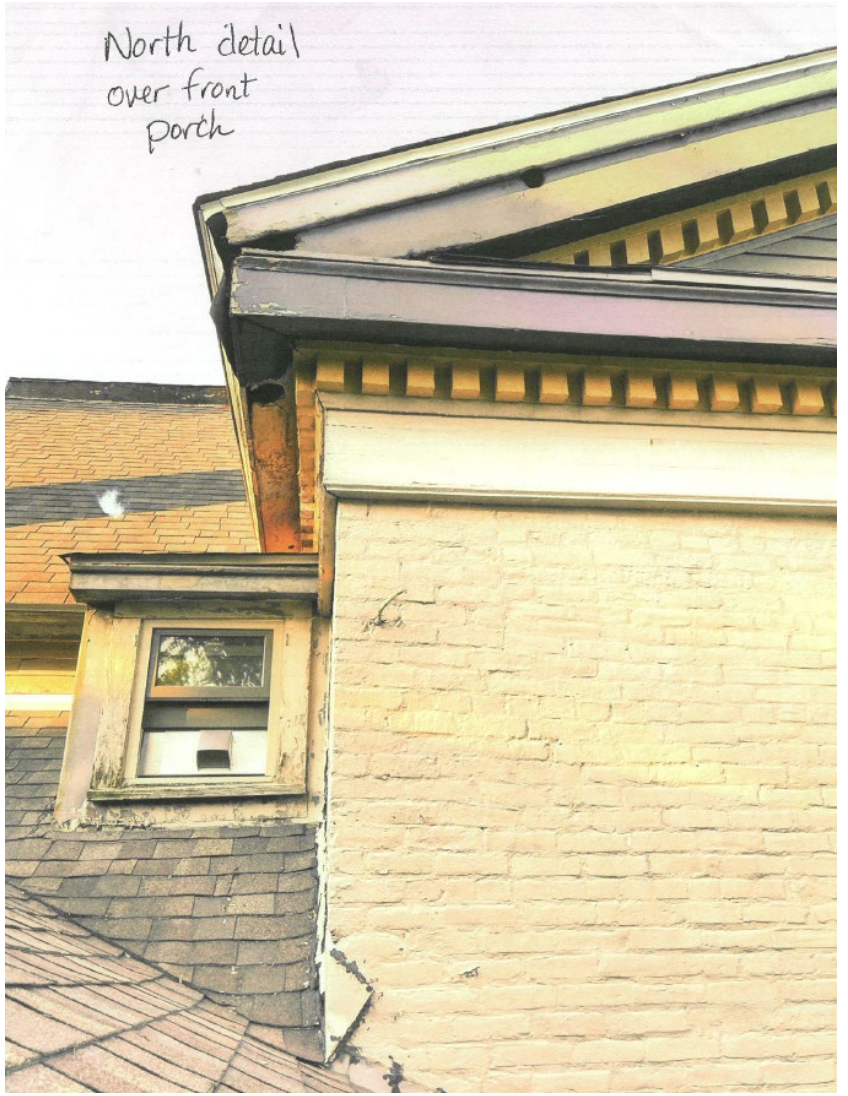
517 West 7th Street

DAVENPORT
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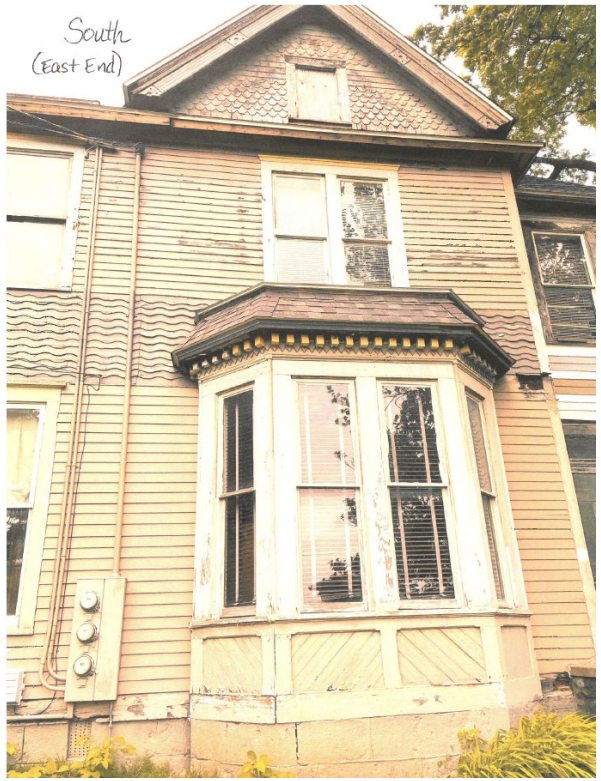




517 West 7th Street

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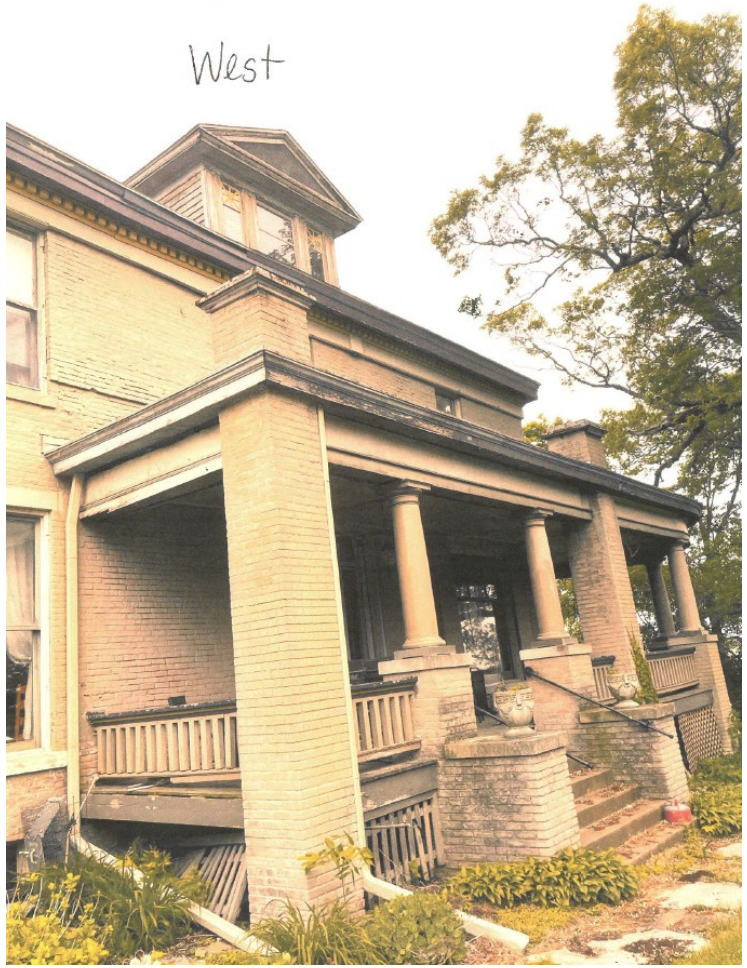






517 West 7th Street

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Roof Elements

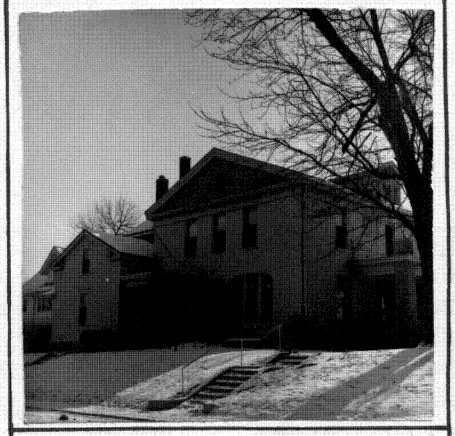
DAVENPORT
IOWA | USA



ARCHITECTURAL / HISTORICAL SURVEY — DAVENPORT, IOWA

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

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION



SITE SHEET

SITE #82-10- 7-W517 **MAP #** 3

HIST. DIST. Hamburg

NAME Iowa College/S.S. Gillett Residence (H) C

ADDRESS 517 & 519 W. 7th Street

LEGAL DES. Original Town (SUB-DIVISION) 35 (BLOCK) Lots 6 & (exc E12' of lot 6) 7 (PARCEL) (SUB-PARCEL)

UTM 15 | 710,185,0 (EASTING) | 4,519,840 (NORTHING) **ACREAGE** .1 **ZONE** R-6M

OWNER Carl B. Schmidt ~~Estate~~ Pat Miner/Roxanne Miner
517 W. 7th St., Davenport, IA 52803

TITLE H. (IF DIFF) RR 2 Box 63 52809

MAP

(See continuation sheet)

ARCHITECTURE

DESCRIPTION

FORM Original small brick building w/major extensions & additions **CONST. DATE** 1848,1891 c. 1900

MATERIALS Brick **ARCH STYLE** Greek Revival/Colonial Revival

FENESTRATION Rectilinear with several large triparte front windows with elliptical arch

DIST. FEATURES Wide denticular cornice, triangular front pediment, veranda with semi-circular south side

ALTERATIONS East wing 1891, veranda c. 1900

SITE & RELATED STR.

STATEMENT

Significant as a representative of two architectural modes, this house retains the original Greek Revival brick building which served as the 1st structure of Iowa College and after 1856 as an early private residence in Hamburg. With the enlargements to the west and southeast of this original block in the 1890's the house became a prominent Neo-classical Revival residence in the area. The contrast between the two periods is evident in the crisp simplicity of the original section (now covered by clapboard siding on the north facade) and the larger scale and elaboration of detail in the Neo-Classical additions.

W.L. Carroll, Architect

SOURCES

"Alexander's Survey of Davenport & Scott County, Iowa," 1969.
Putnam Museum, Davenport

SIGNIFICANCE

This building is associated with early efforts in private advanced education. The building's very brief use as a college and the school's short Davenport life lessen this building's significance. It remains, however, the earliest building with educational ties in the city.

HISTORY

DESCRIPTION

Iowa College was established in c. 1846 and erected a building two years later. Sponsors for the school were several congregational churches in southeastern Iowa. Students for the young college were mainly from southeast Iowa towns such as Denmark, Danville, Farmington and East Davenport. Iowa College's first glass graduated in 1850 and by 1855 13 students were enrolled in the advanced class and 97 students in the preparatory department. When a new street was cut through their West 7th St. site, the college moved to Main and 12th. This area, which came to be known as "College Square", was interrupted by street building in 1859. As a result, Iowa College moved to Grinnell and continued as Grinnell College. Simeon S. Gillett purchased the house in c. 1856 when the college moved to upper Main St. Gillett was a partner in Burnell, Gillett & Co., a steam saw mill operation (1850's); a partner in Gillett, Greene & Co., flour mills (1858) and eventually became a weighmaster. He resided here until 1876 when John Bruhn, a local stock dealer, purchased the property.

SOURCES

City Directory, 1855-56, 1858, 1871, 1874-5, 1876, 1881, 1888-9, 1890-91.
Downer, Harry, "Come to Davenport," Davenport, 1908.
Wilkie, Fran B., Davenport Past and Present, Davenport: Lane & Co. Publishing House 1858.

ARCHITECTURAL HISTORIAN: Martha Bowers | HISTORIAN: MARLYS SVENDSEN-ROESLER | SURVEY COMP. 1981

EVALUATION

ARCHITECTURAL

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

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

HISTORICAL

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

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

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

HISTORIC DISTRICT CLASSIFICATION

☒ A. ☐ B. ☐ C.

FOR DIVISION OF HISTORIC PRESERVATION USE ONLY

1. DATE RECEIVED:
2. DATE OF STAFF EVALUATION:

	A. ARCHITECTURAL	B. HISTORICAL
ELIGIBLE FOR N.R.H.P.	☐	☐
NOT ELIGIBLE FOR N.R.H.P.	☐	☐

3. N.R.H.P. ACTION
A. STATE REVIEW COMM. APP. ☐ DISAPP. ☐ TABLED ☐ DATE
B. FEDERAL REVIEW APP. ☐ DISAPP. ☐ TABLED ☐ DATE

4. D.H.P. SOURCES
☐ COUNTY RESOURCES
☐ W'SHIELD SURVEY
■ N.R.H.P. 11/18/83
☐ GRANT

☐ DET. OF ELIGIBILITY
☐ R. & C.
■ DAVENPORT A/H SURVEY
☐
☐

5. SUBJECT TRACES

6. PHOTO: 1624-9,11

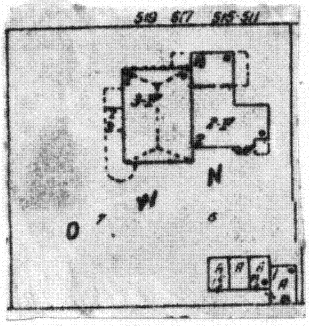
The Architects Office
Wehner, Nowysz, Pattschull and Pfiffner
201 dey building, iowa city, iowa 52240

82-10- 7-W517

ADDITIONAL PHOTOGRAPH:



MAP:



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.

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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 **Date**
Contact Info: Matt Werderitch 563.888.2221 **7/13/2021**

Subject:
Case COA21-15: Request for exterior alteration at 709 Brown Street. The William H. Wiese Residence is located within the Hamburg Local Landmark Historic District. Dawn Santiago, petitioner. [Ward 3]

Recommendation:
A recommendation is made to approve the Certificate of Appropriateness for exterior alteration at 528 West 8th Street, subject to the following conditions:

1. To the greatest extent possible, the existing clay tile roof shall be preserved and reused.
2. Product specifications of the existing clay tile and proposed replacement clay tile shall be submitted to staff for review and approval.
3. Using pictorial evidence of the existing porch columns, the new columns shall match the old in design, color, texture, and other visual qualities.

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

- 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.
- Materials. Historic or original architectural features, or replacement elements which in all ways replicated the original, should be repaired whenever possible.
- Roof shape. The roof design and shape should remain consistent with its original configuration and character.

Background:
The William H. Wiese Residence was constructed in 1895 and is listed as a contributing structure in the Hamburg Local Landmark Historic District. The distinct late century architectural style embodies picturesque features making it one of Davenport's most unique homes.

To maintain the prominence of the structure, the petitioner is proposing the following exterior alterations:

1. **Roof Repair & Replacement:** The roof of the structure was damaged during the August 2020 derecho. The existing roof consists of French clay tiles that are original to the home. To prevent further water damage, the applicant is proposing to remove and replace the roof in its entirety. The process involves removing all clay tiles from the roof in order to install a new underlayment. Afterwards, any existing clay tiles that can be salvaged will be reinstalled. The petitioner is proposing a replacement French clay tile that will match the style, color, and thickness of the existing. The new roof will consist of a combination of existing and new French clay tiles.
2. **Garage Roof & Deck Repair:** There is a three car garage abutting the alley to the north of the home. The garage features a flat roof with clay tiles that functions as an outdoor patio for the residents. The garage and roof are not visible from public right-of-way. Due to leaking

and water damage, the tiles will be re-grouted, painted, and resealed. The tiles are currently in good condition and will be maintained.

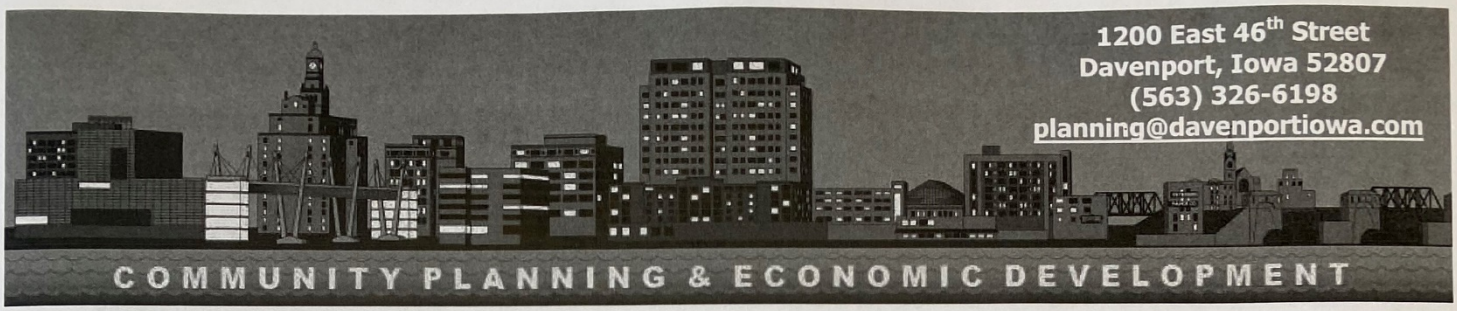
3. **Installation of New Gutters, Soffit, & Fascia:** In tandem with the roof installation, new gutters and associated soffit and fascia will be replaced. The original structure contained Yankee style gutters, which are no longer available. The roofer will install new cooper gutters and spouts with wood soffit and fascia that closely resembles the original style.
4. **Replacement of Porch Columns:** The existing wood columns have become rotted and deteriorated. The columns will be removed and reconstructed with new wood to match the existing dimensions and style of the original columns. Following installation, the columns are to be painted to match the exterior of the home.

ATTACHMENTS:

Type	Description
Backup Material	Application
Backup Material	Email Correspondence
Backup Material	Background Material-Photos
Backup Material	Historic Property Inventory Sheet
Backup Material	Preservation Brief: Clay Tile Roofs
Backup Material	Roof Elements
Backup Material	Historic Preservation Ordinance Review Criteria

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	7/9/2021 - 2:19 PM



Complete application can be emailed to planning@davenportiowa.com

Property Address* 709 Brown St Davenport IA 52802
***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)

Name: Dawn Santiago
Company:
Address: 709 Brown St
City/State/Zip: Davenport IA 52802
Phone: 678-898-9376
Email: dedwardsRN05@gmail.com

Owner (if different from Applicant)

Name: Dawn & Gabriel Santiago
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:

- [x] Local Hamburg Historic District
- [ ] Iowa Soldier's Orphans' Historic District
- [ ] Marycrest College Historic District
- [ ] Individually Listed Local Historic Landmark

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

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

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

When is a certificate of appropriateness required?
Prior to the commencement of the work.

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

Submittal requirements

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

Submittal requirements for all types of requests:

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

Submittal requirements for specific types of requests:

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

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

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

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

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

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

Formal Procedure

(1) Application:

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

(2) Historic Preservation consideration of the request:

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

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

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

Applicant: Dawn & Gabriel Santiago Date: July 3 2021

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

Received by: _____ Date: _____

Planning staff

Date of the Public Meeting: _____

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

Work Plan

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

Roof damaged from Storm of August 2020.

- Roof Replaced with Same material (French Clay tile) to retain historical character (Page 1 Original Roof)
- Damaged gutters
  Unable to replace Yankee gutter original but Roofer to build gutters with soffit and fascia to resemble Yankee gutters that are damaged (Page 2 damaged gutter)
  Page 3 damaged soffits/fascia

- Rotten beams and wooden surround Replaced with Similar/exact beam and box wooden (Page 4, 5, 6)

Garage top deck grout is gone between tiles causing leaking damage to garage and caused previous damage to wall (brick)

Will Regrout betweentiles and Reseal and paint deck top.

Page 8.9 are materials for Roof to be used.

Add additional pages in needed.

TILE ROOFS, INC.
"Your Tile, Slate & Copper Roof Specialists"
9505 Corsair Road • Frankfort, IL 60423
(708) 479-4366 • Toll Free: (888) 708-8453
Fax: (708) 479-7865 • Website: www.tileroofs.com

* MATERIAL PROPOSAL *

Proposal No. E215-160

To: Pacioni Sales
ATTN: Peter Pacioni

Date: May 18, 2021
Phone:
Fax:
Email: peter.pacioni@pacionisales.com

Tile Roofs, Inc. (seller) hereby proposes to furnish the following materials:

DESCRIPTION	QUANTITY	UNIT	PRICE PER UNIT	NET
Salvaged Red Ludowici French Clay Tile per photos sent	52	Squares		
New CC hip starters per photos sent	30	Pieces		
Salvaged 18" CC hip and ridge per photos sent	430	Pieces		
Packing/Pallet Charge	35	Pallets		
Estimaged Delivery Charge to: 709 Brown Street Davenport, IA 52802 (Customer to off-load)	2	Trucks		



* UPON ACCEPTANCE, PLEASE FAX A COPY OF THE SIGNED PROPOSAL AND CHEC
PROCESSING OF THE ORDER, THEN MAIL THE ORIGINALS.

*** Prices are good for 30 days.** ***NO RETURNS, EXCHANGES OR REFUNDS***

Tile Roofs, Inc. will assume no responsibility for broken tiles/slate due to breakage during shipment. If such breakage should occur, you must n
lading at the time of delivery and you must file a claim with the shipping company within 48 hours. Damaged material must be held for inspection.
prior sale and will not be guaranteed available without signed proposal and deposit. No express warranties and no implied warranties of fitness for any particular use, or otherwise (except as to title and merchantability) shall apply to products sold by us, and no waiver, alteration, or modification of the foregoing conditions shall be valid unless made in writing by an executive officer of our corporation. ***Orders not picked-up or shipped within 10 days of being placed are subject to storage charges ($25/day per pallet).**

This instrument constitutes the sole and entire agreement between the parties hereto with regard to the subject matter hereof. If Tile Roofs. Inc. ("company") brings an action to collect any accounts owed by you to this company, this company shall be entitled to recover reasonable attorneys' fees, court costs and other collection costs from you, including interest at 1.5% per month, in addition to any other relief to which this company shall be entitled.

ACCEPTED: The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to supply the materials specified. Payment will be made as outlined above.

Pacioni Sales

By: _____

Printed Name: _____

Date: _____

Tile Roofs, Inc.

By: Erik Lukis Digitally signed by Erik Lukis Date: 2018.07.31 13:26:29 -05'00'

Printed Name: Erik Lukis

Date: May 18, 2021

North Star Loss Consulting, LLC

North Star Loss Consulting, LLC
350 S Northwest Highway Suite 300
Park Ridge, Illinois 60068
info@northstarloss.com
Tel: 773 577-1664
Fax: 312 924-5918

EDWARDS_121-0064862

Roof

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
Clay Tile Roofing System						
1. Roofing (Bid Item)	1.00 EA	0.00	0.00	0.00	(0.00)	0.00
Totals: Roof				**0.00**	**0.00**	**0.00**

DECKING
ROOF #
MATERIALS #
[redacted]
NC)

Gutter System

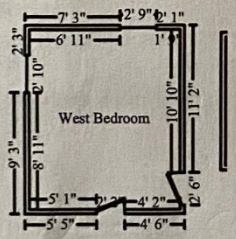
DESCRIPTION	RCV	DEPREC.	ACV
Gutters and Copper Metal Trim			
2. Soffit, Fascia, & Gutter (Bid Item)	0.00	(0.00)	0.00
Totals: Gutter System	**0.00**	**0.00**	**0.00**

[redacted]
200 LF COPPER

ALLEY / DRIVEWAY ↔

Upstairs

Main Level



West Bedroom **Height: 9' 9"**

489.13 SF Walls
645.15 SF Walls & Ceiling
17.34 SY Flooring
50.17 LF Ceil. Perimeter

156.03 SF Ceiling
156.03 SF Floor
50.17 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
Insulation						
3. R&R Blown-in insulation - 12" depth - R30	20.00 SF	2.63	1.30	53.90	(0.00)	53.90
Walls and Ceiling						
4. Clean walls and ceiling*	645.15 SF	0.36	0.65	232.90	(0.00)	232.90
Remaining walls and ceiling must be cleaned and prepped for subsequent paint application.						
5. R&R Three coat plaster over metal lath	20.00 SF	16.06	5.34	326.54	(0.00)	326.54
6. Seal/prime then paint the surface area (2 coats)	20.00 SF	0.88	0.34	17.94	(0.00)	17.94
7. Mask wall - plastic, paper, tape (per LF)	92.00 LF	1.53	2.39	143.15	(0.00)	143.15
Sealing perimeter and window/door openings						
8. Paint the walls and ceiling - two coats - 2 colors	645.15 SF	1.11	14.19	730.31	(0.00)	730.31

















Werderitch, Matt

From: Dawn Edwards <dedwardsrn05@gmail.com>
Sent: Thursday, July 8, 2021 6:02 PM
To: Werderitch, Matt
Subject: Re: [EXT] Pics 709 Brown St Davenport Restoration

Apologies on a few grammatical errors and repetition of word usage.

Dawn

On Thu, Jul 8, 2021 at 5:57 PM Dawn Edwards <dedwardsrn05@gmail.com> wrote:

> I'm sorry about the delay and I also thought my description in the application was explicit enough. However…
>
> 1. The roof in its entirety will be removed and replaced with the Exact tiles taken from the roof now which are the French tiles. That is to include color, size and thickness. Although pricey and quite heavy we are deciding to continue with the same style, color, tiles etc. This answers your question 2. (There shouldn't be any reason we couldn't use a more traditional tile that is of a lighter material, with the exact pattern and color?? But we found a company that can match the tile we currently have)
>
> 2. The soffit and fascia, as explained in application are actually yankee gutters that cannot be found anymore. The gutters are built within the edges of the roof (copper as per material sheet) and will be replicated with similar material that is currently on the house(wood) surrounding the gutters to resemble old yankee gutters. The gutter spouts currently are made of tin. We will replace with copper as well. This also answers question 4
>
> 3. (To answer your question 5) I am including the posts as well in this proposal as they will be restored as well. I do not plan to set aside time for every repair to take place with its own application so this will take place with roof work as well. The wood at the base of the column is obviously rotten. It will be replaced with wood of course. Later it will be painted to match the exterior.
>
> 4. The tiles pictured are above the garage, as explained in the narrative. We have completed work to the brick wall in the past due to the leaking from the tiles above. The tiles seem to be in good condition and require only regrouting, painting and sealing…leaving the original tiles in place.
>
> I believe I have answered all of your questions. Please let me no of any other information you are requiring.
>
> Thank you
>
> Dawn Santiago
> 678-898-9376

On Thu, Jul 8, 2021 at 5:02 PM Werderitch, Matt <Matt.Werderitch@davenportiowa.com> wrote:

> Dawn,

Staff are currently reviewing the Certificate of Appropriateness Application submitted for 709 Brown Street.

Please address the following questions regarding the project:

1. Will the entirety of the home be reroofed, or only portions that are damaged?

2. Are the new clay tiles the same dimension, thickness, material, and color as the existing?

3. Will the soffit and fascia be replaced? If so, with what material?

4. Are new gutters being installed as part of the project?

5. Included in the application were images of the porch columns. Are the columns included in the scope of the project? If so, what type of work is proposed? Will the columns be restored or replaced? If replaced, with what material?

6. Also included in the application were photos of red tiles/pavers. Are these the clay tiles that will be placed on the roof of the home? Were these tiles over the flat garage roof?

In addition, the following information is required for formal review and approval by the Historic Preservation Commission:

1. Provide a narrative detailing the scope of the project.

2. Provide product specifications for the proposed clay tiles, columns, gutters, and soffit/fascia (if applicable).

Without further clarification, there is insufficient information provided for the Historic Preservation Commission to take formal action on the item. If desired, the Commission can discuss the proposed project during the Work Session immediately following the regularly scheduled meeting on July 13th. This will give you the opportunity to present the project to the Commission and receive feedback and direction in an informal setting.

I will try to reach out to you again tomorrow morning to further understand the scope of the project. I can be reached at 563.888.2221 or via email.

Sincerely,

Matt Werderitch

709 Brown Street

DAVENPORT
IOWA | USA

- William H. Wiese Residence:
  1. Manufacturer (American Biscuit Company) &
  2. Financer (Davenport Bank & Trust)
- Construction Date: 1895
- Roof: Clay Tile
- Building Materials: Brick & Stucco
- Architectural Features:
  1. Late Century Quality Architecture
  2. Picturesque Features
  3. Tower
  4. Ogee-Arched Windows
  5. Gallery with Round Terminus
  6. Classical Ornamentation
  7. Dentilled Cornice



709 Brown Street
Project Scope

DAVENPORT
IOWA | USA

1. Roof Repair & Replacement
2. Garage Roof & Deck
3. New Gutters
4. Soffit & Fascia
5. Replace Porch Columns



709 Brown Street
Roof

1. Roof Damaged from August 2020 Derecho
2. Existing Roof: French Clay Tile
3. Remove & Replace Roof in its Entirety
4. Install New Underlayment
5. To the Greatest Extent Possible, Reuse Existing Clay Tiles
6. Replacement French Clay Tile (Same Style, Color, and Thickness as Original)



709 Brown Street
Garage Roof & Deck

DAVENPORT
IOWA | USA

1. Existing Tiles in Good Condition; To Remain in Place
2. Tiles not Visible from Public Right-Of-Way
3. Grouting, Painting, & Sealing









709 Brown Street
Gutters & Soffit/Fascia

DAVENPORT
IOWA | USA

- Existing Gutters: Yankee Style (No Longer Available)
- Roofer to Build Gutters with Soffit and Fascia to Resemble Damaged Yankee Gutters
- Materials:
  - Cooper Gutters & Spouts
  - Wood Soffit and Fascia





709 Brown Street
Porch Columns

DAVENPORT
IOWA | USA

Deteriorated Wood Columns to be Reconstructed with New Wood Material & Painted to Match the Originals.







TECTURAL / HISTORICAL SURVEY

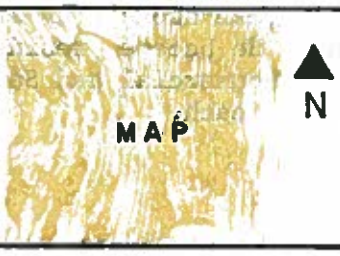
DAVENPORT, IOWA

Office
r, Nowysz, Pattschull and Pfiffner
9, Iowa City, Iowa 52240

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

SITE SHEET





#82-10- BQ-709 **MAP #** 3

DIST. Hamburg

William H. Wiese Residence (H) C

SS 709 Brown

DES. Forrest & Dillion's Add. 2 (SUB-DIVISION) Lots 1 & 2 (BLOCK / PARCEL / SUB-PARCEL)

15 7,0,1,5,8,0 (EASTING) 4,5,9,9,9,0,0 (NORTHING) **ACREAGE** -1 **ZONE** R-6M

R ~~James A. Hebrank~~ JENNIFER CHEN
~~Box 577, Davenport, IA 52805~~

H.

ARCHITECTURE

IPTION

½ story, hipped tile roof & large off-central rectangular hip-oofed tower, 1 story gallery across front & curving ard. SW cor. **CONST. DATE** c. 1895

S Brick & stucco **ARCH STYLE**

ATION Main block has rectangular windows w/1 large window on 1st floor; the*

TURES 1st story gallery across front, the rectangular tower & ornament

ONS

RELATED STR Tower facade faces 7th St., but address is on Brown.

MENT *tower has 3 rectangular windows with a leaded glass upper sash, a wide decorative terra cotta panel above, and then 3 smaller ogee-arched windows at the 3rd level.

ed by the architect Gustav A. Hanssen, this house displays a distinctive late entury quality combining picturesque features such as a tower, ogee-arched s, and gallery with round terminus, while using classical ornamentation such illions under the gallery & tower caves & the dentilled cornice of the house.

ES

HISTORY

SIGNIFICANCE

This was the residence of William H. Weise, prominent manufacturer and financer in Davenport at the turn of the century.



DESCRIPTION

William H. Weise began his career in the commercial baking industry in 1880 with Eagle's Steam Bakery. He continued with the American Buscuit Company in the 1890's after Eagle's was consolidated with the former. Late in the decade, American Biscuit and National Biscuit in a further monopolizing of the commercial baking industry. In 1901 Weise broke away from National Buscuit to help form the Independent Baking Company. He became president of the IBC in 1915. He later became president of the American Commercial and Savings Bank (Davenport Bank & Trust) and was a civic leader until his death.

SOURCES

Davenport Illustrated, Saengerfest Sourvenier, Davenport: Democrat Publishing Company, 1898.

Citizen's Historical Association, Indianapolis, 1939.

Scott County Auditor's Deed Transfer Books, Vols. 4:260 and 10:140.

ARCHITECTURAL HISTORIAN: Martha Bowers | HISTORIAN: MARLYS SVENDSEN-ROESLER | SURVEY COMP. 1981

EVALUATION

ARCHITECTURAL

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

LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☒ LOCAL ☐ N. ELIG.

HISTORICAL

I. THEME(S) OF SIGNIFICANCE

A. PRIMARY _____

B. SECONDARY _____

II. LEVEL OF SIGNIFICANCE

☐ NAT. ☐ STATE ☐ LOCAL

III. N.R.H.P

ELIGIBLE ☐ NOT ELIGIBLE ☐

HISTORIC DISTRICT CLASSIFICATION

☒ A ☐ B ☐ C

FOR DIVISION OF HISTORIC PRESERVATION USE ONLY

1. DATE RECEIVED _____

2. DATE OF STAFF EVALUATION _____

	A. ARCHITECTURAL	B. HISTORICAL
ELIGIBLE FOR N.R.H.P.	☐	☐
NOT ELIGIBLE FOR N.R.H.P.	☐	☐

3. N.R.H.P. ACTION

A. STATE REVIEW COMM. APP. ☐ DISAPP. ☐ TABLED ☐ DATE _____

B. FEDERAL REVIEW APP. ☐ DISAPP. ☐ TABLED ☐ DATE _____

4. D.H.P. SOURCES

☐ COUNTY RESOURCES
☐ W'SHIELD SURVEY
■ N.R.H.P. 11/18/83
☐ GRANT _____

☐ DET. OF ELIGIBILITY
☐ R. B. C. _____
■ DAVENPORT A/H SURVEY
☐ _____
☐ _____

5. SUBJECT TRACES

6. PHOTO 1626-4

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

PRESERVATION BRIEFS

30

The Preservation and Repair of Historic Clay Tile Roofs

Anne E. Grimmer and Paul K. Williams

Historical Background
Revival Styles Renew Interest
Early Tiles
Clay Tile Substitutes
Traditional Tile Shapes and Colors
How Tiles are Attached
Flat Tiles
Pantiles
Ridge or Hip Tiles
Roof Pitch and Weather
Preservation and Repair
Summary and References
Reading List

Download the PDF



Historic clay tile roof. Photo: NPS files.

Clay tiles are one of the most distinctive and decorative historic roofing materials because of their great variety of shapes, colors, profiles, patterns, and textures. Traditionally, clay tiles were formed by hand, and later by machine extrusion of natural clay, textured or glazed with color, and fired in high-temperature kilns. The unique visual qualities of a clay tile roof often make it a prominent feature in defining the overall character of a historic building. The significance and inherently fragile nature of historic tile roofs dictate that special care and precaution be taken to preserve and repair them.

Clay tile has one of the longest life expectancies among historic roofing materials—generally about 100 years, and often several hundred. Yet, a regularly scheduled maintenance program is necessary to prolong the life of any roofing system. A complete internal and external inspection of the roof structure and the roof covering is recommended to determine condition, potential causes of failure, or source of leaks, and will help in developing a program for the preservation and repair of the tile roof. Before initiating any repair work on historic clay tile roofs, it is important to identify those qualities important in contributing to the historic significance and character of the building.

This Brief will review the history of clay roofing tiles and will include a description of the many types and shapes of historic tiles, as well as their different methods of attachment. It will conclude with general guidance for the historic property owner



Clay tile was a popular roofing material for residential structures during the Romanesque Revival period. Photo: NPS files.

or building manager on how to plan and carry out a project involving the repair and selected replacement of historic clay roofing tiles. Repair of historic clay tile roofs is not a job for amateurs; it should be undertaken only by professional roofers experienced in working with clay tile roofs.

Historical Background

The origin of clay roofing tile can be traced independently to two different parts of the world: China, during the Neolithic Age, beginning around 10,000 B.C.; and the Middle East, a short time later. From these regions, the use of clay tile spread throughout Asia and Europe. Not only the ancient Egyptians and Babylonians, but also the Greeks and Romans roofed their buildings with clay tiles, and adaptations of their practice continue in Europe to the present. European settlers brought this roofing tradition to America where it was established in many places by the 17th century.

Archeologists have recovered specimens of clay roofing tiles from the 1585 settlement of Roanoke Island in North Carolina. Clay tile was also used in the early English settlements in Jamestown, Virginia, and nearby St. Mary's in Maryland. Clay roofing tiles were also used in the Spanish settlement of St. Augustine in Florida, and by both the French and Spanish in New Orleans.



Tapered barrel clay roof tiles were custom made for the restoration of the 1820s Indian barracks at Mission Santa Cruz in California. Photo: NPS files.

Dutch settlers on the east coast first imported clay tiles from Holland. By 1650, they had established their own full-scale production of clay tiles in the upper Hudson River Valley, shipping tiles south to New Amsterdam. Several tile manufacturing operations were in business around the time of the American Revolution, offering both colored and glazed tile and unglazed natural terra-cotta tile in the New York City area, and in neighboring New Jersey. A 1774 New York newspaper advertised the availability of locally produced, glazed and unglazed pantiles for sale that were guaranteed to "stand any weather." On the west coast clay tile was first manufactured in wooden molds in 1780 at Mission San Antonio de Padua in California by Indian neophytes under the direction of Spanish missionaries.

By far the most significant factor in popularizing clay roofing tiles during the Colonial period in America was the concern with fire. Devastating fires in London, 1666, and Boston in 1679, prompted the establishment of building and fire codes in New York and Boston. These fire codes, which remained in effect for almost two centuries, encouraged the use of tile for roofs, especially in urban areas, because of its fireproof qualities. Clay roofing tile was also preferred because of its durability, ease of maintenance, and lack of thermal conductivity.

Although more efficient production methods had lowered the cost of clay tile, its use began to decline in much of the northeastern United States during the second quarter of the 19th century. In most areas outside city-designated fire districts, wood shingles were used widely; they were more affordable and much lighter, and required less heavy and less expensive roof framing. In addition, new fire-resistant materials were becoming available that could be used for roofing, including slate, and metals such as copper, iron, tin-plate, zinc, and galvanized iron. Many of the metal roofing materials could be installed at a fraction of the cost and weight of clay tile. Even the appearance of clay tile was no longer fashionable, and by the 1830s clay roofing tiles had slipped temporarily out of popularity in many parts of the country.

Revival Styles Renew Interest in Clay Roofing Tiles



The clay tile roof is important in defining the character of the c. 1917 Mission-style Grove Park Inn, Asheville, North Carolina. Photo: NPS files.

By the mid-19th century, the introduction of the Italianate Villa style of architecture in the United States prompted a new interest in clay tiles for roofing. This had the effect of revitalizing the clay tile manufacturing industry, and by the 1870s, new factories were in business, including large operations in Akron, Ohio, and Baltimore, Maryland.

Clay tiles were promoted by the Centennial Exhibition in Philadelphia in 1876, which featured several prominent buildings with tile roofs, including a pavilion for the state of New Jersey roofed with clay tiles of local manufacture. Tile-making machines were first patented in the 1870s, and although much roofing tile continued to be made by hand, by the 1880s more and more factories were beginning to use machines. The development of the Romanesque Revival style of architecture in the 1890s further strengthened the role of clay roofing tiles as an American building material.

Alternative substitutes for clay tiles were also needed to meet this new demand. By about 1855, sheet metal roofs designed to replicate the patterns of clay tile were being produced. Usually painted a natural terra cotta color to emulate real clay tile, these sheet metal roofs became popular because they were cheaper and lighter, and easier to install than clay tile roofs.

Clay roofing tiles fell out of fashion again for a short time at the end of the 19th century, but once more gained acceptance in the 20th century, due primarily to the popularity of the Romantic Revival architectural styles, including Mission, Spanish, Mediterranean, Georgian and Renaissance Revival in which clay tile roofs featured prominently. With the availability of machines capable of extruding clay in a variety of forms in large quantities, clay tiles became more readily available across the nation. More regional manufacturing plants were established in areas with large natural deposits of clay, including Alfred, New York; New Lexington, Ohio; Lincoln, California; and Atlanta, Georgia; as well as Indiana, Illinois and Kansas.

The popularity of clay tile roofing, and look-alike substitute roofing materials, continues in the 20th century, especially in areas of the South and West-most notably Florida and California—where Mediterranean and Spanish—influenced styles of architecture still predominate.



Clay tiles emphasize the prominence of the peaked roofs of these late 19th century rowhouses. Photo: NPS files.

Early Tiles

During the 17th and 18th centuries the most common type of clay roofing tiles used in America were flat and rectangular. They measured approximately 10" x 6" x Ω" (25cm x 15cm x 1.25cm), and had two nail or peg holes at one end through which they were anchored to the roofing laths. Sometimes a strip of mortar was placed between the overlapping rows of tile to prevent the tiles from lifting in high winds. In addition to flat tiles, interlocking S-shaped pantiles were also used in the 18th century. These were formed by molding clay over tapered sections of logs, and were generally quite large. Alternately termed pan, crooked, or Flemish tiles, and measuring approximately 14 Ω" x 9 Ω" (37cm x 24cm), these interlocking tiles were hung on roofing lath by means of a ridge or lug located on the upper part of the underside of each tile. Both plain (flat) tile and pantile (S-shaped or curved) roofs were capped at the ridge with semicircular ridge tiles. Clay roofing tiles on buildings in mid-18th century Moravian settlements in Pennsylvania closely resembled those used in Germany at the time. These tiles were about 14"-15" long x 6"-7" wide (36cm-38cm x 15cm-18cm) with a curved butt, and with vertical grooves to help drainage. They were also designed with a lug or nib on the back so that the tiles could hang on lath without nails or pegs.

The accurate dating of early roofing tiles is difficult and often impossible. Fragments of tile found at archeological sites may indicate the existence of clay tile roofs, but the same type of tile was also sometimes used for other purposes such as paving, and in bake ovens. To further complicate dating, since clay tile frequently outlasted many of the earliest, less permanent structures, it was often reused on later buildings.

Clay Tile Substitutes

In addition to sheet metal "tile" roofs introduced in the middle of the 19th century, concrete roofing tile was developed as another substitute for clay tile in the latter part of the 19th century. It became quite popular by the beginning of the 20th century. Concrete tile is composed of a dense mixture of portland cement blended with aggregates, including sand, and pigment, and extruded from high-pressure machines.



Asphalt shingles are an incompatible replacement substitute for the original Spanish clay tiles. Photo: NPS files.

Although it tends to lack the color permanence and the subtle color variations inherent in natural clay tile, concrete tile continues to be a popular roofing material today because it reproduces the general look of clay tile, if not always the exact profile or proportions of historic clay tile, at a somewhat lower cost and weight. Another modern, slightly cheaper and lighter substitute for clay tile more recently developed consists of a mixture of mineral fiber and cement with pigments added to supply color. While these aggregate tiles also replicate the shape and appearance of clay roofing tiles, they have many of the same dissimilarities to clay tiles that are found in concrete tiles. Thus, like concrete tiles, they are seldom appropriate substitutes for clay tiles.

Traditional Tile Shapes and Colors

There are two types of clay roofing tiles: interlocking and overlapping. Interlocking tiles are designed in pairs so that an extrusion or "lip" on one of the tiles "hooks" over the other tile thereby "locking" or securing the two together; they are also usually nailed to the roof structure. Overlapping tiles, which can also function in pairs, generally do not have any sort of

"lip" and must be nailed in place. There is a wide range of shapes of historic clay roofing tiles, and many, sometimes with slight variations, are still produced today. There are many variations, and the country of origin of some of them may be revealed in their names, but there are essentially only two kinds of shapes: pantiles and flat tiles. Both pantiles and flat tiles may be either interlocking or overlapping.

Pantiles

The shape most commonly associated with historic clay roofing tiles is probably that of convex or rounded tiles, often grouped together generically as "pan tiles" or "pantiles." These include Spanish tiles-sometimes called "S" tiles, or the similarly shaped Mission tiles, also known as Barrel or Barrel Mission tiles, straight or tapered, as well as Roman tiles, and their Greek variation.

Flat Tiles

Flat, shingle tiles are another type of historic clay roofing tiles. Flat tiles can be completely plain and flat, and, like roofing slates, overlap one another, attached with nails to the roof sheathing. Or they may interlock at the top and on one side. Although the "interlock" holds them together, most interlocking shingle tiles also have one or more holes, usually near the top, for nailing to the roof sheathing. Flat tiles are mostly variations of English or Shingle tiles, and include English Shingle, Closed Shingle, Flat, Shingle or Slab Shingle, as well as French tiles which have a slightly higher and more contoured profile.

Any of the standard tile shapes may be known by a different name in another region of the country, or in different parts of the world. For example, what are known as Spanish or "S" tiles in the United States, may be called Single Roman tiles in England. Sometimes Spanish and Mission tiles are equated despite the fact that the former are usually 1-piece interlocking tiles and the latter are single Ω cylinders that overlap. Since missions and the Mission style are associated with the Americas, Mission tiles in the United States are more commonly referred to as Spanish tiles in England and Europe. In a similar vein, Spanish or "S" tiles, or Barrel tiles, might seem to be more typical of some tiles used in France than what are marketed as French tiles by American manufacturers.

Today some tile manufacturers have given their own trademark name to historic tile shapes. Other companies market uniquely shaped "S" tiles that are more in the shape of a true, but rather low profile "s" without the customary flat portion of traditional American "S" tiles.



An eave closure or *birdstop* to keep out birds is notably absent from the replacement tile in the center of the bottom row. Photo: NPS files.

Field and Specialty Tile

The tiles that cover the majority of the flat surface of the roof are called field tile. Some roof shapes, particularly conical towers or turrets, require tiles of graduated sizes, and some shapes or patterns of field tile also require specially shaped finish tiles to complete the roof covering package. Other uniquely-shaped tiles were made to fit odd-shaped spaces and places including dormers and valleys, roof hips, rakes, ridges and corners. There are also finish tiles that fulfill certain needs, such as eave closures or clay plugs called "birdstops." These are intended to keep out snow and rain, and birds from nesting in the voids under the bottom row of curved tiles. Different patterns and designs can also be created by combining, or mixing and matching flat tiles with dimensional tiles.

Tile Colors

A terra cotta red is the color most commonly associated with historic clay roofing tiles. The reddish color comes from clay with a large percentage of iron oxide, and there are many variations of this natural color to be found in tiles ranging from deep reddish browns to softer and paler oranges and pinks. Lighter buff and beige colors, as well as black, also appear on traditional tile-roofed buildings. Buff-colored tiles were made from nearly pure fire clay, and pouring manganese dissolved in water over the tile before firing resulted in smoke brown or black glazed tiles. Toward the end of the 19th century the popularity of colored glazes for roofing tiles increased, and their use and the range of colors continues to expand today. Most historic glazed roofing tiles are in fairly natural hues that range from reds and browns and buffs, to blacks and purples, blues (often created with smalt, or powdered blue glass), and a wide variety of greens (usually created with copper slag). There could be a considerable range in the colors of tiles that were baked over a wood fire because the temperature within the kiln was so uneven; tiles closest to the fire cooked all the way through and turned a darker red, while tiles farthest from the flames were likely to be smoke-stained, and lighter orange in color.

How Tiles are Attached

The method used to attach clay roofing tiles varies according to the shape, size and style of the particular tile. For the most part, traditional and modern methods of installing clay roofing tiles are very similar, except that modern practice always

includes the use of wood sheathing and roofing felt. But most of the earliest clay roofing tiles were laid without benefit of wood sheathing and hung directly on roofing laths and battens that were nailed to the roof rafters; this practice continued up into the mid-19th century in some regions. While this method of attachment allowed for plenty of ventilation, and made it easy to find leaks and make repairs, it also meant that the overall water-tightness of the roof depended entirely on the tiles themselves.

Gradually, the practice evolved of nailing roofing tiles directly onto continuous wood sheathing, or hanging them from "nibs" on horizontal lath that was attached to roof rafters or sheathing. Some kinds of tile, especially the later Mission or Barrel tiles were laid over vertical strips or battens nailed to the sheathing, or the tiles were fastened to wood purlins with copper wire.



Projections on the underside of these replacement Spanish clay tiles help them adhere to the cement mortar on the roof sheathing. Photo: NPS files.

Partly because they do not always fit together very closely, some tile shapes, including Spanish, Barrel or Mission as well as other types of interlocking tiles, are not themselves completely water-repellent when used on very low-pitched roofs. These have always required some form of sub-roofing, or an additional waterproof underlayer, such as felting, a bituminous or a cementitious coating. In some traditional English applications, a treatment called "torching," involved using a simple kind of mortar most commonly consisting of straw, mud, and moss. The tapered Mission tiles of the old Spanish missions in California were also laid in a bed of mud mortar mixed with grass or straw which was their only means of attachment to the very low-pitched reed or twig sheathing (latia) that supported the tiles.

More recent and contemporary roofing practices require that the tiles be laid on solid l" (2.5cm) wood sheathing felted with coated base sheets of at least 30 lbs., or built-up membranes or single-ply roof membranes. This substantially increases the water-tightness of the roof by adding a second layer of waterproofing. Horizontal and vertical chalk lines are drawn to serve as a guide in laying the tile and to indicate its patterning. Most tiles are designed with one or two holes so they can be attached by copper nails or hangers, and/or with projecting nibs, to interlock or hang on battens or lath attached to the base sheathing.

Before laying the tiles, the copper or lead gutters, flashings and valleys must be installed, preferably using at least #26 gauge (20-24 ounce) corrosion-resistant metal extending a minimum of 12" (30.5cm) under the tile from the edge, or in accordance with the manufacturer's specifications. The long life and expected durability of clay tiles require that, as with the roofing nails, only the best quality metal be selected for the flashing and guttering.



These tapered barrel clay tiles were accurately reproduced from archeological materials found on site. Photo: NPS files.

"Field tile" is usually ordered by the number of "squares"-that is, a flat section 10' x 10' (25cm x 25cm)—needed to cover a roof section. The tile company or roofing contractor should calculate the number of tiles needed according to the type of roof, and based on architect's drawings to ensure accuracy. This should include specialty ridge and eave tiles, decorative trim, partial "squares" approximately 10-20 per cent allowance for breakage, and extra tiles to store for repairing incidental damage later on. Once at the site, the tile is evenly distributed in piles on the roof, within easy reach for the roofers.

The tiles are laid beginning with the first course at the lower edge of the roof at the eaves. The method by which roofing tiles are laid and attached varies, depending on the type and design of the tiles and roof shape, as well as on regional practice and local weather conditions. A raised fascia, a cant strip, a double or triple layer of tiles, or special "birdstop" tiles for under the eaves, may be used to raise the first row of tiles to the requisite height and angle necessary for the best functioning of the roof. The tile is positioned to overhang the previously installed gutter system by at least 1-1/2" (4cm) to ensure that rainwater discharges into the central portion of the gutter. Once this first course is carefully fitted and examined from the ground level for straightness and color nuances, and adjusted accordingly, successive courses are lapped over the ones below as the roofer works diagonally up the roof toward the ridge. Positioning and laying tiles in a 10" x 10" (25cm x 25cm) square may take on the average of 16-1/2 man hours.

Flat Tiles

Most flat clay tiles have one or two holes located at the top, or on a "nib" or "lug" that projects vertically either from the face or the underside of the tiles, for nailing the tile to the sheathing, battens, or furring strips beneath. As successive rows of tile are installed these holes will be covered by the next course of tiles above. Traditionally, clay tiles on the oldest tile roofs were hung on roofing laths with oak wooden pegs. As these wood pegs rotted, they were commonly replaced with

nails. Today, copper nails, 1-3/4" (4.5cm) slaters' nails, are preferred for attaching the tiles because they are the longest lasting, although other corrosion-resistant nails can also be used. Less durable nails reduce the longevity of a clay tile roof which depends on the fastening agents and the other roofing components, as much as on the tiles themselves. Clay roofing tiles, like roofing slates, are intended to hang on the nails, and nailheads should always be left to protrude slightly above the surface of the tile: Nails should not be driven too deeply into the furring strips because too much pressure on the tile can cause it to break during freeze/thaw cycles, or when someone walks on the roof.

Plain flat tiles, like roofing slates, are attached to the roof sheathing only with nails. They are laid in a pattern overlapping one another in order to provide the degree of impermeability necessary for the roof covering. Because plain flat tiles overlap in most cases almost as much of one half of the tile, this type of tile roof covering results in a considerably heavier roof than does an interlocking tile roof which does not require that the tiles overlap to such an extent. Interlocking flat tiles form a single layer, and an unbroken roof covering. Although most interlocking tiles on all but the steepest roofs can technically be expected to remain in place because they hang on protruding nibs from the roofing laths or battens, in contemporary roofing practices they are often likely to be nailed for added security. In most cases it is usually a good idea to nail at least every other tile.

Pantiles

With Mission or Barrel tiles, where one half-cylinder overlaps another inverted half-cylinder to form a cover and pan (cap and trough) arrangement, the fastening is more complicated. While the pantiles that rest directly on the sheathing are simply nailed in place, there are two ways of attaching the cover tiles that rest on the pantiles. They can be secured by a copper wire nailed to the sheathing or tied to vertical copper strips running behind the tiles. Another method requires the installation of vertical battens or nailing strips on the roof to which the cover tiles are nailed, or the use of tile nails or hooks, which are hooked to the pantile below and secured with twisted copper wire.

Sometimes cement mortar, or another underlayer such as grass, moss or straw, or hair-reinforced mortar was added under the tiles. Before the use of felting this was a particularly common practice on some of the plain flat tile or Spanish tile roofs with low rises that were themselves not especially waterproof. Mortar also helped to keep driving rain from getting under the pantiles, and it is still customary in contemporary roofing to add a dab of cement mortar to help secure them.

Ridge or Hip Tiles

At the roof ridge or hip, clay tile is usually attached to a raised stringer with nails and a small amount of mortar, elastic cement or mastic. The joint is sealed with a flexible flashing such as copper or lead. Ridge tiles are often somewhat larger and more decorative than the field tile utilized on the broad sections of the roof.

Roof Pitch and Weather Factors in Tile Attachment

The means by which clay tile is attached to the sheathing is also partly determined by the roof pitch. Generally the fastening requirements increase with an increase of roof pitch. For low-pitched rises of 4"-6" (10cm-15cm) in a 12" (30.5cm) run the weight of the tiles is usually sufficient to hold them in place on the lath by the ridge or "lug" on the underside of the tile, with only the perimeter tiles requiring metal clips to secure them to the sheathing. But the tiles on even these low-pitched roofs are usually nailed for added security, and additional fastening measures are necessary on roofs with a higher pitch, or in areas subject to high winds or earthquakes. For steeper pitched roofs, such as towers, 7"-11" (18cm-28cm), or 12"-15" (30.5cm-38cm) in a 12" (30.5cm) run the tiles are nailed and a band of perimeter tiles three to four tiles thick is secured with clips. For roof rises over 16" (41cm) in a 12" (30.5cm) run, and in areas prone to earthquakes or hurricanes, every tile may be secured with both a nail and a copper or noncorrosive metal clip, and often also with a dab of roofing mastic or mortar.

The installation of clay roofing tiles in areas with significant amounts of snowfall-over 24" (61cm) per year-also varies somewhat from the normal guidelines. Larger battens may be necessary, as well as additional clipping or tying of the tile to securely attach it to the sheathing. The roof structure itself may also need added bracing, as well as the insertion of small snow clips or snow birds that protrude above the surface of the tile to prevent snow and ice from sliding off the roof and damaging the tile.

Preservation and Repair

Identifying Common Problems and Failures

While clay roofing tiles themselves are most likely to deteriorate because of frost damage, a clay tile roof system most commonly fails due to the breakdown of the fastening system. As the wooden pegs that fastened the early tiles to hand-riven battens rotted, they were often replaced with iron nails which are themselves easily corroded by tannic acid from oak battens or sheathing. The deterioration of metal flashing, valleys, and gutters can also lead to the failure of a clay tile roof.

Another area of potential failure of a historic clay tile roof is the support system. Clay tiles are heavy and it is important that the roof structure be sound. If gutters and downspouts are allowed to fill with debris, water can back up and seep under roofing tiles, causing the eventual deterioration of roofing battens, the sheathing and fastening system, or even the roof's structural members. During freezing weather, ice can build up under tiles and cause breakage during the freeze/thaw cycle. Thus, as with any type of roof, water and improperly maintained rainwater removal and drainage systems are also chief causes for the failure of historic clay tile roofs.

Clay tiles may be either handcrafted or machine-made; in general, roofs installed before the end of the 19th century consist of hand formed tiles, with machine-made tiles becoming more dominant as technology improved during the 20th century. Clay tile itself, whether made by hand or made by machine, can vary in quality from tile to tile. Efflorescence of soluble salts on the surface may indicate that a tile has excessive porosity which results from under-burning during its manufacture. Poor quality porous tiles are particularly susceptible to breaking and exterior surface spalling during freeze-thaw cycles. By letting in moisture, porous tiles can permit the roof battens and roof structure to rot. The problem may be compounded by waterproof building paper or building felt laid underneath which can, in some instances, prevent adequate ventilation.

Clay roofing tiles can also be damaged by roofers walking carelessly on an unprotected roof while making repairs, or by overhanging tree branches, falling tree limbs, or heavy hail. Broken tiles may no longer provide a continuous waterproof surface, thereby allowing water to penetrate the roofing structure, and may eventually result in its deterioration if the broken tiles are not replaced in a timely manner.

Although modern, machine-made clay tiles are more uniform in appearance than their handmade counterparts, they also have the potential for failure. Occasionally, entire batches of mass-produced tile can be defective.

Regular Inspection and Maintenance

Broken or missing tiles, or leaks on the interior of the building, are obvious clues that a historic clay tile roof needs repair. Even though it may be clear that the roof is leaking, finding the source of the leak may not be so easy. It may require thorough investigation in the attic, as well as going up on the roof and removing tiles selectively in the approximate area of the roof leak. The source of the leak may not actually be located where it appears to be. Water may come in one place and travel along a roofing member some distance from the actual leak before revealing itself by a water stain, plaster damage, or rotted wooden structural members.



A special system consisting of brass or copper wires is used to attach these tapered barrel roof tiles. Photo: NPS files.

Temporary Protection during Repair

In some instances temporary protection and stabilization may be necessary to prevent further damage or deterioration of a historic clay tile roof. Plywood sheets, plastic, roll roofing, or roofing felt can provide short-term protection until repair or replacement materials can be purchased. Another option may be to erect a temporary scaffold that is encased or covered with clear or semitransparent polyethylene sheeting over the entire roof. This will not only protect the exposed roofing members during repair or until repairs can be made, but also lets in enough natural light to enable the reroofing work to take place while sheltering workmen from cold or wet weather.

General Repair Guidance

Once the source and cause of a leak has been identified, appropriate repairs must be made to structural roofing members, wood sheathing, felt or roofing paper if it is part of the roofing membrane, or possibly to vertical roof battens to which the tiles may be attached. If the problem appears limited to gutters and flashing in disrepair, repair or replacement will probably require temporary removal of some of the adjacent tiles to gain access to them. If the roofing tiles are extremely fragile and cannot be walked on even with adequate protection (see below), it may also be necessary to remove several rows or a larger area of tiles and store them for later reinstallation in order to create a "path" to reach the area of repair without damaging existing tiles. Even if most of the tiles themselves appear to be intact but no longer securely attached to the roof substrate due to deterioration of the fastening system or roofing members, all the tiles should be labeled and removed for storage. Regardless of whether the repair project involves removal of only a few damaged tiles, or if all the tiles must be removed and relaid, historic clay roofing tiles are inherently fragile and should be pulled up carefully with the use of a slate ripper. The tiles can be reattached one-by-one with new corrosion-resistant copper nails, copper straps or tabs, "tingles', or another means after the necessary repairs have been made to the roof.

Replacing Individual Tiles

The most difficult aspect of replacing a single broken clay roof tile is doing so without breaking neighboring tiles. While flat shingle tiles can generally be walked on by a careful roofer without likelihood of much damage, high profile pantiles are

very fragile and easily broken. By using sheets of plywood, planks, or burlap bags filled with sand to distribute weight, the professional roofer can move about the roof to fix broken tiles or flashing without causing additional damage. Another method involves hooking a ladder on the ridge to support and evenly distribute the weight of the roofer.

A broken tile should be carefully removed with a slate ripper or hacksaw blade inserted under the tile to cut the nail or nails holding it in place. If successive layers of tile are already in place covering the nailholes, it will not be possible to attach the replacement tile with nails through the holes, so an alternative method of attachment will be necessary. By nailing a tab of double thickness copper stripping on the sheathing below the tile, the new replacement tile can be slipped into position and secured in place by bending the copper strip up with a double thickness of the copper over the tile. A slate hook or "tingle" can be used in the same way. This fastening system functions in place of nails.

When replacing hard-to-match historic tile, and if matching clay tile cannot be obtained, it may be possible to relocate some of the original tiles to the more prominent locations on the roof where the tile is damaged, and insert the new replacement tile in secondary or rear locations, or other areas where it will not show, such as behind chimney stacks, parapets, and dormer windows. Even though replacement tile may initially match the original historic tile when first installed, it is likely to weather or age to a somewhat different color or hue which will become more obvious with time. Thus, care should be taken to insert new replacement tile in as inconspicuous a location as possible. New, machine-made clay tile or concrete tiles should generally not be used to patch roofs of old, handmade tile because of obvious differences in appearance.

Sources for Replacement Tiles

When restoring or repairing a clay tile roof it is always recommended that as many of the original tiles be retained and reused as possible. Sometimes, particularly when working with "pan and cover" type tile roofs, while many of the "cover" tiles may be broken and require replacement, it may be possible to reuse all or most of the "pan" tiles which are less susceptible to damage than the "cover" tiles. But, in most cases, unless matching replacements can be obtained, if more than about 30 per cent of the roofing tiles are lost, broken, or irreparably damaged, it may be necessary to replace all of the historic tiles with new matching tiles. When counting the number or percentage of missing or broken tiles that need to be replaced, it is important to order extra tiles to allow for breakage and damage during shipping and on the job site. The size of the tiles must be noted, whether they are all the same size, the same size but laid with different amounts of exposure to compensate for changes in perspective, or of graduated sizes according to horizontal rows-typical, for example, on conical or tower roofs.

Many late-19th and early-20th century tiles are marked on the back with the name of the company that made them, along with the size and the name of that particular tile shape. Some companies that were in business in the United States at the turn of the century are still producing many of the traditional tile shapes, and may be able to supply the necessary replacements. But it is important to be aware that in some cases, although the name of a particular tile pattern may have remained the same, the actual shape, size, thickness and profile may have changed slightly so that the new tile does not match the historic tile closely enough to permit it to serve as a compatible replacement for missing or broken tiles. While such tiles may be acceptable to use on a secondary or less prominent elevation, or to use when an entire tile roof needs replacement, they would not be suitable to use on an area of the roof that is highly visible.

Even if the particular tile is no longer manufactured by a company, the original molds may still exist which can be used to make new tiles to match the historic tiles if the quantity needed is sufficiently large to warrant a custom order. Other companies stock and sell salvaged tile, and keep a variety of old tiles available which can be identified and matched by the number and company imprint on the back of the tiles. Still other companies specialize entirely in custom-made reproduction of historic clay tiles for a specific preservation project.

Modern clay tiles are even more varied than historic tiles. Many shapes and styles are offered in a wide variety of colors and glazes. Several manufacturers produce special color-blended tiles, as well as tiles of different hues that are intended to be carefully mixed when installed. Yet, it is important to remember that many of these modern tiles may not be appropriate for use on historic clay tile roofs. The place of manufacture must also be taken into consideration. For instance, tiles made for use in a hot, dry climate may not be able to withstand wet weather, drastic temperature changes or freeze-thaw cycles. Some of the tile shapes, and many of the colors-especially those that are very bright and highly glazed-are completely contemporary in design, and do not represent traditional American styles, and thus, are not suitable for use on historic buildings.

Repairing a Failed Fastening System

Clay roofing tiles, as noted before, frequently outlast their fastening systems. Wood pegs rot, nails rust, and even copper nails that are not adequately driven in can pull out of the roof's structural members. Although it is unusual that all of the clay tiles on a roof need to be replaced unless matching replacements cannot be obtained, it is not uncommon for old tile roofs to be stripped of all their tiles in order to relay the tiles with new fastenings and battens. When the fastening system has failed, all the roof tiles must be removed and reattached with new corrosion-resistant fasteners. If possible, all the tiles

should be numbered and a diagram should be drawn showing the location of each tile to aid in replicating the original pattern and color variations when the tiles are relaid. Ideally, each tile should be numbered to ensure that it is reinstalled in its original location. But this may not always be feasible or practical, and it may be enough simply to group the tiles as they are removed by type and size or function-such as field tiles, custom tiles for hips, dormers and ridges, and specially cut pieces. This will help facilitate reinstallation of the tiles. If all of the tiles have to be removed, it is probably a good idea to consider installing a layer of modern roofing felt over the wood sheathing. This will add another layer of waterproofing, while providing temporary protection during reroofing.

Even if the tiles were originally attached with wooden pegs, it is generally recommended that they be rehung with corrosion-resistant, preferably heavy copper, or aluminum alloy nails or hooks. Today there are numerous nontraditional fastening systems for clay tile roofs, and many of them are patented. Roofing contractors and architects may have individual preferences, and some systems may be better suited than others to fit a particular roof shape or to meet a specific climatic or seismic requirement. Original battens or other roof members that may have deteriorated should be replaced to match the original using pressure-treated wood. Additional support may be necessary, particularly if the original roof was inadequate or poorly designed.

Replacing Flashing

Deteriorated flashing, gutters and downspouts should generally be replaced in kind to match the historic material. Copper or lead-coated copper, if appropriate to the building, or terne-coated stainless steel, is often preferred for use on historic clay tile roofs because of their durability and long lasting qualities. However, copper staining from downspouts can sometimes be a problem on light-colored masonry walls which should be taken into consideration when planning replacements to rainwater removal systems. Clay tile roofs usually have an open valley system where the tiles are separated by metal flashing at intersections of roof sections with different angles. This makes the insertion of new flashing quite easy, as only a few surrounding tiles must be removed in the process. New copper flashing that is too "bright" can be made to blend in and "mellowed" by brush-coating it with boiled linseed oil or proprietary solutions.

Inappropriate Repairs

The most important repair to avoid is replacing broken or missing roof tiles on a historic building with materials other than matching natural clay tiles. Concrete, metal or plastic tiles are generally not appropriate substitutes for clay roofing tiles. They lack the natural color variations of clay tile, and they do not have the same texture, shape, thickness or surface irregularities.

Although much concrete tile and composition tile is produced to resemble the general shape, if not the exact profile, of clay roofing tiles, concrete tile is generally too thick and also lacks the range of colors inherent in natural clay tile. Concrete tile is not a compatible substitute material to repair or replace individual historic clay tiles.

Patching a historic clay tile roof with roofing tar, caulk, asphalt, pieces of metal, or non-matching clay tiles is also inappropriate. Such treatments are visually incompatible. They also have the potential for causing physical damage. Water can collect behind these patches, thus accelerating deterioration of roof sheathing and fastening systems, and during the expansion and contraction of a freeze-thaw cycle ice buildup at patches can break surrounding tiles.

Summary and References

Clay roofing tile itself, when correctly installed, requires little or no maintenance. Often, it is the fastening system used to secure the tiles to the sheathing that fails and needs to be replaced rather than the tiles themselves. In fact, because clay tiles frequently outlasted the building structure, it was not unusual for them to be reused on another building. When the fastening system has deteriorated, or the roofing support structure has failed, clay tiles can be removed relatively easily, necessary repairs can be made, and the historic tiles can be relaid with new corrosion-resistant nails or hooks. Broken or damaged tiles should be replaced promptly to prevent further damage to neighboring tiles or to the roof structure itself.

As with any kind of historic roofing material, regular maintenance, such as cleaning gutters and downspouts, can add to the life of a tile roof. Additional preventive measures may include placing wire mesh over downspout openings or over the entire gutter to prevent debris from collecting and water from backing up. Periodic inspection of the underside of the roof from the attic after a heavy rain or ice storm for water stains may reveal leaks in their early stages which can be eliminated before they escalate into larger, more serious repair problems.

If replacement tile is required for the project, it should match the original tile as closely as possible, since a historic clay tile roof is likely to be one of the building's most significant features. Natural clay tiles have the inherent color variations, texture and color that is so important in defining the character of a historic tile roof. Thus, only traditionally shaped, clay tiles are appropriate for repairing a historic clay tile roof.

Selected Sources of Clay Roofing Tiles

Roof Elements

DAVENPORT
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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 **Date**
Contact Info: Matt Werderitch 563.888.2221 **7/13/2021**

Subject:
Case COA21-16: Installation of a new roof at 312 West 3rd Street. Woeber Carriage Works is a locally designated historic structure. Joel Johnson of Dave's Roofing, petitioner, on behalf of Carriage Works LLC. [Ward 3]

Recommendation:
A recommendation is made to approve the Certificate of Appropriateness to install a new roof at 312 West 3rd Street in accordance with the submitted material.

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

- Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration.
- Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

Background:
The applicant is proposing to install a new roof at 312 West 3rd Street. The property consists of the original 1857 vernacular fieldstone 2-story structure at the rear and is fronted by a restrained Italianate 1881 3-story brick plow works addition.

The proposed roof installation will only be on rear stone building. The 3-story brick building abutting West 3rd Street is not included in the scope of the project. The existing asphalt shingle roof is not original to the structure. The proposed roof material is a Chateau Green Architectural Asphalt Shingle. The proposed roof will closely resemble the existing roof shingle in material and dimension.

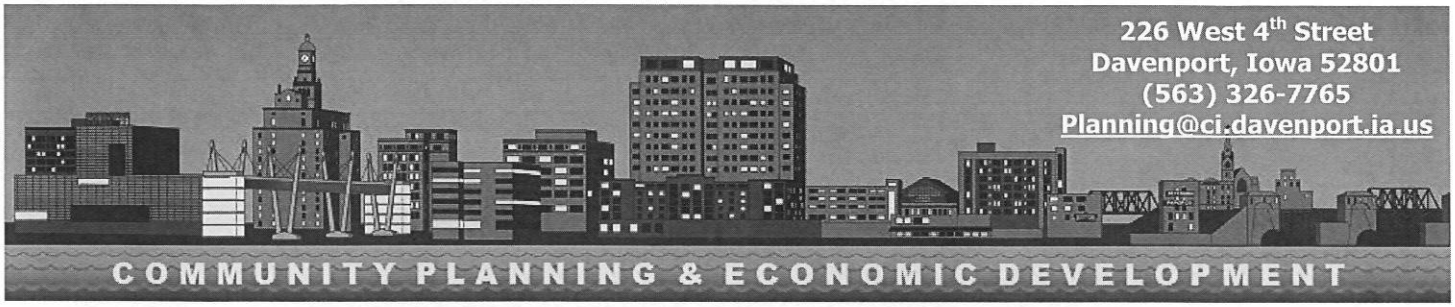
The Historic Preservation Commission approved a Certificate of Appropriateness to construct the east lean to roof at its May 12, 2014 meeting. The proposed chateau green asphalt shingle will compliment the window trim and the existing east lean to addition.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Application
🗋	Backup Material	Background Material
🗋	Backup Material	Individual Nomination Sheet
🗋	Backup Material	NPS-National Register of Historic Places Form

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	7/8/2021 - 12:41 PM



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

Property Address* 312 W 3rd St.
***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)

Name:	Joel Johnson
Company:	Davis Roofing
Address:	4523 Jersey Ridge Rd
City/State/Zip:	Davenport Ia 52807
Phone:	563-343-1134
Email:	joel.davisroofing@live.com

Owner (if different from Applicant)

Name:	Bob Lanik
Company:	
Address:	1724 Broadlawn Ave
City/State/Zip	Davenport Ia 52803
Phone:	563-529-4380
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 ☐

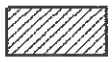
Historic Preservation Commission
- Certificate of Appropriateness ☐
- Landmark Nomination ☐
- Demolition Request ☐

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

When is a certificate of appropriateness required?
Prior to the commencement of the work.

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

Submittal requirements

- Please contact Planning staff at (563) 326-7765 or planning@ci.davenport.ia.us so we can help you determine what exactly is required to be submitted.
- Incomplete applications will not be accepted.

Submittal requirements for all types of requests:

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

Submittal requirements for specific types of requests:

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

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

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

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

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

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

Formal Procedure

(1) Application:

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

(2) Historic Preservation consideration of the request:

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

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

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

Applicant: Jodi Johnson Date: 7/4/21

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

Received by: Laura Berkley Date: 7/6/21

Planning staff

Date of the Public Meeting: 7/13/21

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

Work Plan

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

Remove + Replace shingles + low slope roof area on back side of bldg along parking lot area with chateau green architectural shingles + modified rubber membrane on low slope area

Add additional pages in needed.

312 West 3rd Street
Woeber Carriage Works

DAVENPORT
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- Davenport Commercial National Historic District
- 1857: Vernacular Fieldstone 2-Story Building
- 1881: Restrained Italianate 3-Story Brick Plow Works Addition
- Oldest Existing Business Structure in Downtown Davenport
- Original Occupant: Woeber Carriage Works / Davenport Plow Company







312 West 3rd Street
Woeber Carriage Works

DAVENPORT
IOWA | USA

Project Scope:

- Remove and replace existing asphalt shingles and low slope roof area on back side of building along parking lot area.
- Install new Chateau Green Architectural Shingles and modified rubber membrane on the low slope area (west side).







City of Davenport

Nomination No. _____

"INDIVIDUAL PROPERTY" NOMINATION

for the

DAVENPORT REGISTER OF HISTORIC PROPERTIES

Historic Preservation Commission
City of Davenport, Iowa

Please provide the following information: (Please type or print)

Address of the Property: 312 West Third Street, Davenport, Iowa

Legal Description of the Property: Subd. Name: Original Town

Block: 20 Lot: Part of 3

Historic Name (or proposed historic name): Woeber Carriage Works, (extension) or Davenport Plow Company

Date listed on National Register of Historic Places (if applicable): _____

(If listed, NRHP Site No. #82-10-_____)

NRHP Historic District (if applicable): _____

Who is PETITIONER for Nomination: Owner(s) of Record: _____ HPC: _____

Owner(s) of Record: Carriage Works, L.L.C.

Owner(s) Address: (Name) _____

(Street) 6320 Telegraph Road

(City, State & ZIP) Davenport, Iowa

Owner(s) Telephone Numbers: Work: 324-0405 Home: _____

Current Use of the Property: undergoing rehabilitation for mixed uses.

Original Function of the Property: various uses on the south portion of building, from machine shop on 1st floor, set up and storage on 2nd and storage on 3rd floor.

****

The Petitioner shall submit the following information:

(1) Four 4" X 6" photographs showing all elevations (These will become part of the Commission's permanent file and can not be returned.)

(2) Any historical photographs, if available. (Clear photocopies of the photographs are acceptable at the time of application as long as petitioner brings reprints and/or slides of historical photographs to the meeting for HPC review. These will be returned after consideration of the nomination is complete.)

(3) Physical Description of Property: (Applicant may use a continuation sheet)

Date of Construction: 1873-1874 Architectural Style: _____

Building Materials: Foundation: Stone Walls: Brick

Roof: flat now - unknown original Other: _____

Distinctive Features: Attached to A&G Woeber Carriage Works located at the corner of Third and Harrison Streets, which is the oldest existing business structure in Downtown Davenport.

Alterations: _____

(4) A narrative describing why the property satisfies the "Designation Criteria" listed in Section 17.23.060(2) of the 1990 Municipal Code. Please describe both the property's present and historic physical appearance as it relates to the definitions of Architectural and Historical Significance in contained in Section 17.23.030[1]. see Exhibit A.

The "Designation Criteria" are defined in the 1990 Municipal Code as follows:

Designation Criteria: Section 17.23.060(2). 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:

(A) It is associated with events or persons that have made a significant contribution to the broad patterns of history of the city, county, state and/or nation; and/or

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

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

(5) A list of major bibliographical references see Exhibit B.

****

"I, petitioner for the nomination of the aforementioned property to the Davenport Register of Historic Properties, do hereby state that all the information contained herein is, to the best of my knowledge, accurate and that there are no negligent or fraudulent misrepresentations of fact. I also understand that fraudulent misrepresentations of fact contained in this nomination form shall be sufficient cause to immediately nullify the nomination process."

_____ 23 April 2002

Owner(s) of Record or Authorized Agent Date

1. Definitions of Architectural and Historical Significance can be found in Sections 17.23.030(3) and 17.23.030(19) respectively.

314 West Third Street
now known as

312 West Third Street
Davenport, Iowa

PART 4 - DESIGNATION CRITERIA

The architectural significance of the structure, which appears to have been built circa 1873 or 1874, is not exteriorly distinct, or of a known architect, builder or craftsman. The structure is one of a contiguous grouping that does provide a sense of cohesiveness expressed through a similarity of design, style and time period, and adds to the unique character of the downtown area, especially on the north side of Third Street from Harrison Street to the Kahl Building. The buildings to the west, except the Kahl Building appear to have been constructed prior to 1873 for the use of Davenport Plow Company. The construction date for the building to the east has not been researched.

The interior of the building is a beautifully functional, small scale manufacturing structure. The foundation appears to have been made out of random work limestone and mortar wall, potentially including some of the original limestone material removed from the south wall of the stone building. With double thick running bond exposed brick walls are visible on the east, south and west sides. Each window has a limestone sill. One over one window with a transom separating a third window are numerous on the first floor. The upper two floors are simply one over one window. Every window has a brick arch. The exterior walls have appeared to suffer few modifications, excepting the covering of one loading door on the east side second floor. This door has been filled in with similar brick.

The first floor interior also has a three-layered brick arch spanning nearly 10 foot located on the northwest corner of the wall attached to the stone building. The wood flooring of the second floor tops the exposed beam ceiling on the first floor. The second and third floors are supported by exposed 3 by 12 (all material actual sized) east/west running wood joists incorporated into the brick bearing walls on the east and west. A north/south center running 12 by 12 wood beam is supported by three 12 by 12 wood posts. Each span in the post and lintel construction is approximately 25 feet. Each post has what appears to be a 12 by 12 by 4 foot piece of walnut between the post and beam to disperse the weight to the post also aligning the joints in the joists on the center of each beam.

The 1856 Twin Cities Directory documents carriage makers located on Third Street at the southeast corner of Harrison, named "Hager & Woeber" including George Hager and Amandus Woeber. Sometime before the publishing of the 1858 and 1859 City Directory, it appears Hager & Woeber had split up the business. George Hager joined with Charles Groeshel to form G. Hager & Co. Amandus and Gallus Woeber along with Adam Noel formed A. & G. Woeber & Co. There is then some confusion as to who went where as the City Directory from 1858 and 1859 states that George Hager located his carriage business at West Third between Harrison and

Ripley, with his home listed at the same address. This could be the stone building location. Also in 1858 and 1859 Amandus Woeber, Gallus Woeber along with Adam Noel were operating a business known as "A. & G. Woeber & Co.," with coach and carriage making facilities at both Third Street and the corner of Harrison and at Harrison corner of Locust. The latter being the farm of Adam Noel. Whether these downtown locations are consistent with part of the subject property could not be confirmed during this period of time.

As a further point of interest, the 1860 City Directory lists George Hager at the northwest corner of Harrison and Third Street, more consistent with the stone building location. The same directory in the personal alphabetical listings shows the A & G Woeber carriage manufactory at the Locust and Harrison location and at the southeast corner of Harrison and Third Street. However, the Davenport Business Mirror in the same directory lists the business location A & G Woeber at the southwest corner of Harrison and Third Street, not the southeast corner. In 1861 and 1862, it appears George Hager has now become a painter with Adam Noel. While Adam Noel is listed in the carriage and wagon business at only the southeast corner of Harrison and Third Street. To further confuse matters there are no business listings for A & G Woeber, but only for Amandus and Gallus Woeber, with references to their home addresses.

After 1862, George Hager is no longer listed in the City Directory. Coincidently, in 1863 A & G Woeber are listed as agents for Adam Noel's carriage and wagon manufactory located both at the southeast corner of Harrison and Third Street and the northwest corner of Harrison and Third Street, or the stone building location. Noel Adam's reference in the directory documents the same information. Additionally, Noel Adam is listed separately in the business section of the 1863 City Directory under carriage manufactories with A & G Woeber as his agent at the two third street locations.

There were no City Directories available to review for 1864 and 1865. According to the directory, in 1866 Adam Noel went back to farming and the Woeber's had changed their company name again. In fact, their business has been known by several names over the years, as compiled from the Davenport City Directory:

YEAR	BUSINESS NAME	
1856	Hager & Woeber, carriage makers	
1858-1859	Woeber A., G. & Co., (Amandus & Gallus Woeber and Adam Noel) wagon makers,	
1860	Woeber A. & G., carriage manufactory,	
1861–1862	(no business listing)	Woeber, Adam, wagon maker, Woeber, G, wagon maker,

1863	Woeber A. & G. (Adam & Gallus), agents for Adam Noel's carriage and wagon manufactory,
1866	WOEBER BROS, carriage factory,
1867	**WOEBER G. & BROTHERS,** (A. & A.) manufacturers of carriages and buggies of every description,
1868-1869	Woeber G. & Bros., (A.-A.) carriages,
1870-1871	Woeber G. & Bros., (A. & A.) carriage mfrs,
1873	**WOEBER G. & BROS.,** (G. A. W. & A. W.) carriage manufactures,
1874-1875	**WOEBER G & BROS,** (Gallus, Amandus and Adam Woeber) Carriage Manufg,
1876	WOEBER G & BROS, (G W Amandus W and Adam W), Amandus Woeber, Davenport, Adam Woeber, Denver Colorado, manufacturers of all the latest styles of light buggies and carriages,
1877	WOEBER & BROS (A&A) CARRIAGE FACTORY,
1880	**WOEBER G & BROS (G, Amandus and Adam Woeber) manufacturers and dealers in carriages, buggies and spring wagons**
1881	**WOEBER BROS,** carriage manufactory,
1882-1883	Woeber Bros, manufacturers of carriages and buggies,
1884-1885	**Woeber G & Bros,** carriage manufacturers
1885-1886	**WOEBER & BROS, Carriage Factory**
1888-1889	Woeber Amandus, carriage mnfr.
1890-1891	no business listing after this date

It is assumed at the time of the construction of the stone building, it had a south side consisting of the same or similar limestone materials. After 1866 the Woeber's are not listed as operating a business in the stone building. As shown in the 1878 Sanborn Maps, the Woeber's operated their business in approximately one-third of the block on the north side of Third Street, between Harrison and Main streets. They remained at this location from 1874 through 1889.

After 1889, there is no further reference to the Woeber's. The following documents detail the movement of the carriage company:

YEAR	BUSINESS NAME
1858-1959	Harrison cor Third (Business Directory)
1858-1859	Harrison cor Third (City Directory)
1860	s e c Harrison and 3d
1861-1862	(no business listing)
1863	s e c 3d and Harrison and n w c 3d and Harrison.
1866	n s Third bt Main and Harrison.
1867	Third ns 4 e Harrison.
1868-1869	Third ns 4 e Harrison.
1869-1870	(no listing)
1870-1871	Third ns 4 e Harrison.
1873	Third ns 4 e Harrison.
1874-1875	222 and 224 w 3d
1876	shop 222 and 224 w 3d, office 224 w 3d
1877	220 w 3d
1880	222 and 224 w 3d.
1881	216 to 224 w 3d.
1882-1883	218 to 224 w 3d.
1884-1885	222 & 224 w 3d.
1885-1886	222 and 224 w 3d.
1888-1889	ss. Front nr Brady

After 1889 there are no further references to Woeber Carriage Works in the City Directory.

Lawrence L. Cornelius has detailed the Davenport and Globe Company chronology from 1846 through 1889. From 1846 through 1871 the business was located at "3d ne cor RI" or on third street at the northeast corner of Rock Island, renamed to Pershing. It appears in 1873, the Davenport Plow Company moved to the west to the northeast corner of Ripley and Fourth Street. In 1874 the Davenport Plow Company had the same description of their property. However, in 1876 the Davenport Plow Company noted their new address as 314 West Third Street, Davenport, Iowa. It is therefore believed that from the period of time A & G Woeber left the property in 1866, that construction occurred for the addition to the old stone building, now used by the Davenport Plow Company. In 1874 - 1875, it appears from the Davenport City Directory that Davenport Plow Company was located "ns 3d w Harrison" or on the north side of Third Street and the west side of Harrison Street, in a similar position as described from the Woeber G. and Bros. The Davenport Plow location in Davenport City Directory is documented in the Davenport & Globe Plow Company Chronology, by Lawrence L. Cornelius of March 1998 attached as a reference. In 1876 the company is listed in the City Directory at 314 West Third, and remained there through 1989.

Through the rehabilitation of the premises, it was discovered on the east facing wall to the building known as 316 West Third Street, (now Mac's Tavern) a large hand painted stating "Davenport Plow Works", and advertising their business. It is assumed that this was used as outdoor advertisement and therefore Davenport Plow Works was moving west from the corner of Ripley and Third Street.

The Davenport Sanborn maps show from 1874 through 1875 that the address of the property as 314 West Third Street. The property shows a grinding and polishing business in the old stone building with storage on the second floor. The new expansion made of brick, states that a machine shop was located on the first floor, setting and storage on the second floor, and storage on the third floor.

It appears that the Davenport Plow Company, which later became the Globe Plow Company, operated in a large portion of the north side of Third Street between Ripley and Harrison. In 1888, it appears the then owners of the Globe Plow Company were no longer in business. The property was appraised with a building on March 27, 1888 with a value of $9,500.00.

The ownership of the real property is different from the businesses that occupied the building itself. Similar to most of the properties located in downtown Davenport, Antoine LeClaire originally owned it. On December 10, 1852 Antoine LeClaire transferred the whole of Block 20 to Captain James May, an officer in the Army. In November of 1856, May transferred a piece of Lot 20 located at the northwest corner of Third and Harrison to David May, and included the following reference:

said grantor agrees that there shall be a ten foot alley running North and South along the western line of the land hereby conveyed, and that said alley mentioned in former Deed to be vacated.

This is the same alley that is located on the east side of the property, running north and south from third street to the alley, formerly known as "Blondeau Street." Mr. May then transferred the property, in 1857 to George Hager, the same George Hager that located his carriage business at West Third between Harrison and Ripley, with his home listed at the same address. At the same time, Mr. Hager entered into a Deed of Trust (mortgage) with Austin Corbin, as Trustee of James May securing the 40 by 140 foot parcel of land as collateral for $4,900.

Hager filed a lawsuit in 1862 against May claiming that May had not platted the property and was trying to take an additional portion of land for the alley, and away from Mr. Hager. It is assumed the stone structure was most likely already a part of the property. The lawsuit also claimed Hager claimed he was using the mortgage money to make improvements to the property and had already made improvements in the amount of $1,500. May cross-claimed against Hager for breach of the mortgage terms and failure to pay back taxes. The Judge ruled against Hager and the property was sold at tax sale, coinciding with the last reference to George Hager in the City Directory.

			2nd and 3rd floors dedicated to apartments and offices		
			Harrison Street intersects		
24	300 W. 3rd St. (300-308 W. 3rd St. and 302-304 Harrison St.) Original Town Lot: 004 Block: 020 Original Town S 40' of	1867, rear addition by 1892 Sanborn (A 1895 - incorrect) St. Charles Hotel 	Italianate 3-story red brick with hipped roof built to corner of W. 3rd and Harrison. Five rounded-arch window bays on Harrison façade; seven on W. 3rd St. plus rear brick addition of two bays. Oriented to Harrison Street upon opening as a hotel with meeting rooms for clubs. By 1886 Sanborn, first floor was dedicated to saloon and stove/tin shop. Additional storefronts added fronting W. 3rd St. Brick parapet conceals hipped roof from view; decorative cornice removed.	In 1867 Mathew Reilly (sometimes misspelled Riley) constructed a 3-story building for $10,000 for use as St. Charles Hotel and boarding house; he continued the operation for about two decades. Saloon and billiards operated on 1st floor; hotel on 2nd and 3rd stories. As of the 1950 Sanborn map, the 1st story had five storefronts and the upper stories were occupied by a hotel, as was the adjoining upper stories of 312 W. 3rd St.	C
25	312 W. 3rd St. (314 W. 3rd St.) Original Town Block: 020 Original Town – Prt Lot 3 Com 189.9' Esw Cor Blk 20; -N65'; -E 7"; -N 85'; -E 41' M/L; -S 150'; -E To Pob; Also E 10' Lot 3 (Alley)	1857 rear, 1881 front, 1912 storefronts (A 1854) G. Hager & Co. Carriage Works / Davenport Plow Works  Front  Rear	Vernacular fieldstone 2-story building at rear alley dates to 1857; it is fronted by a restrained Italianate 1881 3-story brick plow works addition, with 1912 storefronts. The semi-attached building overlooks a narrow east alley and rear alley. Fieldstone hipped-roof section has segmental-arch-top windows east and rear and a post-P.O.S. porch. Brick flat-roofed addition has segmental arch-top windows south and east elevations with stone sills. Façade is symmetrical with two recessed storefronts and six bays of upper windows topped by decorative brickwork at parapet.	Rear stone building constructed for George Hager Carriage Works, the former partner of the Woeber Brothers carriage makers; Woebers bought out Hager in 1858 and may have operated in the stone building prior to moving to the 200 block of W. Third St. The stone building became part of multi-building complex built by Davenport Plow Works (1871-1886), reorganized in 1886-1887 briefly as Globe Plow Works. The brick front addition was built 1881. Attorney and real estate investor C.A. Ficke acquired the building in 1889 after the plow works failed; he remodeled it for leasable tenant space. Ficke was a generous benefactor to the Davenport Academy of Natural Sciences (now Putnam Museum).	C
26	316 W. 3rd St. (316-318 W. 3rd St.) Original Town Block: 020 Original Town E 22'of W 29'9" Of Lot 3 also E 7" Of W 30'4"Of N 85' of….	1871, 1919 remodel, 1925 rear remodel, c. 1934 glass front east storefront (A 1875) C.A. Ficke Building	Commercial style 2-story brick double storefront created 1919 by remodeling a remnant of a larger 1871 Davenport Plow Works building. Six rectangular double-hung upper windows. The eastern half extends to the alley and has c. 1934 Streamlined Moderne-style black-and-green structural glass storefront with vintage neon sign for “Mac’s Tavern.” The west storefront with the cast-iron rosetted beam	The pre-existing former Davenport Plow Works building was reduced by half to make way for the adjoining Kahl Building/Capitol Theatre. Owner–attorney C.A. Ficke sold H. Kahl the east adjoining corner lot and part of the plow building, then commenced remodeling this remnant with upper story brick façade appearing to date from that era. As of 1919, the Maehr Co.	C