

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, JULY 12, 2022; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

II. Secretary's Report

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

III. Communications

IV. Old Business

V. New Business

A. Case COA22-08: Exterior alteration at 1234 East River Drive. The Abner Davison House is a locally listed historic landmark. Quad City Restorations, petitioner, on behalf of Des Moines Restorations, LLC. [Ward 3]

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

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Commission Meeting: August 9, 2022

City of Davenport
Historic Preservation Commission

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

Date
5/10/2022

Subject:
Consideration of the June 14, 2022 meeting minutes.

Recommendation:
Staff recommend approval of the June 14, 2022 meeting minutes.

Background:
The June 14, 2022 meeting minutes are attached.

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 6-14-22

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	7/7/2022 - 3:43 PM

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, JUNE 14, 2022; 5:00 PM

DAVENPORT POLICE DEPARTMENT | 416 N HARRISON STREET | COMMUNITY ROOM

I. Call to Order

Chairperson McGivern called the meeting to order.

Present: McGivern, Franken, Miranda, Powers, Lesthaghe

Excused: Powers, Sage

Staff Present: Berkley, Werderitch

II. Secretary's Report

A. Consideration of the May 10, 2022 meeting minutes.

Motion by Lesthaghe, second by Miranda to approve the May 10, 2022 meeting minutes. Minutes were unanimously approved by voice vote (4-0).

III. Communications

Werderitch updated the Commission on the recent Party in the Park event.

IV. Old Business

V. New Business

A. Case COA22-06: Installation of a new playground at Credit Island, located at 2200 West River Drive. City of Davenport Parks and Recreation Department, petitioner. [Ward 1]

Werderitch presented an overview of the conceptual playground design for Credit Island. Chad Dyson, Parks and Recreation Department, was in attendance to answer questions.

Staff made a recommendation to approve the Certificate of Appropriateness to install new playground equipment on Credit Island per Chapter 14.01.060 of the Davenport Municipal Code, subject to the following condition:

1. If any archeological resources are discovered during construction, stop work and notify the State Historic Preservation Office.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060.C.9 of the Davenport Municipal Code. The Project meets the following standard:

1. 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.
2. 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 Franken, second by Miranda, to approve staff recommendation for approval, subject to the listed condition, of Case COA22-06. Motion to approve staff recommendation passed by a roll call vote (4-0).

- B. Case COA22-07: Request for the installation of a new roof at 532 West 8th Street. Hamburg Local Landmark Historic District. Foley Contracting LLC, petitioner, on behalf of William and Mary Luallen. [Ward 3]

Werderitch stated when issuing permits, city staff overlooked that this structure was located within the Hamburg Local Landmark Historic District. The contractor was told to finish the reroofing due to the significant amounts of rain throughout the week and to prevent further damage to the home.

Commissioners inquired whether the completed work was in conformance with preservation standards.

Staff made a recommendation to approve the Certificate of Appropriateness to install a new roof at 532 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:

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

Motion by Lesthaghe, second by Miranda, to approve staff recommendation for approval of Case COA22-07. Motion to approve staff recommendation passed by a roll call vote (4-0).

VI. Other Business

A. Davenport Historic District Surveys

Based on feedback from last month's Historic Preservation Commission meeting, staff created a spreadsheet of Davenport's twenty historic districts. The inventory is organized based on the most recent year a survey was conducted for each district. There are twelve districts that have not been surveyed since the 1980s.

Commissioners inquired the costs associated with the most recent update.

VII. Open Forum for Comment

Kelly Lao, Executive Director of the German American Heritage Center and Museum, informed the Commission that a vehicle crashed into the storefront door and window of the center. She detailed the scope of the damage and inquired about the Historic Preservation Commission process.

VIII. Adjourn

Motion by Franken, second by Miranda to adjourn the meeting. Motion passed by a voice vote (4-0). The meeting adjourned at 5:30 pm.

IX. Next Commission Meeting: July 12, 2022

City of Davenport
Historic Preservation Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
11/9/2021

Subject:

Case COA22-08: Exterior alteration at 1234 East River Drive. The Abner Davison House is a locally listed historic landmark. Quad City Restorations, petitioner, on behalf of Des Moines Restorations, LLC. [Ward 3]

Recommendation:

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

Staff recommend tabling the restoration of the railings until further information is provided.

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

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

Background:

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

The Gilda's Club of the Quad Cities occupied the property from 1998 to 2020. The structure was recently purchased by Des Moines Restorations LLC. The new ownership group intends to the restore both the interior and exterior of the home and carriage house back to its original glory. The slate roof, which was approved by the Commission at their November 9, 2021 meeting, has been installed.

- The applicant is returning with the following scope of work:

1. Resurface the stucco exterior.
2. Repair and resurface the front porch.
3. Restore front railings.

- The applicant is proposing to resurface the exterior stucco siding on both the main structure and the carriage house. The existing surface is cracking, discolored, and showing signs of severe

deterioration. According to the Historic Property Inventory Sheet, the original construction was brick. At some point a previous owner decided to apply a coarse stucco finish over the historic brick. Since the inventory sheet describes the gray stucco as bringing "the new and old sections of the house together", there is historic integrity to this exterior finish.

- The new finish will not be applied directly to the historic brick. Instead, the existing coarse stucco will be smoothed to create a flat wall surface, which the new Spanish skip trowel finish will be applied over. The applicant has selected a gray limestone finish. This is the smoothest and flattest texture option provided by the contractor.

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

- In addition, the project scope includes resurfacing the concrete front porch. Hairline fractures have started to develop on the porch base and staircase. The applicant will install a new concrete finish to prevent further deterioration. To complete the front porch rehabilitation, the black metal railings will also be restored and refurbished. However, additional details on the scope of work are needed.

ATTACHMENTS:

Type	Description
▢ Backup Material	Application
▢ Backup Material	Historic Property Inventory Sheet
▢ Backup Material	History of the Abner Davison House-1
▢ Backup Material	History of the Abner Davison House-2
▢ Backup Material	Historic Preservation Ordinance-Review Standards

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	7/8/2022 - 10:43 AM

Werderitch, Matt

From: Chris Rogers <chris@quadcityrestorations.com>
Sent: Tuesday, June 28, 2022 6:10 PM
To: Werderitch, Matt
Cc: Berkley, Laura
Subject: Re: [EXT] 1234 E River Dr - exterior walls

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Yellow Category

Hi Matt and Laura,

Thank you so much for meeting with Nathan and I today. I really appreciate you taking the time to explain the process and what we need to do moving forward. I'm going to leave the application below. Please let me know if I missed anything that I need to fill out. I'll also leave photos of the front porch we are proposing to repair and resurface, the railings on the front porch and front elevation that we are proposing the restore as well as the stucco siding on the front elevation of the carriage house that has been resurfaced already. I've already left Matt the photos, proposal, material and scope for the stucco siding on the main house so I think we should be good there. Please don't hesitate to let me know if you need anything further from me before the meeting on July 12.

Thanks,
Chris

Front porch concrete restoration:
Darryl Johnson
Unique Concrete Design
309-292-0343

Front porch and elevation railing restoration:
Stephen Boyler
Boyer's Ornamental Iron
563-209-5552

Gazebo carpentry restoration:
Mark Kellenberger
Mark Construction LLC
563-579-7869

Stucco siding restoration:
Chris Belser
Bi-State Masonry
563- 529-4951



Complete application can be emailed to planning@davenportiowa.com

Property Address* 1234 E. RIVER DR. DAVENPORT, IOWA 52803
 *If no property address, please submit a legal description of the property.

Applicant (Primary Contact)

Name: CHRISTOPHER ROGERS
 Company: QUAD CITY DESIGNERS ASSOCIATES
 Address: 1234 E. RIVER DR.
 City/State/Zip: DAVENPORT, IOWA 52803
 Phone: 563-940-1313
 Email: CHRIS@QUADCITYDESIGNERSASSOCIATES.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 Click the layers icon toward the top right of the page. Click the Planning Layers Historic Resources layer on by checking the box.

Historic Resources requiring a Certificate of Appropriateness are mapped with a If you are unsure, please contact the Community Planning and Economic Development (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 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 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 alterations.

Submittal requirements for specific types of requests:

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

- Specifications, including dimensions, material used and color of the material.
- A rendering of the proposed alteration as depicted on the existing building.

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 not 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: Chin Coym Date: 6/28/2022

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.







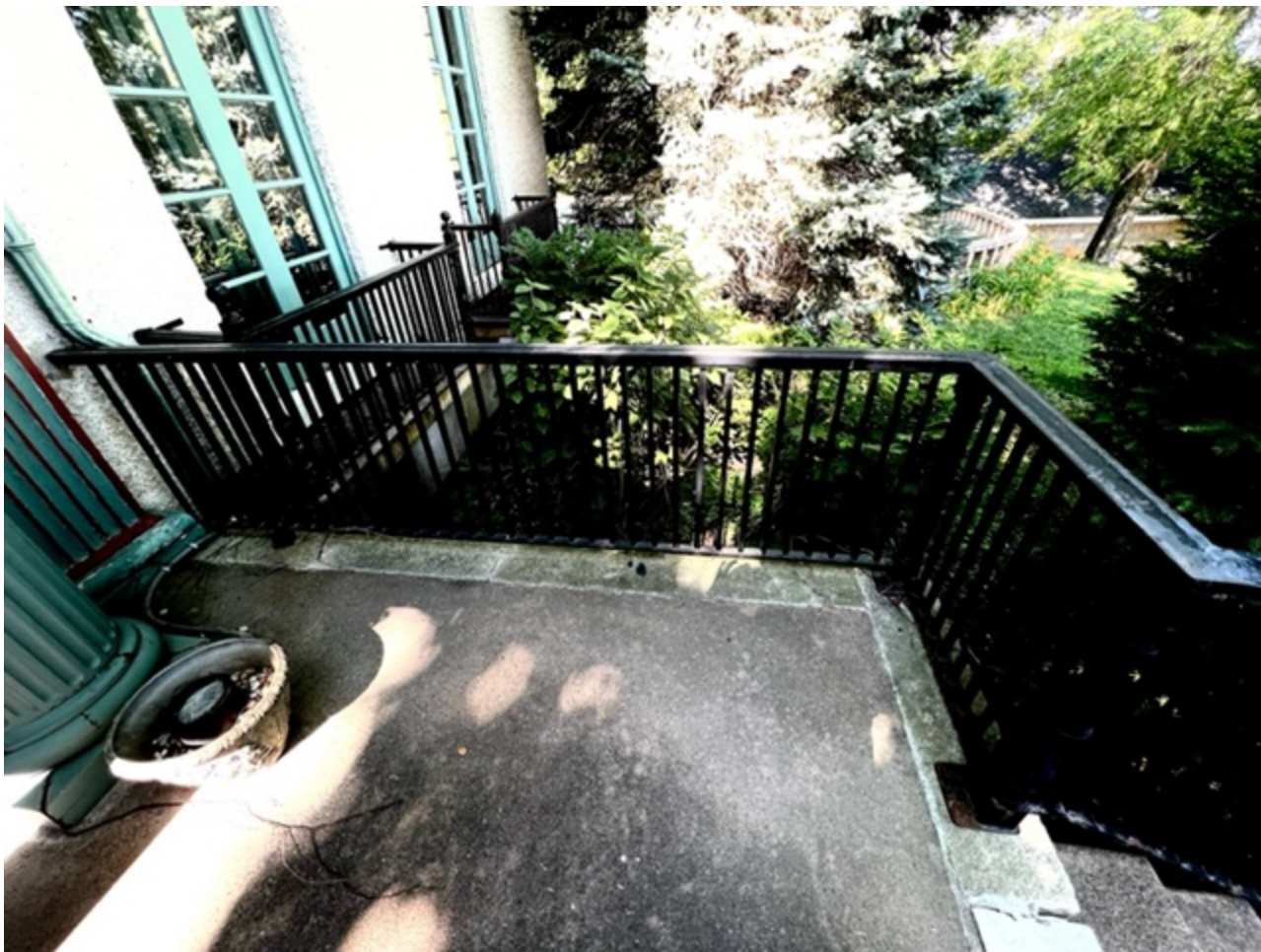




























On Jun 24, 2022, at 9:07 AM, Chris Rogers <chris@quadcityrestorations.com> wrote:

Thanks, Matt. I appreciate the call this morning. I'm looking forward to meeting with you and Laura on Tuesday.

Sent from my iPhone

On Jun 24, 2022, at 9:03 AM, Werderitch, Matt
<Matt.Werderitch@davenportiowa.com> wrote:

Chris,

Just following up on our phone call this morning. Laura Berkley and myself will meet you Tuesday at 2pm at 1234 E River Drive.

Have a great weekend,

Matt Werderitch
Planner II | Development & Neighborhood Services
City of Davenport

T 563-888-2221
1200 E 46th Street, Davenport, IA 52807

davenportiowa.com

From: Chris Rogers <chris@quadcityrestorations.com>
Sent: Thursday, June 23, 2022 2:19 PM
To: Werderitch, Matt <Matt.Werderitch@davenportiowa.com>
Subject: [EXT] 1234 E River Dr - exterior walls

Hi Matt,

As I've been working with Marion on the house at 1234 E River Dr, I have discussed with her my plan to clean up the exterior walls that are all cracked and discolored throughout with a new cover of Spanish skip trowel finish. She told me as long as I stayed with a cement based material like the existing stucco that is cracked and damaged and has been incorrectly patched over the years with caulking as well as going with the same light gray color that is currently on the home, I would be good.

I had my contractor, Chris Belser with Bi-State Masonry, who is doing the exterior work, speak with Marion about another historic property that we are restoring, Hose Station #7 downtown, and the Gilda's Club home came up in their conversation. She told him that I would need to speak with you and the HPC before doing any of the work on the walls. I had no idea since I wasn't changing the cement base of the exterior or the color. All I am doing is giving the exterior walls a much needed facelift.

I told my contractor to halt any work until I was able to speak with you about this and now I am worried. I'll leave photos of the house and walls below as well as the work and materials that have been proposed. Please let me know when you would be able to talk.

Thanks,
Chris





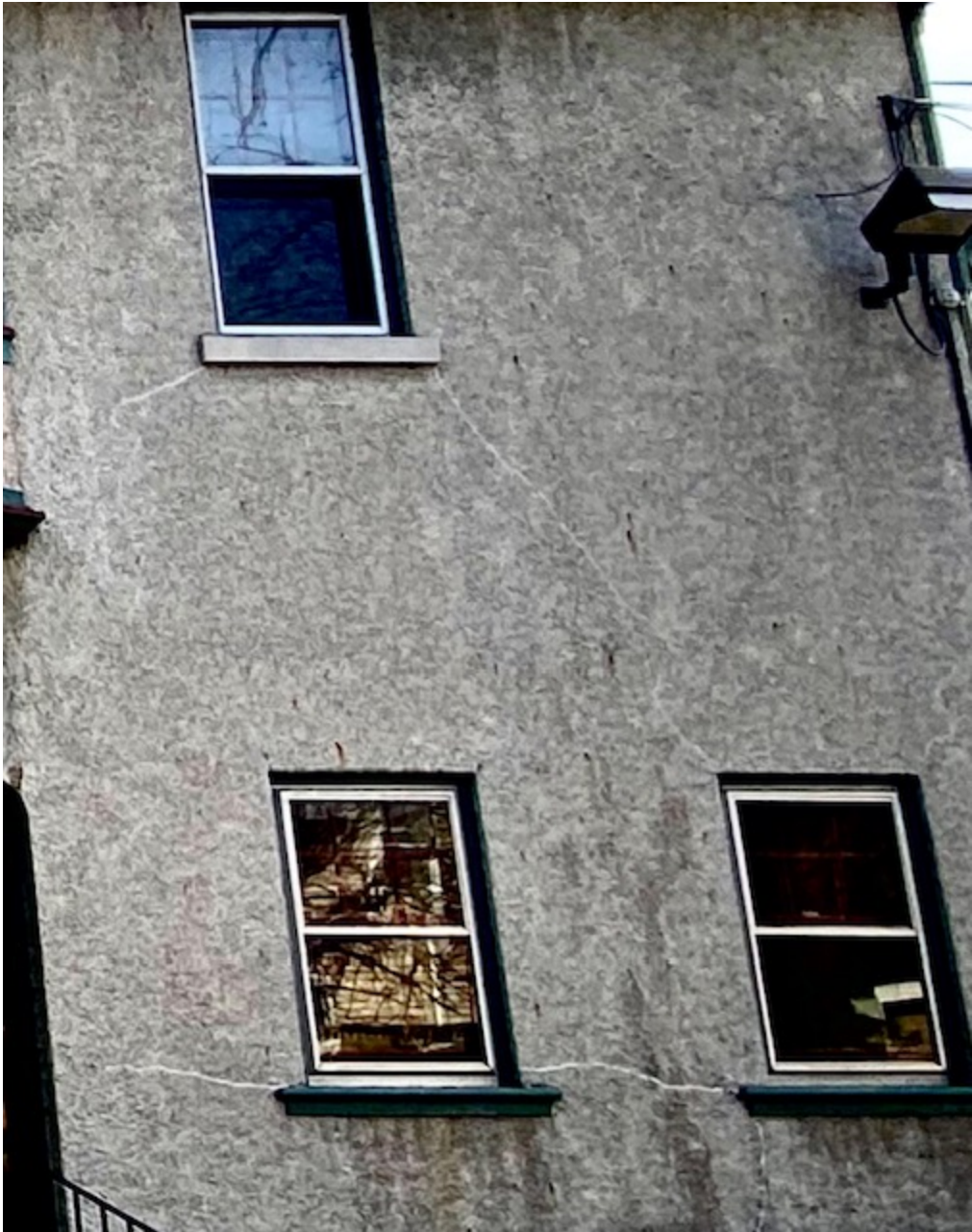
























3511 8th St
Rock Island, IL 61201
Phone: (309) 786-8800
Fax: (309) 786-8801

Date: June 1, 2022

2022-056 Chris Rogers House
Plastering.docx CJB

Proposal Submitted to: Project Location:

Project Contact:

Chris Rogers Same Chris Rogers
1234 East River Dr. 515-635-1464
Davenport, IA 52803
chris@quadcitiyrestorations.com

We hereby propose to furnish all labor, equipment, materials,
supervision,
And insurance necessary for the completion of the work
described below.

Scope of Work:

Bid Option 1-House Replastering

- Clean and prep entire house for new plaster surface.
- Cover all windows for protection.
- Provide and install Spec Mix Base coat and Stowe Synthetic topcoat at all currently plastered exterior house surfaces.
- House to have Spanish skip trowel finish.
- Mockup to be approved before installing coating.
- This project will take 4-6 weeks depending on weather.

We will complete the scope of work listed above for the sum of \$
\$49,872.00

Bid Option 2-Guest House Replastering

- Clean and prep entire house for new plaster surface.
- Cover all windows for protection.
- Provide and install Spec Mix Base coat and Stowe Synthetic topcoat at all currently plastered exterior house surfaces.
- House to have Spanish skip trowel finish.
- Mockup to be approved before installing coating.
- This project will take 3-5 weeks depending on weather.

We will complete the scope of work listed above for the sum of \$
\$34,750.00

Respectfully submitted,
Chris Belser
Bi-State Masonry Inc.
C. (563) 529-4951
E. chris@bsmqc.com

Sto's Classic Color Collection

This is a selected group of colors from the StoColor System. The Classic Color Collection represents traditional favorites for North America. For additional color, refer to our entire StoColor System with 800 standard colors. Explore your creative freedom with the varied textures in which all Sto colors are available. To learn more about the solutions Sto can provide for you, contact us by calling 1-800-221-2397 or log on at www.stocorp.com.

StoColor System

- Quick and easy to understand thanks to a clear, logical system construction
- Offers a harmonic, finely tailored selection of color for interior and exterior use
- Is ergonomic and perception oriented for all phases of color selection and implementation

La Colección Clásica de Color de Sto Corp.

Este es un surtido selecto de colores del sistema StoColor. Esta Colección Clásica representa colores preferidos en Norte América. Para colores adicionales, referirse a la colección completa StoColor System de 800 colores. Pruebe su creatividad con las variedades de texturas en las cuales todos los colores Sto son disponibles. Para aprender más sobre las soluciones que Sto puede proporcionar, comuníquese al 1-800-221-2397 o por el Intranet en www.stocorp.com.

Sistema StoColor

- Fácil de comprender, debido a su presentación clara y lógica
- Ofrece una selección armónica y a la medida, de colores para interiores y exteriores
- Es ergonómico y orientado hacia toda fase para la selección e implementación de colores

Guide to symbols**Explicación de los símbolos**

31437 ■ 73 *

Color no.
Color code/order no.

Numero del tono de color
Código color/numero de pedido

Light Reflectance Value
Value for the quantity of light reflected from the surface.
Measured in percent
100 % = white, 0 % = black

Valor Reflejante de Luz
Valor, en por ciento, que mide la cantidad de luz reflejada por la superficie.
100% = Blanco, 0% = Negro

*Please note that certain dark and/or saturated colors may incur increased costs due to high tonal charges.
*Tenga presente que ciertos colores oscuros y/o saturados pueden incurrir en mayores costos debido a los elevados costos de los colorantes.

Most Popular Textures; Las texturas más populares**1.5 / Medium****1.0 / Fine****R1.5 / Swirl****Freeform**

Note: Custom Texture / Nota: Textura según especificaciones del cliente

**Freeform**

Note: Custom Texture / Nota: Textura según especificaciones del cliente

**Limestone**

Note: Custom Texture / Nota: Textura según especificaciones del cliente

1.5 / Medium

StoColor® 1.5
StoColor® 1.5
StoColor® X Medium
Sto Medium Sand
StoPowerwall® Medium
StoPowerflex® Medium
StoPowerflex® Silco Medium

R1.5 / Swirl

StoColor® R1.5
StoColor® X Swirl
Sto Swirl
StoPowerwall® Swirl
StoPowerflex® Swirl
StoPowerflex® Silco Swirl

Limestone

Sto Limestone
Note: Limestone requires two layers of finish and will incur additional costs.
Note: El Limestone requiere dos capas de acabado e incurrirá en costos adicionales.

1.0 / Fine

StoColor® Limestone® 1.0
StoColor® 1.0
StoColor® X Fine
Sto Fine Sand
StoPowerwall® Fine
StoPowerflex® Fine
StoPowerflex® Silco Fine

Freeform

StoColor® Limestone® Freeform
StoColor® Freeform
StoColor® X Freeform
StoPowerwall® Freeform
StoPowerflex® Freeform
StoPowerflex® Silco Freeform

Please note

The colors presented on this chart are representations. Actual color of manufactured product may vary slightly from the chart. Color perception is affected by degree of gloss, texture, and lighting conditions. For best results always request a product sample, select color under natural lighting conditions, and construct full scale job site mock-ups for final color approval.

Minor shade variations may occur from batch to batch. Refer to batch no. on panel. Avoid installing separate batches side by side and avoid application in direct sunlight. Avoid installing new finish adjacent to weathered or aged finish. Sto Corp. will not be responsible for shade or color variation from batch to batch, variation caused by application or substrate differences, or fading resulting from natural causes such as weathering. See Sto Tech Hotline files 0004-C, 0003-EC and 1202-CF for helpful tips on prevention of color problems.

For Exterior Insulation and Finish Systems (EIFS) select colors with light reflectance value of 20% or greater.

Por Favor Nota

Los colores que aparecen en este material son representaciones. El color real del producto puede variar ligeramente con el del muestrero. El color percibido es afectado por el grado de brillantez, la textura y las condiciones de luz. Para la obtención de los mejores resultados, deberá siempre solicitar una muestra del producto, seleccionar el color bajo condiciones de luz natural, y elaborar muestras en la obra misma para la aprobación final del color.

Pueden presentarse pequeñas variaciones en el tono, de remesa a remesa (due to refinish) al número de remesa en la cubeta. Entre aplicar algunas remesas diferentes, así como a la luz solar directa. Igualmente, entre aplicar el acabado nuevo adyacente a acabados viejos o interpenetrados. Sto Corp. no se responsabiliza por la variación en color o tono de remesa a remesa, al método de aplicación, diferencias en la base, o por decoloración debido a causas naturales como el clima.

Para de consultar a los Nos. 0004-C, 0003-EC y 1202-CF de Sto Tech Hotline para recibir indicaciones para prevenir problemas.

Para Sistemas de Aislamiento Exterior y Acabado (EIFS) seleccionar colores con un valor reflectante de luz del 20% o mayor.

Most Popular Textures; Las texturas más populares



1.5 / Medium



1.0 / Fine



R1.5 / Swirl



Freeform

(Note: Custom Texture / Nota: Textura según especificaciones del cliente)



Freeform

(Note: Custom Texture / Nota: Textura según especificaciones del cliente)



Limestone

(Note: Custom Texture / Nota: Textura según especificaciones del cliente)

36236  67

Frost

21612  58

Oyste

82-02533

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

DAVENPORT

SURVEY 1982

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



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

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

DESCRIPTION

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

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

HISTORICAL DATA

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

HISTORICAL SIGNIFICANCE

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

ARCHITECTURAL EVALUATION

DESIGN good STATURE focus
LEVEL OF SIGNIFICANCE local

CONTEXT good FABRIC good
DISTRICT CLASSIFICATION

HISTORICAL EVALUATION

PRIMARY THEME
LEVEL OF SIGNIFICANCE

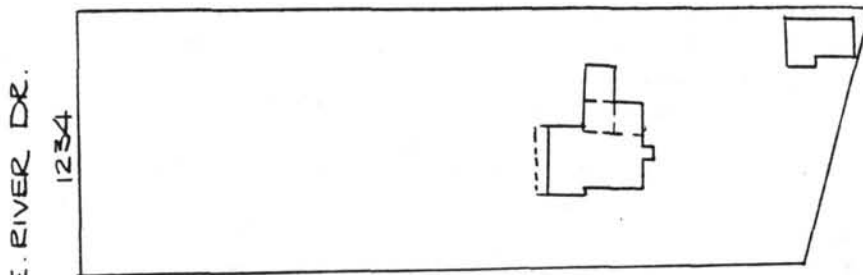
SECONDARY THEME

NATIONAL REGISTER ELIGIBLE yes

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

Martha H. Bowers, Architectural Historian

Marlys Svendsen, Historian



SITE #82-10-RD-E1234

Page 2

FOR DIVISION OF HISTORIC PRESERVATION USE ONLY

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

82-010-446

ARCHITECTURAL SIGNIFICANCE (con't)

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





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

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



1. NAME
Historic Abner Davison House
Common _____

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

Map Ref. Key # 36-11
Zoning: R4D

3. CLASSIFICATION

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

PRESENT USE (Check One or More if Applicable)

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

ORIGINAL USE: _____

4a. OWNERSHIP (Present)

Name:

Don S. Cholled and wife

Street and Number:

5 McClelland Blvd.

City or Town:

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

4c. ORIGINAL OWNER:

Abner Davison

5. DESCRIPTION

Features (exterior)

Facade 3 bay, 2 story block with wings

Foundations cellar

Trim 1 plane with moulded drip cap

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

☒ hip ☐ other

Chimney(s) architectural

Porch(es) 2 stage side

Addition(s) _____

Dimensions & Plan _____ (Sketch):

Structural System:

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

☐ masonry load bearing walls ☐ log ☐ metal ☐ other

Materials

stucco

rusticated "ashlar"

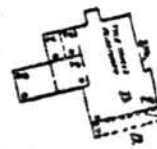
wood

asphalt

has longitudinal ridge

brick

stucco



5. DESCRIPTION (cont.)

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

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

Site:

Frontage: 140'

Acreage:

Depth: 400'

Related Outbuildings and Property:

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

Threats and/or intrusions to Building:

☒ none known zoning ☒ roads development deterioration other

6. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS

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

7. SIGNIFICANCE

Date of Initial Construction:

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

National Register Status:

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

COMMENTS: (expand on next page)

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

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

SOUTH CAROLINA, Marion County, Mullins, Liberty Warehouse (Flue-Cured Tobacco Production Properties TR), Park St. (08/03/84)
 SOUTH CAROLINA, Marion County, Mullins, Neal and Dixon's Warehouse (Flue-Cured Tobacco Production Properties TR), S. Main St. (08/03/84)
 SOUTH CAROLINA, Marion County, Mullins, Old Brick Warehouse (Flue-Cured Tobacco Production Properties TR), Main and Wine Sts. (08/03/84)
 SOUTH CAROLINA, Marion County, Zion vicinity, Dew Barn (Flue-Cured Tobacco Production Properties TR), NW of Zion (08/03/84)

 SOUTH DAKOTA, Bon Homme County, Scotland, Koobs House, 431 Fourth St. (08/01/84)
 SOUTH DAKOTA, Brown County, Aberdeen, Dakota Farmer Building, 1216 S. Main St. (08/01/84)
 SOUTH DAKOTA, Brown County, Aberdeen, Simmons House, 1408 S. Main St. (08/01/84)
 SOUTH DAKOTA, Butte County, Vale, Vale School, Off SD 79 (08/01/84)
 SOUTH DAKOTA, Edmunds County, Roscoe, Roscoe Community Hall, 202 Mitchell St. (08/01/84)
 SOUTH DAKOTA, Lincoln County, Canton, Isakson, John, House, 504 E. Third St. (08/01/84)
 SOUTH DAKOTA, Lincoln County, Lennox, Harney Hospital, 305 S. Main St. (08/01/84)
 SOUTH DAKOTA, Minnehaha County, Sioux Falls, Queen Bee Mill, N. Weber Ave., Falls Park (08/01/84)
 SOUTH DAKOTA, Pennington County, Rapid City, Rapid City Garage, 827—829 Main St. (08/01/84)

 TEXAS, Harris County, Houston, Sheridan Apartments, 802—804 McGowen St. (08/02/84)
 TEXAS, Tarrant County, Arlington, Hutcheson-Smith House, 312 N. Oak St. (08/02/84)

 WISCONSIN, Dane County, Madison, Lamb Building, 114 State St. (08/02/84)

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

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

Primary Selections from Special Collections

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

Historic Places: "Riverview"

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

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

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

Abner & Mary Emma Davison, 1852-1909

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

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

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

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



Davenport Democratic Banner, August 20, 1852

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

1852 Iowa State Census

NAME OF PERSON		
265-181	J. Shoop	45.74
	Abella	35.2
	Ben	23.2
	Marta	21.8
	Emma	19.7
	Anna	6.
	Eda	1.
	Catherine Brunell	28.7
	Thomas (McNamee)	17.74
266-181	R. R. Barkham	36.74
	Margaret	32.7
	Dekey	13.74
	Anna	11.
	Anna	6.7
	Anton	9.74
	Dekey	1.7
	Catherine Foster	11.
	Elizabeth Freeman	11.74
267-181	A. Davison	36.74

1856 Iowa State Census

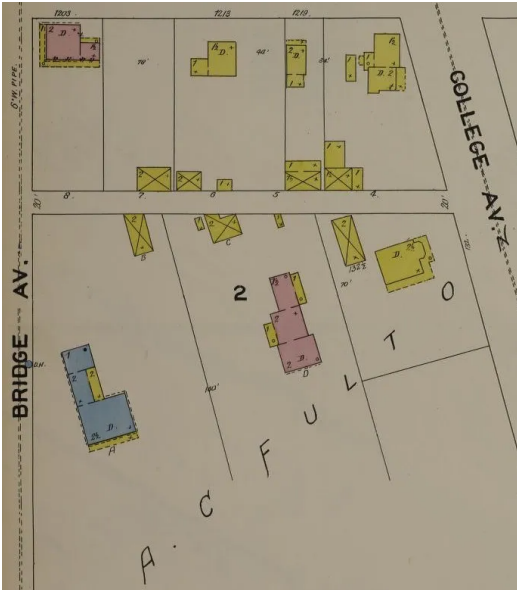
PASSED AWAY.

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

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

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

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



Sanborn Fire Insurance Map, 1892

DAVENPORT TIMES: THURSDAY, MAY 1900

In progress the result of the date. In St. Louis General as- spring and seeing. 316 ds, Richter's re disinfect- apany. Tele- to board or army people June 12, 13, d to Aug. their name mmittee. chairman. ncerts g May 20th. er's Band at ening. sale at cost ers give the reduce your ae Gas Co. Railroad. Grand Lodge via Niagara 1900. Rider ainful cuts, m accidents. will kill the It's the cy-

MOURNED BY THE BAR

Abner Davison, Pioneer Citizen and Attorney, Passes Away.

WAS AN OCTOGENARIAN.

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

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

ST Souve H Exp ing an Stamp Re 8 For sack sweet fund Frid Es Peac lb. is a Cl Prim sale mak Ge Phil

DEATH OF MRS. ABNER DAVISON

Occurred in California on Saturday Morning—A Short Illness.

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

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

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

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

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

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

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

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The Daily Times, May 17, 1900

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

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

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

Davenport Democrat and Leader, February 28, 1909

For Sale—Real Estate.

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

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

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

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

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

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

Davenport Democrat and Leader, October 25, 1909

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

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

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

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

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

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

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

The body will be brought to the

SUMMIT

DEATH THIS

Was One of th
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Charles Dav
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The Daily Times, May 8, 1902

The Daily Times, May 8, 1902

Charles H. & Mary Gilchrist Crowe, 1910-1933

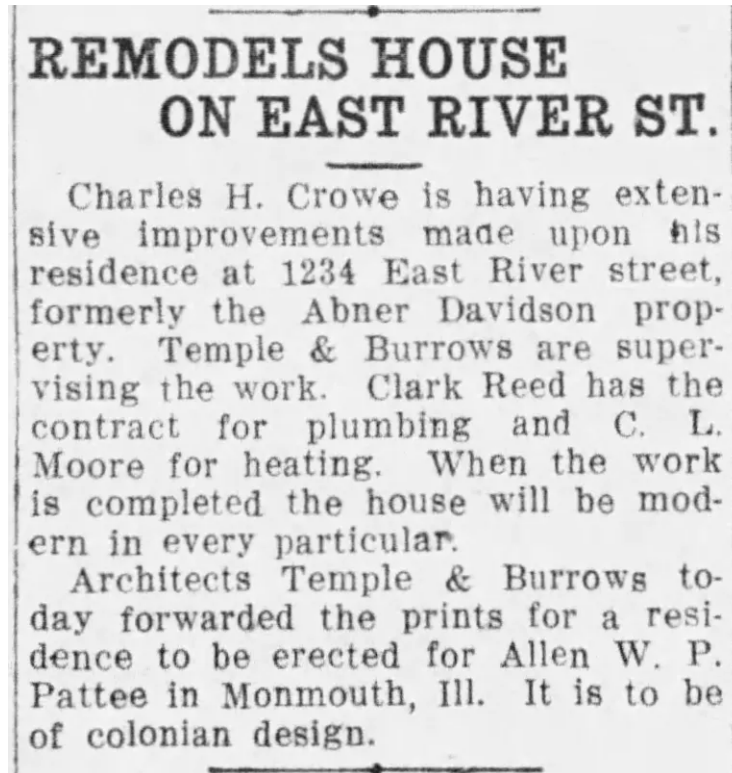
Charles Henry Crowe was born in Peterboro, Ontario, Canada on July 15, 1873, to Charles and Margaret Jane (Hall) Crowe. He married Miss Mary Gilchrist on October 15, 1908, in Davenport.

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

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

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

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



Davenport Democrat and Leader, September 2, 1912



Sanborn Fire Insurance Map, 1910-1950



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

Card No. 35558	Name <u>John C. Crowe</u> Age <u>41</u>	
Sex ☒ Male ☐ Female	County <u>Scott</u> P. O. <u>1234 E. River St.</u>	
Color <u>white</u>	Town or Township <u>Davenport</u> Ward <u>6</u>	Months in 1914 <u>Unemployed</u>
Married ☒ Widowed ☐	Occupation <u>Coal mine</u>	Unemployed <u>none</u>
Single ☐ Divorced ☐	Total earnings for 1914 from occupation \$	
Months in School 1914	Extent of Education <u>Common</u> <u>2</u> <u>High School</u> <u>4</u> <u>College</u> <u>4</u>	
Public ☐ High ☐	Birth Place <u>Canada</u>	Do you own your home or farm? <u>Yes</u>
Private ☐ College ☐	Incumbrance on farm or home \$ Value of farm or home \$	
Read <u>at 10</u>		

Card No. 35558	Name <u>Mary Crowe</u> Age <u>33</u>	
Sex ☒ Male ☐ Female	County <u>Scott</u> P. O. <u>1234 E. River St.</u>	
Color <u>white</u>	Town or Township <u>Davenport</u> Ward <u>6</u>	Months in 1914 <u>Unemployed</u>
Married ☒ Widowed ☐	Occupation <u>Unemployed</u>	Unemployed <u>none</u>
Single ☐ Divorced ☐	Total earnings for 1914 from occupation \$	
Months in School 1914	Extent of Education <u>Common</u> <u>3</u> <u>High School</u> <u>2</u> <u>College</u> <u>2</u>	
Public ☐ High ☐	Birth Place <u>Ill</u>	Do you own your home or farm? <u>No</u>
Private ☐ College ☐	Incumbrance on farm or home \$ Value of farm or home \$	
Read <u>at 10</u>		

Write 1910 Military Service: Civil War Mexican Spanish Infantry Cavalry

1915 Iowa State Census

Write 1912 Military Service; Civil War Mexican Spanish Infantry Cavalry

1915 Iowa State Census

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

WWI Draft Registration

14-2-14C

REGISTRAR'S REPORT

DESCRIPTION OF REGISTRANT

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

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

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

J. Giffen Ball
 (Signature of Registrar)

Date of Registration SEP 12 1918

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

WWI Draft Registration

[illegible]

1920 Federal Census

Date of Release		NAME	RELATION	PERSONAL DESCRIPTION
Releasing Agency	Release Number	of and From Where Issued of Date in Jan. 1, 1962 in the State of New York Title: Officer and rank in the Indian River Police Dept. on Jan. 1, 1962 Officer Charles E. Smith	Relationship of to the in the Family	Color of Hair Eyes Height Weight Build Age Place of Birth Date of Birth Place of Birth
54	1710	Jean Elizabeth Douglas	F	5' 10" 130 B
54	1711	Jean Catherine	F	5' 10" 130 B
54	1712	Carol C.	F	5' 10" 130 B
54	1713	Carol C.	F	5' 10" 130 B
54	1714	Carol C.	F	5' 10" 130 B
54	1715	Carol C.	F	5' 10" 130 B
54	1716	Carol C.	F	5' 10" 130 B
54	1717	Carol C.	F	5' 10" 130 B
54	1718	Carol C.	F	5' 10" 130 B
54	1719	Carol C.	F	5' 10" 130 B
54	1720	Carol C.	F	5' 10" 130 B
54	1721	Carol C.	F	5' 10" 130 B
54	1722	Carol C.	F	5' 10" 130 B
54	1723	Carol C.	F	5' 10" 130 B
54	1724	Carol C.	F	5' 10" 130 B
54	1725	Carol C.	F	5' 10" 130 B
54	1726	Carol C.	F	5' 10" 130 B
54	1727	Carol C.	F	5' 10" 130 B
54	1728	Carol C.	F	5' 10" 130 B
54	1729	Carol C.	F	5' 10" 130 B
54	1730	Carol C.	F	5' 10" 130 B
54	1731	Carol C.	F	5' 10" 130 B
54	1732	Carol C.	F	5' 10" 130 B
54	1733	Carol C.	F	5' 10" 130 B
54	1734	Carol C.	F	5' 10" 130 B
54	1735	Carol C.	F	5' 10" 130 B
54	1736	Carol C.	F	5' 10" 130 B
54	1737	Carol C.	F	5' 10" 130 B
54	1738	Carol C.	F	5' 10" 130 B
54	1739	Carol C.	F	5' 10" 130 B
54	1740	Carol C.	F	5' 10" 130 B
54	1741	Carol C.	F	5' 10" 130 B
54	1742	Carol C.	F	5' 10" 130 B
54	1743	Carol C.	F	5' 10" 130 B
54	1744	Carol C.	F	5' 10" 130 B
54	1745	Carol C.	F	5' 10" 130 B
54	1746	Carol C.	F	5' 10" 130 B
54	1747	Carol C.	F	5' 10" 130 B
54	1748	Carol C.	F	5' 10" 130 B
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54	1756	Carol C.	F	5' 10" 130 B
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54	1759	Carol C.	F	5' 10" 130 B
54	1760	Carol C.	F	5' 10" 130 B
54	1761	Carol C.	F	5' 10" 130 B
54	1762	Carol C.	F	5' 10" 130 B
54	1763	Carol C.	F	5' 10" 130 B
54	1764	Carol C.	F	5' 10" 130 B
54	1765	Carol C.	F	5' 10" 130 B
54	1766	Carol C.	F	5' 10" 130 B
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54	1768	Carol C.	F	5' 10" 130 B
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54	1770	Carol C.	F	5' 10" 130 B
54	1771	Carol C.	F	5' 10" 130 B
54	1772	Carol C.	F	5' 10" 130 B
54	1773	Carol C.	F	5' 10" 130 B
54	1774	Carol C.	F	5' 10" 130 B
54	1775	Carol C.	F	5' 10" 130 B
54	1776	Carol C.	F	5' 10" 130 B
54	1777	Carol C.	F	5' 10" 130 B
54	1778	Carol C.	F	5' 10" 130 B
54	17			

1925 Iowa State Census

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

Chas Crowe -0-
Same

Garage \$800 00

City of Davenport Iowa Building Permits

DER—NOVEMBER 19, 1933.

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

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

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

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

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



MRS. CHARLES H. CROWE.

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

Davenport Democrat, November 19, 1933

STATE OF IOWA
STANDARD CERTIFICATE OF DEATH

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

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

PERSONAL AND STATISTICAL PARTICULARS

3. SEX Female

4. COLOR OR RACE White

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

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

7. AGE Years 52 Months 8 Days 5
If less than 1 day, h min.

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

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

10. Date deceased last worked at this occupation (month and year) Nov. 1930

11. Total time (years) spent in this occupation 22

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

13. NAME John W. Gilchrist

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

15. MAIDEN NAME Caroline Schaechte

16. BIRTHPLACE (city or town) Ill.

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

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

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

20. FILED 1070 1933 Nov 20
Registrar

Iowa Death Records

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

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

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



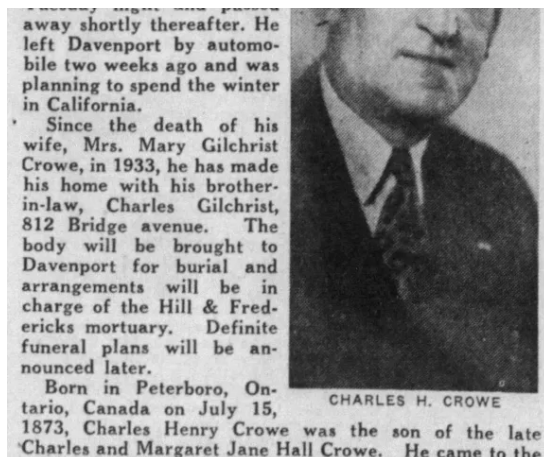
Charles Coal Official

Continued

Davenport and times.

He became Wreden Pack geles, Calif.

1908, he was Mary Gilchrist in 1910 came take the post Alden Coal C er-in-law, the was then pre christ is now



Davenport Democrat and Leader, December 1, 1937

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C. D. Martin
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nieces and n

C. Arthur Ruhl, 1934-1953

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

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

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

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



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

1917

***Heads Davenport
Insurance Agents***



C. ARTHUR RUHL

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

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

The Daily Times, January 10, 1933

1940 Federal Census

8-9-50
N.Y.

City of Davenport Iowa Building Permits

6—THE DAILY TIMES Thursday, January 22, 1959

Death Notices

DAVENPORT

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

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

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

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

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



C. ARTHUR RUHL

(From his last available picture)

BROTHER ON TRAIN

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

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

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

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

MANY AFFILIATIONS

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

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

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

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

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

The Daily Times, January 22, 1959

C6 QUAD-CITY TIMES
Thursday, January 9, 2003

OBITUARY

OBITUARIES

John G. Ruhl, 77

Insurance industry leader

By John Willard
QUAD-CITY TIMES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Don S. Challed, 1960-1972

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

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

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

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

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

Mary Ruhl To Become Bride

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

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

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

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

BRIDAL ATTENDANTS

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

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



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

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

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

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

The Daily Times, October 29, 1955

1234 E River Dr

Permit No 73942
Issued 11-14-60

Don Challad - O
1234 E River Dr

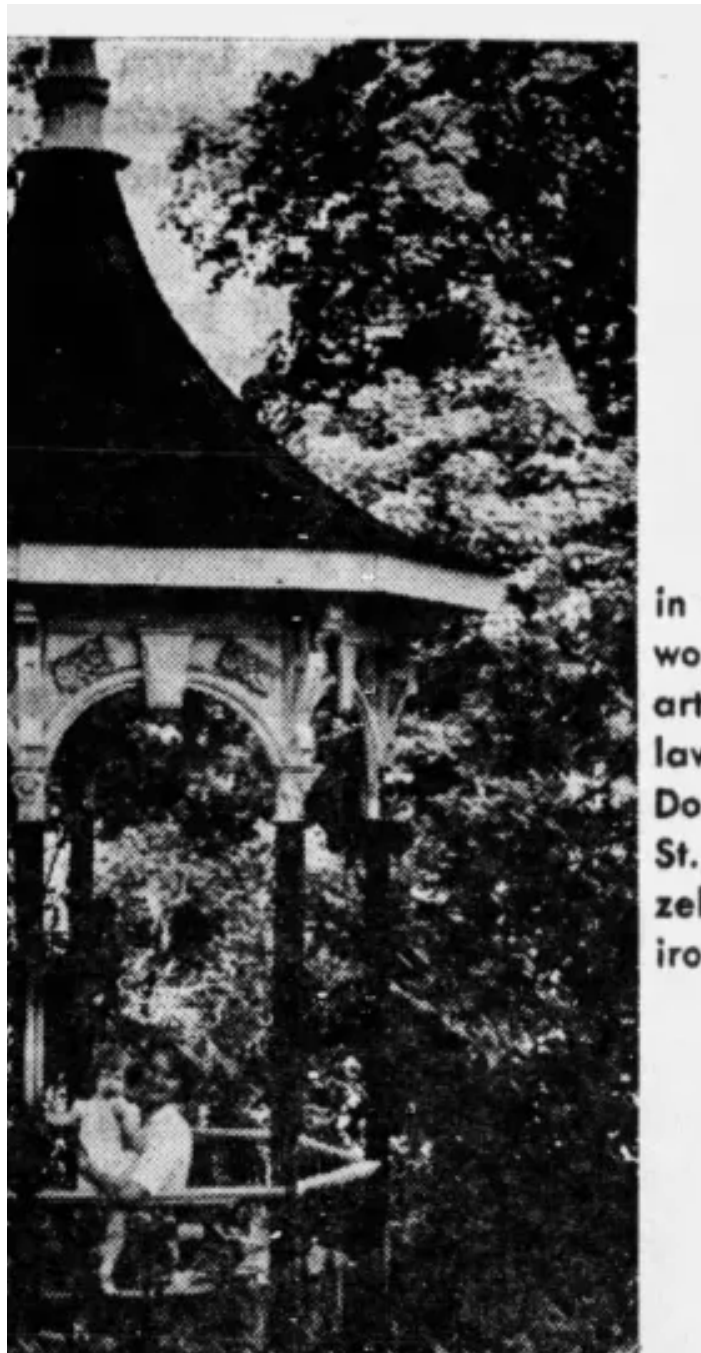
Harrington Rfg Co - C
111 17th St, Moline, Ill

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

\$1,200 00

* f 1-25-63 BB

City of Davenport Iowa Building Permits



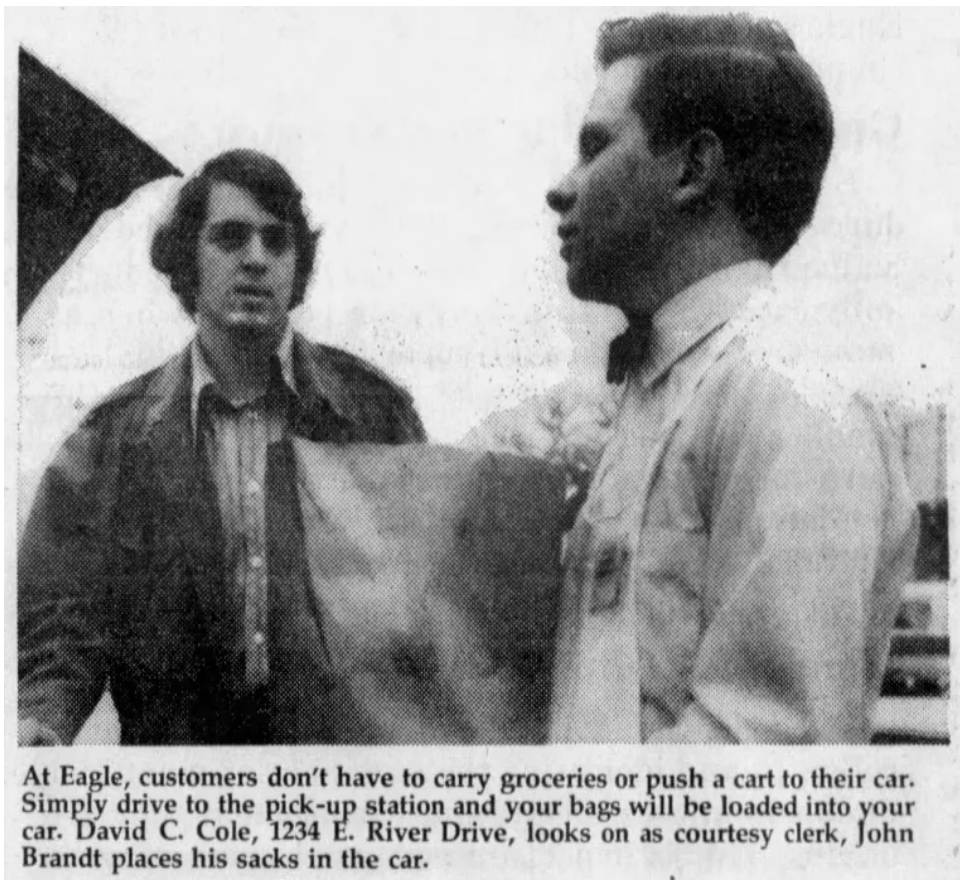
Times-Democrat, June 20, 1965



Times-Democrat, March 6, 1970

David Cole, 1973-1979

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



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

Quad-City Times, March 14, 1973

1980-1986

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

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

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

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

**Ruhl
& Ruhl**

324-1981 or 355-6944 after 6

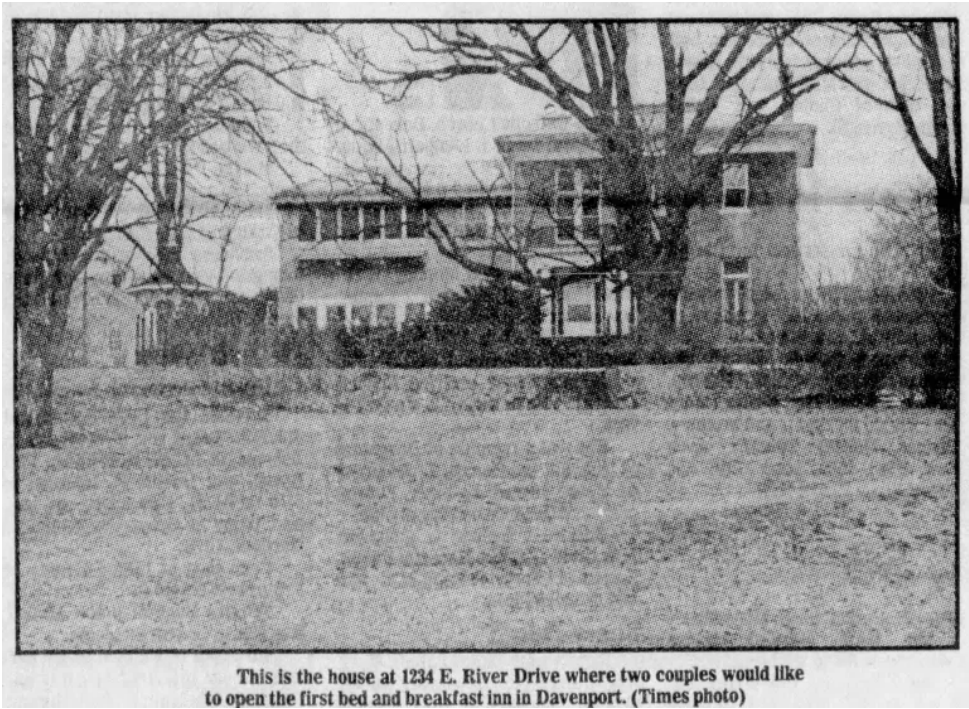
Quad-City Times, June 25, 1984

River Oaks Inn B & B, 1987-1997

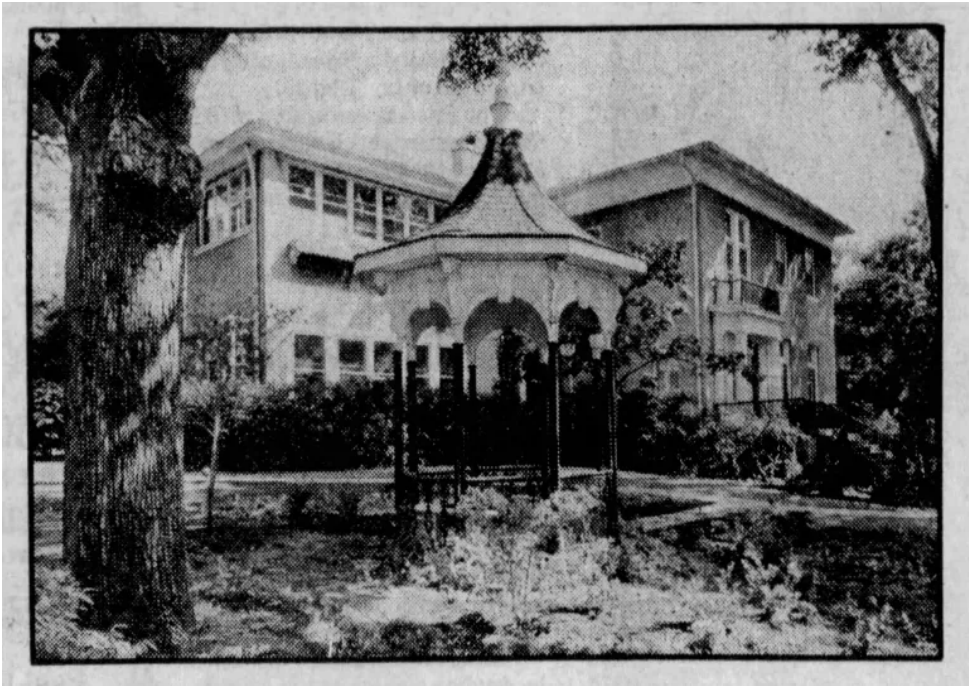
William & Suzanne Pohl and Ronald & Mary Jo Pohl purchased the home in 1986 and turned it into Davenport's first Bed & Breakfast, River Oaks Inn. They also refurbished the carriage house behind the home into an auxiliary Bed & Breakfast.

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

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



Quad-City Times, March 4, 1986



Quad-City Times, August 3, 1986

CITY OF DAVENPORT

BUILDING PERMIT

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING AND SAFETY SERVICES

146061

Applicant to complete numbered spaces only.

JOB ADDRESS
1234 E. RIVER DR.

LEGAL
1

LOT NO.

BLK.

TRACT

OWNER
2 WILLIAM F. FOHL

MAIL ADDRESS
1234 E. RIVER DR.

ZIP
526-2629

PHONE
326-2629

CONTRACTOR
3 OWNER

MAIL ADDRESS

PHONE

LICENSE NO.

ARCHITECT OR ENGINEER
4

MAIL ADDRESS

PHONE

LICENSE NO.

USE OF BUILDING
5 SINGLE FAM.

VALIDATION
MR 41951

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

Describe work: GENERAL REPAIRS - WINDOWS, GARAGE DOOR.

CITY OF DAVENPORT

BUILDING PERMIT

OFFICE OF
LAND DEVELOPMENT SERVICES

148202

Applicant to complete numbered spaces only.

JOB ADDRESS
1234 E. RIVER DR.

LEGAL
1

LOT NO.

BLK.

TRACT

OWNER
2 WILLIAM F. FOHL

MAIL ADDRESS
1234 E. RIVER DR.

ZIP
526-2627

PHONE
326-2627

CONTRACTOR
3 CUSTOM BUILT HOMES

MAIL ADDRESS
3111 W. CANAL SHORE DR.

PHONE
332-4739

LICENSE NO.

ARCHITECT OR ENGINEER
4

MAIL ADDRESS

PHONE

LICENSE NO.

USE OF BUILDING
5 SINGLE FAM.

VALIDATION
MR 59402

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

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

1234 E. River Drive

William Pohl

Change of use from

Change of use to

Valuation of work: General \$ 3,000.00

No. Electrical \$ 2,000.00

No. Mechanical \$ 1,500.00

No. Plumbing \$ 1,200.00

Total \$ 9,000.00

APPLICATION NO.

PERMIT FEE 14.50

Type of Const. IN

Occupancy Group R

Division III

Size of Bldg. (Total) Sq. Ft.

No. of Stories 2

Max. Occ. Load

Sewer No. /

Use Zone R

Fire Sprinklers Required ☐ Yes ☒ No

APPROVED FOR ISSUANCE BY

PLANS CHECKED BY

FILED IN

NOTICE

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

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

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

(DATE)

1/9/87

SIGNATURE OF OWNER IF OWNER-BUILDER

(DATE)

Special Approvals

Required

Received

Not Required

ZONING COMM.

HEALTH DEPT.

FIRE DEPT.

SOIL REPORT

SIDE WALKS

ZBA

CITY COUNCIL

BUILD. BOARD

HOUS. BOARD

OTHER (SPECIFY)

1234 E. River Drive

William Pohl

Change of use from

Change of use to

Valuation of work: General \$ 28,210.00

No. Electrical \$ 2,925.00

No. Mechanical \$ 5,500.00

No. Plumbing \$ 4,230.00

Total \$ 40,865.00

APPLICATION NO.

PERMIT FEE 202.00

Type of Const. IN

Occupancy Group R

Division III

Size of Bldg. (Total) Sq. Ft.

No. of Stories 2

Max. Occ. Load

Sewer No. /

Use Zone R

Fire Sprinklers Required ☐ Yes ☒ No

APPROVED FOR ISSUANCE BY

PLANS CHECKED BY

FILED IN

NOTICE

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

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

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

(DATE)

5/23/88

SIGNATURE OF OWNER IF OWNER-BUILDER

(DATE)

Special Approvals

Required

Received

Not Required

ZONING COMM.

HEALTH DEPT.

FIRE DEPT.

SOIL REPORT

SIDE WALKS

ZBA

CITY COUNCIL

BUILD. BOARD

HOUS. BOARD

OTHER (SPECIFY)

RIVER OAKS INN

BED and BREAKFAST

1234 E. River Dr., Davenport

(319) 326-2629

"Elegance Along the Mississippi"

5 spacious guest rooms in

restored Victorian mansion overlooking the Mississippi.

• Accomadations For Your Out-Of Town Guests

• Bridal Shower Luncheons • Gift Opening Brunches

• Honeymoon Suite



Quad-City Times, February 7, 1991

Gilda’s Club, 1998-2020

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

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

CITY OF DAVENPORT

BUILDING PERMIT

BUILDING INSPECTION

DIVISION OF PUBLIC WORKS

173456

Applicant to complete numbered spaces only.

JOB ADDRESS

1234 E RIVER DRIVE

LEGAL LOT NO.

BLK.

TRACT

OWNER

MAIL ADDRESS

ZIP

PHONE

2

GILDA'S CLUB QUAD CITIES

3475 JERSEY RIDGE, SUITE 100, DAVENPORT, IA 52807

CONTRACTOR

MAIL ADDRESS

PHONE

LICENSE NO.

3

STORY CONSTRUCTION

ARCHITECT OR ENGINEER

MAIL ADDRESS

PHONE

LICENSE NO.

4

USE OF BUILDING

COMMERCIAL

VALIDATION

MR 274744

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

Describe work:

INSTALL NEW LETTERING ON EXISTING MONUMENT SIGN

Change of use from

Change of use to

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



Ephemera – Organizations – Gilda’s Club [2003]

(posted by Cristina)

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Like

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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
Contact Info: Matt Werderitch 563.888.2221

Date
10/12/2021

Subject:

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

Recommendation:

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

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

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

Background:

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

City staff met with the property owner on June 24, 2022 to view the damage. In the interest of public safety and to prevent further damage to the home, staff advised the owner to remove the chimney from the roof. This would serve as a temporary solution until formal review by the Historic Preservation Commission.

The applicant received a bid from Falcon's Nest Chimney Sweeps, Ltd. to perform the following work:

1. Remove the chimney from the roof.
2. To install roof pass through and install double wall liner from roof to minimum height requirement.
3. To install up and down collar.
4. To roof around opening.

Since chimneys are an important design element on historic buildings, removing the feature and not replacing it is discouraged. Given the architectural feature remains in tact, the chimney should be repaired and reconstructed. It is important to note that the brick above the roofline does not appear to be original to the home. However, any reconstruction will require separate review and approval from the Commission.

- **Summary of Previous Historic Preservation Commission Action at 511 Gaines Street:**

The City's Neighborhood Services Department issued a Complaint Notice and Order on July 9, 2021 due to the substandard condition of the dwelling. There were several exterior projects cited in the letter that require review from the Commission. City staff are continuing to assist the property owner to ensure the home can be repaired according to building code and historic preservation standards.

The following violations were noted in the letter:

1. Improper construction of the rear addition.
2. Exterior walls-deteriorated/missing block/brick/stucco/stone
3. Repair/tuckpoint and/or replace chimney
4. Weather proof exterior walls
5. Improper roof covering
6. Stairways-deteriorated/missing stair system
7. Roof-fascia boards
8. Windows-weather protection needed

Since the initial order was sent, the property owner received approval from the Historic Preservation Commission to install a new asphalt shingle roof at its August 10, 2021 meeting. This work has since been completed.

The Neighborhood Services Department issued a follow-up Final Official Notice on September 9, 2021 regarding the remaining sub-standard conditions that have not been corrected. After site visits and correspondence with City staff, the following exterior alterations were approved by the Commission at their October 12, 2021 meeting:

1. Repair and water proof chimney with mortar mix
2. Demolish improper rear addition and stairway
3. The reconstruction of the rear addition and stairway was tabled.

Additional pending items will be brought forward for review at a later date. The property owner and city staff are coordinating the outstanding items identified in the September 9, 2021 Final Official Notice.

ATTACHMENTS:

Type	Description
▢ Backup Material	Background Material & Photos
▢ Backup Material	Application
▢ Backup Material	Historic Property Inventory Sheet-2017
▢ Backup Material	Historic Preservation Ordinance-Review Standards
▢ Backup Material	Secretary of the Interior's Standards for Rehabilitation-Roofs
▢ Backup Material	Final Official Notice 9-9-21
▢ Backup Material	Official Notice and Order 7-12-21

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	7/8/2022 - 10:39 AM

Property Update

Notice and Order issued on July 9, 2021 from the City due to the substandard condition of the dwelling.

HPC has approved the following items:

1. Installation of a new asphalt shingle roof.
2. Repair and waterproof chimney.
3. Demolition of improper rear addition.

Applicant is addressing the remaining items identified as substandard on the home.



Chimney Damage

DAVENPORT
IOWA | USA

Before



After

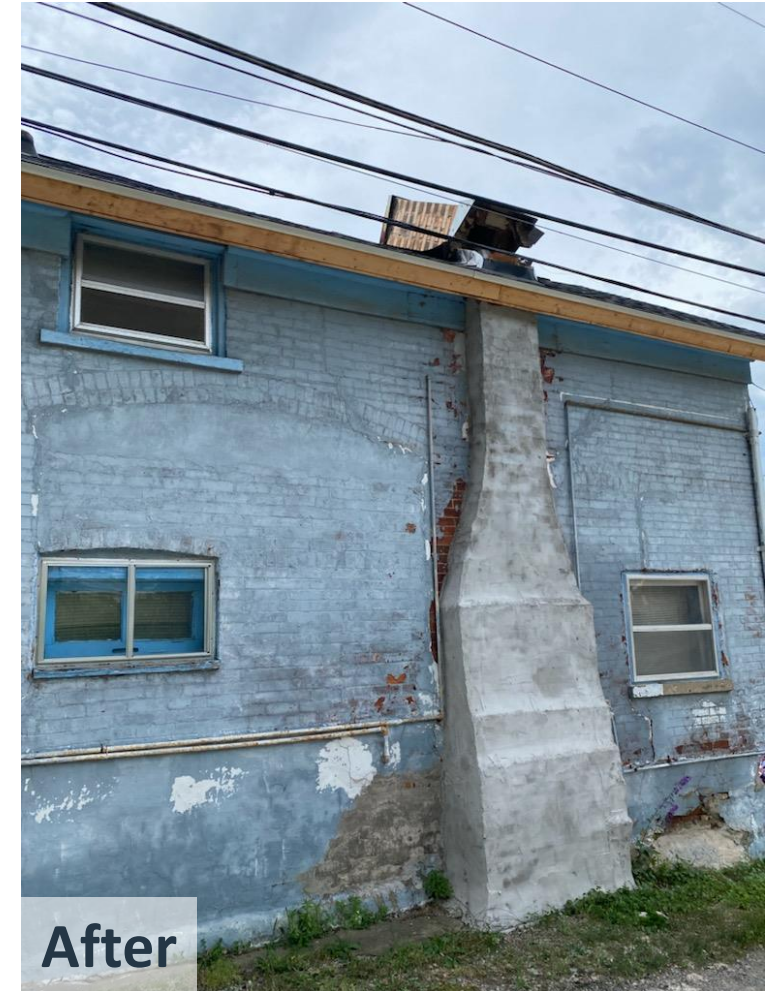


Chimney Damage

Brick on the Chimney does not appear to be original to the structure.



Before



After

COA Request

1. Remove chimney.
2. Install roof pass through and install double wall liner from roof to minimum height requirement.
3. Install up and down collar.
4. Roof around opening.



DAVENPORT
IOWA | USA

STATEMENT

Falcon's Nest Chimney Sweeps, Ltd.

Owner/Operator: Earl Bunch III
(563) 349-8192
DATE: 6-23-22

P.O. Box 1624
Davenport, IA 52809-1624

Billing Address		Job Site Address	
Name	Timothy Phan	Name	
Address	511 Ogden	Address	
City, State, Zip	Dubuque, IA	City, State, Zip	
Phone	(319) 297-7097	Phone	

JOB DESCRIPTION	Previous Balance	Current Charges	Estimate
Repair (ESTIMATE)			
*Will need power off 2 day to work on chimney. Must contact power company to turn off for work.			
To remove chimney that is laying on roof.	JWB	\$3939.00	
	Est. Dan	\$1000.00	
	Balanced by JWB	\$2939.00	
- To install roof pass through and install double wall liner from roof to minimum height requirement			
- To install up and down collar			
- To roof around opening			
BALANCE			

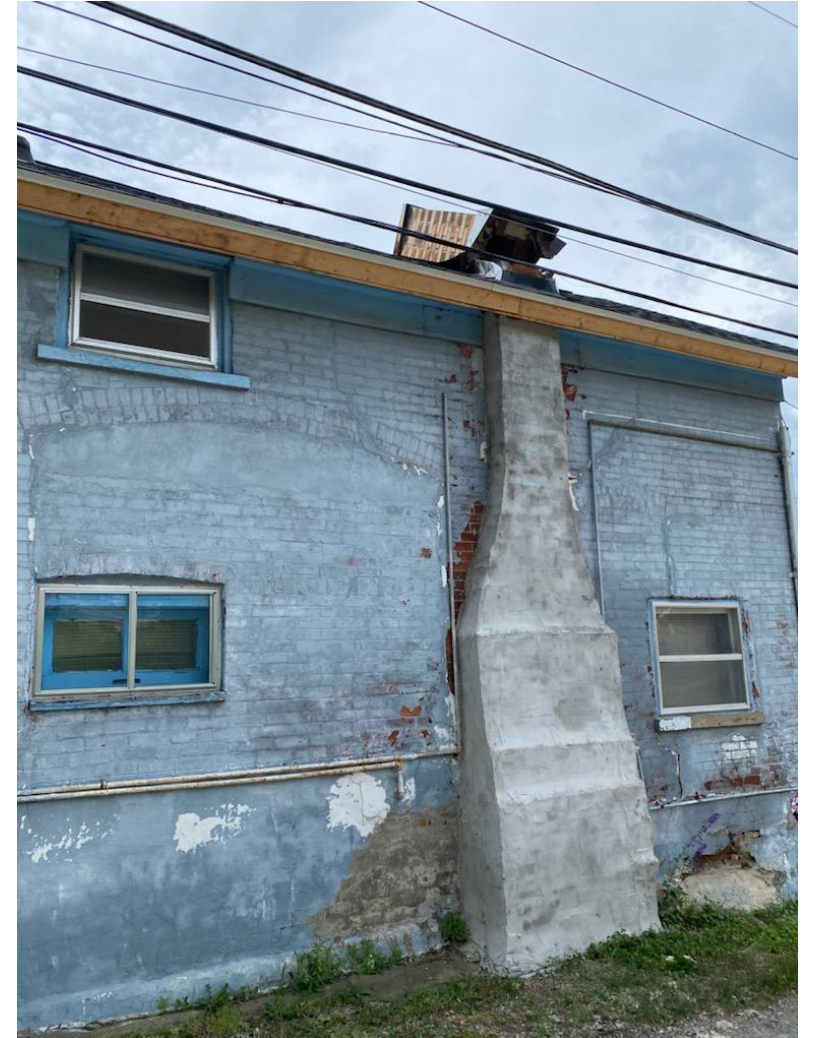
Make Checks Payable to: Falcon's Nest Chimney Sweeps, Ltd. Thank You!

Recommendation

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

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

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





Complete application can be emailed to planning@davenportiowa.com

Property Address* 511 GAINES STREET

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

Applicant (Primary Contact)

Name: JONATHAN PHAM
Company: _____
Address: _____
City/State/Zip: _____
Phone: 563 499 7097
Email: _____

Application Form Type:

Plan and Zoning Commission

- Zoning Map Amendment (Rezoning) ☐
Planned Unit Development ☐
Zoning Ordinance Text Amendment ☐
Right-of-way or Easement Vacation ☐
Voluntary Annexation ☐

Owner (if different from Applicant)

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

Zoning Board of Adjustment

- Zoning Appeal ☐
Special Use ☐
Hardship Variance ☐

Engineer (if applicable)

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

Design Review Board

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

Architect (if applicable)

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

Historic Preservation Commission

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

Attorney (if applicable)

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

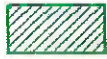
Administrative

- 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: Jonathan Ramm Date: June 29/2022

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: Maht Wardenitch Date: 6-29-22
Planning staff

Date of the Public Meeting: 7-12-22

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

Work Plan

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

Remove chimney from a roof

Add additional pages in needed.

Falcon's Nest



Chimney Sweeps, Ltd.

STATEMENT

Owner/Operator
Earl Bunch III
(563) 349-8192

P.O. Box 1624
Davenport, IA 52809-1624

DATE 6-23-22

TERMS

Billing Address	Job Site Address
Name <i>Jonathan Phan</i>	Name
Address <i>511 Logans</i>	Address
City, State, Zip <i>Des. IA</i>	City, State, Zip
Phone <i>(515) 259-7097</i>	Phone

JOB DESCRIPTION	Previous Balance	
	Current Charges	Estimate
<i>Repair (ESTIMATE)</i>		
<i>* Will need power off 2 day to work on chimney. Must contact power company to turn off for work!</i>		
<i>- To remove chimney that is laying on roof.</i>	<i>JWB</i>	<i>\$3939.00</i>
	<i>Est. Due</i>	<i>\$1000.00</i>
	<i>Balance (w/pts)</i>	<i>\$2939.00</i>
<i>- To install roof pass through and install double wall liner from roof to minimum height requirement</i>		
<i>- To install cap and down collar</i>		
<i>- To roof around opening</i>		
<i>X</i>	BALANCE	

Make Checks Payable to: Falcon's Nest Chimney Sweeps, Ltd.

Thank You!

Falcon's
Nest



Chimney
Sweeps, Ltd.

Owner/Operator
Earl Bunch III
563) 349-8192

P.O. Box 1624
Davenport, IA 52809-1624

Accessories • Caps
Gutters Cleaned
Screening • Animal Guards
Ventilation Products
Dryer Vent Cleaning

BONDED & INSURED

EST. 1976

No Mess • Fireplace Sweeping • Damper Repair
Animal Removal • Inspections
Crowns • Tuck Pointing • Liners & Waterproofing
Level 1, 2, 3 Chimney Inspections
ChimScan Video Inspections

Hamburg Historic District (amended)

Name of Property

Scott County, Iowa

County and State

Address State #, Map #, FS # 2016 district status 1983 district status	Historic Name	significant date/s architectural style/type	Materials of walls, foundations, roof
	History of property (owners/residents, census data including birthplace of self (and parents), Sanborn map info), Current use		Architectural data (architect/builder, features, modifications), Garage data
624 W 5th St State #82-00479 Map #004 Field Site #A-10 Parcel #G0052-04 Updated district status: 1 contributing building (A, C) 1983 NRHP status: Non- contributing	Charles and Amelia (Ruch) McElroy House	c.1874 Gable-front - 2 story, 3 bay (McClelland type) (2 story)	Walls: brick (solid) Foundation: stone Roof: gable-front - asphalt shingles
	1860s-70s - lot owned with Lot 1 to west by John Ruch - daughter Amelia married Charles McElroy - sold this part of lot in 1874; 1874-1881 - Charles and Amelia McElroy (Charles E. McElroy & Co - leather, hides, pelts, etc) 1880 census: McElroy, Charles (31, salesman) - born in US - PA (US - PA, US - PA); wife: Amelia (30) - born in US - OH (US - PA, US - PA) 1881-1887 - Henry F. and Eliza Moeller (H.F. Moeller Manufacturing Co - box factory); Nov 1887 - John Stahmer; 1887-1891 - Wulf and Margaretha Hahn; 1891-1894 - Hahn heirs - Blunk et al 1910 Sanborn map: house - 2 story - extant 1910 census: Blunck, Theodore (69, retired) - born in Germany (Germany, Germany); wife: Wilhemina (58) - born in US - IA (Germany, Germany) 1894-1926 - F. Theodore and Wilhelmine Blunck (American Preserves Co, Davenport Turnhall Holding Co), also Herman and Amelia Blunck in 1910s; 1927-1942 - owned by Adolph Fanth - used as rental (1935 - Fred and Margaret Tindall) 1942-1955 - Fred and Margaret Tindell (refrigerator repair), also in 1945 - 624 1/2: Pearl and Ruby Waite; 1955-1960s - owned by Harry and Lily Wessel 1956 Sanborn map: house - 2 story - extant Current use: single family house - rental		Architect/builder: - Porch: entry concrete steps Windows: 2/2 wood windows - segmental brick arch lintels with keystones and shoulders Architectural details: double-door entry with transom, first story angled bay window on east, two story angled bay window on west, circular gable window, decorative gable window on rear Modifications: Historic: c.1888 - two-story bay window added on west (between 1886 and 1892 maps); Non-historic: - Garage: none Other site features:
630 W 5th St State #82-00480 Map #005 Field Site #A-11 Parcel #G0052-03 Updated district status: 1 contributing building (A, C) 1983 NRHP status: Contributing (key)	John and Elizabeth (Cumber) Ruch House	c.1867 Gable-front - 2 story, 3 bay (McClelland type) (2 story)	Walls: brick (solid) Foundation: stone Roof: gable-front - asphalt shingles
	c.1867-1903 - John Ruch (pork packer, later partner with brother Henry in brick manufacturing) - wife Elizabeth (here 1867-1869), then Caroline (1870), and then wife Mariah Josephine (1879-1903); brother Henry Ruch also lived here (brick manufacturer) 1880 census: Ruch, John (53, pork packer) - born in US - PA (Switzerland, US - PA); wife: Mariah (35) - born in US - MA (Hungary, US - PA) 1903-1913 - Mariah J. Ruch - also three other families lived here 1910 Sanborn map: house - 2 story - extant 1910 census: Ruch, Maria J (61) - born in US - MA (Austria, US - PA); wife: three other families here too (all born in US) - born in US 1913-1915 - owned by Dakota A. Whiford (1915 - rooms - Leona Carney and A.E. Fisher); 1918-1923 - series of owners (Elizabeth Hess, Ford Harrington, Thomas Agar, George Roggenkamp, Thomas Agar); 1923-1938 - Frank H. and Anna Petersen - lived in one unit 1938-1946 - Anna Petersen - lived in one unit - 4 apts by 1945; 1947-1951 - H. Wildasin - rental; 1951-1956 - Oscar Gilbert - rental; 1956-1968 - owned by Harry and Lilly Wessel - used as rental; 1968 - Lily Wessel 1956 Sanborn map: apartments (4 units) - 2 story - extant Current use: single family house - owner occupied		Architect/builder: McClelland, Thomas W. (contractor) (attributed) Porch: entry concrete steps Windows: 2/2 wood windows - segmental brick arch lintels with keystones Architectural details: full length first story windows, first story square bay window on east, Modifications: Historic: c.1888 - first story bay window added on east - noted as "glass" in 1892 (between 1886 and 1892 maps); Non-historic: 1956 - converted to four apartments; 1962 - front porch removed, concrete steps installed; 2007 - three windows restored Garage: (former carriage house converted to duplex - see 511 Gaines) Other site features:
511 Gaines St State #82-01824 Map #006 Field Site #A-12 Parcel #G0052-02 Updated district status: 1 contributing building (A) 1983 NRHP status: Contributing	Ruch Carriage House (converted to duplex)	c.1867 Victorian carriage house (1 1/2 story)	Walls: brick (solid) Foundation: stone Roof: side gable
	1867-1903 - carriage house owned by John Ruch - lived at 630 W. 5th St 1903-1913 - carriage house for Mariah J. Ruch - lived at 630 W. 5th with three other families listed 1910 Sanborn map: outbuilding - 1 1/2 story - extant 1918 - 511 Gaines first appears as separate address with owner living here - Ford J. and Laura Harrington - owned Lot 1 with 630 W. 5th from 1918-21; 1921-1938 - owned by F.H. and Anna Petersen (all of Lot 1) - used as rental unit, with apts in house also 1938-1946 - owned by Anna Petersen (widow) - split property in 1946 and sold house at 630 W. 5th St - retained 511 Gaines and lived here (listed here through 1955, died in 1976) - noted as 2 unit dwelling in 1956 1956 Sanborn map: apartment - 1 1/2 story - extant Current use: single family house - owner occupied		Architect/builder: - Porch: entry steps (concrete) Windows: 6/6 wood windows (some, mix) - brick segmental arch lintels Architectural details: segmental brick arches indicating earlier openings - large one on north along alley Modifications: Historic: 1910s - remodeled from carriage house to rental housing (2 units by 1940s); Non-historic: - Garage: none Other site features:

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.

Technical Preservation Services

Building Exterior **Roofs**

Identify | Protect | Repair | Replace | Missing Feature | Alterations/Additions

< HOME >

Standards
Guidelines

Masonry

Wood

Metals

Roofs

Windows

Entrances/Porches

Storefronts

Structural Systems

Spaces/Features/Finishes

Mechanical Systems

Site

Setting

Energy

New Additions

Accessibility

Health/Safety

The roof--with its shape; features such as cresting, dormers, cupolas, and **chimneys**; and the size, color, and patterning of the roofing material--is an important design element of many historic buildings.

In addition a weathertight roof is essential to the longterm preservation of the entire structure. Historic roofing reflects availability of materials, levels of construction technology, weather, and cost.

For example, throughout the country in all periods of history, **wood shingles** have been used--their size, shape, and detailing differing according to regional craft practices.

European settlers used **clay tile** for roofing as early as the mid-17th century. In some cities, such as New York and Boston, clay was popularly used as a precaution against fire. The Spanish influence in the use of clay tile is found in the southern, southwestern and western states. In the mid-19th century, tile roofs were often replaced by **sheet metal**, which is lighter and easier to maintain. Evidence of the use of **slate** for roofing dates from the mid-17th century. Slate has remained popular for its durability, fireproof qualities, and its decorative applications. The use of metals for roofing and roof features dates from the 18th century, and includes the use of **sheet iron, corrugated iron, galvanized metal, tin-plate, copper, lead and zinc**. Awareness of these and other traditions of roofing materials and their detailing will contribute to more sensitive treatment.



Slate and copper mansard roofs in an urban canyon.

Roofs

....Identify, retain, and preserve

recommended.....



Copper and wrought iron weathervane.

Identifying, retaining, and preserving roofs--and their functional and decorative features--that are important in defining the overall historic character of the building.

This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features, such as cupolas, cresting **chimneys**, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

not recommended.....

Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform, or "improved" appearance.

Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished.

Stripping the roof of sound historic material such as slate, clay tile, wood, and architectural metal.

Applying paint or other coatings to roofing material which has been historically uncoated.

Roofs

....Protect and Maintain



recommended.....

Protecting and maintaining a roof by cleaning the gutters and downspouts and replacing deteriorated flashing.

Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to insure that materials are free from insect infestation.

Providing adequate anchorage for roofing material to guard against wind damage and moisture penetration.



Gable and pent roof in excellent condition.

Protecting a leaking roof with plywood and building paper until it can be properly repaired.

not recommended.....

Failing to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheathing, and the underlying structure.

Allowing roof fasteners, such as nails and clips to corrode so that roofing material is subject to accelerated deterioration.

Permitting a leaking roof to remain unprotected so that accelerated deterioration of historic building materials--masonry, wood, plaster, paint and structural members--occurs.

Roofs

....Repair



recommended.....

Repairing a roof by reinforcing the historic materials which comprise roof features.

Repairs will also generally include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, dormer roofing; or slates, tiles, or wood shingles on a main roof.



Repairing slate roof using traditional methods.

not recommended.....

Replacing an entire roof feature such as a cupola or dormer when repair of the historic materials and limited replacement of deteriorated or missing parts are appropriate.

Failing to reuse intact slate or tile when only the roofing substrate needs replacement.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.

Roofs**....Replace****recommended.....**

Replacing in kind an entire feature of the roof that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as a model to reproduce the feature.



Replacement of damaged clay tile roof.

Examples can include a large section of roofing, or a dormer or chimney.

If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

not recommended.....

Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance

Design for Missing Historic Features

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

recommended.....

Designing and constructing a new feature when the historic feature is completely missing, such as a chimney or cupola. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

not recommended.....

Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new roof feature that is incompatible in size, scale, material and color.

Alterations/Additions for the New Use

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

recommended.....

Installing mechanical and service equipment on the roof, such as air conditioning, transformers, or solar collectors when required for the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.



Non-obtrusive skylights on rear of residence.

not recommended.....

Installing mechanical or service equipment so that it damages or obscures character-defining features; or is conspicuous from the public right-of-way.

Radically changing a character-defining roof shape or damaging or destroying character-defining roofing material as a result of incompatible design or improper installation techniques.



[Home](#) | [Next](#) | [Previous](#)



9/9/2021

NONG PHAM
511 GAINES ST
DAVENPORT IA 52802

FINAL OFFICIAL NOTICE

Re: 511 GAINES ST

Parcel: G0052-02

Re-inspection Scheduled: 11/9/2021, 12:00:00 AM

Dear Property Owner/Manager,

A re-inspection was made at the above captioned address to determine if the violations of the Davenport Municipal Code listed on the previously issued Official Notice have been corrected. As of the date of this letter, the following violations / sub-standard conditions have not been corrected:

Violation

*

Description

*

Notes

* ALL WORK WILL NEED TO BE COORDINATED WITH EFFORTS OF THE CITY DEVELOPMENT OFFICE AND HISTORIC PRESERVATION COMMISSION.

Violation

General/Health-Improper construction/repair(s)

Description

Repair/rebuild any/all identified issues to code as required.

Notes

* CORRECT IMPROPER ADDITION TO SOUTHEAST ADDITIONS WITH PROP MATERIALS AND APPROVAL FROM HISTORIC PRESERVATION COMMISSION.

Violation

Exterior Walls-Deteriorated/missing exterior block/brick/stucco/stone

Description

Repair, replace, and/or install any/all exterior block/brick/stucco/stone as necessary to maintain weather protection to code.

Notes

* EXTERIOR STUCCO - REPAIR CRACKS AND REPLACE MISSING PORTIONS OF STUCCO

Violation

Stairways-Deteriorated/missing stair system(s)

Description

Repair/replace the entire existing stair system to code as necessary and/or install a complete new stair system(s) to code as required.

Notes

* REMOVE AND REPLACE DILAPIDATED STAIR SYSTEM TO MEET CODE.

Violation

Chimney-Deteriorated/missing mortar

Description

Repair/tuck-point and/or replace the chimney as necessary to code.

Notes

* REPLACE BRICK MOTAR IN A WORKMAN-LIKE MANNER AT GROUND LEVEL.

Violation

Exterior Walls-Deteriorated/missing exterior block/brick/stucco/stone

Description

Repair, replace, and/or install any/all exterior block/brick/stucco/stone as necessary to maintain weather protection to code.

Notes

* REPLACE BRICK MOTAR IN A WORKMAN-LIKE MANNER.

Violation

Roof-Deteriorated/missing/improper roof covering

Description

Repair/replace any/all applicable roof covering to code as necessary.

Notes

* REPLACE DILAPIDATED ROOF COVERINGS - EAST SECTION OF BUILDING

Violation

Roof-Deteriorated/missing fascia board(s)

Description

Repair/replace and/or install any/all applicable fascia board(s) to code as necessary.

Notes

* REPLACE OR REPAIR DAMAGED FASCIA BOARD IN A WORKMAN-LIKE MANNER.

Violation

Exterior Walls-inadequate weather protection

Description

Scrape and re-paint, stain/seal, and/or wrap with siding/approved covering the exterior wall(s) of the building(s) as necessary to maintain weather protection.

Notes

* SCRAPE AND PAINT ALL EXTERIOR TRIM WORK TO INCLUDE WINDOWS, SOFFITS, FASCIA, PORCH COLUMNS, PORCH CEILINGS .

If all code violations/sub-standard conditions have not been satisfactorily corrected/approved at the time of the scheduled re-inspection, a citation may be issued, and/or the affected dwelling unit(s) tagged/ordered vacated, and/or significant penalty fees charged as applicable. Failure to provide access for the inspection may result in a \$75.00 penalty fee; in addition, cancellations made less than five (5) business days prior to the scheduled inspection date are subject to a \$25.00 penalty fee.

It is your responsibility to notify tenants, if applicable, of the re-inspection date and time and to ensure entry into all areas requiring re-inspection.

If there are any questions, please contact the Public Works office at 563-326-7923.

Respectfully,

ANTHONY HAUT

Code Enforcement Officer

Neighborhood Services Department

563-328-6781 Tony.Haut@davenportiowa.com

Ref #21-42564



8/5/2021

PHAM NONG
511 GAINES ST
DAVENPORT IA 52802

OFFICIAL NOTICE AND ORDER

Re: 511 GAINES ST

Parcel: G0052-02

Re-Inspection Scheduled: 9/9/2021, 12:00:00 AM

Dear Property Owner/Manager:

During an inspection at the above identified address, certain conditions were found which render the dwelling(s) substandard. Unless otherwise specified, the code violations and corresponding repairs listed below are cited from Chapter 8.15 of the Davenport Municipal Code.

Violation

*

Description

*

Notes

* ALL WORK WILL NEED TO BE COORDINATED WITH EFFORTS OF THE CITY DEVELOPMENT OFFICE AND HISTORIC PRESERVATION COMMISSION.

Violation

General/Health-Improper construction/repair(s)

Description

Repair/rebuild any/all identified issues to code as required.

Notes

* CORRECT IMPROPER CONSTRUCTION/ADDITION TO THE SOUTHEAST PORTION OF THE BUILDING.

Violation

Exterior Walls-Deteriorated/missing exterior block/brick/stucco/stone

Description

Repair, replace, and/or install any/all exterior block/brick/stucco/stone as necessary to maintain weather protection to code.

Notes

* EXTERIOR STUCCO - REPAIR CRACKS AND REPLACE MISSING PORTIONS OF STUCCO

Violation

Chimney-Deteriorated/missing mortar

Description

Repair/tuck-point and/or replace the chimney as necessary to code.

Notes

* REPLACE BRICK MOTAR IN A WORKMAN-LIKE MANNER.

Violation

Exterior Walls-Deteriorated/missing exterior block/brick/stucco/stone

Description

Repair, replace, and/or install any/all exterior block/brick/stucco/stone as necessary to maintain weather protection to code.

Notes

* REPLACE BRICK MOTAR IN A WORKMAN-LIKE MANNER.

Violation

Roof-Deteriorated/missing/improper roof covering

Description

Repair/replace any/all applicable roof covering to code as necessary.

Notes

* REPLACE DILAPIDATED ROOF COVERINGS.

Violation

Stairways-Deteriorated/missing stair system(s)

Description

Repair/replace the entire existing stair system to code as necessary and/or install a complete new stair system(s) to code as required.

Notes

* REPLACE DILAPIDATED STAIR SYSTEM TO MEET CODE.

Violation

Roof-Deteriorated/missing fascia board(s)

Description

Repair/replace and/or install any/all applicable fascia board(s) to code as necessary.

Notes

* REPLACE OR REPAIR DAMAGED FASCIA BOARD IN A WORKMAN-LIKE MANNER.

Violation

Exterior Walls-Window/building trim-inadequate weather protection

Description

Scrape and re-paint, paint, stain/seal, and/or wrap with metal/vinyl any/all identified window/building trim and/or areas throughout the building(s) to ensure protection from the weather. This may include but is not limited to: porch steps/decks/posts, exterior stairs, and/or any wooden portion of the building(s) that have peeling and/or missing paint and/or exposed wood.

Notes

* SCRAPE AND PAINT EXTERIOR WINDOW, SOFFIT AND FASCIA TRIM WORK.

A re-inspection to check repairs has been scheduled as noted on the top of page one of this notice. If all violations cited are not corrected and approved upon reinspection, \$10.00 per violation not corrected plus \$50.00 per additional trip will be charged as applicable.

It is the responsibility of the owner/manager to notify tenants of the re-inspection date and time and to ensure entry into all areas requiring re-inspection. You may request an administrative hearing to appeal this nuisance abatement order pursuant to the procedures set forth in Chapter 2.86 of the Davenport Municipal Code. A valid appeal request must be made within 10 days from the date of this notice and shall be submitted in writing to City Hall located at 226 W 4th Street, Davenport, IA 52801. The appeal request shall include a copy of this notice, a statement regarding the basis for the appeal, and payment of the \$100 external adjudication administrative hearing fee. To waive the fee, you need to provide adequate proof of low income status. A form is available with the City of Davenport's Legal Department. Alternatively, you may request a hearing before a city representative. The administrative hearing is informal and you will be given an opportunity to present evidence and question the City's evidence. Failure to request a hearing within the timeframe set forth in this notice shall constitute a waiver of the right to a hearing and the Notice will then be in effect and enforceable.

Valid building permits must be obtained and all construction must conform to all applicable codes. Also, you should promptly notify any other party which has a legal interest in this property of this notice and order.

Failure to comply with this official notice may result in a citation being issued, and/or the revocation of your rental license if applicable, and/or significant penalty fees being issued.

Failure to provide access for the inspection may result in a \$75.00 penalty fee; in addition, cancellations made less than five (5) business days prior to the scheduled inspection date are subject to a \$25.00 penalty fee.

If there are any questions, please contact the Public Works office at 563-326-7923

Respectfully,

ANTHONY HAUT

Code Enforcement Officer

Neighborhood Services Department

563-328-6781 Tony.Haut@davenportiowa.com

Ref #21-40050