

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, MAY 7, 2019; 5:00 PM

CITY COUNCIL CHAMBERS 226 WEST 4TH STREET DAVENPORT, IOWA 52801

I. Call to Order

II. Secretary's Report

- A. Consideration of the March 12, 2019 meeting minutes, the April 9, 2019 joint meeting minutes and April 9, 2019 work session minutes.

III. Communications

IV. Old Business

V. New Business

- A. Case No: COA19-02: Replace deck with covered porch, tear off roof on house and garage and install new ones at 521 West 6th Street. The Dr. Gustav Hoepfner House and Office is located in a local Hamburg Historic District. Kevin Haggie, petitioner.

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Commission Meeting: June 11, 2019

City of Davenport
Historic Preservation Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us

Date
5/3/2019

Subject:

Consideration of the March 12, 2019 meeting minutes, the April 9, 2019 joint meeting minutes and April 9, 2019 work session minutes.

ATTACHMENTS:

Type	Description
▣ Backup Material	3-12-2019 Meeting Minutes
▣ Backup Material	4-9-2019 Joint Meeting Minutes
▣ Backup Material	4-9-2019 Work Session Minutes

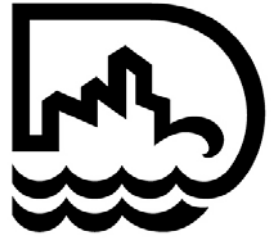
REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Rusnak, Ryan	Approved	5/3/2019 - 1:43 PM



HISTORIC PRESERVATION COMMISSION Meeting Minutes

**Tuesday, March 12, 2019 at 5:00 p.m.
Council Chambers
226 West 4th Street
City of Davenport, Iowa**



I. Call to Order

Chairperson Frueh called the meeting to order at approximately 5:00 pm with the following commissioners present:

Cochran, Cordes, Franken, Kuehl, McGivern and Wonio (5:05 pm).

Staff present: Rusnak

II. Commission Secretary's Report

Consideration of the January 8, 2019 meeting minutes.

Motion by Cochran, second by Franken to approve the January 8, 2019 meeting minutes. Minutes to approve was unanimous by voice vote (6-0).

III. Communications

1. Rusnak indicated that the SHPO had sent the City of Davenport draft Guidelines for Historic Architectural Survey in Iowa for review and comment. He asked that the Commission take the opportunity to review the document.

IV. Old Business

There was none.

V. New Business

1. Case No: COA19-01: Install projecting wall sign at 131 West 2nd Street. J.H.C. Petersen's Sons Store is located is a local Historic Landmark. Zachary Wilken, petitioner.

Wonio's presence is noted.

Rusnak summarized the staff report.

The proposal would not achieve consistency with Section 14.060.C.9 of the Davenport City Code: 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.

This finding is based on their being a corner sign and a sign at the entrance at West 2nd Street and the possibility of the Woodfire Grill business tenant asking for an additional corner sign.

Staff cannot support the request. At a minimum, staff suggests tabling the request so a rendering for a higher quality, multi-tenant sign can be produced and the two projecting wall signs on West 2nd Street be removed.

Zachary Wilken discussed the proposed sign.

There was consensus that the proposed sign was not appropriate and that a better design solution should be presented.

It was also discussed that the ownership of the building and Downtown Partnership should provide its opinion on the overall signage for the building.

Motion by Cochran, second by McGivern to table COA19-01 to the April 9, 2019 meeting. Motion to table was unanimous by voice vote (7-0).

VI. Other Business

There was none.

VII. Open Forum for Comment

No one from the audience spoke.

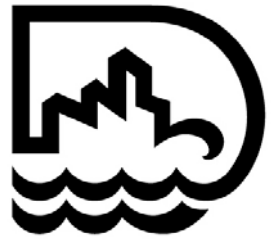
VIII. Adjournment

The meeting adjourned at approximately 5:50 pm.



HISTORIC PRESERVATION COMMISSION Work Session Minutes

**Tuesday, April 9, 2019 at 5:00 p.m.
Davenport Police Department
Community Room
416 Harrison Street
City of Davenport, Iowa**



I. Call to Order

Meeting called to order at 3:30pm.

Attendees: Tompkins, Dunn, Meginnis, Ambrose, Clewell, Gripp, Condon, Dickmann, Frueh, McGivern, Cordes, Cochran, Franken, Wonio

II. Introductions

Introductions were made.

III. Historic Preservation Ordinance Re-write

The need for an ordinance rewrite was discussed. Staff indicated that it would be written in-house.

IV. Survey of Existing Historic Districts

The need to update surveys for the existing historic districts was discussed.

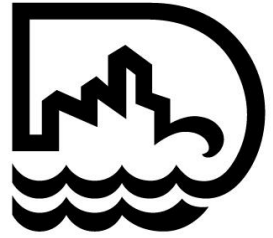
V. Adjournment

The meeting adjourned at approximately 4:30 pm.



HISTORIC PRESERVATION COMMISSION Work Session Minutes

**Tuesday, April 9, 2019 at 5:00 p.m.
Council Chambers
226 West 4th Street
City of Davenport, Iowa**



The following Commissioners were present: Cordes, Cochran, Franken, Frueh, McGivern, Wonio

I. New Business

1. Discussion regarding the rehabilitation of 702 West 7th Street. The property is located in the Local Historic Hamburg District. [Ward 3].

Tyler Frick was present.

There was consensus that the first floor windows should be modified to match the size of the second floor windows. Additionally, the replacement doors were deemed to be acceptable. The inset porch would need to be painted.

2. Discussion regarding nominations for the 2019 Preservation at its best.

The Eastern Iowa Community College property in the downtown was discussed as a great candidate for a nomination.

3. Discussion regarding the Guidelines for Historic Architectural Survey in Iowa.

There was consensus that the guidelines were well written and there was no need to offer changes.

City of Davenport
Historic Preservation Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us

Date
5/7/2019

Subject:

Case No: COA19-02: Replace deck with covered porch, tear off roof on house and garage and install new ones at 521 West 6th Street. The Dr. Gustav Hoepfner House and Office is located in a local Hamburg Historic District. Kevin Haggie, petitioner.

Recommendation:

Finding:

The proposal achieves consistency with Section 14.060.C.9 of the Davenport City Code, which reads, "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."

Staff recommends approval of COA19-02 in accordance with the work write up and plans subject to the following conditions:

1. That the corner column be round to match the column on the west side porch.
2. That any flashing and vent covers on the roof be colored to match the color of the roof.

Background:

The petitioner is looking to remove a deck and construct a covered porch to better match the existing porch on the west side of the house.

The structural elements of the porch would be pressured treated. The floor would be tongue and groove dougals fir. The other elements of the porch to be white pine primed and painted.

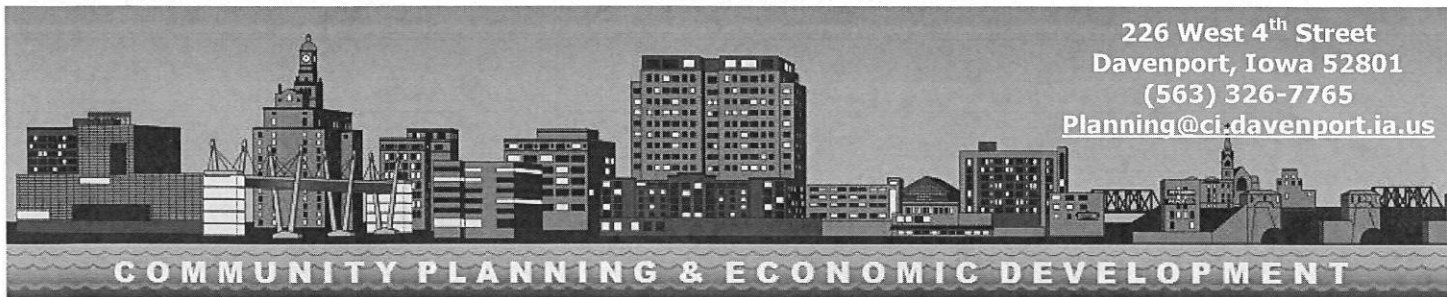
The roof would have architectural shingles.

ATTACHMENTS:

Type	Description
▣ Backup Material	Application
▣ Backup Material	Survey

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Rusnak, Ryan	Approved	5/3/2019 - 2:16 PM



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

Property Address* 521 West 6th

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

Applicant (Primary Contact)

Name: KEVIN HAGGIE
Company: ILLOWA HOLDINGS LLC
Address: 521 W 6th ST #4
City/State/Zip: DAVENPORT IA 52803
Phone: 773 562 2049
Email: ILLOWA.HOLDINGS@GMAIL.COM

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

Name: KEVIN HAGGIE PETER THEIS
Company: ILLOWA HOLDINGS LLC
Address: 521 W 6th ST #4
City/State/Zip: DAVENPORT IA 52803
Phone: 773/562/2049 / 312 848 9928
Email: ILLOWA.HOLDINGS@GMAIL.COM

Zoning Board of Adjustment

- Zoning Appeal ☐
Special Use ☐
Hardship Variance ☐

Design Review Board

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

Engineer (if applicable)

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

Historic Preservation Commission

- Certificate of Appropriateness ☒
Landmark Nomination ☐
Demolition Request ☐

Architect (if applicable)

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

Administrative

- Administrative Exception ☐
Health Services and Congregate Living Permit ☐

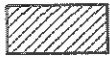
Attorney (if applicable)

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

Historic Resource:

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

Not sure if you have a Historic Resource? You can click [here](#) to access the City's GIS Map.

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

If you are unsure, please contact the Community Planning and Economic Development staff at (563) 326-7765 or planning@ci.davenport.ia.us and we can help you.

When is a certificate of appropriateness required?

Prior to the commencement of the work.

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

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

Submittal requirements

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

Submittal requirements for all types of requests:

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

Submittal requirements for specific types of requests:

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

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

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

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

Work Plan

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

- ① New Roof to be 'architectural shingles (applied to code) Garage included with Tear off and disposal
- ② Build proper porch as shown (plans) To prevent basement flooding as well as front door coverage
Porch to be Tongue and groove fir floor
Primed and Painted over ac2 treated frame
hand rails square primed and painted
Post to be ② 2x4's Laminated then wrapped with white Pine and primed and painted Beams as well
Beams to be pocketed into existing walls
Porch to be Built Like the other side
TVC Improvements is the contractor

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

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

Formal Procedure

(1) Application:

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

(2) Historic Preservation consideration of the request:

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

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

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

Applicant: [Signature] Date: 5.2.19

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.

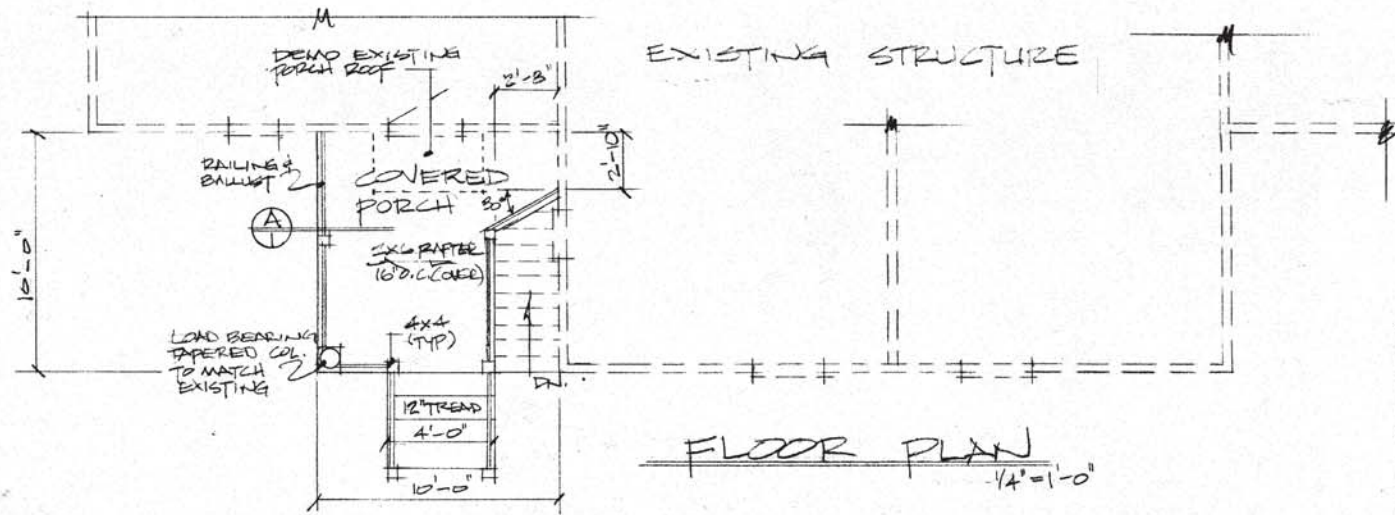
Received by: Ryan Rusnak Date: 5-2-19
Planning staff

Date of the Public Meeting: 5-7-19

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

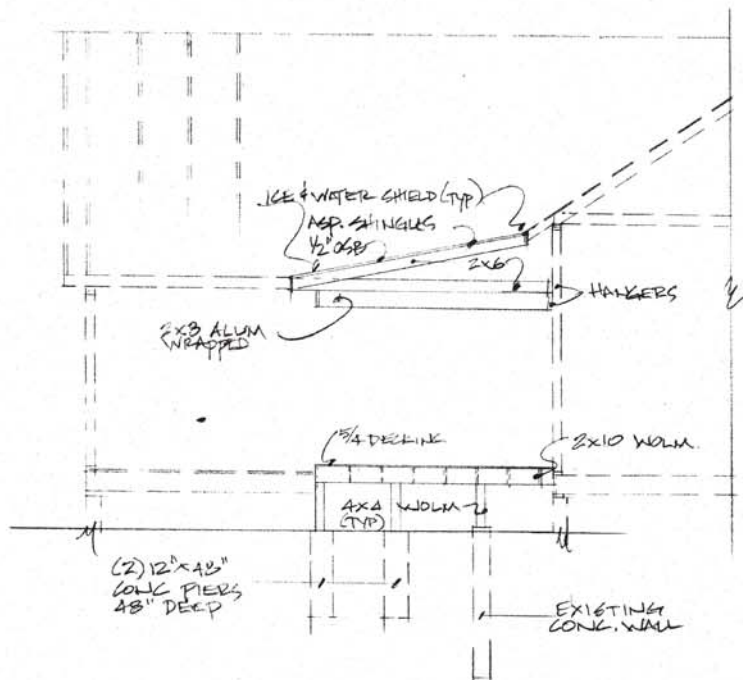


FRONT ELEVATION
1/4" = 1'-0"

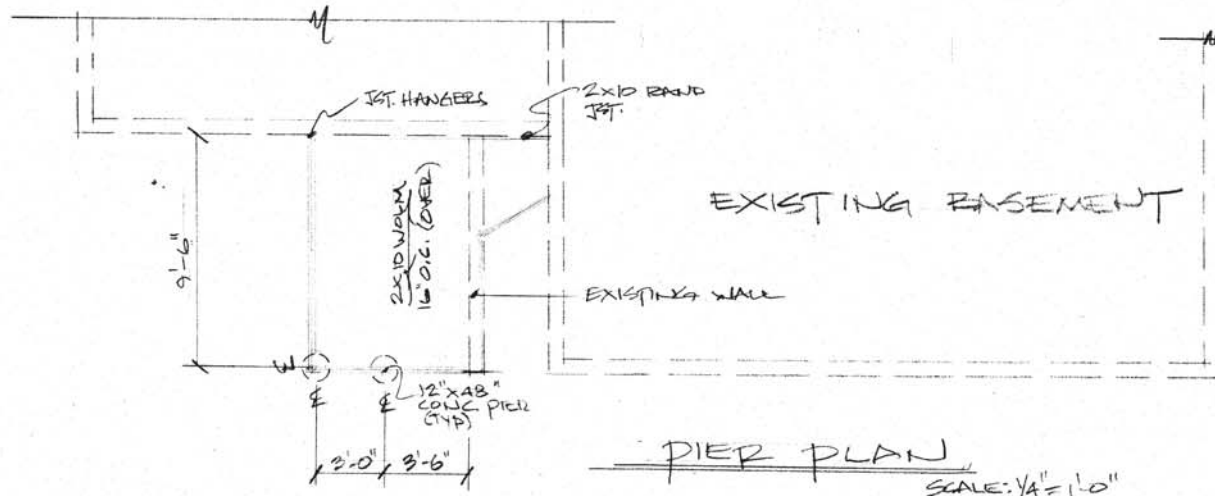
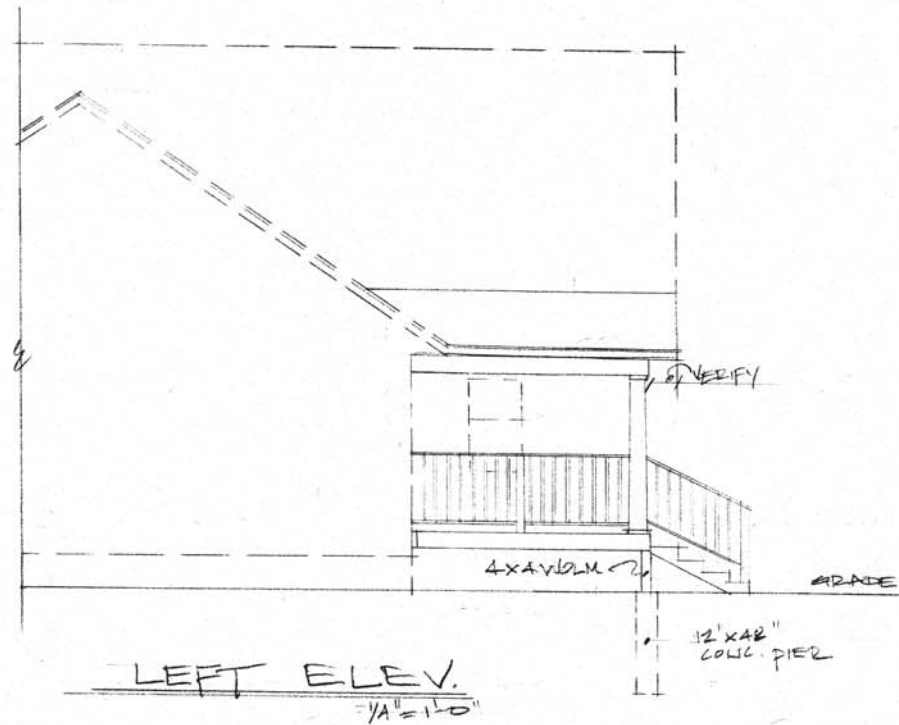


FLOOR PLAN
1/4" = 1'-0"

ILLOWA HOME IMP. LLC		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: B. B. S.
DATE: JAN 19		REVISED
FLOOR PLAN / ELEV.		
SHEET 1 of 2		DRAWING NUMBER



SECTION
SCALE: 1/4" = 1'-0"



PIER PLAN
SCALE: 1/4" = 1'-0"

ILLONA HOME IMP. LLC		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: <i>BRJ</i>
DATE: JAN 19		REVISED
PIER PLAN/SECT./ELEV.		
SHEET 2 OF 2		DRAWING NUMBER

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 82-00548 ☐ New ☒ Supplemental

9-Digit SHPO Review & Compliance (R&C) Number: _____

☐ Non-extant Year: _____

Read the Iowa Site Inventory Form Instructions carefully, to ensure accuracy and completeness before completing this form. The instructions are available on our website: <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>

• Property Name

A) Historic name: Dr. Gustav Hoepfner House and Office

B) Other names: Field site #A-21, NRHP Map #030

• Location

A) Street address: 521 W 6th St

B) City or town: Davenport (☐ Vicinity) County: Scott

C) Legal description:

Rural: Township Name: _____ Township No.: _____ Range No.: _____ Section: _____ Quarter: _____ of Quarter: _____

Urban: Subdivision: Original Town Block(s): 30 Lot(s): 7

• Classification

A) Property category: *Check only one*

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of:

Contributing Noncontributing

1 Buildings 1

— Sites —

— Structures —

— Objects —

1 **Total** 1

If non-eligible property, enter number of:

— Buildings

— Sites

— Structures

— Objects

— **Total**

C) For properties listed in the National Register:

National Register status: ☒ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:

- ☒ Property contributes to a National Register or local certified historic district.
☐ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Hamburg Historic District Historic district site inventory number: 82-00027

E) Name of related project report or multiple property study, if applicable:

MPD title

Historical Architectural Data Base #

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions

01A01: Domestic / residence

B) Current functions

01A01: Domestic / residence

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification

09A02: Gable front with wing (one story)

B) Materials

Foundation (visible exterior): 06: Stucco

Walls (visible exterior): 09: Asbestos

Roof: 08A: Asphalt shingles

Other: _____

C) Narrative description ☒ **SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED**

Site Number: 82-00548 Address: 521 W 6th St City: Davenport County: Scott District Number: 82-00027

• **Statement of Significance**

A) Applicable National Register Criteria: Mark your opinion of eligibility after applying relevant National Register criteria

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☒ No ☐ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☐ Yes ☒ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☐ More research recommended

B) Special criteria considerations: Mark any special considerations; leave blank if none

☐ A: Owned by a religious institution or used for religious purposes.

☐ E: A reconstructed building, object, or structure.

☐ B: Removed from its original location.

☐ F: A commemorative property.

☐ C: A birthplace or grave.

☐ G: Property less than 50 years of age or achieved significance within the past 50 years.

☐ D: A cemetery

C) Areas of significance

Enter categories from instructions

Community development / Social history

D) Period(s) of significance

E) Significant dates

Construction date

c.1874 ☒ check if circa or estimated date

Other dates, including renovations

F) Significant person

Complete if Criterion B is marked above

G) Cultural affiliation

Complete if Criterion D is marked above

H) Architect/Builder

Architect

Builder/contractor

I) Narrative statement of significance ☒ SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

• **Bibliography** ☒ See continuation sheets for the list of research sources used in preparing this form

• **Geographic Data** Optional UTM references ☐ See continuation sheet for additional UTM or comments

Zone	Easting	Northing	NAD	Zone	Easting	Northing	NAD
1				2			
3				4			

• **Form Preparation**

Name and Title: Ryan Rusnak, Planner III

Date: 9/26/2016

Organization/firm: Davenport Historic Preservation Commission

E-mail: rrusnak@ci.davenport.ia.us

Street address: City Hall, 226 W. 4th Street

Telephone: 563-888-2022

City or Town: Davenport

State: Iowa

Zip code: 52801

• **ADDITIONAL DOCUMENTATION** Submit the following items with the completed form

A) For all properties, attach the following, as specified in the Iowa Site Inventory Form Instructions:

1. Map of property's location within the community.

2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.

3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.

4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

☐ Yes ☐ No ☐ More research recommended

☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO authorized signature:

Date:

Iowa Site Inventory Form

State Historic Preservation Office

Continuation Sheet

Site Number: 82-00548
 Related District Number: 82-00027

Page 1

Dr. Gustav Hoepfner House and Office
 Name of Property
 521 W 6th St
 Address

Scott
 County
 Davenport
 City

This Iowa Site Inventory form has been prepared to supplement and document research for the amended Hamburg Historic District nomination project. Research was completed in 2014-16 by Ryan Rusnak, Rebecca Lawin McCarley, interns with the City of Davenport, and members of the Davenport Historic Preservation Commission. Research was reviewed by Rebecca Lawin McCarley and incorporated into the amended nomination with the information on the table below. The table below summarizes the research and architectural notes for this property. Additional information and final determinations of eligibility may also be found in the amended NRHP nomination (McCarley 2016). This project was funded by a FY2015 Historic Resource Development Program grant, through the State Historical Society of Iowa, with matching funds and staff hours contributed by the City of Davenport.

Address State #, Map #, FS # 2016 district status 1983 district status	Historic Name	significant date/s architectural style/type	Materials of walls, foundations, roof
	<i>History of property (owners/residents, census data including birthplace of self (and parents), Sanborn map info), Current use</i>		<i>Architectural data (architect/builder, features, modifications), Garage data</i>
521 W 6th St State #82-00548 Map #030 Field Site #A-21 Parcel #G0053-09 Updated district status: 1 contributing building (A), 1 non-contributing building 1983 NRHP status: Contributing	Dr. Gustav Hoepfner House and Office 1874-1884 - Dr. Gustav Hoepfner - physician and office - continued to own through 1892 - used as rental 1880 census: Hoepfner, Gus (43, physician) - born in Germany - Holstein (Germany - Holstein, Germany - Holstein) 1892-1896 - Otto Albrecht, Jr and wife Clara; 1896-1906 - owned by Clara Albrecht Klenze - used as rental 1910 Sanborn map: house - 1 story - extant 1910 census: Sass, E.W. (29, commercial traveler - ironware) - born in US - IA (Germany, Germany); wife: Emilie (25) - born in US - IA (US - IA, US - IA) 1906-1920 - E.W. and Emilie Sass (commercial traveler); 1920-1929 - owned by Katherina Wunschel - used as rental - 3 families here in 1925; 1929-1940 - owned by various banks/organizations - used as rental; 1940-1944 - owned by Carl A. Buenga 1944-1949 - owned by Kosta Alexoff - four families here in 1945; 1949-1960s - owned by Rosalie and John H. Pruett - noted with 4 apts in 1956 1956 Sanborn map: apartments (4 units) - 1 story - extant Current use: apartments (4 units)	c.1874 Gable-front with side ell (1 story)	Walls: frame - asbestos Foundation: stone (stucco) Roof: gable-front with side gable - asphalt shingle Architect/builder: - Porch: entry porch - round wood column, later wood steps Windows: 6/6 wood window on rear gable, other 1/1 vinyl windows Architectural details: exposed basement on rear Modifications: Historic: -; Non-historic: 1957 - asbestos siding installed Garage: detached - one car Date: c.1951 Walls: concrete block Foundation: concrete Roof: gable-front - asphalt shingles Notes: three-light wood window in gable Other site features: modern block retaining wall along rear of lot (4 ft)

Narrative Description

This is a Gable-Front with Side house built for Dr. Gustav Hoepfner around 1874. The frame house is covered in asbestos siding and sits on a stone foundation. The hip roof is clad in asphalt shingles. The house is built on hillside with the third story exposed at the rear (south). The house is built on a hillside with the third story exposed at the rear (south).

The façade is the north elevation of the house, facing West 6th Street. There are two non-historic entries, which are accessed from wood decks and steps. The north elevation contains four one-over-one light single-hung vinyl windows on the first floor and one one-over-one light single-hung vinyl window on the gable. The west elevation contains one one-over-one light single-hung vinyl window. The south elevation contains an entry, which is accessed by a covered porch. The south elevation also contains three groupings of two one-over-one light single-hung vinyl windows, one one-over-one light single-hung vinyl window and a non-historic entry, which provides access to a covered deck on first

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00548
Related District Number: 82-00027

Page 2

Dr. Gustav Hoepfner House and Office

Scott

Name of Property

County

521 W 6th St

Davenport

Address

City

floor, one six-over-six light double-hung wood window on the gable and two non-historic entries, a grouping of two one-over-one light single-hung vinyl windows and two one-over-one light single-hung vinyl windows on the basement level.

The property also contains a detached one car garage adjacent to the alley and a modern four foot high block retaining wall along the rear of the lot.

Narrative Statement of Significance

The George and Catherine E. (Goettsch) Ott House is noted as non-contributing historically within the revised boundary for the Hamburg Historic District in Davenport. The house was previously noted as contributing in the original Hamburg Historic District in 1983. The garage adjacent to the alley is also noted as non-contributing historically.

Developmental history of the property

On March 17, 1874 Hans Reimer Claussen transferred Lot 7 (Block 30) to Dr. Gustav Hoepfner. City directories list G. Hoepfner – doctor – residence and office at 521 West 6th Street in 1876. The 1880 Federal census lists the Hoepfer family at 521 West 6th Street, including Gus (43 – medical doctor – born in Holstein, his daughter Frieda (7 – born in Missouri, United States), his mother Louise (83 – mother – born in Holstein), servant Augusta Lohrman (30 – servant – born in Hanover, Germany) and servant Elise Rolffs (24 – born in Luxemburg). The 1885 Iowa census lists the French family at 521 West 6th Street including Walter (29 – express man – born in Massachusetts, United States), his wife Jenny (35 – born in Pennsylvania, United States) and their child Kearry (5 – born in Iowa, United States). City directories list Gustav Hoepfner – physician – German Clinic - residence and office at West 16th Street between Harrison Street and Main Street in 1885. City directories list Adolf Frisius at 521 West 6th Street in 1890. On November 4, 1892, Dr. Gustav Hoepfner transferred Lot 7 (Block 3) to Otto Albrecht, Jr. The 1892 City depicts a one and one-half story house with one-story additions at the sides (east and west) and a wraparound porch to the rear (south). City directories list Otto Albrecht, Jr. at 521 West 6th Street in 1894. On May 15, 1896, Otto Albrecht, Jr. willed Lot 7 (Block 30) to Clara Albrecht. On December 29, 1906, Clara Klenze and husband transferred Lot 7 (Block 30) to E. W. Sass. City directories list A.M. Barnes – gasfitter, Charles J. Jaeckel – harness maker at Arsenal, Mrs. Minnie I. Johnson – widow of Harry and William C. Morgan – harness maker, his wife Emma at 521 West 6th Street in 1906. The 1910 federal census lists the Sass Family at 521 West 6th Street, including E.W. Sass (29 – commercial traveler for ironware - born in Iowa, United States), his wife Emilie (25 – born in Iowa, United States) their sons Robert (2) and David (1), their brother Carl (34 – hardware clerk – born in Iowa, United States) and roomer Agnes Orendorf (42 – seamstress – born in Iowa, United States). The 1910 Sanborn map shows the same basic footprint as the 1892 map except a porch has been added at the front (northwest) and the rear porch has been reduced in size.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00548
 Related District Number: 82-00027

Page 3

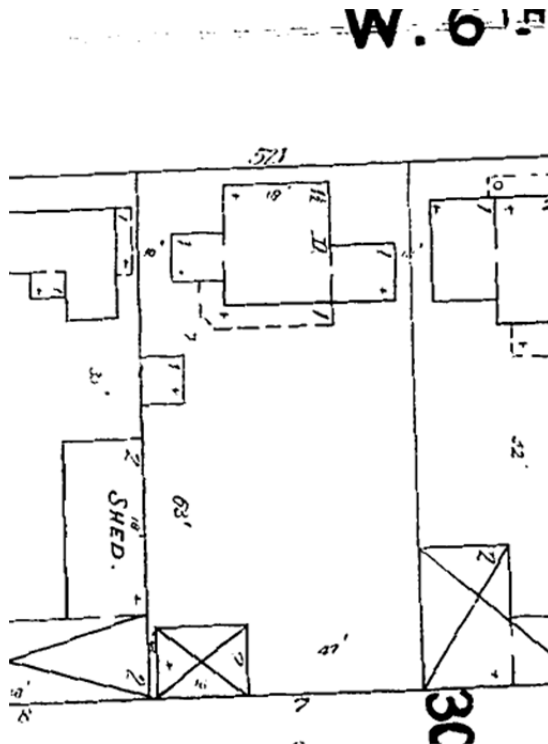
Dr. Gustav Hoepfner House and Office
 Name of Property

Scott

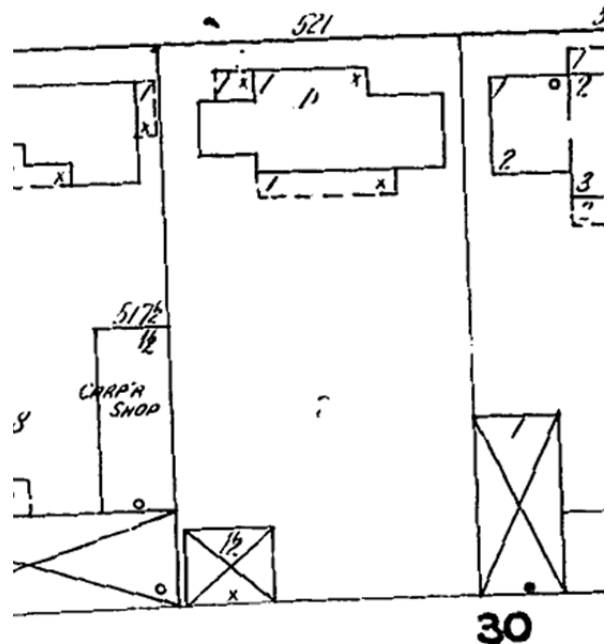
County

521 W 6th St
 Address

Davenport
 City



1892 Sanborn Map



1910 Sanborn Map

City directories list Ernest W. Sass – salesman at Sieg Iron Company, his wife Emilie and Carl Sass – driver at Feddersen's Handy Market at 521 West 6th Street in 1914. On May 24, 1920, E. W. Sass and wife transferred Lot 7 (Block 30) to Katherina Wunschel. City directories list Marcus C. Meyer, his wife Rosa, Meyer, Sherman P. Tharp – finisher, his wife Mabel and Fred Allen, engineer, his wife Agnes, Jaunita Carroll – student, Grant Young – helper, Belle Young – seamstress and Junia Young – nurse at 521 West 6th Street in 1925. On December 31, 1929, Frank D. Martin, Sheriff, transferred Lot 7 (Block 30) to Security Savings Bank. On October 30, 1929, Security Savings bank transferred Lot 7 (Block 30) to American Trust Company. On January 6, 1934, D.W. Bates Receiver/American Trust Company transferred Lot 7 (Block 3) to the Liquidation Corporation. City directories list Emery Edwards – fireman at Independent Baking Company, Alvin Edwards – fireman, his wife Anna, Edward Hayes – salesman, his wife Jennie, John B. Jones – helper at Davenport Besler Corporation, his wife Margaret, Ray P. Lueth – machine operator for International Harvest Company and William A.H. Niemann and his wife Anna at 521 West 6th Street in 1935. On May 2, 1940, Frederick B. Ryan and wife transferred their interest in Lot 7 (Block 30) to Liquidation Corporation. On April 16, 1940, the Liquidation Corporation transferred Lot 7 (Block 30) to Carl A. Buenga. On October 1, 1941, Fred E. Grull and wife transferred Lot 7 (Block 30) to Carl A. Buenga. On March 3, 1942, Wayne L. Eveleth and wife transferred Lot 7 (Block 30) to Carl A. Buenga. On March 13, 1944, Carl A. Buenga transferred Lot 7 (Block 30) to Ina Cramer. On December 15, 1944, Ina Cramer and wife transferred Lot 7 (Block 30) to Kosta Alexoff. City directories list Kenneth Caldwell – repairman, Maurice Caldwell – fireman at Putnam Building, his wife Edna, Max L. Fayville, his wife Lenora, Robert Flint – machinist at Arsenal, John H. Pruett

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00548
Related District Number: 82-00027

Page 4

Dr. Gustav Hoepfner House and Office
Name of Property

Scott

County

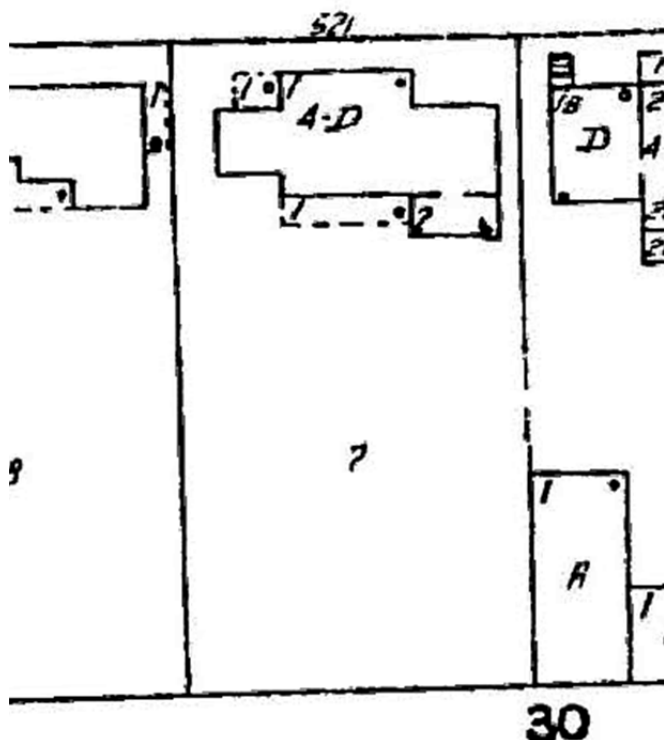
521 W 6th St

Davenport

Address

City

Clarence W. Swanson – foreman, his wife Bessie P. and Mildred Zellner – waiter at Mississippi Hotel at 521 West 6th Street in 1945. On March 25, 1949, Kosta Alexoff transferred Lot 7 (Block 30) to Nellie Stichter. On March 25, 1949, Nellie Stichter transferred Lot 7 (Block 30) to Rosalie and John H. Pruett. A permit was issued to J.H. Pruett to build two story 14' x 20' garage and storage building. A permit was issued to R. Pruett to reside house with asbestos shingles over wood siding. City directories list Rosalie I. Pruett (widow of John), Maurice Chaldwell – fireman, his wife Edna, Mrs. Arlene Hill, Herman Joens – laborer, his wife Bernice, Laura Pickard and Clarence W. Swanson and his wife Bessie at 521 West 6th Street in 1955. The 1956 Sanborn map depicts the same basic footprint at the 1910 maps except the two-story addition at the rear (south) is new.



1956 Sanborn Map

A permit was issued on May 8, 1986 to Bob Fant to remove rear porch and replace with steps and landing. The property is currently being utilized as a four unit conversion.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00548
Related District Number: 82-00027

Page 5

Dr. Gustav Hoepfner House and Office

Scott

Name of Property

County

521 W 6th St

Davenport

Address

City

Bibliography

Bowers, Martha H. "Historical and Architectural Resources of Davenport, Iowa," Multiple Resource Application, National Register of Historic Places nomination form. Dennett, Muessig & Associates, Iowa City, Iowa. Revised July 1983. Listed on May 29, 1984.

Bowers, Martha H. "Hamburg Historic District," part of Historical and Architectural Resources of Davenport, Iowa, Multiple Resource Application, National Register of Historic Places nomination form. Dennett, Muessig & Associates, Iowa City, Iowa. January 1982. Listed on May 5, 1983.

Building permits. Building Department, City of Davenport, Public Works, 1200 E. 46th Street, Davenport, Iowa.

Census records, federal and Iowa. Researched online through Ancestry.com.

City directories, Davenport, Iowa. Special Collections, Davenport Public Library, Davenport, Iowa, and also online through Ancestry.com.

Deed and transfer book records. Auditor's Office and Recorder's Office, Scott County Administration Building, Davenport, Iowa.

McCarley, Rebecca Lawin. "Hamburg Historic District (amendment, increase, decrease)," National Register of Historic Places nomination form. SPARK Consulting Davenport, Iowa. Draft nomination, April 2016.

Oszuscik, Philippe. "A History of the Architecture and Urbanization of Nineteenth Century Davenport, Iowa." Ph.D. Dissertation, University of Iowa, 1979.

Sanborn Map Company. "Davenport, Iowa," fire insurance maps. New York: Sanborn Map Company, 1886, 1892, 1910, 1956.

Svendsen, Marlys and Martha H. Bowers. *Davenport: Where the Mississippi Runs West*. Davenport: Department of Community Development, 1982.

Iowa Site Inventory Form

State Historic Preservation Office
Continuation Sheet

Site Number: 82-00548
Related District Number: 82-00027

Page 6

Dr. Gustav Hoepfner House and Office

Name of Property

521 W 6th St

Address

Scott

County

Davenport

City

Location map



Field site numbers, initial coding by date: Z99 - built by 1930 Z99 - built since 1930 Z99 - moved since 1930
(Hamburg Historic District - 1982 nomination - period of significance c.1848-c.1932)

0 100 200 400 Feet

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00548
Related District Number: 82-00027

Page 8

Dr. Gustav Hoepfner House and Office
Name of Property

Scott

County

521 W 6th St
Address

Davenport

City

Site plan (from Davenport GIS)



-  521 West 6th Street
-  Buildings

0 5 10 20 Feet


2014 Aerial Photograph



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00548
Related District Number: 82-00027

Page 9

Dr. Gustav Hoepfner House and Office

Scott

Name of Property

County

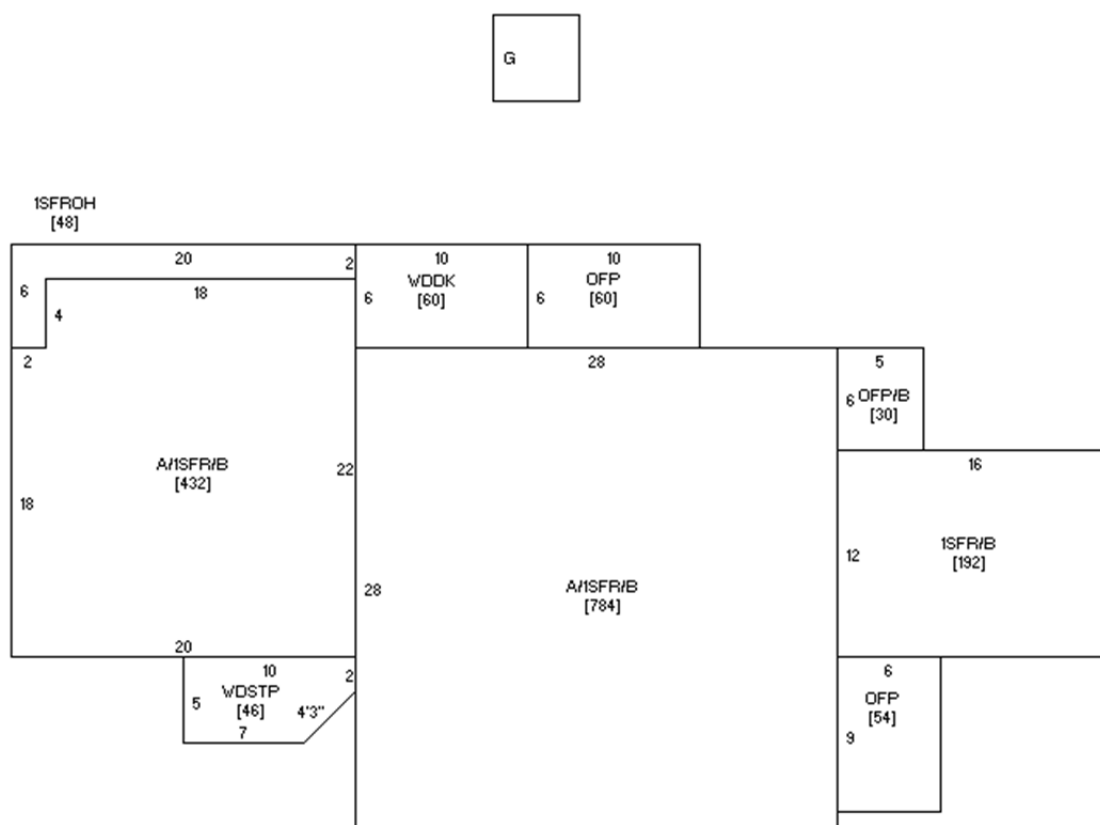
521 W 6th St

Davenport

Address

City

Building plan (from assessor's website)



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00548
Related District Number: 82-00027

Page 10

Dr. Gustav Hoepfner House and Office

Scott

Name of Property

County

521 W 6th St

Davenport

Address

City

Historic images

None identified during this project

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00548
Related District Number: 82-00027

Page 11

Dr. Gustav Hoepfner House and Office

Name of Property

Scott

County

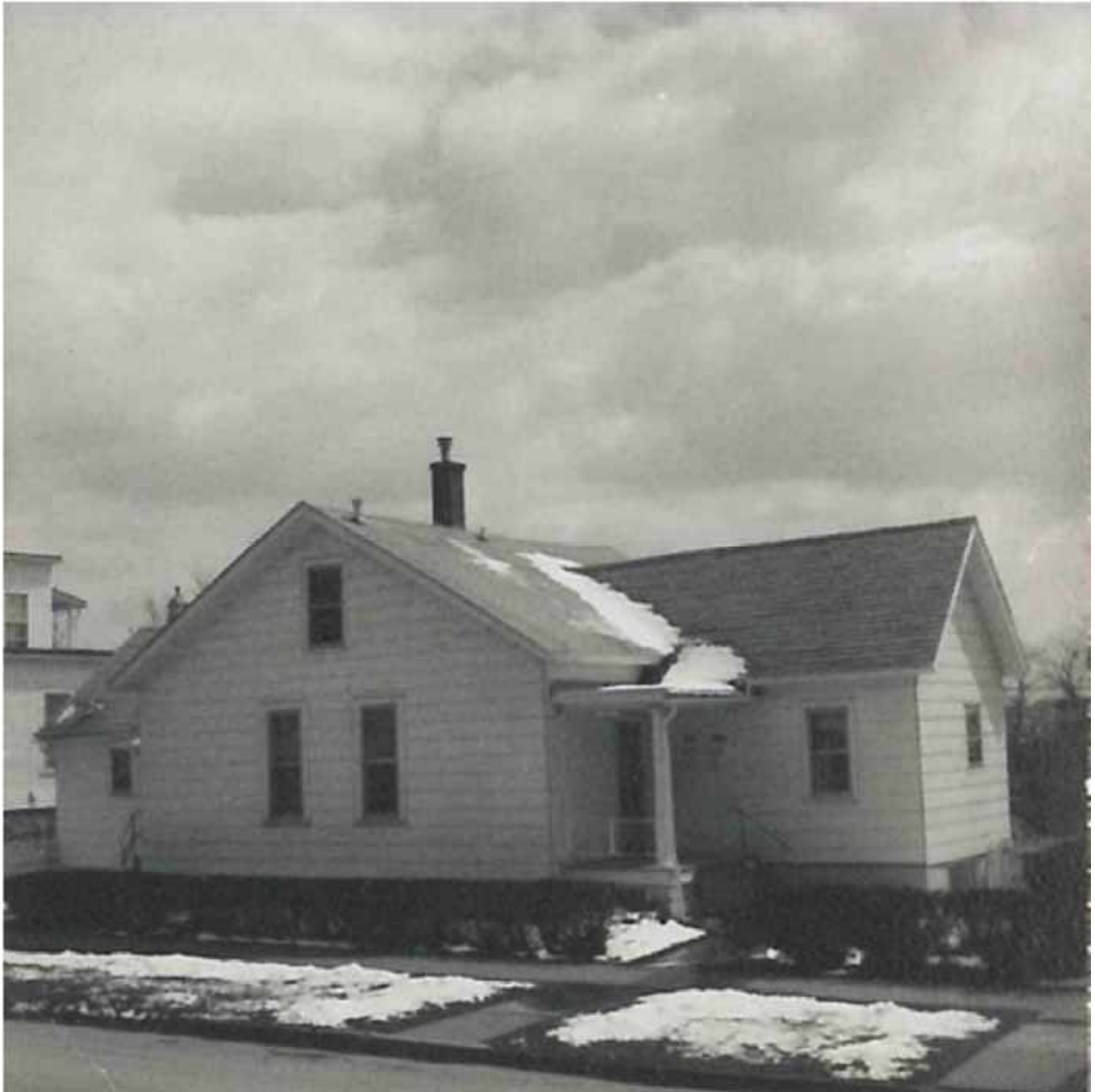
521 W 6th St

Address

Davenport

City

Photograph from 1981-82 survey/nomination project



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00548
Related District Number: 82-00027

Page 12

Dr. Gustav Hoepfner House and Office

Name of Property

Scott

County

521 W 6th St

Address

Davenport

City

Digital photographs



Photograph 82-00548-001 - House, looking southwest (April 2015)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00548
Related District Number: 82-00027

Page 13

Dr. Gustav Hoepfner House and Office

Name of Property

Scott

County

521 W 6th St

Address

Davenport

City



Photograph 82-00548-002 - House, looking southeast (April 2015)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00548
Related District Number: 82-00027

Page 14

Dr. Gustav Hoepfner House and Office

Name of Property

Scott

County

521 W 6th St

Address

Davenport

City



Photograph 82-00548-003 - House, looking northeast (April 2015)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00548
Related District Number: 82-00027

Page 15

Dr. Gustav Hoepfner House and Office

Name of Property

Scott

County

521 W 6th St

Address

Davenport

City



Photograph 82-00548-004 - Outbuilding, looking northwest (April 2015)