HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, MARCH 14, 2023; 5:00 PM

DAVENPORT POLICE DEPARTMENT | 416 N HARRISON ST | COMMUNITY ROOM

I. Call to Order

II. Secretary's Report

A. Consideration of the February 14, 2023 meeting minutes.

III. Communications

A. Upcoming SHPO Presentation: Windows in Historic Buildings

IV. Old Business

V. New Business

A. Case DNRHP23-03: Request for demolition of the Children's Living Unit (Building F) at 2800 Eastern Avenue. The Children's Living Unit is a non-contributing structure in the Iowa Soldiers' Orphan's Home Historic District. City of Davenport, petitioner. [Ward 5]

B. Case DNRHP23-04: Request for demolition of 431 West 8th Street. The Michael J. and Anna Healey House is a non-contributing building in the Hamburg Historic District. City of Davenport, petitioner. [Ward 3]

C. Case COA23-10: Request for exterior alteration at 714 Gaines Street. The Postel Rental House is a contributing building in the Hamburg Local Landmark Historic District. Xaveria Mayes, petitioner. [Ward 3]

D. Case COA23-11: Request to reconstruct the front porch at 729 Western Avenue. The Carl and Minnie (Eldridge) Schlegel House is a contributing building in the Hamburg Local Landmark Historic District. Mary Houston, petitioner. [Ward 3]

E. Case COA23-12: Request to install a new roof at 6035 Northwest Boulevard. The John Littig House is a locally listed historic landmark. City of Davenport, petitioner. [Ward 8]

F. Case COA23-13: Request to install a new roof at 630 East 7th Street. The Antoine LeClaire House is a locally listed historic landmark. City of Davenport, petitioner. [Ward 3]

G. Case COA23-14: Request to install new signage at 131 West 2nd Street. The J.H.C. Petersen and Sons Building is a locally listed historic landmark. Endeavor Management Group LLC, petitioner. [Ward 3]

VI. Other Business

A. 2023 Quad Cities Henry Farnam Dinner

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Commission Meeting: April 11, 2023

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **3/14/2023**

Subject:
Consideration of the February 14, 2023 meeting minutes.

Recommendation:
Staff recommend approval of the February 14, 2023 meeting minutes.

Background:
The February 14, 2023 meeting minutes are attached.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Meeting Minutes 2-14-23

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	3/9/2023 - 11:10 AM

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, FEBRUARY 14, 2023; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

Chairperson McGivern called the meeting to order.
Present: McGivern, Franken, Miranda, Higgins, Hustedde, Powers
Staff Present: Berkley, Werderitch, Ralfs

II. Secretary's Report

A. Consideration of the January 10, 2023 meeting minutes.

Motion by Franken, second by Miranda, to approve the January 10, 2023 meeting minutes. Minutes were unanimously approved by voice vote (6-0).

III. Communications

Werderitch announced the Iowa State Historic Preservation Office will visit Davenport on March 21st at 5pm in the City Hall Council Chambers to give a presentation on historic windows.

IV. Old Business

A. Case COA23-04: Request to install new garage doors at 625 West 7th Street. The Hans Goos House is located within the Hamburg Local Landmark Historic District. Brett Lutz, petitioner. [Ward 3]

Werderitch provided an overview of the request to install wood garage doors to the detached garage. Brett Lutz was in attendance to answer questions.

Staff recommend approval of the Certificate of Appropriateness to install new garage doors at 625 West 7th Street in accordance with the submitted material.

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

1. 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.

Motion by Miranda, second by Higgins, to approve staff recommendation for Case COA23-04. Motion to approve staff recommendation passed by a roll call vote (6-0).

V. New Business

A. Case COA23-06: Request for the installation of a new monument sign located at 1730 Wilkes Avenue. Johnson School is a locally listed historic landmark. Johnson School Properties LLC, petitioner. [Ward 4]

Werderitch discussed the request to replace the existing freestanding sign with a new monument style sign. The proposed signage complies with the City's Zoning Ordinance and does not detract from the historic character of the building.

Alyson Weir, petitioner, was in attendance to answer questions. Commissioner Franken inquired if the year the school was established was listed on the sign.

Staff recommended approval of the Certificate of Appropriateness for the installation of a new monument sign at 1730 Wilkes Avenue per Chapter 14.01.060 of the Zoning Ordinance.

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

1. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration.
2. The height of the proposed monument sign is compatible with the designated property and the surrounding structures.
3. Site improvements should have as minimal of an impact as possible to the designated property's original layout and its visual character.

Motion by Powers, second by Higgins, to approve staff recommendation for Case COA23-06. Motion to approve staff recommendation passed by a roll call vote (6-0).

B. Case COA23-07: Request for exterior alteration at 630 West 5th Street. The John Ruch House is located within the Hamburg Local Landmark Historic District. Duane Timm, petitioner. [Ward 3]

Werderitch provided a history of prior approvals to the property. The current request is to install a hood over the front door, reconstruct the front porch, and install new shutters. The applicant submitted photographs detailing the character of the neighborhood and compatible designs as a case study for this property. Detailed drawings of the proposed shutter design were not submitted for review.

Duane Timm, petitioner, was in attendance to answer questions. Commissioners acknowledged the owner's dedication towards historic preservation.

Staff recommended approval of the Certificate of Appropriateness for exterior alteration at 630 West 5th Street in accordance with the submitted plans, subject to the following condition:

1. The shutter design shall be reviewed and approved by City staff.

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

1. 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.
2. A proposed alteration, construction, reconstruction or addition should not negatively impact the scale of the designated property.

Motion by Franken, second by Miranda, to approve staff recommendation and condition for Case COA23-07. Motion to approve staff recommendation and condition passed by a roll call vote (6-0).

C. Case COA23-08: Request for exterior alteration of the Friederich Hartmann House located at 604 West 5th Street. Hamburg Local Landmark Historic District. Tonia Rogers, petitioner. [Ward 3]

Werderitch presented a history of approvals at this property. The conversion of two windows into doors were tabled at the August 10, 2021 meeting. The petitioner revised the doors to fit the existing window openings.

Tonia Rogers, petitioner, was in attendance to answer questions.

Staff recommended approval of the Certificate of Appropriateness for exterior alteration at 604 West 5th Street in accordance with the submitted plans and materials.

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

1. 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.

Motion by Powers, second by Hustedde, to approve staff recommendation for Case COA23-08. Motion to approve staff recommendation passed by a roll call vote (6-0).

D. Case COA23-09: Request to install a historic marker at Prospect Park. City of Davenport, petitioner. [Ward 5]

Commissioner Franken abstained from the discussion and vote.

Werderitch stated the City was awarded a grant from the State Historical Society of Iowa to install a historic marker at Prospect Park. The Commission thanked

Commissioner Franken for her work associated with the grant. Chad Dyson, Director of Parks and Recreation, was in attendance to answer questions.

Staff recommended approval of the Certificate of Appropriateness to install a historic marker at Prospect Park per Chapter 14.01.060 of the Davenport Municipal Code. The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060.C.9 of the Davenport Municipal Code. The Project meets the following standard:

1. 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 Higgins, second by Miranda, to approve staff recommendation for Case COA23-09. Motion to approve staff recommendation passed by a roll call vote (5-0). Commissioner Franken abstained.

E. Case DNRHP23-01: Request for partial demolition of 1111 Perry Street. The structure is located in the Cork Hill National Historic District. Palmer College Foundation, petitioner. [Ward 3]

Werderitch discussed the request of Palmer College Foundation to demolish a non-original two-story deck at the rear of 1111 Perry Street. Partial demolition of a structure in a national historic district requires approval from the Commission.

Greg Gowey, Studio 483, was in attendance to represent the property owner. Commissioners inquired about the reuse of the materials following demolition.

Staff recommended that the Historic Preservation Commission approve demolition of the rear porch at 1111 Perry Street.

Findings:

1. The rear porch at 1111 Perry Street does not meet the criteria in Section 14.040.B of the Davenport Municipal Code.
2. The rear porch does not embody the distinctive architectural characteristics of the original structure, nor does it represent the work of a master builder or architect.

Motion by Higgins, second by Franken, to approve staff recommendation for Case DNRHP23-01. Motion to approve staff recommendation passed by a roll call vote (6-0).

F. 2022 Certified Local Government Annual Report

Werderitch presented the 2022 Certified Local Government Annual Report and highlights from the past year. The Commission reviewed the 2023 Work Plan.

Motion by Hustedde, second by Miranda, to approve the 2022 Certified Local Government Annual Report. Motion to approve the report passed by a roll call vote (6-0).

VI. Other Business

A. Election of Chairperson

The Commission voted by secret ballot. Current Chairperson McGivern was reelected with 4 votes. Commissioner Franken received 2 votes.

B. Election of Vice-Chairperson

Motion by Powers, second by Higgins, to reappoint Commissioner Franken as Vice-Chair. Motion was approved by a voice vote (6-0).

C. Please Note: The March 14th Historic Preservation Commission meetings will be held in the Davenport Police Department Community Room, 416 N. Harrison Street.

VII. Open Forum for Comment

VIII. Adjourn

Motion by Powers, second by Miranda, to adjourn the meeting. Motion passed by a voice vote (6-0). The meeting adjourned at 5:43 pm.

IX. Next Commission Meeting: March 14, 2023

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **3/14/2023**

Subject:
Upcoming SHPO Presentation: Windows in Historic Buildings

Background:
The Iowa State Historic Preservation Office will present a workshop on historic windows on March 21st at 5pm in the City Hall Council Chambers.

The presentation will cover the basics of window preservation. We will discuss rehabilitation options, energy efficiency improvements, and other options to maintain your historic windows. The conversation will also cover sympathetic replacement when the historic windows have deteriorated and rehabilitation is no longer a viable option.

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	3/6/2023 - 1:26 PM

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **3/14/2023**

Subject:
Case DNRHP23-03: Request for demolition of the Children's Living Unit (Building F) at 2800 Eastern Avenue. The Children's Living Unit is a non-contributing structure in the Iowa Soldiers' Orphan's Home Historic District. City of Davenport, petitioner. [Ward 5]

Recommendation:
Staff believe there is sufficient evidence to recommend approval of the demolition request. However, if the Commission desires additional information the item can be tabled to the April 11, 2023 Historic Preservation Commission meeting.

Background:
The Children's Living Unit, as known as Building F, is listed as a non-contributing building in the Iowa Soldiers' Orphans' Home Historic District. The building was constructed in 1971 on the south half of the central campus. It was built based on a design prepared by the Iowa Department of Social Services, Office of Architecture and Engineering Services. The structure was designed as a dormitory for 20 students, separated by two wings and a common area.

The City of Davenport conducted a Condition Assessment Study for the Iowa Soldiers' Orphan's Home Historic District. The study concluded that Building F's roof and mechanical systems have reached the end of their useful lives. The windows, doors, and exterior wood trim are deteriorated. If preserved, then the replacement of the roof, upgrade of the HVAC equipment and fire suppression system air compressor, and rehabilitation of the windows, doors, and exterior wood trim are needed.

The assessed value of the structure is $486,330.
The estimated minimum costs of repairs is $221,000.
The estimated cost of demolition is $150,000.

Following the completion of the study, the building's fire suppression system failed causing significant flooding. The structure was under several feet of water, which covered the building's mechanical and electrical equipment. It is estimated that the cost to rehab the building back to its pre-flood condition is approximately $150,000. This would not cover the improvements identified in the Condition Assessment Study.

If preserved, the building must also be retrofitted to meet current building, fire, mechanical, electrical, and ADA codes. The total costs of rehabilitation is likely to meet or exceed the assessed value of the building.

Demolition Review Process
If the commission finds that the building substantially violates the City building, fire and/or housing codes or the property owner cannot obtain a reasonable economic return therefrom, then the commission shall issue the demolition permit

ATTACHMENTS:

Type	Description

Backup Material	Application
Backup Material	Background Materials & Photos
Backup Material	Historic Property Inventory Sheet
Backup Material	Condition Assessment Study-Iowa Soldiers' Orphans' Home Historic District
Backup Material	Historic Preservation Ordinance-Demolition Review Process

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	3/10/2023 - 2:25 PM

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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

DEMOLITION REQUEST

HISTORIC PRESERVATION COMMISSION

RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE

SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME

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

APPLICANT INFORMATION

APPLICANT NAME

ADDRESS

CITY, STATE, ZIP

PHONE

SECONDARY PHONE

E-MAIL ADDRESS

Acceptance of Applicant

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

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

Type Applicant's Name

Applicant's Signature

Date

APPLICABILITY PRIOR to a demolition permit for a Historic Resource:

A Demolition Request must be reviewed & approved by the HPC PRIOR to the commencement of any demolition work per 14.01.070.

- Demolition of a designated local landmark or a property within a designated historic distrcit shall be prohibited unless the Historic Preservation Commission receives a request and approves said request with the issuance a certificate of economic hardship
- Owners of record or the City may apply for a demolition permit

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

Scope of Work for all demo processes, attached as .PDF

Photos of all existing building/sign façades/elevations

Evidence of 'Economic Hardship'

- Professional's structural soundness & reuse suitability report
- Assessed Value & taxes paid, prior 2 years
- Appraisals regarding purchase, financing & ownership
- Property listings of sale/rent prices & offers received
- Building/Fire/Housing/State/Federal code violations & nuisances
- Estimated market value post demolition & post reuse renovation

  If used as an income property: (prior 2 years)
  - Annual gross income
  - Operating/maintenance expenses
  - Annual cash flow
  - Proof of efforts to obtain reasonable return on investment (over the entire ownership time frame)

DEVELOPMENT TEAM

Property Owner

Address

Phone | Secondary Phone

E-Mail Address

Project Manager/Other

Address

Phone | Secondary Phone

E-Mail Address

Formal Procedure 17.01.070. Application Fee: **NONE**

A. Application Process
No demolition permits shall be issued for local landmarks or properties within designated historic districts prior to the Commission, or the City Council upon appeal, issuing a certificate of economic hardship, with the exception of Section 14.01.090 Exclusions.

B. Review Criteria
The Commission shall request and receive from the applicant all information it deems necessary to adequately consider the demolition.

C. Notification
The Commission agenda shall be posted on first floor City Hall no less than one business day prior to the scheduled time of the meeting and shall serve as notice to the general public of the meeting.

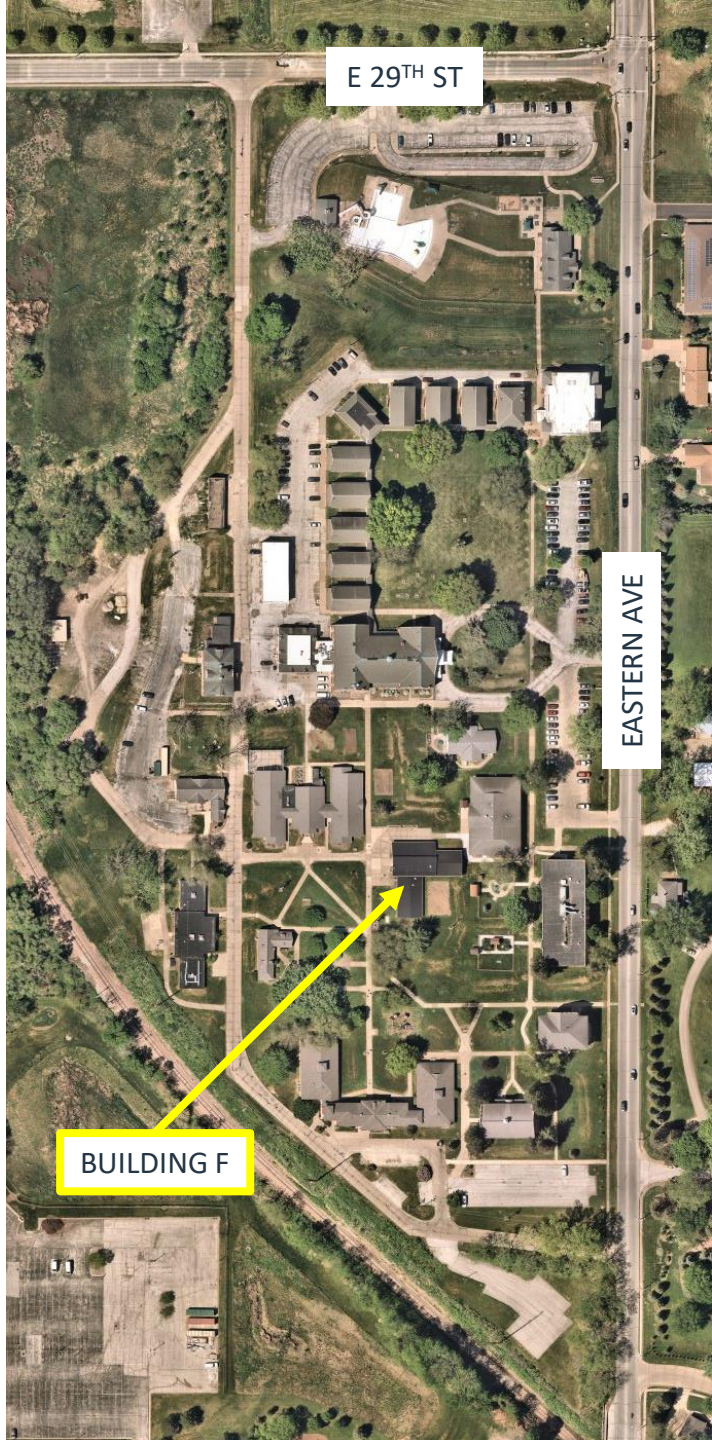
D. Review Process
The Commission shall review all the evidence and information submitted by the applicant and receive testimony form other interested parties. If the Commission finds that the building substantially violates the City Building, Fire, and or Housing Codes, or the property owner cannot obtain a reasonable economic return therefrom, then the Commission shall authorize the issuance of the demolition permit by the Building Department. The Commission shall act on each application within 60 days after receipt of a completed application.

E. Notice of Determination
The Commission shall notify the owner(s) of record within 15 days of the Commission's decision.

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

Children's Living Unit
Building F

- Iowa Soldiers' Orphan's Home Historic District
- Non-Contributing Structure
- Built in 1971
- Original Use: Dormitory for 20 Students



Condition Assessment Study

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- Total Assessed Value: $486,330
- Estimated Minimum Costs of Repairs: $221,000
- Estimated Cost of Demolition: $150,000

- Improvements Needed:
  - Mechanical Systems
  - Fire Suppression System
  - Windows
  - Doors
  - Exterior Trim
  - Roof

Water Damage

- Following the Condition Assessment Study, the building's fire suppression system failed.
- Significant flood damage.
- Water covered mechanical and electrical equipment.
- Estimated cost to repair water damage: $144,548.33

Company	Description	Building F
Crawford	Furnace replacement	
Crawford	Air Handler and Ac unit	$30,794.03
Crawford	Boiler and tank replacement	$30,824.00
Crawford	Water heater replacement	$13,658.00
Tri State Sprinkler	Fire Air compressor	$4,780.00
Crawford	Pneumatic controls air compressor	$3,643.53
TRI City Elect	Elect replacement	$30,950.00
Werner	Wall repairs	$5,424.46
Crawford	Fireline w/tunnel	$4,000.00 Est
Crawford	water meter and backflow	$4,000.00 Est
Total		**$128,074.02**
DONE ITEMS		
Crawford	Valve replacement	$3,295.00
Werner	Drying	$13,179.31
Tri City Elect	Temp Elect	$8000.00 renting
Total		**$16,474.31**

Water Damage

DAVENPORT
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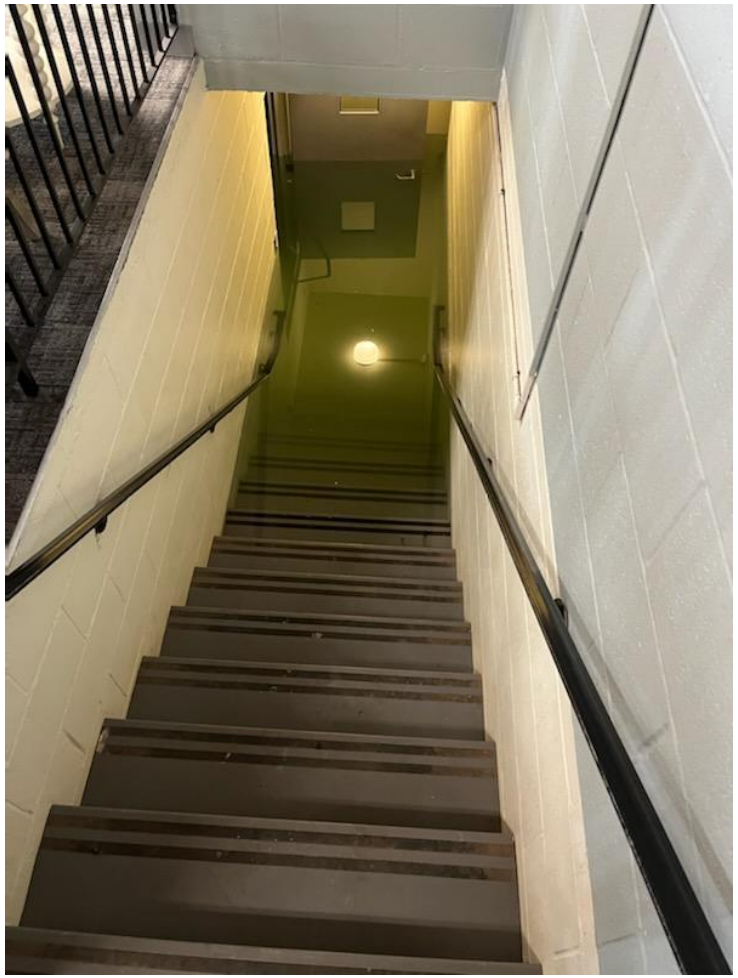

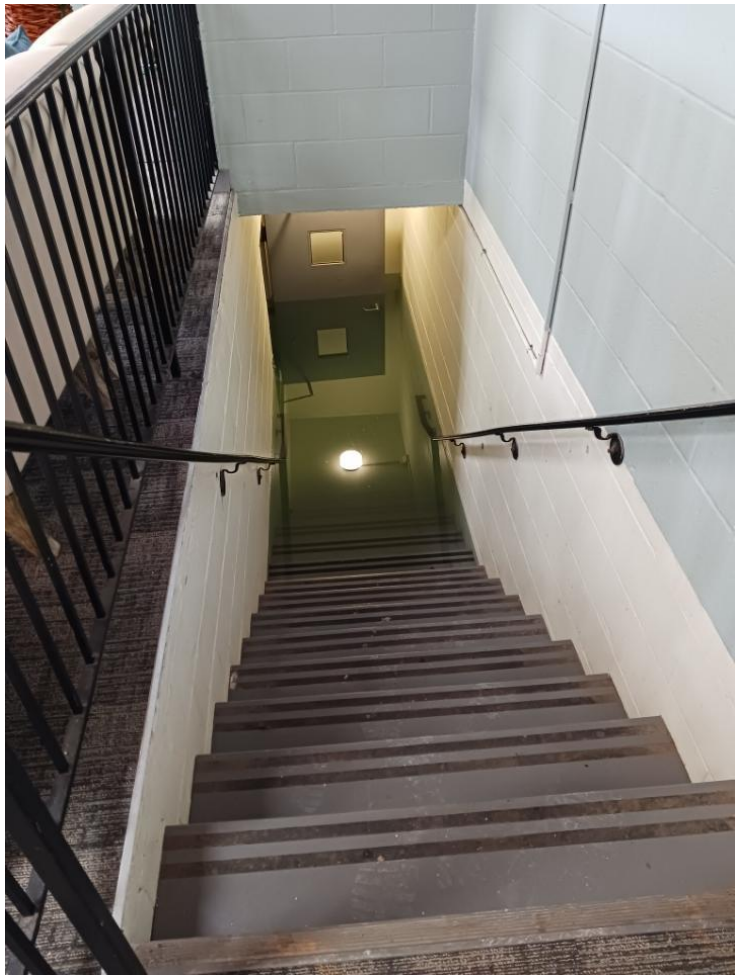

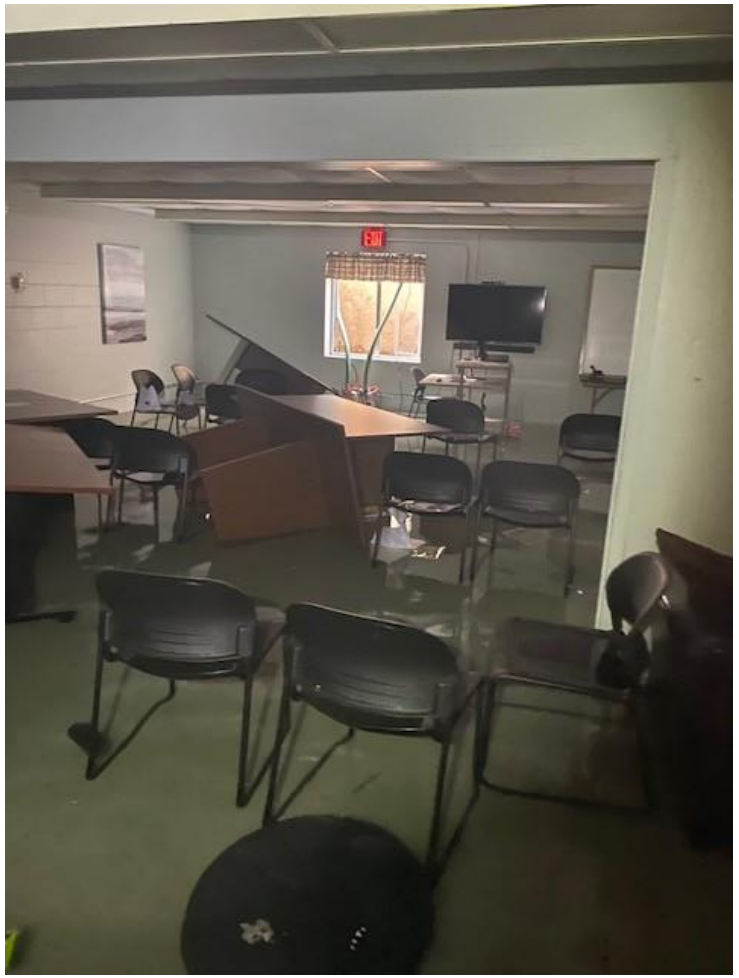

Water Damage

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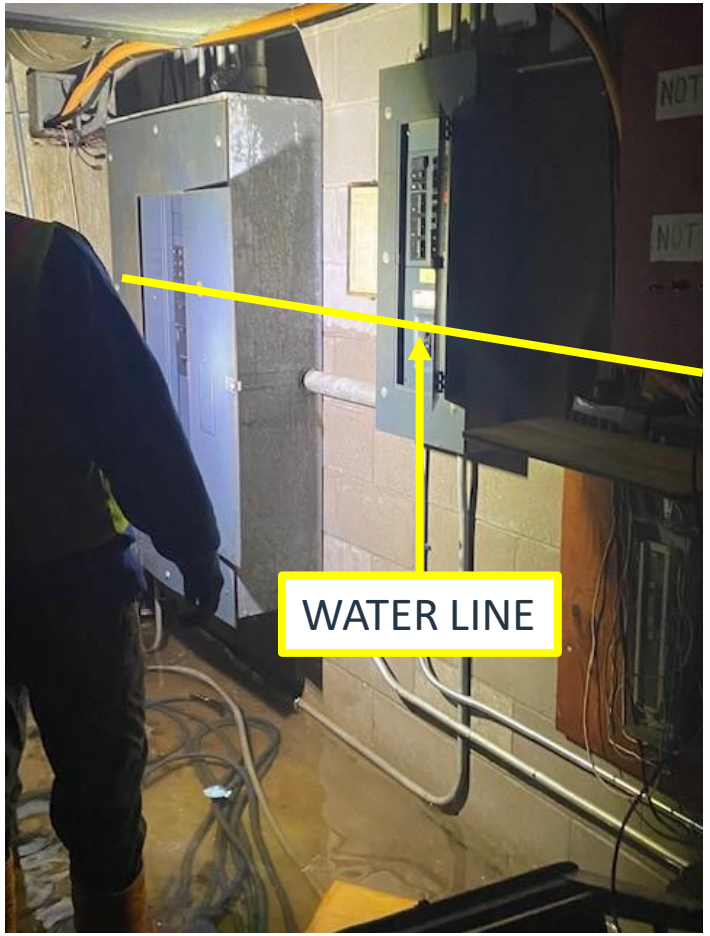

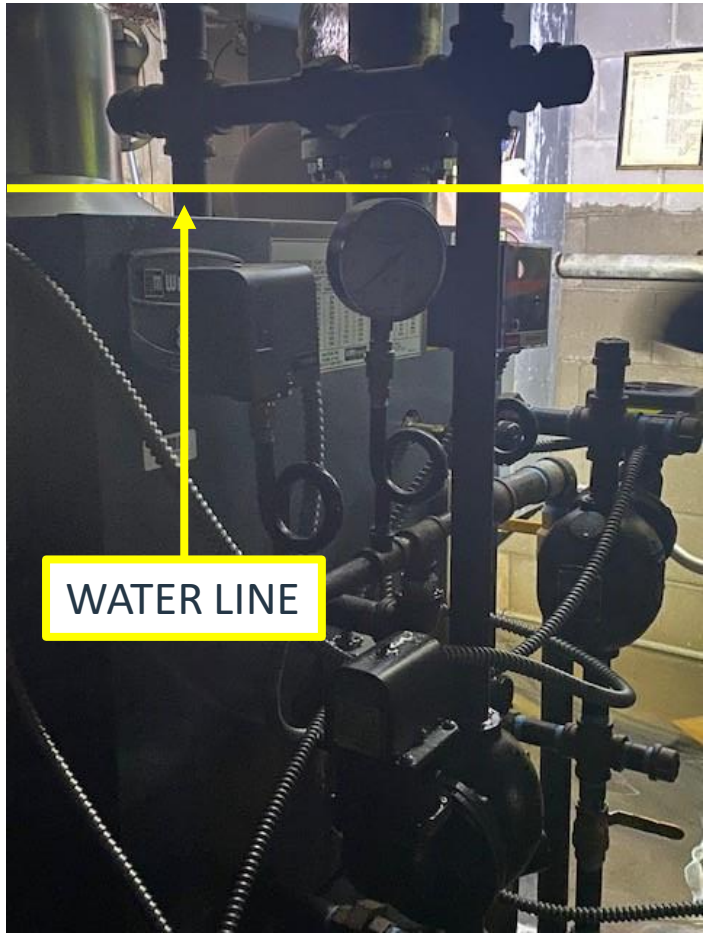

front façade beneath the windows was specified by the architect to be modular face brick laid up in "Norman" or stack bond with running bond used for balance of the wall.

- On front (east) façade, windows in the center section are tall, paired vertical windows with hopper sash below. Four paired window groups in the south and north sections have 12 lights in each windows. The bottom row of four lights in each window operates as a hopper sash.
- Main entrances are set to either side of the projecting center section on the east façade. Doors are flush metal with a multi-light transom (3 lights) above the door and columns of sidelight windows to either side (7 lights)
- North and south façades have a door centered on the wall with a shallow depth wall (2 feet) extending outward on one side to provide wind protection. A flush metal door design is used for both openings.
- The west façade is the service side but its general wall and window arrangement is similar to that of the east façade. A basement entrance is located in the south section and several storage sheds are attached along the wall.
- Interior plan originally contained offices, kitchen and living areas in projecting bay on the east with dormitory rooms, toilet rooms, and storage areas in north and south sections.

Children Living Unit No. 1/Pinewood/Victory House/Newcomb Building **(noncontributing) – Photos #15**

- The original Children Living Unit No. 1 is located in the south half of the central campus, southeast of the Administration Building on the site of the former Girls' Cottages.
- It was constructed in 1971 based on a design prepared by the Iowa Department of Social Services, Office of Architecture and Engineering Services with C.F. Jacobson serving as supervising architect.
- "Pinewood" was the first name identified with the building shortly after its construction. It was renamed "Hawthorne" by 1976. By 2005, it was known as Victory House or the Newcomb Building. All name changes were associated with the transfer of programs between buildings.
- It is a one-story brick veneer building with no basement. It has an irregular L-shaped plan with overall dimensions of 99 feet by 102 feet. It has a combination of very low-pitched gable roofs on east and south wings and split gable or twin shed roofs with clear-story over the common area at the corner. Originally plans called for construction of second, mirror image residential building, Children Living Unit No. 2, to be located to the north with a courtyard created in between. This was never constructed.
- The building was designed as a dormitory for 20 medium security students with two separate dormitory wings and a common area for counseling, recreation, dining, and laundry.
- The building's walls have a mottled tan and light brown-colored brick veneer for the end walls with painted scored concrete for sidewalls.
- Windows are horizontal single-light windows in the dormitory wings. A total of 14 horizontal

windows are located in the upper clear-story. Five large plate glass windows are on the front (north) façade.

Leslie Building (noncontributing) – Photo #17

- The Leslie Building is located in the south half of the central campus south of the Girls' Industrial School, east of the north-south service road, and west of the Victory House-Newcomb Building. Part of the site for the Leslie Building's west wing was formerly occupied by the Laundry (nonextant) and the east wing's location was formerly occupied by several razed Girls' Cottages.
- The building was constructed in 1988-89 based on a design prepared by the architectural firm of Stewart and Associates of Davenport.
- The Leslie Building is a one-story red brick building with a limestone water table and brick foundation. It has a modified H-plan with overall dimensions of 151 feet by 103 feet. It has low-pitched front gable roof sections for each of the east and west dormitory wings.
- The front façade (south) has three front-gabled sections with the larger wings at each end and a shorter center section that contains the main entrance in a projecting gabled bay. The gabled ends have cedar siding with a 4" exposure and the walls are constructed of oversized mottled reddish-brown colored brick with a stone beltcourse.
- Wings located to either side of the center section have low-pitched front gables with projecting gabled bays set in a contiguous line along the inner sides of the wings. The walll and gabled end finishes are similar to the center section.
- Aluminum windows are widely spaced, each configured with a fixed upper sash and an operable hopper-style lower sash. The windows use the stone beltcourse for the sills.
- A basketball court is located inside a chain linked cage at the rear of the west wing. It was installed in 1990.
- The west façade facing the driveway has a tall basement level covered in brick with the beltcourse/sill extending along the full length of this side. A small pediment is set in the cornice line midway along this facade.
- The interior plan has eight dormitory rooms in each wing along with a living room, craft area, toilet room, counseling rooms, storage areas, and office. A common area is located between the wings off the main south-facing entrance. The common area contains offices, a director's room, and a visitors' room with the kitchen and dining room located in the basement.

Boyd Building/Shelton Building (noncontributing) – Photo #18

- This building is located in the south half of the central campus, southeast of the Administration Building at the rear of the Head Start Building.
- The building was designed and built in 1995 by Russell Construction, Bettendorf, Iowa.
- This is a one-story masonry building with a rectangular floor plan and overall dimensions of 104 feet by 60 feet. It has an ashlar faced tan-colored concrete block (tan mortar)

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Iowa Soldiers' Orphans' Home Historic District

Condition Assessment Study

BACKGROUND

The Iowa Soldiers' Orphans' Home Historic District contains a mix of structures of various ages and architectural styles, some of which are considered to contribute to the character of the district under the property's 2005 amended listing on the National Register of Historic Places and some which are not. While many of the non-contributing buildings currently house programming for Family Resources, Inc., most of the contributing buildings are currently vacant. A majority of these vacant contributing structures are in need of substantial exterior maintenance and repair and/or structural defect remediation to preserve their character and protect their historic significance.

The recommendations given below for the contributing structures are for the minimum repair and maintenance needed to prevent further degradation or to improve the exterior of each facility. Improving the interiors of the contributing structures sufficiently to enable their use for future city purposes would require additional investment in design/engineering and construction services in excess of the estimated values given for preserving the exteriors of these buildings.

Because a comprehensive plan for the utilization of the structures in the district is not known it is impossible to accurately estimate the full cost of the renovations required to prepare them for future use; the values given herein should therefore only be considered estimated minimum investments required to maintain the character and historic significance of the district's contributing structures and to prevent further decay.

An estimate of demolition costs has also been provided for each of the structures described in section B., below, as their existence there does not contribute to the historical significance of the Iowa Soldiers' Orphans' Home Historic District.

INVENTORY OF EXISTING STRUCTURES (exclusive of pool structures, north end of complex)

A. Contributing Structures (Cartegraph Asset ID in Brackets)
   1. Administration Building, Kitchen [AW-Main, AW-Kitchen]
   2. Cottage 7 [AW_C7]
   3. Cottage 8 [AW_C8]
   4. Cottage 9 [AW_C9-Lower Level, AW_C9-Upper Level]
   5. Cottage 10 [AW_C10-Lower Level, AW_C10-Upper Level]
   6. Cottage 11 [AW_C11]
   7. Cottage 12 [AW_C12]
   8. Cottage 13 [AW_C13-Lower Level, AW_C13-Upper Level]
   9. Cottage 14 [AW_C14-Lower Level, AW_C14-Upper Level]
   10. Cottage 15 [AW_C15-Lower Level, AW_C15-Upper Level]
   11. Cottage 16 [AW_C16-Lower Level, AW_C16-Upper Level]
   12. Chapel [AW_Nighswander_Theater-Lower Level, AW_Nighswander_Theater-Upper Level]
   13. Carpentry Shop [Annie Witt Carpenter/Plumbing Shop]
   14. Garage [Annie Witt-Condemned Building]
   15. Ice House/Storage Building [AW-2850]
   16. Root Cellar [No Asset ID Assigned in Cartegraph]
   17. Hospital [AW-BLDG A]
   18. Gymnasium [AW-BLDG B]
   19. Wittenmyer School [AW-BLDG C]
   20. Eastern Avenue School [AW-BLDG D]
   21. Pre-School/Porter Building [AW-BLDG G]
   22. Greenhouse [AW-BLDG I]

B. Non-contributing Structures (Cartegraph Asset ID in Brackets)
    1. Children's Living Unit [AW-BLDG F]
    2. Mental Health Unit [AW-BLDG H]
    3. Leslie Building [AW-BLDG J]
    4. Boyd/Shelton Building [AW-BLDG E]
    5. Head Start Building [AW-BLDG L]
    6. Storage Building [Annie Witt-West Storage Unit]

INVESTIGATION & ASSESSMENT

A, 1. Administration Building, Kitchen [AW-Main, AW-Kitchen], **A, 2.-11. Cottage #'s 7-16** [AW_C7, etc.] – **Tunnel Complex**

- Administration Building / Kitchen (1890-1891) & Cottages (1880-1896). The rear wing was originally constructed as a freestanding boiler house and was converted to a laundry building in ca. 1892; remodeled with construction of a new connection to the main building in ca. 1905 and used as a bakery/kitchen facility thereafter.
    - The (not extant) power plant building's original steam piping was connected to the main building and cottages in an early twentieth century tunnel system which is accessed from the subbasement level of the kitchen building. While the section of tunnel between the kitchen building and the power plant site is no longer used for steam heating, the steam piping itself remains within this section of tunnel, along with water service lines for the Ice House/Storage Building and Kitchen Building structures and the high voltage power lines which feed the transformer housed in the basement of the Administration building.
        - The structural integrity of the tunnel system is compromised and the tunnel system is unsafe to enter; in its present configuration maintenance staff must regularly access the tunnels to perform preventative maintenance on the utility equipment located there. Staff recommend relocation of the utilities and abandonment of this section of the tunnel.

- The location of the high voltage transformer within the structure of the main building is not ideal and this piece of equipment is nearing the end of its useful life; removal and replacement of the transformer equipment with a power supply system located outside the structure to serve the main building and connected cottages is recommended.

- The boiler room located on the basement level of the Kitchen Building houses the space heating boiler for the entire kitchen structure. The platform on which the boiler is installed is very badly deteriorated and susceptible to collapse under the weight of the boiler. The consequences of the failure of this platform are likely to include ruptured gas and water lines and broken electrical circuits which could lead to flooding of the tunnel, a gas leak, fire, and/or explosion.

Staff recommend removal and replacement of the boiler and boiler platform.

- The section of tunnel between the Kitchen subbasement and the Administration Building subbasement is structurally deficient and also contains steam heating pipes and the aforementioned high voltage power feed. Staff recommend that this section of tunnel be reinforced or reconstructed to prevent collapse, and that the high voltage lines be removed in conjunction with the transformer replacement mentioned previously.

- The section of tunnel between the Administration building subbasement and the first of the Boys' Cottages (immediately to the north of the Administration Building) is structurally deficient. This tunnel houses steam piping connecting the Administration Building boiler to the main building's radiators and to those of Cottages numbers 7 through 16. It also contains an uninsulated electrical raceway carrying power to Cottages 7 through 16, and sewer and domestic water piping for the Cottages; this tunnel is the access to the crawlspace area of Cottages 7 through 16.

Staff recommend removal and relocation of all utilities from the connecting tunnel system and the abandonment of each section of tunnel between cottages. This approach will require the installation of separate electrical service entrance cables for each cottage and the installation of separate potable water services and heating systems for each, but will lessen the maintenance staff injury and fire danger potential in the tunnel system.

Estimated Minimum Costs of Tunnel-Related Repairs	**$500,000**

A, 1. Administration Building, Kitchen [AW-Main, AW-Kitchen], **A, 2.-11. Cottage #'s 7-16** [AW_C7, etc.]

- The windows, exterior window trim, and masonry of Administration Building, Kitchen Building, and Cottage numbers 7-16 are deteriorated and no longer functioning effectively to protect the interior structural components of these buildings. Staff recommend tuck pointing and masonry repair of all of these buildings. Due to the ongoing maintenance requirements and inherent inefficiency of painted wood windows and the number of windows and doors in these buildings (557 openings combined) staff recommend the replacement of the existing windows and doors with new clad wood or composite units with insulated glass.

- The wood trim on many of the columns of the connecting colonnade between the administration building and the cottages has deteriorated and should be repaired where possible or replaced where necessary. Due to the ongoing maintenance requirements of painted wood trim staff recommend the replacement of the affected components with plastic or composite materials.

Est. Minimum Costs of Admin. Building, Kitchen, Cottage #'s 7-16 Repairs	**$2,685,000**

A, 12. Chapel [AW_Nighswander_Theater-Lower Level, AW_Nighswander_Theater-Upper Level]

- The masonry of the exterior of the Chapel building is weathered and the east wall of the building is covered in a vining plant; portions of the exterior concrete steps and railings are deteriorated. Staff recommend the removal of the vines from the east side of the building to prevent further deterioration, repair of the masonry, and the repair of the exterior concrete steps and railings. Exterior wood trim rehabilitation is recommended to prevent further decay.

- The air conditioning system in this building has reached the end of its useful life and should be replaced.

Estimated Minimum Costs of Chapel Repairs	**$585,000**

A, 13. Carpentry Shop [Annie Witt Carpenter/Plumbing Shop]

- The windows, exterior window trim, and masonry of the carpentry shop building are severely deteriorated and no longer functioning effectively to protect the interior structural components of these buildings. Staff recommend tuck pointing and masonry repair of the entire exterior of this building. Due to the ongoing maintenance requirements and inherent inefficiency of painted wood windows the replacement of the existing windows with new clad wood or composite windows with insulated glass is recommended.

- This building's four furnaces have reached the end of their useful lives and should be replaced.

Estimated Minimum Costs of Carpentry Shop Repairs	**$433,000**

A, 14. Garage [Annie Witt-Condemned Building]

- This structure has deteriorated beyond repair, is unsafe to enter, and has been condemned; it is scheduled to be demolished.

A, 15. Ice House/Storage Building [AW-2850]

- The roof on the ice house/storage building has reached the end of its useful life and should be replaced. The masonry foundation and much of the brickwork on this structure is deteriorated; staff recommend tuck pointing and masonry repair of the entire structure. The windows and exterior window and soffit trim are deteriorated; staff recommend the replacement of the existing windows with new clad wood or composite windows with insulated glass and replacement of the exterior wood trim with plastic or composite materials.

Est. Minimum Costs of Ice House/Storage Building Repairs	$229,000

A, 16. Root Cellar [No Asset ID Assigned in Cartegraph]

- The subterranean root cellar structure is comprised of poured concrete walls and a concrete roof supported by iron columns. The concrete roof structure is not impervious to water; water intrusion has corroded the reinforcing steel within the concrete support beam of the ceiling structure causing large sections of the beam to crumble. This structure is unsafe to enter and staff recommend that it be closed until a structural engineering assessment and minimum repairs are performed to prevent its collapse.

Estimated Minimum Costs of Root Cellar Repairs	**$50,000**

A, 17. Hospital [AW-BLDG A]

- The Hospital building was renovated with additional wings added to the structure in 2005. The window restoration work performed on the original building at that time has deteriorated. The building mechanicals are nearing the end of their useful lives. Staff recommend the replacement of the deteriorated wood window trim with a plastic or composite material and upgrading of the aging mechanicals with newer, more energy efficient equipment.

Estimated Minimum Costs of Hospital Building Repairs	**$325,000**

A, 18. Gymnasium [AW-BLDG B]

- The Gymnasium building mechanicals are serviceable with only ongoing maintenance and minor repairs of systems and components. The exterior concrete stairs are weathered and should be repaired to prevent further deterioration.

Estimated Minimum Costs of Gymnasium Repairs	**$59,800**

A, 19. Wittenmyer School [AW-BLDG C]

- The Wittenmyer School's exterior wood trim is severely deteriorated. Staff recommend removal and replacement with plastic or composite material the deteriorated wood fascia, soffit, and window trim to reduce future maintenance costs. The exterior concrete steps are weathered and should be repaired to prevent further deterioration. The exterior metal fire escape stair unit is corroded and partially supported by a weathered wood deck; staff recommend that the metal stair be primed and painted to prevent further deterioration and the wood deck be replaced with a more durable metal support.

Estimated Minimum Costs of Wittenmyer School Repairs	$401,000

A, 20. Eastern Avenue School [AW-BLDG D]

- The Eastern Avenue School's mechanicals have reached the end of useful life. The exterior concrete stairways are weathered and should be repaired to prevent further deterioration. Staff recommend upgrading the aging mechanicals with newer, more energy efficient equipment and repair of the exterior concrete steps.

- The roof of the Eastern Avenue School building has reached the end of its useful life and should be replaced.

Estimated Minimum Costs of Eastern Avenue School Repairs	**$525,000**

A, 21. Pre-School/Porter Building [AW-BLDG G]

- The Pre-School/Porter Building has severely deteriorated exterior siding and woodwork, and a dangerously deteriorated section of wood railing.

Staff recommend the removal and replacement with plastic or composite materials the deteriorated siding and exterior woodwork, and the removal and replacement with structural metal railings the deteriorated wood railing enclosing the exterior stairwell. Staff also recommend rehabilitating, re-glazing, and painting the windows in this building to prevent further deterioration.

Est. Minimum Costs of Pre-School/Porter Building Repairs	**$47,000**

A, 22. Greenhouse [AW-BLDG I]

- The Greenhouse consists of an L-shaped plan with the original brick cottage at the southeast corner and a frame wing at the north end and extending to the west. The original plant house structure was replaced by the maintenance shop/office wing constructed in 2002-2003. The original structure consists of masonry enclosing faux timber frame wood trim. The wood trim in this “timber frame” and on the gable ends and windows is severely weathered and deteriorated beyond repair.

Staff recommend removal and replacement with plastic or composite materials the deteriorated wood trim on the entire exterior of the original building, and painting of the entire exterior of the shop/office wing to prevent further deterioration and decay.

- The HVAC equipment has reached the end of its useful life; staff recommend the replacement of the heating and air conditioning systems with newer, more energy efficient equipment.

Estimated Minimum Costs of Greenhouse Repairs	**$155,000**

B, 1. Children's Living Unit [AW-BLDG F]

- The Children's Living Unit building was constructed in 1971 and does not contribute to the historical significance of the Iowa Soldiers' Orphans' Home Historic District. This building's roof and mechanical systems have reached the end of their useful lives. The windows, doors, and exterior wood trim are deteriorated. Staff recommend the replacement of the roof, upgrade of the HVAC equipment and fire suppression system air compressor, and rehabilitation of the windows, doors, and exterior wood trim.

Estimated Minimum Costs of Children's Living Unit Repairs	**$221,000**
Estimated Cost of Demolition	**$150,000**

B, 2. Mental Health Unit [AW-BLDG H]

- The Mental Health Unit building was constructed in 1965 and does not contribute to the historical significance of the Iowa Soldiers' Orphans' Home Historic District. This building's roof has reached the end of its useful life. The windows, doors, and exterior wood trim are deteriorated. Staff recommend the replacement of the roof and rehabilitation of the windows, doors, and exterior wood trim.

Estimated Minimum Costs of Mental Health Unit Repairs	**$36,000**
Estimated Cost of Demolition	**$150,000**

B, 3. Leslie Building [AW-BLDG J]

- The Leslie building was constructed in 1989 and does not contribute to the historical significance of the Iowa Soldiers' Orphans' Home Historic District. This building's HVAC equipment has reached the end of its useful life. The building's exterior wood trim is deteriorated. Staff recommend the replacement of the HVAC equipment with new high efficiency units and the rehabilitation of the exterior siding and trim.

Estimated Minimum Costs of Leslie Building Repairs	**$80,000**
Estimated Cost of Demolition	**$150,000**

B, 4. Boyd/Shelton Building [AW-BLDG E]

- The Boyd building was constructed in 1995 and does not contribute to the historical significance of the Iowa Soldiers' Orphans' Home Historic District.

Estimated Minimum Costs of Boyd/Shelton Building Repairs	**$0**
Estimated Cost of Demolition	**$150,000**

B, 5. Head Start Building [AW-BLDG L]

- The Head Start building was constructed in 1992 and does not contribute to the historical significance of the Iowa Soldiers' Orphans' Home Historic District. The exterior wood trim has deteriorated. Staff recommend that the exterior wood trim and siding be rehabilitated to prevent further deterioration and decay.

Estimated Minimum Costs of Head Start Building Repairs	**$15,000**
Estimated Cost of Demolition	**$10,000**

B, 6. Storage Building [Annie Witt-West Storage Unit]

- The Storage Building was constructed in 2003 and does not contribute to the historical significance of the Iowa Soldiers' Orphans' Home Historic District. The metal siding has corroded and staff recommend that the building be primed and painted to prevent further deterioration and decay.

Estimated Minimum Costs of Storage Building Repairs	**$7,000**
Estimated Cost of Demolition	**$5,000**

ESTIMATE OF TOTAL COSTS & STAFF RECOMMENDATIONS

The recommendations outlined in the preceding condition assessment are summarized as Option A in the table below.

In addition to the building repair recommendations noted in this assessment, many of the property's sidewalks will also require reconstruction to remove trip hazards and permit safe pedestrian passage; the estimated cost of that work is included in both options below.

Because conserving the non-contributing structures is not required to retain the National Register of Historic Places listing, the estimated minimum repair costs for these structures has been removed and the cost of demolishing them included as Option B below.

Option A – All Suggested Repairs ("Contributing" & "Non-Contributing", Sidewalks)	
Estimated Minimum Cost of Repairs	**$6,196,800**
Estimated Minimum Cost of Sidewalk Repairs	**$ 145,675**
Estimated Total Minimum Cost for Option A	**$6,342,475**
Option B – "Contributing", Sidewalk Repairs & "Non-Contributing" Demolitions	
Estimated Minimum Costs of Repairs	**$5,785,000**
Estimated Minimum Cost of Sidewalk Repairs	**$ 145,675**
Estimated Cost of Demolitions	**$ 610,000**
Est. Total Min. Cost of "Contributing", Sidewalk Repairs & Demolitions	**$6,540,675**

CONCLUSION

While the historical significance of the Iowa Soldiers' Orphans' Home Historic District has been noted through its listing on the National Register of Historic Places and the value of the property as a historic district is an intangible asset, there is nevertheless a very real financial burden borne by the taxpayers of the City of Davenport for maintaining the buildings and infrastructure there.

Due to years of deferred maintenance on mostly unoccupied/vacant buildings in the district, substantial investments will be required to correct deficiencies in the buildings and infrastructure there and to preserve the Iowa Soldiers' Orphans' Home Historic District for future use by the City of Davenport.

Should the cost of either of these suggested options be deemed too great a burden for the City to bear, conveyance of the property to a developer would not only relieve the city of a significant financial burden but also generate revenue for the city in the form of property taxes and utility fees.

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

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

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

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

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

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

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

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

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

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

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

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

9. If the property is income-producing;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A. Certificate of public hazard. If emergency circumstances affect a designated property which requires immediate relief, including demolition, the fire marshal and chief building official shall certify that such conditions exist and said conditions shall be eliminated as quickly as is practicable. Emergencies are defined as life or health-threatening conditions requiring immediate attention. A certificate of public hazard may be issued after the fact documenting the reasons for loss of the designated property. This section shall apply only in cases where it is impractical for the commission to consider a certificate of economic hardship prior to demolition.

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

C. Ordinary repair and maintenance. This chapter is not meant to prevent ordinary repair and maintenance activities of private property not requiring a building or sign permit.

14.01.100. Historic structure demolition review process. [Ord. No. 2019-02 § 4]

A. If the owner(s) of record or agent applies for a demolition permit to a building or structure listed on the National Register of Historic Places, which to date has not been designated as a local landmark, the office of construction code enforcement shall not issue the permit but instead shall direct the applicant to the commission secretary. Once the office of construction code enforcement refers the matter to the commission secretary, all demolition activity shall stop, if started, until after the commission or the City Council acts on the matter. The commission secretary shall place the demolition request on the agenda for the commission's next meeting.

B. In making its determination on whether to recommend continuance of the demolition stoppage and consideration by the City Council for designation as a local landmark, the commission shall consider the criteria as stated in Section 14.01.070B of this chapter. The commission, by a three-fourths vote of its members present may request the City Council to review a proposed demolition permit for a structure listed on the National Register of Historic Places which has not, to date, been designated as a local landmark. In the event the commission votes to delay demolition, the commission shall have staff prepare an individual property nomination for designation as a local landmark as outlined in Section 14.01.040. Said nomination shall be considered by the commission in a timely manner.

In the event the commission vote to nominate the property as a local landmark fails, the demolition permit may be issued and the matter does not proceed to the City Council.

In the event the commission votes first to delay demolition and then to nominate the property for designation as a local landmark, the commission shall submit written documentation to the City Council that the building is presently on the National Register of Historic Places, that the criteria for designation as a local landmark as listed in Section 14.01.040 have been met and that the provisions of Section 14.01.090 of the chapter are not applicable, as well as forward any application material submitted by the petitioner or prepared by staff relevant to either the demolition request or the landmark nomination.

C. The City Council shall give appropriate notice that a public hearing will be held on the demolition application and nomination for landmark designation.

At the public hearing, the City Council shall hear all written and oral statements of the interested parties. The City Council shall base its

decision on all relevant evidence presented at the public hearing, including whether Section 14.01.090 of the chapter is applicable.

The City Council shall determine by a majority of the entire Council either to allow the structure to be demolished or to approve the structure for local landmark status. If the local landmark status is approved the owner shall not be issued a demolition permit by the City.

Every effort shall be made by all parties to complete the designation process in the most timely fashion. The City Council shall act either allowing the structure to be demolished or designating it a local landmark within 120 days from the date of the commission's first public hearing.

14.01.110. Penalty. [Ord. No. 2019-02 § 4]

A. In the event work is being performed without the required certificate of appropriateness or the certificate of economic hardship, the commission or the commission secretary shall ask that a stop work order be issued. In the event work is being performed which is not in accordance with its certificate of appropriateness, the commission shall also ask that a stop work order be issued. In addition to other penalties and remedies, the City shall issue a stop work order, and all work shall cease on the designated property. No additional work shall be undertaken as long as such stop work order is in effect.

B. In the event work has been completed without the required certificate of appropriateness or certificate of economic hardship, the owner, the tenant, if a participating party to said work, and the person(s) performing such work shall be guilty of a misdemeanor or municipal infraction. Every day each such violation shall continue to exist shall constitute a separate violation.

C. Enforcement. The City's director of community and economic development department, or his/her designee, shall be responsible for the enforcement of the provisions of this chapter.

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **3/14/2023**

Subject:
Case DNRHP23-04: Request for demolition of 431 West 8th Street. The Michael J. and Anna Healey House is a non-contributing building in the Hamburg Historic District. City of Davenport, petitioner. [Ward 3]

Recommendation:
Staff believe there is sufficient evidence to recommend approval of the demolition request. However, if the Commission desires additional information, then the item can be tabled to the April 11, 2023 Historic Preservation Commission meeting.

Background:
The City of Davenport has included the Michael J. and Anna Healey House on its 2023 demolition list. The structure was initially listed as a contributing building in the 1983 National Hamburg Historic District survey. However, the status was down graded to non-contributing in the amended 2016 survey.

Property Background:
The 1.5 story bungalow home was constructed around 1915. The side gable structure was originally an owner-occupied home until the 1920s, when its primary use became a rental property. The home has a stone foundation, aluminum siding, and an asphalt shingle roof.

Demolition Request:
The Development and Neighborhood Services Department issued a Final Official Notice to Repair/Demolish on February 2, 2018. The following violations were noted:

1. Roof-Deteriorated/missing fascia boards
2. Roof-Deteriorated/missing soffit/roof overhang
3. Chimney-Deteriorated
4. Incomplete gutter system
5. Substandard-Deteriorated/missing doors/windows
6. Interior Walls-Deteriorated/improper/missing wall coverings
7. Stairways-Deteriorated/missing stair system
8. Ceiling-Improper ceiling covering
9. Interior Walls-Deteriorated/peeling interior paint
10. Foundation-Structural failure of the building/structure foundation
11. Mechanical-Lack of gas service to dwelling
12. Mechanical-Lack of/inadequate heat supplied to a habitable space
13. Plumbing-Lack of hot/cold water supplied to a fixture
14. Plumbing-System is questionable
15. Electrical-Condition of the electrical system is questionable
16. Substandard-Substandard/tagged building/unit
17. Fire Code-Fire exits/stairways obstructed
18. Fire Code-Missing/inoperable smoke detector

19. General/Health-Unsanitary conditions-animal feces
20. General/Health-Excessive accumulation of trash/debris
21. General/Health-Unsanitary conditions in a dwelling/unit
22. General/Health-Insect/vermin/rodent infestation

The above violations have not been corrected by the property owner. On September 15, 2020, the City of Davenport issued a Certificate of Intent to Demo. Pending approval from the Historic Preservation Commission, the Development and Neighborhood Services Department intends to demolish the structure in 2023.

Attached are the submitted application materials.

Demolition Review Process

If the commission finds that the building substantially violates the City building, fire and/or housing codes or the property owner cannot obtain a reasonable economic return therefrom, then the commission shall issue the demolition permit

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Application
🗋	Backup Material	Certificate of Intent to Demolish
🗋	Backup Material	Final Official Notice to Repair/Demolish
🗋	Backup Material	Certificate of Substandard Building Condition
🗋	Backup Material	Search Warrant
🗋	Backup Material	Photos
🗋	Backup Material	Scott County Parcel Report
🗋	Backup Material	Historic Property Inventory Sheet
🗋	Backup Material	Historic Preservation Ordinance-Demolition Review Process

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	3/10/2023 - 9:38 AM

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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

DEMOLITION REQUEST

HISTORIC PRESERVATION COMMISSION

RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE

SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME

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

APPLICANT INFORMATION

APPLICANT NAME

ADDRESS

CITY, STATE, ZIP

PHONE

SECONDARY PHONE

E-MAIL ADDRESS

Acceptance of Applicant

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

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

Type Applicant's Name

Applicant's Signature

Date

APPLICABILITY PRIOR to a demolition permit for a Historic Resource:

A Demolition Request must be reviewed & approved by the HPC PRIOR to the commencement of any demolition work per 14.01.070.

- Demolition of a designated local landmark or a property within a designated historic distrcit shall be prohibited unless the Historic Preservation Commission receives a request and approves said request with the issuance a certificate of economic hardship
- Owners of record or the City may apply for a demolition permit

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

Scope of Work for all demo processes, attached as .PDF

Photos of all existing building/sign façades/elevations

Evidence of 'Economic Hardship'

- Professional's structural soundness & reuse suitability report
- Assessed Value & taxes paid, prior 2 years
- Appraisals regarding purchase, financing & ownership
- Property listings of sale/rent prices & offers received
- Building/Fire/Housing/State/Federal code violations & nuisances
- Estimated market value post demolition & post reuse renovation

  If used as an income property: (prior 2 years)
  - Annual gross income
  - Operating/maintenance expenses
  - Annual cash flow
  - Proof of efforts to obtain reasonable return on investment (over the entire ownership time frame)

DEVELOPMENT TEAM

Property Owner

Address

Phone | Secondary Phone

E-Mail Address

Project Manager/Other

Address

Phone | Secondary Phone

E-Mail Address

Formal Procedure 17.01.070. Application Fee: **NONE**

A. Application Process
No demolition permits shall be issued for local landmarks or properties within designated historic districts prior to the Commission, or the City Council upon appeal, issuing a certificate of economic hardship, with the exception of Section 14.01.090 Exclusions.

B. Review Criteria
The Commission shall request and receive from the applicant all information it deems necessary to adequately consider the demolition.

C. Notification
The Commission agenda shall be posted on first floor City Hall no less than one business day prior to the scheduled time of the meeting and shall serve as notice to the general public of the meeting.

D. Review Process
The Commission shall review all the evidence and information submitted by the applicant and receive testimony form other interested parties. If the Commission finds that the building substantially violates the City Building, Fire, and or Housing Codes, or the property owner cannot obtain a reasonable economic return therefrom, then the Commission shall authorize the issuance of the demolition permit by the Building Department. The Commission shall act on each application within 60 days after receipt of a completed application.

E. Notice of Determination
The Commission shall notify the owner(s) of record within 15 days of the Commission's decision.

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

Doc ID: 022504200001 Type: LAN
Recorded: 09/28/2020 at 10:17:14 AM
Fee Amt: $7.00 Page 1 of 1
Scott County Iowa
Rita A. Vargas Recorder
File 2020-00029394

DAVENPORT PUBLIC WORKS – COMMUNITY SERVICES DIVISION
CHRISTOPHER HAUT 1200 E 46TH ST., DAVENPORT IA 52807 563-326-6198

CERTIFICATE OF INTENT TO DEMO

Christopher Haut of the Community Services Division of the City of Davenport, Iowa hereby certifies that the building located 431 W. 8th Street has been declared a substandard building as defined by Chapter 8.15 of the Davenport Municipal Code. The Community Services Division further certifies Gunnie Morning Jr (Deed Holder) as owner of the building, has been notified that the building is in a substandard condition and that the owner has not removed the substandard conditions as of the date of this certificate.

The substandard building is situated on the following described Scott County real estate:

SUB DIVISION: FULTON'S, A C SUBD
LOT & BLOCK: 008/022
SECTION/TOWNSHIP/RANGE:
LEGAL: FULTON'S, A C SUBDOF BLK 22 MCINTOSH'S3RD ADD

Dated this 15th day of September 2020

City of Davenport, Iowa

Christopher Haut Code Enforcement Officer

State of Iowa)
) ss:
County of Iowa)

On this 15th day of September 2020, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Christopher Haut, to me personally known, who being by me duly sworn did say that he/she is the Code Enforcement Officer of the Community Services Division of said City of Davenport, Iowa a municipal corporation duly organized under the laws of the State of Iowa.

Notary Public in and for the State of Iowa

HILARY BELZ
Commission Number 805266
My Commission Expires
9/11/2021

DAVENPORT PUBLIC WORKS

Neighborhood Services Department
1200 E 46th St Davenport, Iowa 52807

2/2/2018

JR GUNNIE MORNING
3603 ROCKINGHAM RD
DAVENPORT IA 52802

FINAL OFFICIAL NOTICE TO REPAIR/DEMOLISH

Re: 431 W 8TH ST Parcel: G0043-15

Re-Inspection Scheduled: 3/2/2018, 12:00 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 to Repair/Demolish have been corrected and/or the building(s) has been demolished. The building has not been demolished and/or the following violations have not been corrected:

Violation
Gutters-Incomplete gutter system

Description
Install/replace any/all missing gutter system component(s) as necessary.

Notes

Violation
General/Health-Unsanitary conditions-animal feces

Description
Remove/properly dispose of all animal feces/waste, clean and sanitize the entire dwelling/unit, and maintain the dwelling/unit in a sanitary condition.

Notes

Violation
Roof-Deteriorated/missing fascia board(s)

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

Notes

Violation
Mechanical-Lack of gas service to dwelling(s)/unit(s)

Description
Restore gas service to any/all identified dwelling(s)/unit(s) and/or vacate said dwelling(s)/unit(s) until gas service has been restored.

Notes

Violation
Fire Code-Fire exit(s)/stairway(s) obstructed

Description
Remove any/all obstruction from the exit(s)/stairway(s) and maintain the area(s) in a clear/un-obstructed condition. **Correct immediately**

Notes

Violation
Substandard-Deteriorated/missing doors/windows

Description
Repair/replace any/all applicable deteriorated/missing doors/windows throughout the entire building to code as necessary.

Notes

Violation
Roof-Deteriorated/missing soffit/roof overhang

Description
Repair/replace and/or install any/all applicable soffit/roof overhang to code as necessary.

Notes

Violation
Fire Code-Missing/inoperable smoke detector(s)

Description
Install smoke detection in the dwelling unit(s) to code. If the dwelling unit has more than one floor level, a minimum of one smoke detector shall be mounted on each floor level (including the basement/cellar) and on each level of all common hallways/areas as applicable. When the floor level is used for sleeping purposes, the detector(s) shall be located in the central corridor or area giving access to the sleeping area. *Smoke detectors shall be mounted on the ceiling or a wall within 12 inches of the ceiling.* ALSO NOTE: If the originally installed detector was electric (hard-wired) detector, it must be replaced with an electric (hard-wired) detector with battery back-up to code. A battery-operated detector will not be accepted as a permanent correction/repair. **Must be corrected within 14 days of the date cited**

Notes

Violation
General/Health-Excessive accumulation of trash/debris

Description
Remove/properly dispose of any/all trash/debris that has accumulated at this address. This includes throughout the entire unit(s), around all buildings, along all fence/property lines, all porch areas, on/under all exterior stairs/decks, and anywhere else debris has been allowed to accumulate. If the debris is outside the unit(s), failure to comply may result in the City hiring a contractor to perform the necessary work to correct the violation at the expense of the property owner.

Notes

Violation
Plumbing-Lack of hot/cold water supplied to a fixture(s)

Description
Properly provide hot/cold water to the fixture(s) as required by code.

Notes
Entire house

Violation
Plumbing- system is questionable

Description
Have a qualified plumbing contractor licensed by the State of Iowa inspect the building's entire plumbing system. A statement from the contractor on company letterhead stating the buildings plumbing system meets code is required for our files.

Notes
Entire house

Violation
General/Health-Unsanitary conditions in a dwelling/unit

Description
Dispose of all debris/trash/ rubbish/garbage/organic waste that has accumulated throughout the dwelling/unit, clean/sanitize the entire dwelling/unit, and maintain the dwelling/unit in a sanitary condition.

Notes
Entire House

Violation
Electrical-Condition of the electrical system is questionable

Description
Have a qualified electrical contractor licensed by the State of Iowa inspect and/or repair/replace the entire electrical system to code. A statement from the contractor on company +letterhead stating in detail what repairs were made and that the entire electrical system is safe for use is required for our file.

Notes
Entire house

Violation
Interior Walls-Deteriorated/improper/missing wall covering(s)

Description
Replace/repair any/all wall covering(s) as applicable with approved materials to code as necessary.

Notes
Entire house

Violation
Mechanical-Lack of/inadequate heat supplied to a habitable space

Description
Install/provide an approved heating appliance/apparatus capable of maintaining a constant room temperature of 70 degrees Fahrenheit at a point three feet above the floor of all habitable rooms.

Notes
Entire house

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
Entire house

Violation
Ceiling-Improper ceiling covering

Description
Replace the ceiling covering(s) with approved materials.

Notes
Entire House

Violation
Interior Walls-Deteriorated/peeling interior paint

Description
Scrape/re-paint any/all applicable areas of interior paint as necessary.

Notes
Entire house

Violation
Substandard-Substandard/tagged building(s)/unit(s)

Description
Notify all occupants of all affected building(s)/unit(s) that they must vacate the building/unit by the date of the re-inspection shown on page one of this notice and order. Also, all violations must be corrected, re-inspected, and approved in all building(s)/unit(s) prior to re-occupancy.

Notes
Entire house

Violation
Chimney-Deteriorated

Description
Repair/replace the chimney to code.

Notes
Holes in chimney in various locations

Violation
General/Health-Insect/vermin/rodent infestation

Description
Hire a qualified licensed pest control contractor to alleviate the infestation problem(s). Documentation on the contractors company letterhead regarding treatment(s) required at the time of re-inspection.

Notes
Rat infestation

Violation
Foundation-Structural failure of the building/structure foundation

Description
You must provide our department, at or before the time of re-inspection, a certified report from a qualified professional engineer registered with the State of Iowa that will attest to the building's structural stability or list the building's structural deficiencies, action necessary to correct the problem(s), and repair according to the engineer's specifications. Permits are required.

Notes
SE side- foundation shows signs of structural failure from the interior and exterior

---

If all code violations have not been satisfactorily corrected or the building has not been demolished at the time of the scheduled re-inspection, a Municipal Infraction Citation may be issued, and/or the City may find cause to proceed with the demolition of the building with all associated costs being billed to the property owner and/or assessed as a lien against the property.

It is your responsibility to ensure entry into all areas requiring inspection.

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

Respectfully,

Thorian Twyner
Code Enforcement Officer
Neighborhood Services Department
563-888-3030 ttwyner@ci.davenport.ia.us
Ref #18-5343

Doc ID: 021332010001 Type: LAN
Recorded: 02/02/2018 at 03:53:07 PM
Fee Amt: $7.00 Page 1 of 1
Scott County Iowa
Rita A. Vargas Recorder
File 2018-00002858

CITY OF DAVENPORT – COMMUNITY SERVICES DIVISION
Thorian Twyner, 1200 E 46TH STREET DAVENPORT IA 52807 563-326-6198

CERTIFICATE OF SUBSTANDARD BUILDING CONDITIONS

Thorian Twyner of the Community Services Division of the City of Davenport, Iowa hereby certifies that the building located at 431 W 8th Street_has been declared a substandard building as defined by Chapter 8.15 of the Davenport Municipal Code. The Community Services Division further certifies Gunnie Morning Jr. (Deed Holder) as owner of the building, has been notified that the building is in a substandard condition and that the owner has not removed the substandard conditions as of the date of this certificate.

The substandard building is situated on the following described Scott County real estate:

SUB DIVISION:
LOT & BLOCK: 008/022
SECTION/TOWNSHIP/RANGE:
LEGAL: FULTON'S, A C SUBD Lot: 008 Block: 022 FULTON'S, A C SUBDOF BLK 22 MCINTOSH'S3RD ADD

Dated this 2nd day of February 2018

City of Davenport, Iowa

Thorian Twyner Code Enforcement Officer

State of Iowa)
) ss:
County of Iowa)

On this 2nd day of February, 2018, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Thorian Twyner, to me personally known, who being by me duly sworn did say that he/she is the Code Enforcement Officer of the Community Services Division of said City of Davenport, Iowa a municipal corporation duly organized under the laws of the State of Iowa.

Notary Public in and for the State of Iowa

HILARY BELZ
Commission Number 805266
My Commission Expires

STATE OF IOWA, COUNTY OF SCOTT

RETURN OF SERVICE ON SEARCH WARRANT

#SW 010615

On February 2, 2018, the City of Davenport executed this administrative search warrant by announcing the purpose of entry onto the land was to serve a warrant and by posting the warrant on the front wall near the door of the premises of 431 W 8th Street, Davenport, Iowa.

Present at the time of the warrant was served were four City of Davenport Public Works Employees (T. Twyner, A. Haut, R. Oswald, & T. VanDeWiele); two City of Davenport Solid Waste Collections Officers (J. Doty & G. Letts); two City of Davenport Police Officers (Officers S. Fuller & M. Greenleaf); T. Bubon from Fred's Towing and one City of Davenport Legal Department Employee (Attorney M. Hoyt).

The interior of the home was accessed for a building inspection. No items were removed from the interior of the home. After the inspection, the premises were deemed unfit for human habitation and a notice so posted on the exterior of the premises near both the main front door and the back door.

Removed from the yard and open porch of the property known as 431 W 8th Street, Davenport, Iowa were approximately 18 yards of debris consisting of:

Building materials, clothing, liter, cans, boat, broken children's toys, refrigerator, stove, and miscellaneous items.

Thorian Twyner

Thorian Twyner, Code Enforcement Officer
Neighborhood Services Division
City of Davenport

STATE OF IOWA)
) SS:
SCOTT COUNTY)

Subscribed and sworn to before me, the undersigned Notary Public, on the 2nd day of February, 2018, by Beth Bringolf, to me known to be the same person who executed the foregoing affidavit of return of service and who did so as his voluntary act and deed.

GINA M LECHVAR
Commission Number 774813
My Commission Expires
9/14/2018

Gina M. Lechvar

Notary Public in and for State of Iowa

SEARCH WARRANT CHECKLIST (FOR RETURN OF SERVICE)

Date: 2/1/2018 Start Time: 11:00 AM Completion Time: 1:00 pm

Address: 431 W 6th ST

Public Works Officer(s) Involved: Thorian Thyrer

How Warrant Was Served & To Whom:
Posted

Persons Present & Department

1. Anthony Haut
2. Jim Doty - Solid Waste
3. Garth Letts - Solid Waste
4. Mallory Hoyt - Legal
5. Scott Fuller - PD
6. M. Greenleaf - PD
7. Richard Oswald U.S. Director
8. Tony Burson - Freds Towing

Debris Taken Y/N

Notice & Order Ref: SW #010615

Type of Debris:

1. Building Materials
2. Clothing
3. Litter
4. Cars
5. Misc
6.
7. Boat/Trailer
8.
9.
10.
11.
12.

Photos: ✓

Estimated Yards of Debris: 18

Notes: —

COPY

FILED

2018 FEB -1 AM 8:07

STATE OF IOWA, COUNTY OF SCOTT

APPLICATION FOR AN
ADMINISTRATIVE SEARCH WARRANT

SW# 010615

Being duly sworn upon my oath, I, the undersigned, state that at the place, and on the person(s) and in the vehicle(s) described as follows:

The buildings, structures and land, owned by Gunnie Morning, Jr. or his estate at 431 W 8th Street, Davenport, Iowa, including curtilage, front, back and side yards, and more particularly described as follows:

Parcel No. G0043-15 Or Sec-Twn-Rng/Lot-Block: 008-022 Fulton's, A C Subd Of Blk 22 Mcintosh's 3rd Add All In The City Of Davenport, Scott County, Iowa.

On said property there is certain property and evidence, namely:

The City of Davenport's Neighborhood Services Division and its contracted agents need to gain access to this property in order to clean up the property and secure the property in order to bring it into compliance with city code solid waste regulations and abandoned and dangerous buildings regulations. Inspections indicate that solid waste is being stored in violation of city ordinances as set forth below:

__X___ Property that is maintained in violation of the law. Davenport City Code §§ 8.12

_____ Property, the possession of which is illegal.

_____ Property that is used or possessed with the intent to be used as the means of committing a public offense or concealed to prevent the offense from being discovered; to- wit, violations of Davenport Municipal Code §

_____ Property relevant and material as evidence in civil and/or criminal prosecution.

The facts establishing the foregoing ground(s) for the issuance of an administrative search warrant are as set forth in the attachments which are made a part of this affidavit.

Thorian Twyner
Code Enforcement Officer I
City of Davenport

STATE OF IOWA)
) SS:
SCOTT COUNTY)

Subscribed and sworn to before me,, Mallory P. Hoyt, the undersigned Notary Public, on the 1st day of February, 2018, by Thorian Twyner to me known to be the same person who executed the foregoing affidavit of return of service and who did so as his voluntary act and deed.

Mallory P Hoyt
Notary Public in and for State of Iowa

NOTARIAL SEAL IOWA
MALLORY P. HOYT
Commission Number 800156
My Commission Expires
November 2, 2019

ATTACHMENT "A"
AFFIDAVIT OF THORIAN TWYNER

STATE OF IOWA)
) SS:
SCOTT COUNTY)

Being duly sworn on my oath, I, Thorian Twyner, am a Code Enforcement Officer for the Neighborhood Services Division of the City of Davenport Public Works Department and I state as follows:

The property located at 431 W 8th Street, Davenport, Iowa was declared a nuisance property because of is environmental and structural issues on December 12, 2018.

On January 31, 2018, an emergency clean up was performed to the exterior of the property.

Twenty pictures of the most notable problem areas of the exterior of the property are attached in Exhibit A. I took these pictures on January 31, 2018.

On January 31, 2018, I observed the following:

Windows remain without window panes and without proper boarding.

The foundation shows visible signs of disrepair and separation in both lateral and horizontal directions.

The roof is sagging and lacks proper soffits, fascia boards, and gutters.

The floor boards show obvious signs of deterioration and weakening.

The condition of and debris on this property constitute a nuisance and are a public safety concern.

The recent background of the property is as follows:

Four notices concerning solid waste, vehicle, and nuisance violations were sent on May 25, 2017; July 17, 2017; September 18, 2017; and December 4, 2017.

The notices throughout 2017 instructed that many structural items were deteriorating or missing and needed to be repaired, replaced, or installed, as applicable. These structural items included the gutters, downspouts, fascia boards, soffit, overhang, roof, doors, and windows.

A representative of MidAmerican Energy indicated that the gas service to the house has been turned off since at least 2014. Homes with no gas service are unfit for habitation. A neighbor has stated that propane burners or something similar has been used inside the house as a heat source, which causes concerns for carbon monoxide poisoning and fire safety.

Communications were sent to Gunnie Morning, Jr. at 3603 Rockingham Rd, Davenport, Iowa, his address where tax bills were sent and, after learning of Gunnie Morning, Jr.'s death, to his daughter Evelee Lewis (aka Everlee Lewis) at 431 W 8th Street, Davenport, Iowa. The water bill was in the name of Evelee Lewis.

The purpose of this warrant is to gain access to the interior of the house to complete cleanup and conduct an inspection to determine habitability.

Thorian Twyner
Code Enforcement Officer I
City of Davenport

WHEREFORE, the undersigned requests that an administrative search warrant be issued.

Mallory Hoyt
Assistant City Attorney,
City of Davenport

ENDORSEMENT ON ADMINISTRATIVE SEARCH WARRANT APPLICATION

In issuing an administrative search warrant, the undersigned relied upon:

__X___ The sworn testimony of the following person(s) together with the statements and information contained in the Application and any Attachments thereto:

Thorian Twyner, Code Enforcement Officer, City of Davenport, 226 W. 4th Street, Davenport, Iowa

_____ Abstract of Testimony (information received in addition to that set forth in the Application and the Attachments).

_____ Information supplied by a confidential informant or employee as shown by the Attachment(s). This information appears credible because:

_____ (a) sworn testimony indicates that the informant/employee has given reliable information on previous occasions.

_____ (b) the informant's/employee's information appears credible for the reasons indicated in the Attachment.

_____ (c) the informant's/employee's information appears credible for following reasons:

_____

_____

_____

_____.

M. Fowler

District Associate Judge
7th Judicial District of Iowa
Scott County, Iowa

SW010615

STATE OF IOWA, COUNTY OF SCOTT
SEARCH WARRANT

FILED
2018 FEB -1 AM 8:57

TO ANY PEACE OFFICER IN THE STATE:

Based upon sworn application made to this Court, I have found that probable cause exists to believe that at the place, or otherwise upon the person(s) or in the vehicle(s) located upon the premises otherwise described as:

The buildings, structures and land, owned by Gunnie Morning, Jr. or his estate at 431 W 8th Street, Davenport, Iowa, including curtilage, front, back and side yards, and more particularly described as follows:

Parcel No. G0043-15 Or Sec-Twn-Rng/Lot-Block: 008-022 Fulton's, A C Subd Of Blk 22 Mcintosh's 3rd Add All In The City Of Davenport, Scott County, Iowa.

There are environmental violations and building code violations, which are unsafe, unsanitary and a nuisance, and there is:

__X__ Property that is maintained in violation of the law.

_____ Property, the possession of which is illegal.

_____ Property that is used or possessed with the intent to be used as the means of committing a public offense or concealed to prevent the offense from being discovered. To- wit: violations of Davenport Municipal Code §

_____ Property relevant and material as evidence in civil and/or criminal prosecution.

THEREFORE, you are hereby commanded to make immediate search of the described place (and persons and vehicles) for the specified property; to seize, as necessary, the specified property at the place so found, leaving a receipt for seized property at the place of the search; to prepare a written inventory of the property seized; and to return this warrant together with the written inventory; and to bring the seized property before me.

Dated this 1st day of February, 2018.

M. Fowler

District Associate Judge
7th Judicial District of Iowa
Scott County, Iowa

STATE OF IOWA, COUNTY OF SCOTT

APPLICATION FOR AN
ADMINISTRATIVE SEARCH WARRANT

SW#

Being duly sworn upon my oath, I, the undersigned, state that at the place, and on the person(s) and in the vehicle(s) described as follows:

The buildings, structures and land, owned by Gunnie Morning, Jr. or his estate at 431 W 8th Street, Davenport, Iowa, including curtilage, front, back and side yards, and more particularly described as follows:

Parcel No. G0043-15 Or Sec-Twn-Rng/Lot-Block: 008-022 Fulton's, A C Subd Of Blk 22 Mcintosh's 3rd Add All In The City Of Davenport, Scott County, Iowa.

On said property there is certain property and evidence, namely:

The City of Davenport's Neighborhood Services Division and its contracted agents need to gain access to this property in order to clean up the property and secure the property in order to bring it into compliance with city code solid waste regulations and abandoned and dangerous buildings regulations. Inspections indicate that solid waste is being stored in violation of city ordinances as set forth below:

__X___ Property that is maintained in violation of the law. Davenport City Code §§ 8.12

_____ Property, the possession of which is illegal.

_____ Property that is used or possessed with the intent to be used as the means of committing a public offense or concealed to prevent the offense from being discovered; to- wit, violations of Davenport Municipal Code §

_____ Property relevant and material as evidence in civil and/or criminal prosecution.

The facts establishing the foregoing ground(s) for the issuance of an administrative search warrant are as set forth in the attachments which are made a part of this affidavit.

_____
Thorian Twyner
Code Enforcement Officer I
City of Davenport

STATE OF IOWA)
) SS:
SCOTT COUNTY)

Subscribed and sworn to before me,, Mallory P. Hoyt, the undersigned Notary Public, on the 1st day of February, 2018, by Thorian Twyner to me known to be the same person who executed the foregoing affidavit of return of service and who did so as his voluntary act and deed.

_____
Notary Public in and for State of Iowa

ATTACHMENT "A"
AFFIDAVIT OF THORIAN TWYNER

STATE OF IOWA)
) SS:
SCOTT COUNTY)

Being duly sworn on my oath, I, Thorian Twyner, am a Code Enforcement Officer for the Neighborhood Services Division of the City of Davenport Public Works Department and I state as follows:

The property located at 431 W 8th Street, Davenport, Iowa was declared a nuisance property because of is environmental and structural issues on December 12, 2018.

On January 31, 2018, an emergency clean up was performed to the exterior of the property.

Twenty pictures of the most notable problem areas of the exterior of the property are attached in Exhibit A. I took these pictures on January 31, 2018.

On January 31, 2018, I observed the following:

Windows remain without window panes and without proper boarding.

The foundation shows visible signs of disrepair and separation in both lateral and horizontal directions.

The roof is sagging and lacks proper soffits, fascia boards, and gutters.

The floor boards show obvious signs of deterioration and weakening.

The condition of and debris on this property constitute a nuisance and are a public safety concern.

The recent background of the property is as follows:

Four notices concerning solid waste, vehicle, and nuisance violations were sent on May 25, 2017; July 17, 2017; September 18, 2017; and December 4, 2017.

The notices throughout 2017 instructed that many structural items were deteriorating or missing and needed to be repaired, replaced, or installed, as applicable. These structural items included the gutters, downspouts, fascia boards, soffit, overhang, roof, doors, and windows.

A representative of MidAmerican Energy indicated that the gas service to the house has been turned off since at least 2014. Homes with no gas service are unfit for habitation. A neighbor has stated that propane burners or something similar has been used inside the house as a heat source, which causes concerns for carbon monoxide poisoning and fire safety.

Communications were sent to Gunnie Morning, Jr. at 3603 Rockingham Rd, Davenport, Iowa, his address where tax bills were sent and, after learning of Gunnie Morning, Jr.'s death, to his daughter Evelee Lewis (aka Everlee Lewis) at 431 W 8th Street, Davenport, Iowa. The water bill was in the name of Evelee Lewis.

The purpose of this warrant is to gain access to the interior of the house to complete cleanup and conduct an inspection to determine habitability.

_____

Thorian Twyner
Code Enforcement Officer I
City of Davenport

WHEREFORE, the undersigned requests that an administrative search warrant be issued.

_____

Mallory Hoyt
Assistant City Attorney,
City of Davenport

ENDORSEMENT ON ADMINISTRATIVE SEARCH WARRANT APPLICATION

In issuing an administrative search warrant, the undersigned relied upon:

__X___ The sworn testimony of the following person(s) together with the statements and information contained in the Application and any Attachments thereto:

Thorian Twyner, Code Enforcement Officer, City of Davenport, 226 W. 4th Street, Davenport, Iowa

_____ Abstract of Testimony (information received in addition to that set forth in the Application and the Attachments).

_____ Information supplied by a confidential informant or employee as shown by the Attachment(s). This information appears credible because:

_____ (a) sworn testimony indicates that the informant/employee has given reliable information on previous occasions.

_____ (b) the informant's/employee's information appears credible for the reasons indicated in the Attachment.

_____ (c) the informant's/employee's information appears credible for following reasons:

_____

_____

_____

_____.

_____

District Associate Judge
7th Judicial District of Iowa
Scott County, Iowa

STATE OF IOWA, COUNTY OF SCOTT
SEARCH WARRANT

TO ANY PEACE OFFICER IN THE STATE:

Based upon sworn application made to this Court, I have found that probable cause exists to believe that at the place, or otherwise upon the person(s) or in the vehicle(s) located upon the premises otherwise described as:

The buildings, structures and land, owned by Gunnie Morning, Jr. or his estate at 431 W 8th Street, Davenport, Iowa, including curtilage, front, back and side yards, and more particularly described as follows:

Parcel No. G0043-15 Or Sec-Twn-Rng/Lot-Block: 008-022 Fulton's, A C Subd Of Blk 22 Mcintosh's 3rd Add All In The City Of Davenport, Scott County, Iowa.

There are environmental violations and building code violations, which are unsafe, unsanitary and a nuisance, and there is:

__X__Property that is maintained in violation of the law.

_____ Property, the possession of which is illegal.

_____ Property that is used or possessed with the intent to be used as the means of committing a public offense or concealed to prevent the offense from being discovered. To- wit: violations of Davenport Municipal Code §

_____ Property relevant and material as evidence in civil and/or criminal prosecution.

THEREFORE, you are hereby commanded to make immediate search of the described place (and persons and vehicles) for the specified property; to seize, as necessary, the specified property at the place so found, leaving a receipt for seized property at the place of the search; to prepare a written inventory of the property seized; and to return this warrant together with the written inventory; and to bring the seized property before me.

Dated this 1st day of February, 2018.

_____
District Associate Judge
7th Judicial District of Iowa
Scott County, Iowa

Task ID: 18-10641	Activity: Demolition List
Parcel ID: G0043-15	Parcel Address: 431 W 8TH ST
Notes: G0043-15	

3/5/2018, 03:19:06 PM

3/5/2018, 03:19:07 PM

3/5/2018, 03:19:10 PM

3/5/2018, 03:19:12 PM

3/5/2018, 03:19:13 PM

3/5/2018, 03:19:16 PM

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3/5/2018, 03:19:48 PM

3/5/2018, 03:19:50 PM

3/5/2018, 03:20:02 PM

3/5/2018, 03:20:25 PM

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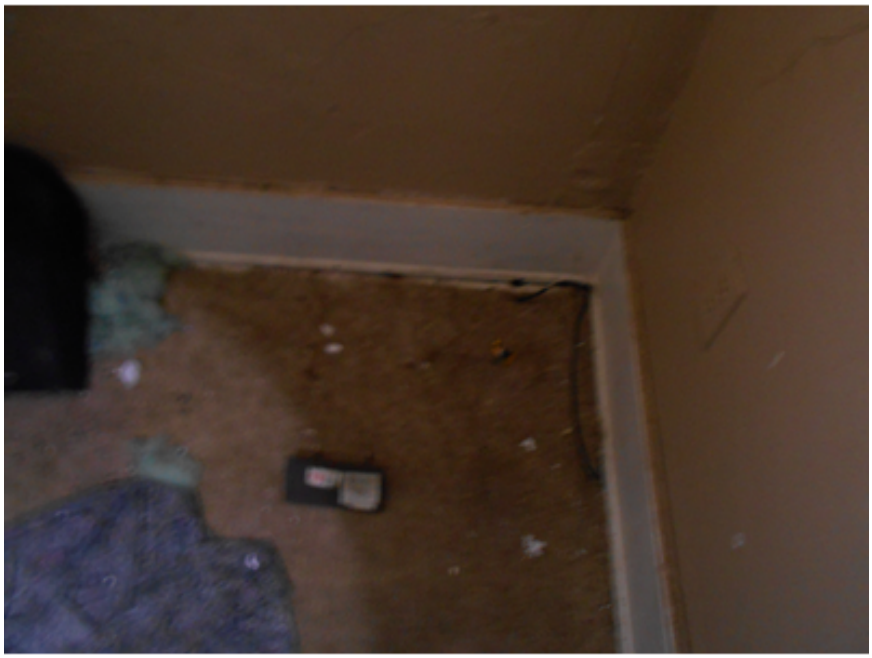

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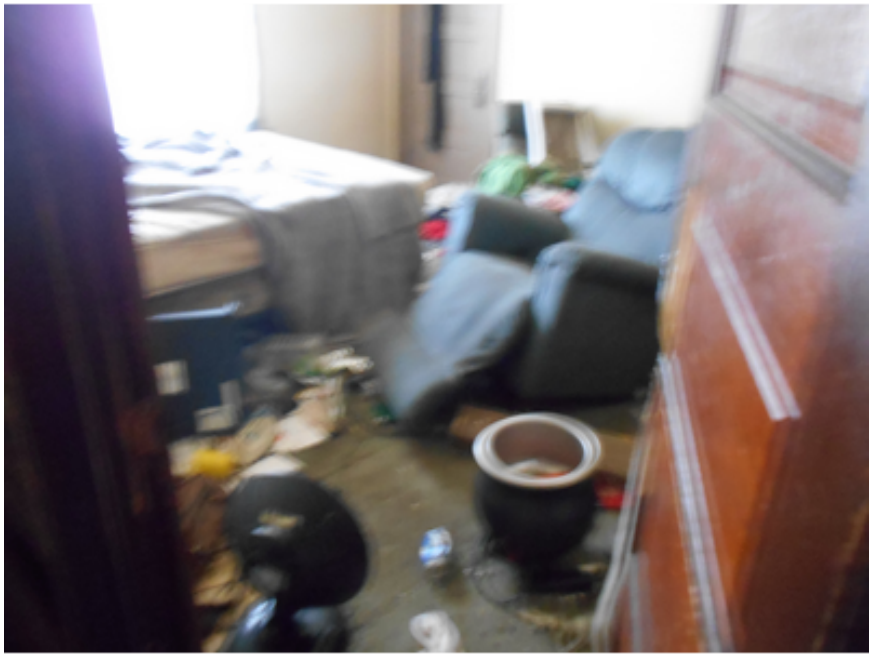

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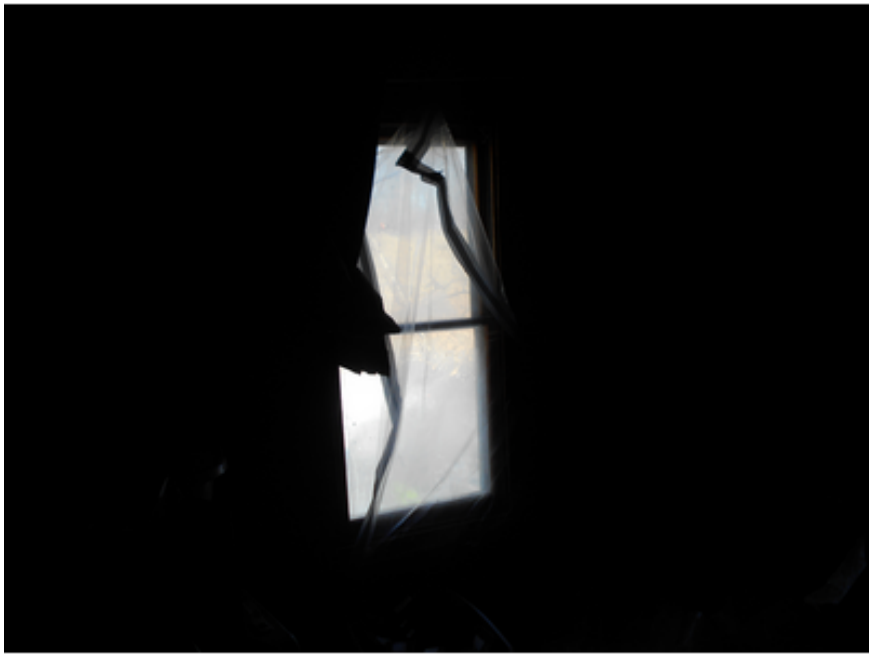

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Scott County / City of Davenport, Iowa

Summary - Auditor's Office

Parcel ID	G0043-15
Alternate ID	G20062
Property Address	**431 W 8TH ST** **DAVENPORT IA 52803**
Sec/Twp/Rng	N/A
Brief	FULTON'S, A C SUBD Lot: 008 Block: 022 FULTON'S, A C SUBDOF BLK 22
Tax Description	MCINTOSH'S3RD ADD (Note: Not to be used on legal documents)
Deed Book/Page	6-703 (6/5/1997)
Contract Book/Page	
Gross Acres	0.00
Net Acres	0.00
Adjusted CSR Pts	0
District	DAD - DAVENPORT DAVENPORT
School District	DAVENPORT SCHOOL
Subdivision	FULTON'S, A C SUBD

Owners - Auditor's Office

Deed Holder
MORNING JR GUNNIE
3603 ROCKINGHAM RD
DAVENPORT IA 52802
Contract Holder
Mailing Address
MORNING JR GUNNIE
3603 ROCKINGHAM RD
DAVENPORT IA 52802

Land - Assessor's Office

Map Area	G20
Lot Dimensions	Regular Lot: 40.00 x 150.00
Lot Area	0.14 Acres; 6,000 SF

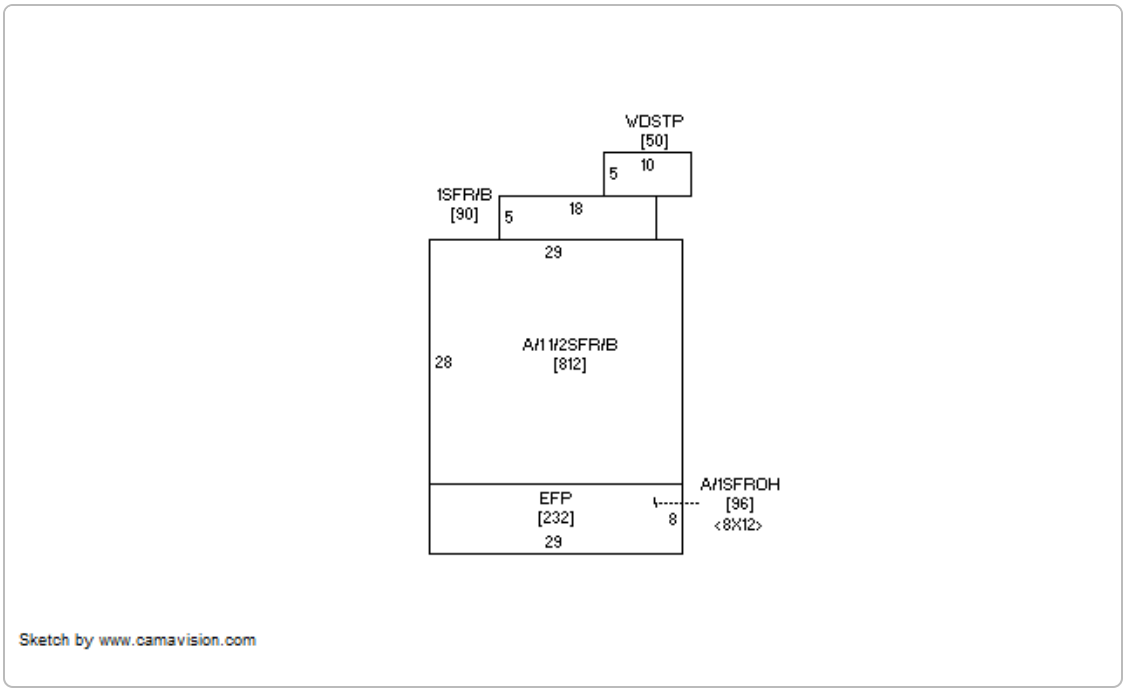
Land Sizes Used For Assessment Purposes Only. Not A Survey Of The Property.

Residential Dwelling - Assessor's Office

Residential Dwelling	
Occupancy	Single-Family
Style	1 1/2 Story Frame
Year Built	1925
Exterior Material	Aluminum
Total Gross Living Area	1,566 SF
Attic Type	Floor & Stairs;
Number of Rooms	0 above; 0 below
Number of Bedrooms	3 above; 0 below
Basement Area Type	Full
Basement Area	902
Basement Finished Area	
Plumbing	1 Full Bath
Central Air	No
Heat	FHA - Gas
Fireplaces	
Porches	1S Frame Enclosed (232 SF);
Decks	Wood Stoop (50 SF);
Additions	1 Story Frame (96 SF); 1 Story Frame (90 SF) (90 Bsmt SF);
Garages	

Photos - Assessor's Office

Sketches - Assessor's Office



Permits - Assessor's Office

Permit #	Date	Description	Amount
2020-29394	09/15/2020	Work Order	0
E009421	01/20/2016	Windows/Doors	250
M014941	10/06/2015	Plumb/Elec	200

Sales - Assessor's Office

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
6/5/1997	MORNING, WILLIE ANN MORNING, JUNIOR	MORNING,GUNNIE JR.	1997-13826	NONE	CT - Will		$0.00
12/12/1990	REDFERN, HAZEL E	MORNING, WILLIE ANN MORNING, JUNIOR	1990-23358	NONE	X		$13,500.00
6/30/1982		REDFERN, HAZEL E	1982-08870	NONE	X		$0.00

Recent Sales in Area

Sale date range:

From:

03/03/2013

To:

03/03/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet

Sales by Distance

Valuation - Assessor's Office

		2022	2021	2020	2019	2018
	Classification	Residential	Residential	Residential	Residential	Residential
+	Assessed Land Value	$4,000	$4,000	$4,000	$4,000	$4,000
+	Assessed Building Value	$0	$0	$0	$0	$0
+	Assessed Dwelling Value	$50,350	$50,350	$42,750	$42,750	$42,750
=	Gross Assessed Value	**$54,350**	**$54,350**	**$46,750**	**$46,750**	**$46,750**
-	Exempt Value	$0	$0	$0	$0	$0
=	Net Assessed Value	**$54,350**	**$54,350**	**$46,750**	**$46,750**	**$46,750**

Taxation - Auditor\Treasurer's Office

		2021 Pay 2022-2023	2020 Pay 2021-2022	2019 Pay 2020-2021	2018 Pay 2019-2020
x	Rollback (estimated)	54.13	56.41	55.07	56.92
+	Taxable Land Value	$2,165	$2,256	$2,203	$2,277
+	Taxable Building Value	$0	$0	$0	$0
+	Taxable Dwelling Value	$27,255	$24,115	$23,544	$24,332
=	Gross Taxable Value	**$29,420**	**$26,371**	**$25,747**	**$26,609**
-	Military Credit	$0	$0	$0	$0
=	Net Taxable Value	**$29,420**	**$26,371**	**$25,747**	**$26,609**
x	Levy Rate (per $1000 of value)	39.64283	39.37037	39.44684	39.41990
=	Gross Taxes Due	**$1,166.29**	**$1,038.24**	**$1,015.64**	**$1,048.92**
-	Ag Land Credit	$0.00	$0.00	$0.00	$0.00
-	Family Farm Credit	$0.00	$0.00	$0.00	$0.00
-	Homestead Credit	$0.00	$0.00	$0.00	$0.00
-	Disabled and Senior Citizens Credit	$0.00	$0.00	$0.00	$0.00
-	Business Property Credit	$0.00	$0.00	$0.00	$0.00
=	Net Taxes Due	**$1,166.00**	**$1,038.00**	**$1,016.00**	**$1,048.00**

Tax History - Treasurer's Office

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023 September 2022	$583 $583	No No		666922
2020	March 2022 September 2021	$519 $519	No No		662339
2019	March 2021 September 2020	$508 $508	No No		664207
2018	March 2020 September 2019	$524 $524	No No		645240
2017	March 2019 September 2018	$513 $513	No No		657996
2016	March 2018 September 2017	$531 $531	Yes Yes	6/18/2018 6/18/2018	678168

Year	Due Date	Amount	Paid	Date Paid	Receipt
2015	March 2017	$416	Yes	6/19/2017	829131
	September 2016	$416	Yes	2/3/2017	
2014	March 2016	$451	Yes	6/20/2016	693742
	September 2015	$451	Yes	3/7/2016	
2013	March 2015	$445	Yes	3/6/2015	640027
	September 2014	$445	Yes	12/4/2014	
2012	March 2014	$389	Yes	3/4/2014	647756
	September 2013	$389	Yes	9/3/2013	
2011	March 2013	$396	Yes	3/4/2013	647386
	September 2012	$396	Yes	9/4/2012	
2010	March 2012	$379	Yes	8/22/2011	635886
	September 2011	$379	Yes	8/22/2011	
2009	March 2011	$363	Yes	10/5/2010	646975
	September 2010	$363	Yes	9/7/2010	
2008	March 2010	$335	Yes	3/1/2010	635692
	September 2009	$335	Yes	9/1/2009	

Tax Sale Certificates - Treasurer's Office

Certificate Number:
180936
Certificate Buyer:
NCLAND with Union Bank as secured party
P.O. BOX 82668
LINCOLN, NE 68501

Certificate Date:
6/18/2018

Tax Sale Total:
1,073.00
Penalty:
0.00
Subsequent Tax Total:
0.00
Interest:
1,245.00
Redemption Total:
Click here to view Redemption Total
Additional Costs:
0.00
Redemption Total as of:
Certificate Fee:
20.00
Status:
Canceled
Bid Down Percentage:
100%

Certificate Number:
2101192
Certificate Buyer:
SCOTT COUNTY
SCOTT COUNTY
,

Certificate Date:
6/21/2021

Tax Sale Total:
5,716.95
Penalty:
0.00
Subsequent Tax Total:
0.00
Interest:
2,515.00
Redemption Total:
Click here to view Redemption Total
Additional Costs:
0.00
Redemption Total as of:
Certificate Fee:
20.00
Status:
Open
Bid Down Percentage:
100%

Certificate Number:
160838
Certificate Buyer:
LIEN HOLDERS with Union Bank as secured party
P.O. BOX 82668
LINCOLN, NE 68501

Certificate Date:
6/20/2016

Tax Sale Total:
387.00
Penalty:
0.00
Subsequent Tax Total:
0.00
Interest:
23.00
Redemption Total:
Click here to view Redemption Total
Additional Costs:
0.00
Redemption Total as of:
8/4/2016
Certificate Fee:
20.00
Status:
Redeemed
Bid Down Percentage:
100%

Certificate Number:
170430
Certificate Buyer:
TOOMANYNUMBERS SERIES LLC - PS 36
6348 JEBENS AVE
DAVENPORT, IA 52806

Certificate Date:
6/19/2017

Tax Sale Total:
355.00
Penalty:
0.00
Subsequent Tax Total:
0.00
Interest:
21.00
Redemption Total:
Click here to view Redemption Total
Additional Costs:
0.00
Redemption Total as of:
8/3/2017
Certificate Fee:
20.00
Status:
Redeemed
Bid Down Percentage:
100%

Special Assessments - Treasurer's Office

Project:
20230301-24 - Davenport Weed Cutting
Accepted Date:
3/1/2023
Parcel Number:
G0043-15
Amortization Date:
12/1/2023
Amortized Interest:
0
Number of Years:
0

Project:
20211213-11 - Davenport Weed Cutting
Accepted Date:
12/13/2021
Parcel Number:
G0043-15
Amortization Date:
12/1/2022
Amortized Interest:
0
Number of Years:
0

Project:
20211118-12 - Davenport Board Up Building
Accepted Date:
11/18/2021
Parcel Number:
G0043-15
Amortization Date:
12/1/2022
Amortized Interest:
0
Number of Years:
0

Project:
20211118-4 - Davenport Weed Cutting
Accepted Date:
11/18/2021
Parcel Number:
G0043-15
Amortization Date:
12/1/2022
Amortized Interest:
0
Number of Years:
0

Project:
20201202-20 - Davenport Weed Cutting
Accepted Date:
12/2/2020
Parcel Number:
G0043-15
Amortization Date:
12/1/2021
Amortized Interest:
0
Number of Years:
0

Project:
20201202-21 - Davenport Weed Cutting
Accepted Date:
12/2/2020
Parcel Number:
G0043-15
Amortization Date:
12/1/2021
Amortized Interest:
0
Number of Years:
0

Project:
20200313-5 - Davenport Weed Cutting
Accepted Date:
3/13/2020
Parcel Number:
G0043-15
Amortization Date:
12/1/2020
Amortized Interest:
0
Number of Years:
0

Project:
20191218-10 - Davenport Weed Cutting
Accepted Date:
12/18/2019
Parcel Number:
G0043-15
Amortization Date:
12/1/2020
Amortized Interest:
0
Number of Years:
0

Project:
20180802-1 - Davenport Weed Cutting
Accepted Date:
8/2/2018
Parcel Number:
G0043-15
Amortization Date:
12/1/2019
Amortized Interest:
0
Number of Years:
0

Project:
20180430 - Davenport Utility Fee
Accepted Date:
4/30/2018
Parcel Number:
G0043-15
Amortization Date:
12/1/2018
Amortized Interest:
0
Number of Years:
0

Project:
20180427-1 - Davenport Board Up Building
Accepted Date:
4/27/2018
Parcel Number:
G0043-15
Amortization Date:
12/1/2018
Amortized Interest:
9
Number of Years:
10

Project:
20180306-2 - Davenport Brush & Debris Removal
Accepted Date:
3/6/2018
Parcel Number:
G0043-15
Amortization Date:
12/1/2018
Amortized Interest:
0
Number of Years:
0

Project:
20180131 - Davenport Utility Fee
Accepted Date:
1/31/2018
Parcel Number:
G0043-15
Amortization Date:
12/1/2018
Amortized Interest:
0
Number of Years:
0

Project:
20170831 - Davenport Utility Fees
Accepted Date:
8/31/2017
Parcel Number:
G0043-15
Amortization Date:
12/1/2018
Amortized Interest:
0
Number of Years:
0

Project:
20170427 - Davenport Utility Fee
Accepted Date:
4/27/2017
Parcel Number:
G0043-15
Amortization Date:
12/1/2017
Amortized Interest:
0
Number of Years:
0

Project:
20170130 - Davenport Utility Fees
Accepted Date:
1/30/2017
Parcel Number:
G0043-15
Amortization Date:
12/1/2017
Amortized Interest:
0
Number of Years:
0

Project:
20161101 - Davenport Utility Fees
Accepted Date:
11/1/2016
Parcel Number:
G0043-15
Amortization Date:
12/1/2017
Amortized Interest:
0
Number of Years:
0

Project:
20160503 - Davenport Utility Fees
Accepted Date:
5/3/2016
Parcel Number:
G0043-15
Amortization Date:
12/1/2017
Amortized Interest:
0
Number of Years:
0

Davenport Data Correction Feedback Form

Link to Data Correction Feedback Form

Treasurer Data Correction Feedback Form

Link to Treasurer Data Correction Feedback Form

Pay Property Taxes

Click here to pay your Property Taxes online for this parcel

Davenport Tax Credit Applications

Apply for Homestead, Sales Questionnaire or Military Tax Credits

Iowa Land Records

(6-703)

Data for Scott County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 1989. For records prior to 1989, contact the County Recorder or Customer Support at www.IowaLandRecords.org.

No data available for the following modules: Summary - Inactive, DBA (Doing Business As) - Assessor's Office, Commercial Buildings - Assessor's Office, Agricultural Buildings - Assessor's Office, Yard Extras - Assessor's Office, Scott County Data Correction Feedback Form, Scott County Tax Credit Applications.

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User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 3/3/2023, 8:23:17 AM

Version 2.3.250

Owen J. and Anna Sweeney House - 411 W. 8th St - c.1903, 2011 move - T-plan; Garage: none; State #82-02504; Map #122; Field #E-14; Parcel #G0043-12A; 2016 district status: 1 contributing building (A) (moved)

Lot (site of house demolished since 1983) - 416 W. 8th St; State #82-00672; Parcel #G0043-18; Demo permit date: 1999-4-13; 2016 district status: lot

Owen J. and Anna Sweeney House - 411 W. 8th St - c.1903, 2011 move - T-plan; Garage: none; State #82-02504; Map #122; Field #E-14; Parcel #G0043-12A; 2016 district status: 1 contributing building (A) (moved)

- 415 W. 8th St - house demolished since 1983; State #82-00671; Parcel #G0043-11; Demo permit date: 1996-1-2; 2016 district status: (part of 411 W 8th now)
- 417 W. 8th St - house demolished since 1983; State #82-00673; Parcel #G0043-12A; Demo permit date: 1981-10-26; 2016 district status: (part of 411 W 8th now)

Richard and Julia Ayers House - 423 W. 8th St - c.1867 - side gable - 1 story; Garage: none; State #82-00674; Map #123; Field #E-15; Parcel #G0043-13; 2016 district status: 1 contributing building (A)

Lot (also in 1983) - 424 W. 8th St; Parcel #G0043-17; 2016 district status: lot

James and Mary Steward House - 425 W. 8th St - c.1867 - cross gable - 1 1/2 story; Garage: none; State #82-00675; Map #124; Field #E-16; Parcel #G0043-14; 2016 district status: 1 contributing building (A)

Lot (site of house demolished since 1983) - 430 W. 8th St; State #82-00676; Parcel #G0043-16; Demo permit date: 1985-7-12; 2016 district status: lot

Michael J. and Anna Healey House - 431 W. 8th St - c.1915 - bungalow - side gable; Garage: none; State #82-00677; Map #125; Field #E-17; Parcel #G0043-15; 2016 district status: 1 non-contributing building

Adolph and Laura Offermann House - 435 W. 8th St - c.1911 - Foursquare; Garage: none; State #82-00678; Map #126; Field #E-18; Parcel #G0044-18; 2016 district status: 1 contributing building (A, C)

Lot (site of house demolished since 1983) - 436 W. 8th St; State #82-00679; Parcel #G0044-17; Demo permit date: 1984-4-10; 2016 district status: lot

Struck Rental House - 501 W. 8th St - c.1909 - bungalow - gable-front; Garage: detached - one car - c.1949; State #82-00680; Map #127; Field #E-19; Parcel #G0044-19; 2016 district status: 1 contributing building (A), 1 non-contributing building

Wilhelm H. and Margaretta (Ehlers) Pohlmann House - 502 W. 8th St - c.1888 - Queen Anne; Garage: none; State #82-00681; Map #136; Field #G-03; Parcel #G0044-16; 2016 district status: 1 contributing building (A, C)

Mittelbuscher Duplex - 505-507 W. 8th St - c.1909 - Craftsman / Queen Anne; Garage: detached - frame - c.1961; State #82-00682; Map #128; Field #E-20; Parcel #G0044-20; 2016 district status: 2 contributing buildings (A) (duplex), 1 non-contributing building

John W. and Katherine (Mundt) Buck House - 506 W. 8th St - c.1893 - Queen Anne; Garage: detached - two car - c.1910s; State #82-00683; Map #137; Field #G-04; Parcel #G0044-15; 2016 district status: 2 contributing buildings (A, C)

Lot (site of house demolished since 1983) - 512 W. 8th St; State #82-00684; Parcel #G0044-14; Demo permit date: 1986-11-4; 2016 district status: lot

Frank J. and Elizabeth Moss House - 513 W. 8th St - c.1907 - Foursquare; Garage: none; State #82-00685; Map #129; Field #E-21; Parcel #G0044-21; 2016 district status: 1 contributing building (A, C)

Charles E. and Minnie (Haak) Meier House - 519 W. 8th St - c.1905 - Foursquare/Craftsman; Garage: detached - two car - c.1920s; State #82-00686; Map #130; Field #E-22; Parcel #G0044-22; 2016 district status: 2 contributing buildings (A, C)

Lot (site of house demolished since 1983) - 520 W. 8th St; State #82-00687; Parcel #G0044-13; Demo permit date: 1986-11-4; 2016 district status: lot

Herman and Sophia (Brumm) Kuehlcke House - 521 W. 8th St - c.1895 - Queen Anne; Garage: detached - two car (one door) - c.1938?; State #82-00688; Map #131; Field #E-23; Parcel #G0044-23; 2016 district status: 1 contributing building (A, C), 1 non-contributing building

Mathilde E. (Ficke) Dueser House - 526 W. 8th St - c.1888 - Queen Anne; Garage: detached - two car - c.1979; State #82-00689; Map #138; Field #G-05; Parcel #G0044-12; 2016 district status: 1 contributing building (A), 1 non-contributing building

Henry and Sophia (Schaefer) Reis House - 527 W. 8th St - c.1893 - Queen Anne; Garage: none; State #82-00690; Map #132; Field #E-24; Parcel #G0044-24; 2016 district status: 1 contributing building (A, C)

Charles E. and Maria (Bruhn) Hanssen House - 528 W. 8th St - c.1891 - Queen Anne; Garage: none; State #82-00691; Map #139; Field #G-06; Parcel #G0044-11; 2016 district status: 1 contributing building (A)

C.H. William and Johanna F. (Petersen) Luetje House - 532 W. 8th St - c.1895 - Queen Anne; Garage: none; State #82-00692; Map #140; Field #G-07; Parcel #G0044-10A; 2016 district status: 1 contributing building (A)

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***
425 W 8th St State #82-00675 Map #124 Field Site #E-16 *Parcel #G0043-14* Updated district status: 1 contributing building (A) *1983 NRHP status:* *Contributing*	**James and Mary Steward House**	c.1867 cross gable - 1 1/2 story (1 story)	Walls: frame - wood (new) Foundation: stone Roof: side gable with front cross gable - asphalt shingles
	1867-1890s - James and Mary Steward (Stuart, Stewart) (laborer, railroad flagman) 1880 census: Stuart, James (50, laborer) - born in Ireland (Ireland, Ireland); wife: Mary (45) - born in Ireland (Ireland, Ireland) 1900s-1910s - James Steward (widower, laborer), also children Nellie (saleslady) and Edward (machine operator) 1910 Sanborn map: house - 1 1/2 story - extant 1910 census: Stewart, James G. (71) - born in Ireland (Ireland, Ireland) 1910s-1920s - Edward J. Stewart (machine operator), also Nellie Stewart (saleslady), 1930s-1946 - Edward Stewart 1946-1947 - owned by Owen J. Sweeney - used as rental; 1947-1951 - Teddy A. and Marie B. Belvel; 1951-1957 - Roma Plagman; 1957-1960s - Marie E. and Marvin Knochenmus 1956 Sanborn map: house - 1 1/2 story - extant Current use: single family house - rental		Architect/builder: - Porch: entry steps (wood) Windows: 1/1 wood windows Architectural details: front cross gable Modifications: Historic: -; Non-historic: - Garage: none Other site features: -
431 W 8th St State #82-00677 Map #125 Field Site #E-17 *Parcel #G0043-15* Updated district status: 1 non-contributing building *1983 NRHP status:* *Contributing*	**Michael J. and Anna Healey House**	c.1915 bungalow - side gable (1 1/2 story)	Walls: frame - aluminum siding Foundation: stone Roof: side gable - asphalt shingles
	(earlier house on lot) 1910 Sanborn map: house - 1 1/2 story - replaced 1915 - bought by contractor Frank Lenaghan - likely built new house - owned property until 1918 - 1915-1918: rented to Earl and Doris Fisher; 1918-1923 - Michael J. and Anna Healey (foreman); 1920s - series of owners - used as rental 1929-1951 - Ferdiand and Hazel Rohr (Blackhawk Chevrolet Co); 1951-56 - owned by Ferdinand Rohr - used as rental; 1956-1960s - Robert A. and Irene E. West 1956 Sanborn map: house - 1 1/2 story - extant Current use: single family house - owner occupied		Architect/builder: - Porch: full porch enclosed - small 1/1 windows Windows: 1/1 windows, 4/1 wood windows on rear Architectural details: gable-roof dormers Modifications: Historic: -; Non-historic: 1980 - aluminum siding Garage: none Other site features: -
435 W 8th St State #82-00678 Map #126 Field Site #E-18 *Parcel #G0044-18* Updated district status: 1 contributing building (A, C) *1983 NRHP status:* *Contributing*	**Adolph and Laura Offermann House**	c.1911 Foursquare (2 story)	Walls: frame - wood Foundation: stone Roof: hip roof - asphalt shingles
	(vacant lot - Don's Addition) 1910 Sanborn map: vacant - lot 1910 census: (Offerman, Adolph (48, blacksmith) - born in (US - IA (Germany, Germany)); wife: (Laura (45)) - born in (US - IA (Germany, Germany) 1911-1913 - Adolph and Laura Offermann; 1913-1920s - Laura Offermann 1930s-1954 - Laura Offermann (widow); 1954-1960s - Lee A. Gaukler 1956 Sanborn map: house (2 units) - 2 story - extant Current use: single family house - owner occupied		Architect/builder: - Porch: full porch - square wood columns on brick piers Windows: 1/1 wood windows Architectural details: hip-roof dormers, bay window with gable roof, gable-roof section Modifications: Historic: -; Non-historic: - Garage: none Other site features: -

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

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

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

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

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

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

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

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

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

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

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

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

9. If the property is income-producing;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A. Certificate of public hazard. If emergency circumstances affect a designated property which requires immediate relief, including demolition, the fire marshal and chief building official shall certify that such conditions exist and said conditions shall be eliminated as quickly as is practicable. Emergencies are defined as life or health-threatening conditions requiring immediate attention. A certificate of public hazard may be issued after the fact documenting the reasons for loss of the designated property. This section shall apply only in cases where it is impractical for the commission to consider a certificate of economic hardship prior to demolition.

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

C. Ordinary repair and maintenance. This chapter is not meant to prevent ordinary repair and maintenance activities of private property not requiring a building or sign permit.

14.01.100. Historic structure demolition review process. [Ord. No. 2019-02 § 4]

A. If the owner(s) of record or agent applies for a demolition permit to a building or structure listed on the National Register of Historic Places, which to date has not been designated as a local landmark, the office of construction code enforcement shall not issue the permit but instead shall direct the applicant to the commission secretary. Once the office of construction code enforcement refers the matter to the commission secretary, all demolition activity shall stop, if started, until after the commission or the City Council acts on the matter. The commission secretary shall place the demolition request on the agenda for the commission's next meeting.

B. In making its determination on whether to recommend continuance of the demolition stoppage and consideration by the City Council for designation as a local landmark, the commission shall consider the criteria as stated in Section 14.01.070B of this chapter. The commission, by a three-fourths vote of its members present may request the City Council to review a proposed demolition permit for a structure listed on the National Register of Historic Places which has not, to date, been designated as a local landmark. In the event the commission votes to delay demolition, the commission shall have staff prepare an individual property nomination for designation as a local landmark as outlined in Section 14.01.040. Said nomination shall be considered by the commission in a timely manner.

In the event the commission vote to nominate the property as a local landmark fails, the demolition permit may be issued and the matter does not proceed to the City Council.

In the event the commission votes first to delay demolition and then to nominate the property for designation as a local landmark, the commission shall submit written documentation to the City Council that the building is presently on the National Register of Historic Places, that the criteria for designation as a local landmark as listed in Section 14.01.040 have been met and that the provisions of Section 14.01.090 of the chapter are not applicable, as well as forward any application material submitted by the petitioner or prepared by staff relevant to either the demolition request or the landmark nomination.

C. The City Council shall give appropriate notice that a public hearing will be held on the demolition application and nomination for landmark designation.

At the public hearing, the City Council shall hear all written and oral statements of the interested parties. The City Council shall base its

decision on all relevant evidence presented at the public hearing, including whether Section 14.01.090 of the chapter is applicable.

The City Council shall determine by a majority of the entire Council either to allow the structure to be demolished or to approve the structure for local landmark status. If the local landmark status is approved the owner shall not be issued a demolition permit by the City.

Every effort shall be made by all parties to complete the designation process in the most timely fashion. The City Council shall act either allowing the structure to be demolished or designating it a local landmark within 120 days from the date of the commission's first public hearing.

14.01.110. Penalty. [Ord. No. 2019-02 § 4]

A. In the event work is being performed without the required certificate of appropriateness or the certificate of economic hardship, the commission or the commission secretary shall ask that a stop work order be issued. In the event work is being performed which is not in accordance with its certificate of appropriateness, the commission shall also ask that a stop work order be issued. In addition to other penalties and remedies, the City shall issue a stop work order, and all work shall cease on the designated property. No additional work shall be undertaken as long as such stop work order is in effect.

B. In the event work has been completed without the required certificate of appropriateness or certificate of economic hardship, the owner, the tenant, if a participating party to said work, and the person(s) performing such work shall be guilty of a misdemeanor or municipal infraction. Every day each such violation shall continue to exist shall constitute a separate violation.

C. Enforcement. The City's director of community and economic development department, or his/her designee, shall be responsible for the enforcement of the provisions of this chapter.

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **3/14/2023**

Subject:
Case COA23-10: Request for exterior alteration at 714 Gaines Street. The Postel Rental House is a contributing building in the Hamburg Local Landmark Historic District. Xaveria Mayes, petitioner. [Ward 3]

Recommendation:
A recommendation is made to approve the installation of replacement windows identified in the Certificate of Appropriateness at 714 Gaines Street.

A recommendation is made to table the reconstruction of the front porch and installation of the rear door to the April 11, 2023 Historic Preservation Commission meeting to allow the applicant additional time to submit detailed information.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060 C of the Davenport Municipal Code. The installation of new windows meet 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.

Background:
The Postel Rental House is a two-story T-plan structure built in 1895. The building materials consist of aluminum siding, stone foundation, and a cross gable roof with asphalt shingles. There is a full wrap around porch with square wood columns.

The property owner received funding from the DREAM Plus Program to reconstruct the deteriorated front porch, install five new windows, and to replace a rear entry door.

The project scope includes reconstructing the deteriorated front porch. However, the information provided by the applicant was not legible. Updated documents have not been provided.

The applicant intends to reconstruct the front porch using treated lumber floor joists and support posts. The floor will consist of composite decking. New picture framed lattice will be installed at the base of the porch.

The Historic Preservation Ordinance states where possible all materials and characteristics of the porch be replaced with similar materials. Evidence of the existing front porch should be used to best replicate the proportions, detailing, and materials for the reconstruction.

The historic property inventory sheet identifies the windows as 1/1 wood. The replacement windows are pine with clad. The 1/1 window grid will be painted in a white finish and fit the existing openings. The windows are pocket replacements because the existing windows have weight cavities. A total of five windows will be replaced: three on the south side of the home, one on the north elevation, and one on the west side of the home. There are no changes proposed to the windows facing Gaines Street.

The petitioner is also requesting permission to install a new pre-hung insulated metal door at the rear entry. The six panel metal door will have a storm door placed on the exterior. However, the applicant did not provide information on the existing door or a photo indicating its current condition.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Application
🗋	Backup Material	Scope of Work
🗋	Backup Material	Window Specs
🗋	Backup Material	Historic Property Inventory Sheet
🗋	Backup Material	Historic Preservation Ordinance-Review Standards
🗋	Backup Material	Background Materials & Photos

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	3/10/2023 - 5:11 PM

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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION

RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE

SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME

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

APPLICANT INFORMATION

APPLICANT NAME
Xaveria Mayes

ADDRESS
714 N Gaines Street

CITY, STATE, ZIP
Davenport, IA 52802

PHONE
563 676 3655

SECONDARY PHONE
563 343 4384

E-MAIL ADDRESS
Sukimay07a@gmail.com

Acceptance of Applicant

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

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

Xaveria Mayes
Type Applicant's Name

Applicant's Signature — Date: 2/13/23

APPLICABILITY PRIOR to any work on applicable Historic Resources:

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

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

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

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

- Full Scope of Work (SOW) attached as a .PDF ☐
  all work & materials shall be described & itemized/listed in detail
- Photos or renderings of all existing building/sign façades ☐
- Proposed color building/sign elevations to scale ☐
  rendered showing existing and/or proposed building materials
- Material specs: type, dimensions, color & manufacturer ☐

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

- Dimensioned Site Plan (proposed & existing buildings/site items) ☐
- Grading Plan with 2 foot intervals (if needed) ☐
- Mechanical Screening shall be shown ☐
- Materials Board of sample building materials proposed ☐

* Major Additions & New Buildings may require more extensive information

DEVELOPMENT TEAM

Property Owner
Xaveria Mayes
Address
714 N Gaines Street, Davenport IA
Phone: 563 676 3655 | Secondary Phone: 563 343 4384
E-Mail Address
Sukimay07a@gmail.com

Project Manager/Other
Alan Conor
Address

Phone: 563 888 2000 | Secondary Phone
E-Mail Address
alan.conor@davenportiowa.com

Formal Procedure Application Fee: **NONE**

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

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

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

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

REQUEST FOR BID

Client: XaVeria Mayes
Telephone: (563)676-3655
Property: 714 GAINES ST
Davenport, IA 52801

Bids Due: 01/06/2023

Contact for Information:
ALAN CONNER
CITY OF DAVENPORT

alan.conner@davenportiowa.com
Telephone: (563)888-2001
Fax: (563)328-6714

Materials + Labor

$ _____

1. ELECTRICAL PANEL REPLACEMENT

Spec: EL14 EL14 16

EL14 16
INSTALL NEW 100 AMP 220V SERVICE PANEL AND INCLUDE ALL MODIFICATIONS REQUIRED BY CODE.

PERMIT REQUIRED INCLUDE FEES IN LINE ITEM

$ _____

2. HVAC: AC UNIT

Spec: HV11 HV11 15B

HV11 15B
INSTALL A MINIMUM 15 SEER OR GREATER CENTRAL AIR CONDITION UNIT COMPATIBLE WITH EXISTING FURNACE.

INCLUDE ALL ELECTRICAL MODIFICATIONS AND NEW LINE SETS.

PERMIT REQUIRED

$ _____

3. PORCH REBUILD

Spec: EX65 EX 6

EX 6
CONSTRUCT A NEW FRONT PORCH SYSTEM AND INCLUDE:

1. ENGINEER APPROVED SUPPORT POST FOOTINGS OR A 42" DEEP BY 8" WIDE TRENCH FOOTING WITH 3-#4 REROD BARS RUN HORIZONTALLY SPACED EVENLY FROM TOP TO BOTTOM OR 24" PIER FOOTINGS PER CODE .
2. TREATED LUMBER FLOOR JOISTS WITH TREATED LUMBER SUPPORT POSTS AND THE PREIMETER JOIST WRAPPED WITH WHITE PINE.
3. COMPOSITE DECKING.
4. 6 X 6 ROOF SUPPORT POSTS.
5. GUARD RAILS(HANDRAILS) BUILD WITH SPACE FROM DECKIING TO BOTTOM OF HANRAIL(*NOT SPINDLES ATTACHED TO SKIRTING AND

Client _____ Date
Contractor _____ Date

Rehab Specialist/Inspector _____ Date
Housing Administrator or Program Coordinator _____ Date

Materials + Labor

HANDRAIL*)

6. 42" WIDE STEP WITH RISER AND HANDRAILS ON BOTH SIDES (CONSTRUCTED THE SAME AS THE GUARDRAILS).
7. PICTURE FRAMED LATTICE

**PERMIT REQUIURED

$ _____

4. WINDOW REPLACEMENTS

Spec: WD07 WD07 8F

WD07 8F
REPLACE FIVE (5)WINDOWS WITH DOUBLE HUNG REPLACEMENT UNITS WITH 1/2" INSULATED GLASS, SCREEN AND NEW STOP. INCLUDE ALL MODIFICATIONS NEEDED TO OPENINGS.

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

-MUST MEET CITY U-FACTOR
-TEMPERED GLASS REQUIRED AT LOCATIONS PER CODE

**PERMIT REQUIRED-INCLUDE IN COSTS FOR LINE ITEM

1-STAIRWELL
2-KITCHEN
3-LIVING ROOM
4-LIVING ROOM
5-LIVING ROOM

$ _____

5. DOOR: REAR ENTRY

Spec: DR08 DR08 8A

DR08 8A
INSTALL PREHUNG INSULATED METAL DOOR WITH ALL NEEDED MODIFICATIONS TO THE OPENING. INCLUDE NEW LOCKSET, HARDWARE, AND DEAD BOLT LOCK. ($400.00 ALLOWANCE FOR DOOR)

Materials + Labor

$ _____

6. DOOR: REAR STORM

Spec: DR22 DR22 8B

DR22 8B
INSTALL SOLID CORE ALUMINUM/VINYL STORM DOOR ($350.00 ALLOWANCE FOR THE STORM DOOR).

$ _____

7. CONCRETE WALK

Spec: EX32 EX32 2A

EX32 2A
REMOVE CEMENT AT REAR WALK(ENTRY TO HOME) AND REPLACE WITH NEW CONCRETE.

$ _____ **Total All Items**

Client Date Contractor Date

Rehab Specialist/Inspector Date Housing Administrator or Program Coordinator Date

N x 80"H Primed Steel 6 Panel Exterior Door System - Right Inswing

enards ® SKU: 4140332

	Primed	Deadbolt Bore
	Primed Steel	Door Style
	Right	Door Thickness
	Primed Wood	Frame Width
	None	Hinge Finish
	Hinges, Sill, Frame, Preassembled Door Slab, Brickmould	Lockset Bore
mension	2-3/8 inch	Manufacturer Warranty
	80 inch	Nominal Door Width
	10	Rough Opening Height
	34-1/4 inch	Sill Finish
	Adjusting	Solar Heat Gain Coefficient
	0.12	Air Leakage (AL) Rating
	Yes	Shipping Dimensions

32"W x 80"H White Self-Storing Midview Storm Door

30 | Menards ® SKU: 4152291

	Cottage Collection	Color/Finish
	1 Closer, Screen Insert	Material
	Easy Hang Installation	Style
	Reversible	Screen Type
	80" to 81" inch	Glass Type
	31-7/8" to 32-3/8" inch	Actual Width
	Limited 10-Year	Actual Height
	Midview Storm Door	Actual Depth
	White	Weight
	84.19 H x 32.81 W x 1.81 D	Shipping Weight
	Regular Return (view Return Policy)	

714

Proposal - Detailed

River City Pella Windows and Doors
2830 East 53rd Street
Davenport, IA 52807-3009

Sales Rep Name: Moss, Kevin
Sales Rep Phone: 563-441-1756
Sales Rep E-Mail: kmoss@rivercitypella.com
Sales Rep Fax: 563-441-1760

Customer Information	Project/Delivery Address	Order Information
Iossi Construction 1040 W. 4th Street DAVENPORT, IA 52802 **Primary Phone:** (563) 344-0053 **Mobile Phone:** **Fax Number:** (563) 344-8668 **E-Mail:** davidiossi@iossiconstruction.com **Contact Name:** **Great Plains #:** IOSSICO001 **Customer Number:** 1003176565 **Customer Account:** 1000958071	**714 Gaines st** 714 Gaines st **Lot #** Davenport, Iowa 52802 **County:** **Owner Name:** **Owner Phone:**	**Quote Name:** 714 Gaines st **Order Number:** 108 **Quote Number:** **16465525** **Order Type:** Non-Installed Sales **Wall Depth:** **Payment Terms:** Net 30 Days **Tax Code:** SCOTT CO 2 **Cust Delivery Date:** None **Quoted Date:** 2/7/2023 **Contracted Date:** **Booked Date:** **Customer PO #:**

Customer Notes: This would be a pocket replacement quote.

Line #	Location:	Attributes	Qty
10	stairs	**Architect, Traditional, Replacement Double Hung, 19.75 X 53.75, White**	1

PK # 2128

Viewed From Exterior

Rough Opening: 20 - 1/4" X 54 - 1/4"

1: Traditional, Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 19 3/4 X 53 3/4
General Information: Standard, Style, Clad, Pine, 4 3/4", 3 1/4"
Exterior Color / Finish: Painted, Standard Enduraclad, White
Interior Color / Finish: Golden Oak Stain Interior
Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: Full Screen, Standard EnduraClad, White, Standard, InView™
Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-233-00641-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Clear Opening Width 16.375, Clear Opening Height 22.812, Clear Opening Area 2.594073, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,
Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 147".

Line #	Location:	Attributes	Qty
15	stairs	**Architect, Traditional, Replacement Double Hung, 32.75 X 78.25, White**	1

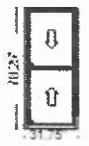
PK # 2128

Viewed From Exterior

Rough Opening: 33 - 1/4" X 78 - 3/4"

1: Traditional, Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 32 3/4 X 78 1/4
General Information: Standard, Style, Clad, Pine, 4 3/4", 3 1/4"
Exterior Color / Finish: Painted, Standard Enduraclad, White
Interior Color / Finish: Golden Oak Stain Interior
Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: Full Screen, Standard EnduraClad, White, Standard, InView™
Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-233-00641-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08|11, Clear Opening Width 29.375, Clear Opening Height 35.062, Clear Opening Area 7.152405, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: No Grille,
Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 222".

Line #	Location:	Attributes	Qty
20	stairs	**Architect, Traditional, Replacement Double Hung, 31.75 X 78.25, White**	3



Viewed From Exterior

Rough Opening: 32 - 1/4" X 78 - 3/4"

PK #
2128

1: Traditional, Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 31 3/4 X 78 1/4
General Information: Standard, Style, Clad, Pine, 4 3/4", 3 1/4"
Exterior Color / Finish: Painted, Standard Enduraclad, White
Interior Color / Finish: Golden Oak Stain Interior
Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: Full Screen, Standard EnduraClad, White, Standard, InView™
Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-233-00641-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08|11, Clear Opening Width 28.375, Clear Opening Height 35.062, Clear Opening Area 6.908918, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: No Grille,
Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 220".

Line #	Location:	Attributes	Qty
25	delivery	**FS - Handling Fee**	1

Thank You For Your Interest In Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at Insynctive.pella.com. By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link https://www.pella.com/california-rights-policy/ at pella.com.

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor **AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS.** You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:
U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC).

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

TERMS & CONDITIONS:

TERMS AND CONDITIONS: Quotes expire in 30 days. Graphics are viewed from outside and are not to scale. The undersigned hereby agrees that this order is correct and final and CANNOT BE CHANGED, RETURNED, CREDITED, OR CANCELLED, in whole or in part unless materials fall within seller's cancellation policy. Only provisions set forth herein in writing and per seller's policy are part of this contract. VERBAL AGREEMENTS ARE NOT VALID. Products are provided as described herein and are not based on plans or specifications. Delivery discrepancies must be reported within 5 days of delivery. Seller is hereby authorized to inquire with a credit bureau or any trade references. If contract is written up to a general contractor, the owner, by signing below agrees to pay the balance due in full if the contractor is in arrears. Customer personally and corporately guarantees payment. Purchaser agrees to pay for materials stored, ordered, or delivered under terms established by seller and, in no event, withhold payment greater than the amount of backordered items. Purchaser agrees to pay a 1-1/2% monthly finance charge and any collection fees required on past due amounts. Purchaser hereby waives any claims against seller for incidental, consequential, liquidated, or delay damages. Seller makes no warranties, express or implied, including all WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Only manufacturer's written limited warranties apply. Glass cleaning and protection from mortar, etc., are not seller's responsibility. Taxes are not included if not shown. If scheduled delivery is delayed more than 2 weeks beyond the original need date by customer, seller will invoice the order. Seller urges the customer to schedule the order need date as accurately as possible when ordering. SAFETY GLAZING AND CODE COMPLIANCE: Claims arising from mis-applicability of building and/or safety glazing codes will be the sole liability of contractor or customer who accepted this order as specified.

Initial_____Prefinished Product: Color samples are only a general representation of the final product. Variations of different batches of stain along with natural differences in absorption rates, grain color, and characteristics of veneers and solid woods can and do affect the final wood color. Such variations will be considered normal and not cause for replacement. We will not accept returns based upon stains not matching samples.

Initial_____River City Pella is a Material Supplier only for this Purchase Agreement. River City Pella only assists in verifying field measurements. The customer is responsible for measuring windows, doors, and other materials and confirming the correct size and opening direction of the product for the order. River City Pella is not responsible for measuring windows and doors, or any other materials or opening directions of the product for orders and will not be liable for the customer's failure to order the correct size. As a Material supplier, River City Pella reviews only those documents or portions of documents related to the materials furnished. River City Pella does not review the contract between the buyer/contractor and owner and is not bound in any way by the contractor other than this Purchase Agreement.

Estimated Delivery Date:_____

Jobsite Directions: (please include the major crossroads)_____

Customer Cell Phone Number (to be used during delivery):_____E-mail:_____

Pre-Pay: $_____Credit Card___Check____

Customer Name (Please print)

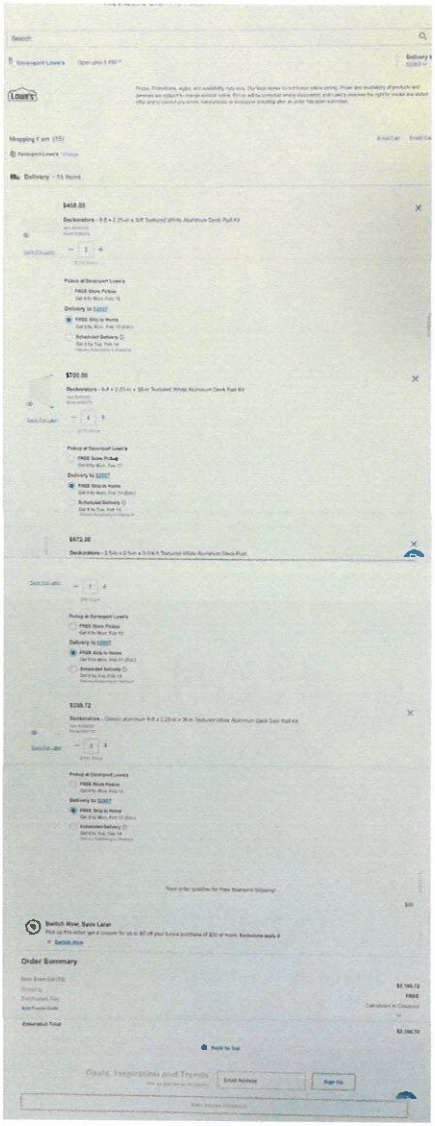
Pella Sales Rep Name (Please print)

Customer Signature

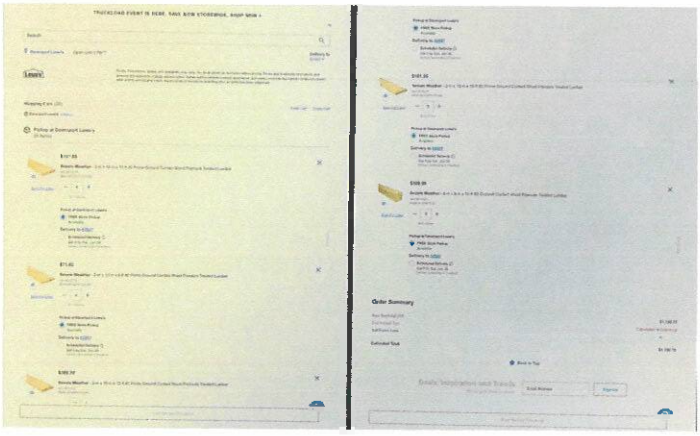
Pella Sales Rep Signature

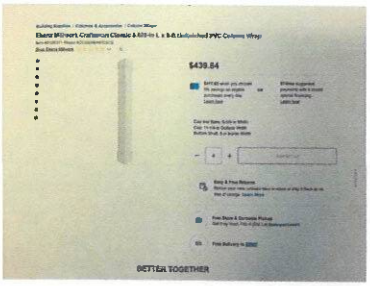
Date

Date



Customers Also Purchased...
Sponsored Products




$439.84
BETTER TOGETHER

Proposal - Detailed

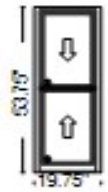
River City Pella Windows and Doors
2830 East 53rd Street
Davenport, IA 52807-3009

Sales Rep Name: Moss, Kevin
Sales Rep Phone: 563-441-1756
Sales Rep E-Mail: kmoss@rivercitypella.com
Sales Rep Fax: 563-441-1760

Customer Information	Project/Delivery Address	Order Information
Iossi Construction 1040 W. 4th Street DAVENPORT, IA 52802 **Primary Phone:** (563) 344-0053 **Mobile Phone:** **Fax Number:** (563) 344-8668 **E-Mail:** davidiossi@iossiconstruction.com **Contact Name:** **Great Plains #:** IOSSICO001 **Customer Number:** 1003176565 **Customer Account:** 1000958071	**714 Gaines st** 714 Gaines st **Lot #** Davenport, Iowa 52802 **County:** **Owner Name:** **Owner Phone:**	**Quote Name:** 714 Gaines st **Order Number:** 108 **Quote Number:** **16465525** **Order Type:** Non-Installed Sales **Wall Depth:** **Payment Terms:** Net 30 Days **Tax Code:** SCOTT CO 2 **Cust Delivery Date:** None **Quoted Date:** 2/7/2023 **Contracted Date:** **Booked Date:** **Customer PO #:**

Customer Notes: This would be a pocket replacement quote.

Line #	Location:	Attributes
10	stairs	**Architect, Traditional, Replacement Double Hung, 19.75 X 53.75, White** — Qty 1



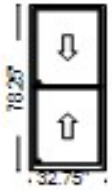
Viewed From Exterior

Rough Opening: 20 - 1/4" X 54 - 1/4"

PK #
2128

1: Traditional, Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 19 3/4 X 53 3/4
General Information: Standard, Style, Clad, Pine, 4 3/4", 3 1/4"
Exterior Color / Finish: Painted, Standard Enduraclad, White
Interior Color / Finish: Golden Oak Stain Interior
Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: Full Screen, Standard EnduraClad, White, Standard, InView™
Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-233-00641-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Clear Opening Width 16.375, Clear Opening Height 22.812, Clear Opening Area 2.594073, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,
Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 147".

Line #	Location:	Attributes
15	stairs	**Architect, Traditional, Replacement Double Hung, 32.75 X 78.25, White** — Qty 1



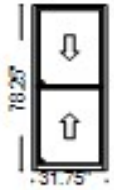
Viewed From Exterior

Rough Opening: 33 - 1/4" X 78 - 3/4"

PK #
2128

1: Traditional, Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 32 3/4 X 78 1/4
General Information: Standard, Style, Clad, Pine, 4 3/4", 3 1/4"
Exterior Color / Finish: Painted, Standard Enduraclad, White
Interior Color / Finish: Golden Oak Stain Interior
Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: Full Screen, Standard EnduraClad, White, Standard, InView™
Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-233-00641-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08|11, Clear Opening Width 29.375, Clear Opening Height 35.062, Clear Opening Area 7.152405, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: No Grille,
Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 222".

Line #	Location:	Attributes	Qty
20	stairs	**Architect, Traditional, Replacement Double Hung, 31.75 X 78.25, White**	3



Viewed From Exterior

Rough Opening: 32 - 1/4" X 78 - 3/4"

PK #
2128

1: Traditional, Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 31 3/4 X 78 1/4
General Information: Standard, Style, Clad, Pine, 4 3/4", 3 1/4"
Exterior Color / Finish: Painted, Standard Enduraclad, White
Interior Color / Finish: Golden Oak Stain Interior
Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: Full Screen, Standard EnduraClad, White, Standard, InView™
Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-233-00641-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08|11, Clear Opening Width 28.375, Clear Opening Height 35.062, Clear Opening Area 6.908918, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: No Grille,
Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 220".

Line #	Location:	Attributes	Qty
25	delivery	**FS - Handling Fee**	1

Thank You For Your Interest In Pella® Products

PELLA WARRANTY:

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Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at Insynctive.pella.com. By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link https://www.pella.com/california-rights-policy/ at pella.com.

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor **AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS.** You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

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Product Performance Information:
U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC).

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

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For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

TERMS & CONDITIONS:

TERMS AND CONDITIONS: Quotes expire in 30 days. Graphics are viewed from outside and are not to scale. The undersigned hereby agrees that this order is correct and final and CANNOT BE CHANGED, RETURNED, CREDITED, OR CANCELLED, in whole or in part unless materials fall within seller's cancellation policy. Only provisions set forth herein in writing and per seller's policy are part of this contract. VERBAL AGREEMENTS ARE NOT VALID. Products are provided as described herein and are not based on plans or specifications. Delivery discrepancies must be reported within 5 days of delivery. Seller is hereby authorized to inquire with a credit bureau or any trade references. If contract is written up to a general contractor, the owner, by signing below agrees to pay the balance due in full if the contractor is in arrears. Customer personally and corporately guarantees payment. Purchaser agrees to pay for materials stored, ordered, or delivered under terms established by seller and, in no event, withhold payment greater than the amount of backordered items. Purchaser agrees to pay a 1-1/2% monthly finance charge and any collection fees required on past due amounts. Purchaser hereby waives any claims against seller for incidental, consequential, liquidated, or delay damages. Seller makes no warranties, express or implied, including all WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Only manufacturer's written limited warranties apply. Glass cleaning and protection from mortar, etc., are not seller's responsibility. Taxes are not included if not shown. If scheduled delivery is delayed more than 2 weeks beyond the original need date by customer, seller will invoice the order. Seller urges the customer to schedule the order need date as accurately as possible when ordering. SAFETY GLAZING AND CODE COMPLIANCE: Claims arising from mis-applicability of building and/or safety glazing codes will be the sole liability of contractor or customer who accepted this order as specified.

Initial_____Prefinished Product: Color samples are only a general representation of the final product. Variations of different batches of stain along with natural differences in absorption rates, grain color, and characteristics of veneers and solid woods can and do affect the final wood color. Such variations will be considered normal and not cause for replacement. We will not accept returns based upon stains not matching samples.

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Estimated Delivery Date:_____

Jobsite Directions: (please include the major crossroads)_____

Customer Cell Phone Number (to be used during delivery):_____E-mail:_____

Pre-Pay: $_____Credit Card___Check____

Customer Name (Please print)

Pella Sales Rep Name (Please print)

Customer Signature

Pella Sales Rep Signature

Date

Date

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***
714 Gaines St State #82-01841 Map #099 Field Site #F-06 *Parcel #G0045-41* Updated district status: 1 contributing building (A), 1 non-contributing building *1983 NRHP status:* *Contributing*	**Postel Rental House**	c.1895 T-plan (2 story)	Walls: frame - aluminum siding Foundation: stone Roof: cross gable - asphalt shingles
	(earlier one story house on lot) c.1895 - current T-plan house built for Fritz Postel as rental house - lived to north at 720 Gaines - liquor dealer; 1895-1919 - owned by Fritz Postel - used as rental 1910 Sanborn map: house - 2 story - extant 1910 census: rented by Friedholdt, Bernhard C. (50, salesman for drug co) - born in Germany (Germany, Germany); wife: Agnes (51) - born in US - NY (Germany, Germany) 1919-1927 - Jens Wilhelm and Carrie Klindt (pres - Klindt-Hueckstead Co Inc (shoe reprs)) 1928-1952 - owned by L.F. Andresen - used as rental - rented to William and Hertha Hueckstedt by 1935 - willed to Hertha in 1952; 1952-1960s - William and Hertha Hueckstedt (shoe repairer) 1956 Sanborn map: house - 2 story - extant Current use: single family house - owner occupied		Architect/builder: - Porch: wrap-around porch - square wood columns Windows: 1/1 wood windows Architectural details: bay window, picture window with transom, Modifications: Historic: -; Non-historic: siding Garage: detached - one car Date: c.1929 Walls: frame - wide wood Foundation: concrete block Roof: gable-front - asphalt shingles Notes: exposed rafter tails, small wood window Other site features: -
710 Gaines St State #82-01840 Map #100 Field Site #F-07 *Parcel #G0045-40* Updated district status: 1 contributing building (A) *1983 NRHP status:* *Contributing*	**George and Annie Davis House**	c.1866 gable-front - 2 story, 4 bay (2 story)	Walls: frame - aluminum siding Foundation: stone Roof: gable-front - asphalt shingles
	1866-1886 - George and Annie Davis (shoemaker) 1880 census: Davis, George (60, shoemaker) - born in Ireland (Ireland, Ireland); wife: Annie (58) - born in Ireland (Ireland, Ireland) 1886-1918 - owned by Fritz Postel - used as rental - lived two doors to the north at 720 Gaines - liquor dealer 1910 Sanborn map: house - 2 story - extant 1910 census: rented by Kelly, Perry (42, life insurance agent) - born in US - IL (US - KY, US - KY); wife: Mary (44) - born in Ireland (Ireland, Ireland) 1918-1933 - owned by Elise Postal - used as rental - rented to Leroy R. Sievert by 1925 - then bought in 1933 1933-1954 - LeRoy R. and Gladys E. Sievert (pharmacist); 1954-1960 - Fred Jr. and Marian Haut; 1960s - Geraldine R. May 1956 Sanborn map: house - 2 story - extant Current use: single family house - owner occupied		Architect/builder: - Porch: full porch (enclosed with siding/small windows) - square wood columns (c.1920s) Windows: 1/1 windows Architectural details: - Modifications: Historic: c.1920s - porch; Non-historic: c.1950s - porch enclosed, 1977 - aluminum siding Garage: none Other site features: -
708 Gaines St *Alt: 704 Gaines St* State #82-01839 Map #101 Field Site #F-08 *Parcel #G0045-39* Updated district status: 1 contributing building (A) *1983 NRHP status:* *Contributing*	**F. William and Mary Beeck House**	c.1872 gable-front - 1 1/2 story, 3 bay (1 1/2 story)	Walls: frame - wood Foundation: stone (stucco) Roof: gable-front - asphalt shingles
	1867-1874 - lot owned by John B. Lane - not listed here until 1873 1880 census: Beeck, William (40, laborer) - born in Germany - Schleswig (Germany - Schleswig, Germany - Schleswig); wife: Mary (38) - born in Germany - Schleswig (Germany - Schleswig, Germany - Schleswig) 1874-1910s - F. William and Mary C. Beeck (Beck by 1910s) (laborer, milk man, retired); 1910s - Mary C. Beck (widow) 1910 Sanborn map: house - 1 story - extant 1910 census: Beck, Friedrich W. (71, retired) - born in Germany (Germany, Germany); wife: Maria C (69) - born in Germany (Germany, Germany) 1920-1923 - owned by Thomas Agar (real estate) - used as rental; 1923-1941 - Henry W. and Theresa Jess (meat cutter) 1941-1961 - Ernest W. and Helen G. Kyle (guard - RI Arsenal); 1960s - Elizabeth M. Hahn 1956 Sanborn map: house - 1 story - extant Current use: single family house - rental		Architect/builder: - Porch: full porch - square wood columns Windows: 1/1 wood windows Architectural details: square bay window (added) Modifications: Historic: -; Non-historic: shed-roof dormer 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.

Postel Rental House

DAVENPORT
IOWA | USA

- Built in 1895
- Building Materials:
  - Asphalt Roof
  - Aluminum Siding
  - Wood Windows
  - Stone Foundation
- Current Use: Single-Family Home

Porch Reconstruction

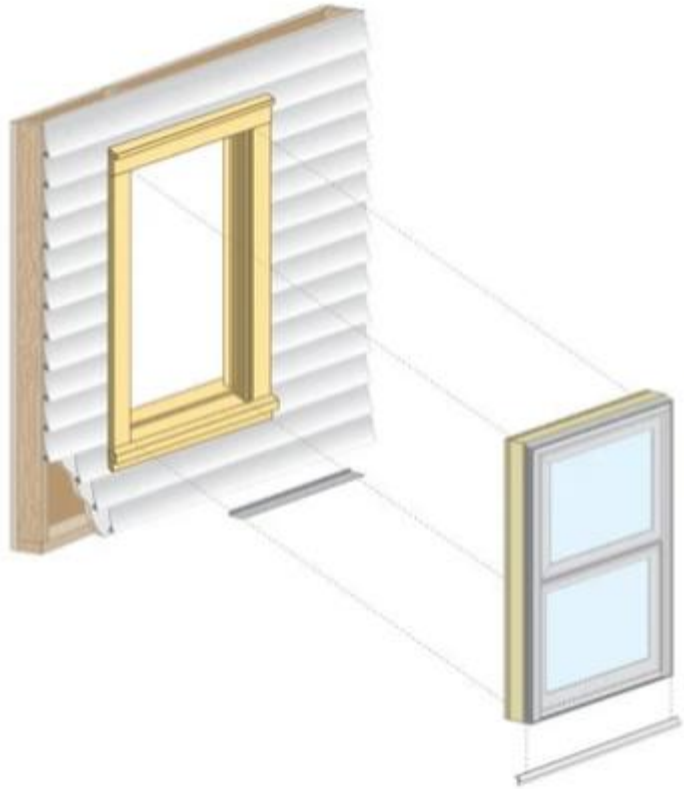
DAVENPORT
IOWA | USA

- Building Materials

Replacement Windows

DAVENPORT
IOWA | USA

- Proposal: Replace 5 Windows
- Existing Windows:
  - Material: Wood
  - Double Hung: 1/1 Pattern
- Proposed Windows:
  - Pine with Clad Exterior
  - Double Hung: 1/1 Pattern
  - Pocket Replacement Windows



Windows

DAVENPORT
IOWA | USA

Exterior Rear Door

Rear Door Not Visible From Alley

6 Panel Metal Door

Aluminum Storm Door

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **3/14/2023**

Subject:
Case COA23-11: Request to reconstruct the front porch at 729 Western Avenue. The Carl and Minnie (Eldridge) Schlegel House is a contributing building in the Hamburg Local Landmark Historic District. Mary Houston, petitioner. [Ward 3]

Recommendation:
A recommendation is made to approve the Certificate of Appropriateness to reconstruct the front porch at 729 Western Avenue in accordance with the submitted material.

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

1. 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
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, if applicable.

Background:
The Carl and Minnie (Eldridge) Schlegel House was built in 1892. The two-story Queen Anne home is currently used as a duplex. The building materials consist of asbestos shingle siding, stone foundation, and asphalt roof. There is a full front porch with round columns on square piers that was added in the 1920s. The most prominent architectural feature is the corner tower.

The property owner received funding from the DREAM Plus Program to reconstruct the deteriorated front porch. All materials and characteristics of the porch will be of like kind. The contractor will use evidence from the existing porch to best replicate the proportions, detailing, and materials for the reconstruction.

Proposed Building Materials & Project Scope:

1. Match Roof Pitch (2:12)
2. Match Porch Dimensions
3. Dentil Molding on Porch Roof Drop Beam
4. 10” Round Column
5. 18” x 18” Square Column Base
6. Balusters to Match Existing
7. New Steps & Railing
8. Tongue & Groove 1x4 Ceiling
9. Tongue & Groove 1x4 Floor

10. Tight Weave Lattice

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Application
🗋	Backup Material	Porch Plans
🗋	Backup Material	Background Materials & Photos
🗋	Backup Material	Historic Property Inventory Sheet
🗋	Backup Material	Historic Preservation Ordinance-Review Standards

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	3/8/2023 - 8:57 AM

Complete application can be emailed to planning@davenportiowa.com

Property Address* 729 Western Ave

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

Applicant (Primary Contact)

Name:	Mary Houston
Company:	
Address:	729 Western Ave
City/State/Zip:	Davenport, IA 52803
Phone:	(563) 895-0819
Email:	

Owner (if different from Applicant)

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

Engineer (if applicable)

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

Architect (if applicable)

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

Attorney (if applicable)

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

Application Form Type:

Plan and Zoning Commission

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

Zoning Board of Adjustment

- Zoning Appeal ☐
- Special Use ☐
- Hardship Variance ☐

Design Review Board

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

Historic Preservation Commission

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

Administrative

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

Historic Resource:

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

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

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

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

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

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

Submittal requirements

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

Submittal requirements for all types of requests:

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

Submittal requirements for specific types of requests:

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

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

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

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

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

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

Formal Procedure

(1) Application:

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

(2) Historic Preservation consideration of the request:

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

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

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

Applicant: Mary Houston Date: 2/16/2023

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

Received by: _____ Date: _____

Planning staff

Date of the Public Meeting: _____

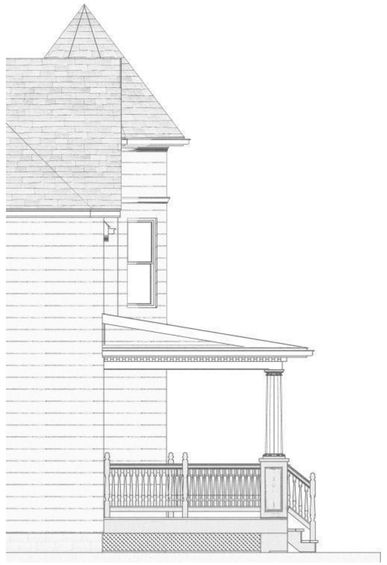
Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Work Plan

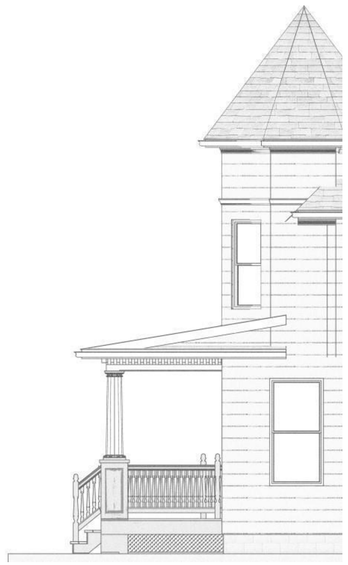
Please describe the work being performed. Please note that only work described in the application may be approved by the Board.

- removal of front porch and new construction of porch to be done per drawings. All materials and characteristics of porch will be of like kind. Please see attached drawing.

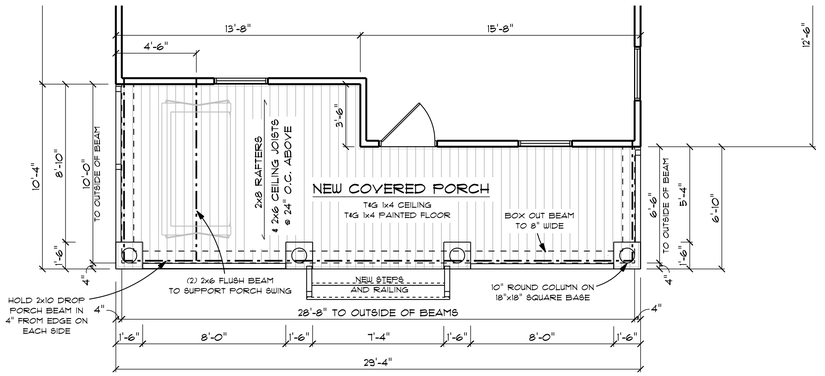
Add additional pages in needed.



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

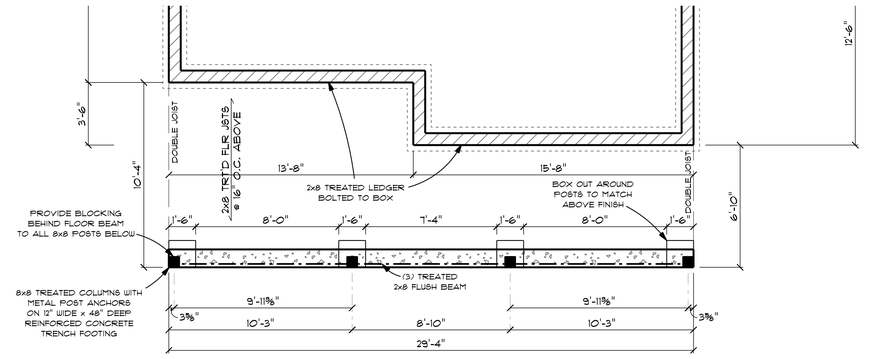


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



MAIN FLOOR
SCALE: 1/4" = 1'-0"

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



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

SEIFFERT LUMBER COMPANY IS NOT AN ARCHITECT OR ENGINEER, AND CONSTRUCTION OF THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A CONSTRUCTION PROFESSIONAL. THE PURCHASER AND BUILDER OF THE PLANS AGREE TO HOLD SEIFFERT LUMBER COMPANY, IT'S OFFICERS, OWNERS, AND EMPLOYEES FROM ANY CLAIMS OR LAW SUITS THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY TIME THEREAFTER. THE PURCHASER AND BUILDER ASSUME FULL RESPONSIBILITY FOR ALL DIMENSIONS AND DETAILS IN THESE DRAWINGS AND ASSUME RESPONSIBILITY FOR THE SAME.

SEIFFERT DESIGN SERVICES

City of Davenport
Covered Porch Replacement
729 Western Ave Davenport, IA

FINAL RELEASE
3/2/2023

DRAWN BY
IAN SCHROEDER
ian@seiffertlumber.com

REVISIONS	BY

DRAWING NUMBER
2310

1
OF 1

COVERED PORCH

ALL RIGHTS RESERVED TO SEIFFERT LUMBER COMPANY • 412 WEST KIMBERLY ROAD, DAVENPORT, IA 52806 • PHONE (563) 391-8110 • FAX (563) 391-8113 • WWW.SEIFFERTLUMBER.COM

SEIFFERT DESIGN SERVICES

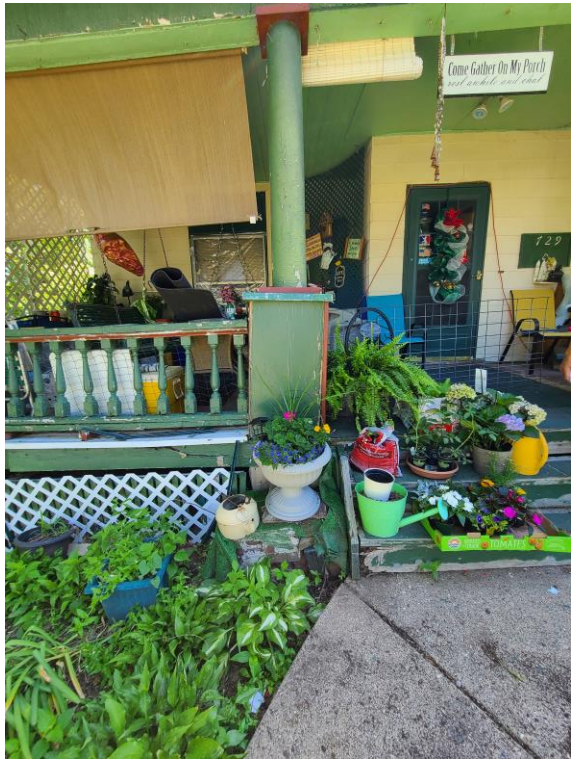
Carl & Minnie (Eldridge) Schlegel House

DAVENPORT
IOWA | USA

- Built in 1892
- Architectural Style: Queen Anne
- Building Materials: Asbestos Siding, Stone Foundation, & Asphalt Roof.
- Full Front Porch Added in 1920s
- Current Use: Duplex

Front Porch:
Existing Condition

DAVENPORT
IOWA | USA



Front Porch

DAVENPORT
IOWA | USA

All materials and characteristics of the porch will be of like kind.

Proposed Building Materials:

1. Match Roof Pitch (2:12)
2. Match Porch Dimensions
3. Dentil Molding on Porch Roof Drop Beam
4. 10” Round Column
5. 18” x 18” Square Column Base
6. Balusters to Match Existing
7. New Steps & Railing
8. Tongue & Groove 1x4 Ceiling
9. Tongue & Groove 1x4 Floor
10. Tight Weave Lattice

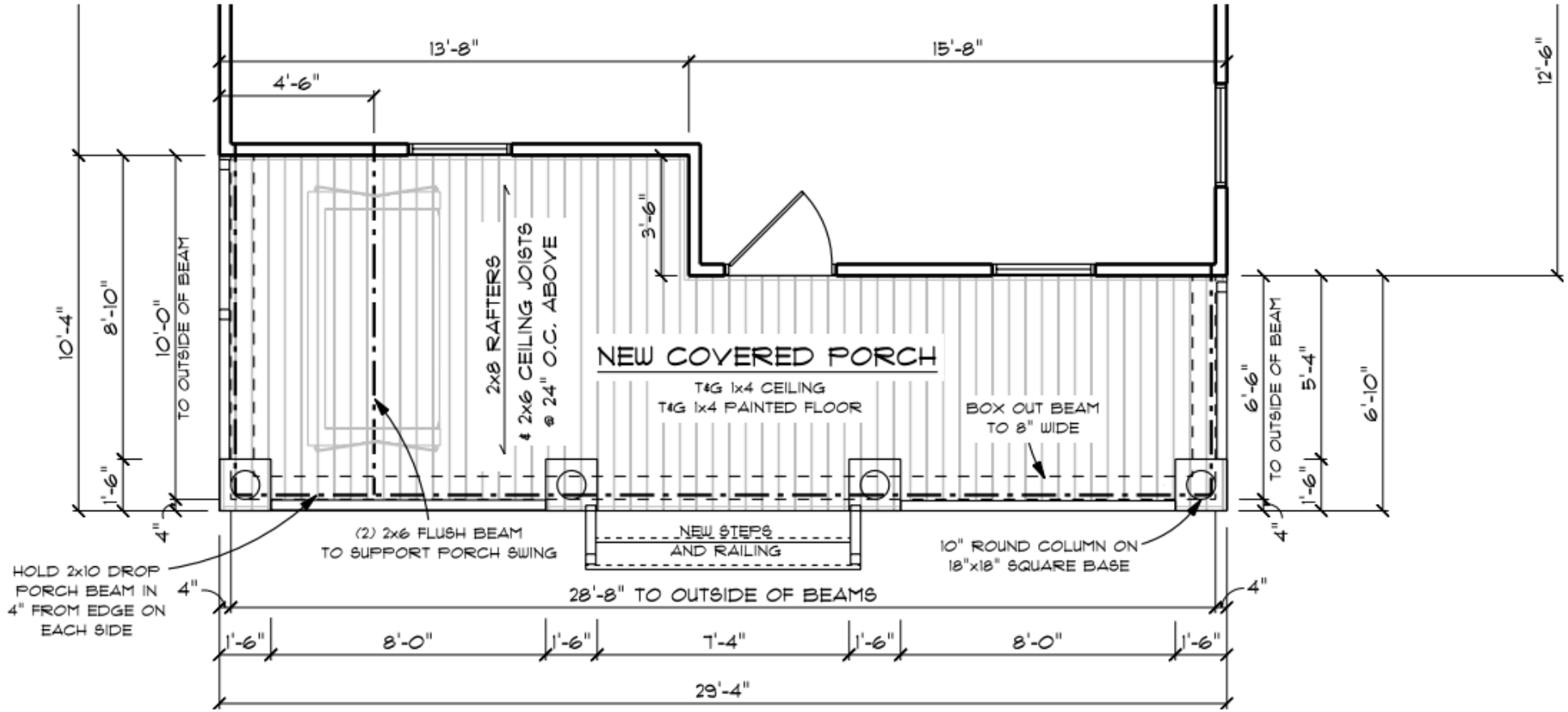
Front Porch

DAVENPORT
IOWA | USA

LEFT ELEVATION
SCALE: 1/4" = 1'-0"

RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

Front Porch

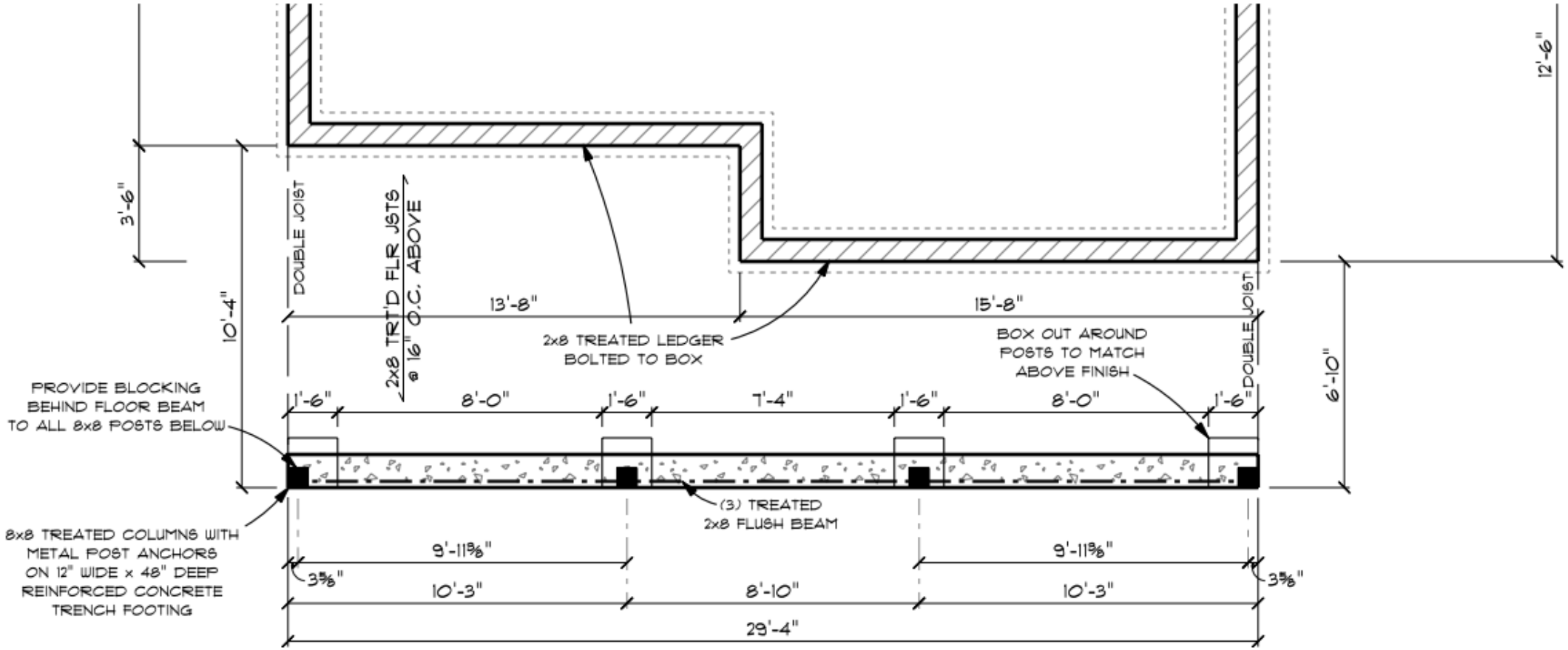


MAIN FLOOR

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

Front Porch

DAVENPORT
IOWA | USA



FOUNDATION

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

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***
729 Western Ave State #82-02716 Map #133 Field Site #E-25 *Parcel #G0044-25* Updated district status: 1 contributing building (A) *1983 NRHP status:* *Contributing*	**Carl and Minnie (Eldridge) Schlegel House**	c.1892 Queen Anne (2 story)	Walls: frame - asbestos shingles Foundation: stone (stucco) Roof: combination hip/gable - asphalt shingles
	1892-1922 - Carl E. and Minnie E. Schlegel (drug store - G. Schlegel & Son) 1910 Sanborn map: house - 2 story - extant 1910 census: Schlagel, Carl E. (48, drug store) - born in US - IA (Germany, Germany); wife: Minnie E. (47) - born in US - IA (US - NJ, US - PA) 1922-1930s - Wilhelmina Schulz (widow), also son August (electrician) and daughter Irma (clerk) - owned by August through 1939 - rented to Waldemar and Bernice Korn by 1935 (deputy county sheriff) 1939-1960s - Waldemar H. and Bernice Korn - rental part of time, then duplex, then living in one unit 1956 Sanborn map: house (3 units) - 2 story - extant Current use: duplex		Architect/builder: - Porch: full porch - round columns on square piers (1920s) Windows: 1/1 wood windows Architectural details: corner tower, bay window Modifications: Historic: 1920s - porch; Non-historic: 1961 - asbestos siding Garage: none Other site features: -
406 W 8th St *Alt: 402 W 8th St* State #82-00668 Map #134 Field Site #G-01 *Parcel #G0043-20* Updated district status: 1 contributing building (A) *1983 NRHP status:* *Contributing*	**Henry and Martha Brandt House**	c.1897 Queen Anne (2 story)	Walls: frame - stucco Foundation: stone Roof: combination hip/gable - asphalt shingles
	(vacant lot) 1897-1908 - Henry and Martha Brandt (photographer - Brandt Bros) 1910 Sanborn map: house - 2 story - extant 1910 census: Klenze, John (38, druggist) - born in US - IA (Germany, Germany); wife: Louise (38) - born in US - IA (Germany, Germany) 1908-1933 - John E. and Louise Klenze (sec - Davenport Body Co); 1933-1936 - owned by The Liquidation Corp - used as rental; 1936-1943 - Joseph and Antoinette Frost (tailor) 1945-1946 - Vern and Frances Osterberg; 1946-47 - Edward J. and Dorothy J. Pomycala; 1947-50 - Edward Joseph Paul; 1950-51 - Alice M. Macdonald; 1951-1957 - Paul E. and Genevieve E. Mewes; 1957-62 - Fred W. Adams 1956 Sanborn map: house (2 units) - 2 story - extant Current use: single family house - owner occupied		Architect/builder: - Porch: partial porch - square columns clad in stucco Windows: 1/1 windows, some multi/1 windows Architectural details: entry with transom/sidelights, corner tower, cross gables, bay window with gable roof, some decorative windows Modifications: Historic: -; Non-historic: windows Garage: none Other site features: concrete retaining wall along alley
410 W 8th St State #82-00670 Map #135 Field Site #G-02 *Parcel #G0043-19* Updated district status: 1 contributing building (A) *1983 NRHP status:* *Contributing*	**John J. and Jennie Fahrner House**	c.1895 Queen Anne (2 story)	Walls: frame - aluminum Foundation: stone Roof: combination hip/gable - asphalt shingles
	(vacant lot) 1895-1910s - John J. and Jennie Fahrner (bookeeper - Haase Bros - liquor) 1910 Sanborn map: house - 2 story - extant 1910 census: Fahrner, John J (49, manager - wholesale liquor) - born in Austria (Austria, Austria); wife: Jennie (47) - born in US - IA (Germany, Germany) 1920s - John J. and Jennie Fahrner (sec - Oakdale Cemetery Co); 1930s - John J. and Sarah Elizabeth Fahrner 1940-1954 - Sarah E. Fahrner (widow); 1954-1960s - Samuel and Sue Hale; 1960s-1980s - John A. Pillar 1956 Sanborn map: house (2 units) - 2 story - extant Current use: single family house - owner occupied		Architect/builder: - Porch: full porch (enclosed) Windows: 1/1 windows Architectural details: bay window with gable roof Modifications: Historic: -; Non-historic: 1968 - aluminum siding Garage: none Other site features: -

Historic Preservation Ordinance

Section 14.01.060 Certificate of Appropriateness Review Process

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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: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **3/14/2023**

Subject:
Case COA23-12: Request to install a new roof at 6035 Northwest Boulevard. The John Littig House is a locally listed historic landmark. City of Davenport, petitioner. [Ward 8]

Recommendation:
A recommendation is made to approve the Certificate of Appropriateness to install a new roof at 6035 Northwest Boulevard in accordance with the submitted material.

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

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

Background:
The John Littig House is a locally listed historic landmark owned by the City of Davenport. The John Littig House functions as a neighborhood community center operated by the Parks and Recreation Department. The Victorian Gothic residence was constructed in 1867 using a stone foundation, stucco walls, and asphalt shingle roof. Aside from periods of neglect, the structure has remained relatively intact.

The City of Davenport is proposing to install a new asphalt shingle roof on the home. The roofing product is TruDefinition Duration Shingles by Owens Corning. The replacement shingle will match the existing gray tone shingles on the property. There are no proposed alterations to the fascia, soffit, or gutters. The historic character of the Littig House will remain in tact following the reroofing project.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Application
🗋	Backup Material	Background Materials & Photos
🗋	Backup Material	Historic Property Inventory Sheet
🗋	Backup Material	Historic Preservation Ordinance-Review Standards

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning &	Werderitch, Matt	Approved	3/6/2023 - 11:59 AM

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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION

RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE
Individual Landmark	2-28-23	3-14-23

SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME
Littig House, 6035 NW Blvd

BRIEF OVERVIEW OF THE PROJECT (not a scope of work)
Replace roof w/ same material as currently there

APPLICANT INFORMATION

APPLICANT NAME
City of Davenport Parks + Recreation

ADDRESS
700 W River Dr

CITY, STATE, ZIP
Davenport IA 52802

PHONE
563 328 7275

SECONDARY PHONE
563 888 2220

E-MAIL ADDRESS
betsy.tubbs@davenportiowa.com

Acceptance of Applicant

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

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

Betsy Tubbs
Type Applicant's Name

Betsy Tubbs — 2-28-23
Applicant's Signature — Date

DEVELOPMENT TEAM

Property Owner
City of Davenport

Address
226 W 4th St Davenport

Phone
563 326 7711

Secondary Phone

E-Mail Address

Project Manager/Other

Address

Phone

Secondary Phone

E-Mail Address

APPLICABILITY PRIOR to any work on applicable Historic Resources:

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

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

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

ALL SUBMITTALS SHALL INCLUDE:	***SUBMITTED***
Full Scope of Work (SOW) attached as a .PDF all work & materials shall be described & itemized/listed in detail	☐
Photos or renderings of all existing building/sign façades	☐
Proposed color building/sign elevations to scale rendered showing existing and/or proposed building materials	☐
Material specs: type, dimensions, color & manufacturer	☐
***MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*:**	
Dimensioned Site Plan (proposed & existing buildings/site items)	☐
Grading Plan with 2 foot intervals (if needed)	☐
Mechanical Screening shall be shown	☐
Materials Board of sample building materials proposed	☐

* Major Additions & New Buildings may require more extensive information

Application Fee: **NONE**

Formal Procedure

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

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

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

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

Tubbs, Betsy

From:
Sent: Tuesday, February 28, 2023 7:58 AM
To: Tubbs, Betsy
Subject: [EXT] Littig

ATTENTION: This is an external email.

Sent from my iPhone

SURENAIL® TECHNOLOGY‡‡

It's the nailing line on your shingles. The difference between a good shingle and a great shingle is having SureNail® Technology. With SureNail® Technology, strength and durability are built into every Duration® Series shingle, thanks to the unique fabric strip in the nailing area. This unique shingle design provides outstanding gripping power.

- Patented SureNail Technology
- Breakthrough Design
- Triple Layer Protection®
- Outstanding Grip
- Exceptional Wind Resistance

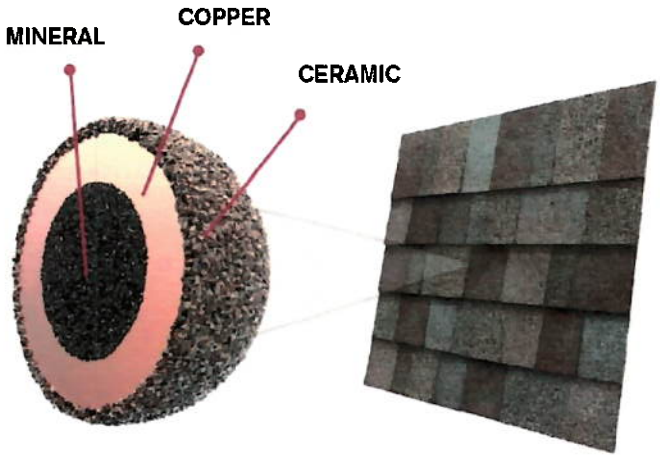
LEARN MORE

TRUDEFINITION® COLOR PLATFORM

TruDefinition® is our color design platform trademark on shingles that are specially formulated to capture the bright, vibrant hues and dramatic shad
appeal of your home. Shingles f

LIVE CHAT

and shadowing to provide an extraordinary look that will enhance your home and complement its natural surroundings.



STREAKGUARD™ ALGAE RESISTANCE PROTECTION

Don't let algae growth ruin the exterior appearance of your home. As an industry leader in innovation, Owens Corning blends copper-lined granules, which help resist algae growth, into our colorful granules in a way that is proprietary to us and is scientifically developed to meet the needs of specific regional climates.

Owens Corning® StreakGuard™ Algae Resistance Protection helps inhibit the growth of blue-green algae to provide protection against those ugly black streaks.

*See actual warranty for complete details, limitations and requirements.

LEARN MORE

LIMITED LIFETIME

LIVE CHAT

If you purchase any of the System warranties, make sure you tell your contractors to register them with us and give you the proof of purchase! Having your roof installed by an Owens Corning Roofing Preferred Contractor or an Owens Corning Roofing Platinum Preferred Contractor can have an impact on your warranty coverage.

LEARN MORE

WIND RESISTANCE

Significant wind can cause shingles to blow off the roof deck. Missing shingles can lead to leaks and other interior damage. The quality and performance of the sealant on a shingle play an important part in wind resistance performance. Owens Corning certifies our shingles to industry recognized wind resistance standards through independent third-party testing laboratories. To see the wind resistance warranty on this product, refer to the Technical Information section.

LEARN MORE

TECHNICAL INFORMATION

Technical Characteristics (nominal values)

PROPERTY (UNIT)	VALUE
Warranty	
Wind Resistance	

LIVE CHAT

PROPERTY (UNIT)	VALUE
Algae Resistance§	25 Years*
Nominal Size	13 1/4" x 39 3/8"
Exposure	5 5/8"
Shingles Per Square	64
Bundles Per Square	3
Coverage Per Square	98.4 sq. ft.

Applicable Standards

- Florida Product Approval
- PRI ER 1378E01
- Miami-Dade County Product Approval
- ASTM D228
- ASTM D3018 (Type 1)
- ASTM D3161 (Class F Wind Resistance)
- ASTM D3462
- ASTM D7158 (Class H Wind Resistance)
- ASTM E108 (Class A Fire Resistance)
- ICC-ES AC438
- UL 790 (Class A Fire Resistance)
- CSA A123.5

Technical Documents

PRI Evaluation Report PDF | 0.7 MB

Data Sheet PDF | 9 MB

3-part spec (pdf)

LEED Certification - Roofing Shingles PDF | 0.3 MB

3-part spec (word)

Install Instructions PDF | 2.8 MB

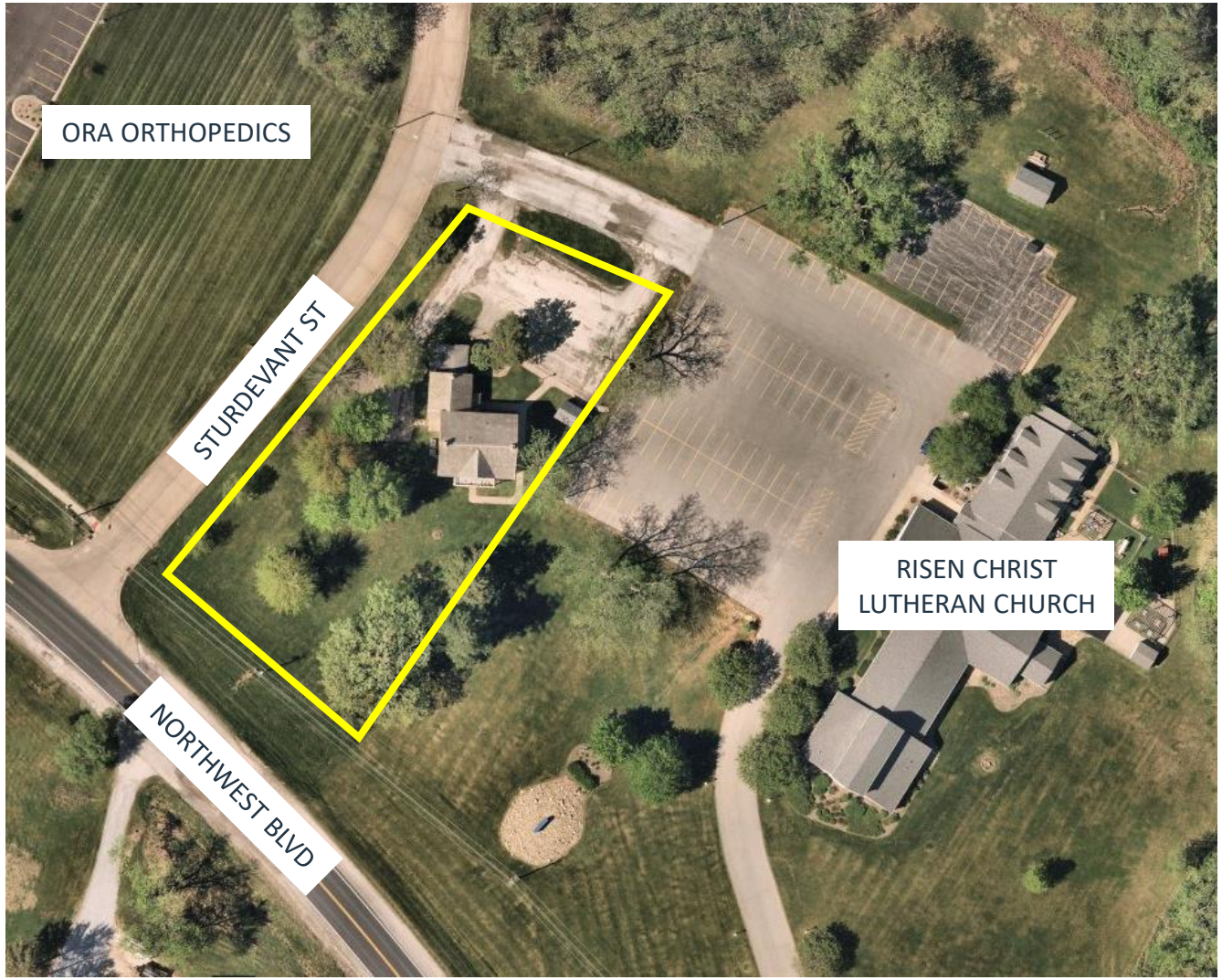
LIVE CHAT

RELATED ITEMS

John Littig House

DAVENPORT
IOWA | USA

- Built in 1867
- Victorian Gothic Architecture
- Current Use: Community Center



John Littig House

DAVENPORT
IOWA | USA

- **Request:** Install New Roof
- **Existing Roof Material:** Asphalt Shingle
- **Proposed Roof Material:** Asphalt Shingle
- **Product:** TruDefinition Duration Shingle
- **Color:** Grey (Matching Existing)

National Register
(Davenport MRA) 11/1/84

82-010-438

Davenport
Department of Community Development
Iowa Office of Historic Preservation

Dennett, Muessig & Associates, Ltd.

DAVENPORT
SURVEY 1982

SITE #82-10- NW-6035 **MAP NUMBER**
HISTORIC DISTRICT
NAME John Littig House
ADDRESS 6035 Northwest Boulevard

LEGAL DESCRIPTION Residential bldg. on agri. land, from parcel #W0353 09B

ACREAGE ap.2 **ZONE** A1? **UTM** 15/700280 4606070
OWNER City of Davenport **TITLE** H
City Hall
Davenport IA 52801

DESCRIPTION
ARCHITECTURAL STYLE Victorian Gothic DATE c. 1867
FORM 2-1/2 stories; five-bay symmetrical main block with side-gable roof; front wall rises to large gable; 1-1/2 story front-gable kitchen wing at north corner; three-bay front porch
MATERIALS rubble limestone, covered with stucco and scored to resemble ashlar; dressed stone quoins
FENESTRATION 2/2 d.h.s.; openings topped with shallow triangular hoods that are nearly flush with the wall surface; single round-arched window in front gable
FEATURES double-door entry has transom with two lozenge-shaped lights; porch appears original or quite early, with chamfered posts and very thin, wavy brackets; modillion cornice
ALTERATIONS has suffered neglect, but appears to have had little exterior alteration
SITE house is well set back on expansive lot with large evergreen and shade trees (some of an age with the house)

ARCHITECTURAL SIGNIFICANCE The Gothic Revival style in Davenport was extensively used in 19th century ecclesiastical design, but seldom used for dwellings. The style's application to domestic architecture usually meant borrowing the roof shape, and perhaps a few decorative elements, and combining these with more traditional house forms. This characteristic is well illustrated in the Littig house, which apart from the steep front gable and distinctive porch brackets, displays the rectilinear symmetry associated with the Georgian/Federal and Greek Revival styles. This lingering neoclassicism is also expressed in the way in which the rubble stone walls were plastered, then scored to resemble dressed ashlar construction -- a conceit which was carefully carried through even to the kitchen wing.

The Littig house is thus of interest in several respects. In style it might be considered conservatively transitional, in that it borrows from both neoclassical and later picturesque styles. And the treatment of the exterior

(CON'T)

HISTORICAL DATA John Littig built this house around 1867. It was the third farm purchased by Littig following his arrival in Scott County from France in the 1840's. In Davenport, Littig went to work for Harvey Leonard, a local contractor and brick manufacturer. Later, he worked for Antoine LeClaire, the city's founder and principal promoter. Littig's father, a stone mason and brewer, is reported to have supervised construction of the house.

By the 1880's John Littig's farm on Allen Grove Road (now Northwest Blvd.) was the largest in Scott County and a notable show place. The Littigs were known for their hospitality and fine, locally-produced wines. The farm remained in the Littig family until 1899.

HISTORICAL SIGNIFICANCE

SOURCES History of Scott County, Iowa. Chicago: Interstate Publishing Co., 1882.

Littig Family Geneology, c. 1945

ARCHITECTURAL EVALUATION
DESIGN excellent STATURE incident CONTEXT good FABRIC fair
LEVEL OF SIGNIFICANCE local DISTRICT CLASSIFICATION

HISTORICAL EVALUATION
PRIMARY THEME SECONDARY THEME
LEVEL OF SIGNIFICANCE

NATIONAL REGISTER ELIGIBLE yes **PHOTO ID** 1763-33A,34A

Martha H. Bowers, Architectural Historian Marlys Svendsen, Historian

FOR DIVISION OF HISTORIC PRESERVATION USE ONLY

1 DATE RECEIVED _____

2 DATE OF STAFF EVALUATION _____

	A ARCHITECTURAL	B. HISTORICAL
ELIGIBLE FOR NRHP	☐	☐
NOT ELIGIBLE FOR NRHP	☐	☐

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

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

5 SUBJECT TRACES _____

6 PHOTO _____

ARCHITECTURAL SIGNIFICANCE (con't)
illustrates one way in which the illusion of "high style" and use of expensive materials could be achieved even when such materials were either unavailable or too costly for the builder to afford.

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

For HCRS use only
received
date entered

Preservation Activities in Davenport

Historic Preservation has been integrated into the City's planning process since 1976. John Milner Associates were hired as consultants to study an east end neighborhood which already contained private interest in preservation. Funding assistance was secured from the National Endowment for the Arts, City Scale Grants Program and the U.S. Department of Housing and Urban Development, Community Development Block Grant. In 1977 the architectural survey of this neighborhood was completed and a useful planning study was published - "A Community Preservation and Revitalization Study for the Village of East Davenport". Since 1977 several aspects of this study were implemented including nomination and listing of the Village of East Davenport in the National Register of Historic Places, designation of the Village area as a target neighborhood for Community Development Block Grant housing rehabilitations, and establishment of a non-profit Neighborhood Housing Services corporation in an area which includes the Village. Private interest and investment in the Village commercial core has paralleled City interest with annual events celebrating the Village's historical character held each year.

In 1979 the City's historical and architectural survey efforts were expanded with the establishment of a three phase city-wide survey project. Funding assistance was obtained from the U.S. Department of the Interior, Heritage Conservation and Recreation Service/National Park Service and the U.S. Department of Housing and Urban Development, Community Development Block Grant. An historical planner was hired by the City to coordinate the survey and to implement other historic preservation programs and objectives. The architectural component of the survey was performed by Wehner, Nowysz, Pattschull + Pfiffner. Other preservation programs initiated by the City include an historic restoration grant program for owners of significant structures. The CDBG funded grants are used to make exterior improvements to restore or retain the architectural integrity of the buildings. The program has been very popular in central city neighborhoods. The City also provides information on proper preservation techniques and assistance in preparing certification applications for buildings eligible for federal tax incentives.

As a property owner, the City of Davenport has undertaken several projects involving restoration and adaptive re-use of historic structures. The Annie Wittenmyer Complex, a collection of 19th century cottages and administrative buildings originally used as a state orphanage, was obtained in 1976 and rehabilitated for use as office space, a branch library, a children's theater and a municipal warehouse. In 1979-80 Davenport City Hall underwent a $2.3 million recycling to allow continued use as a seat of municipal government. In addition, the City is restoring the LeClaire House (1855) for office space and a neighborhood center and the Littig House (1868) as a community center. During the mid 1970's a third historic house, the Collins House (c. 1860) was recycled as a senior citizen's center by the City.

Site Inventory Form

State Historical Society of Iowa

Inventory #: **82-02347**

NR Status: **Consultant - 1982** **Opinion of Eligibility**
Consultant - 1983 **Contributing in Potential District**
SHPO - 1984 **Opinion of Eligibility**
SNRC - 1984 **Opinion of Eligibility**
NPS - 1984 **Listed on NRHP**

In District: **82 - 00041 McClellan Heights Historic District**

05/07/2003 Printed from Database

Review & Compliance #: **830382030**

1. Name of Property NRHP Listed: **11/01/1984** Non-Extant: **No** Non-Extant Year:

historic name: **Littig, John, House**

other names: 82-010-438 82-10-NS-6035 Littig-Schalk House

2. Location

street & number: **6035 Northwest Blvd**

City: **Davenport** Vicinity: **No** County: **Scott**

Legal Description: (If Rural)

(If Urban) Subdivision: Block: Lot:

5. Classification

Category of Property: **Building(s)**

Number of Resources within Property

Contributing:	Non-Contributing:	
1	0	Buildings
0	0	Sites
0	0	Structures
0	0	Objects
1	0	Total

Name of related survey or MPS

HADB: **82 - 004 Historical and Architectural Resources of Davenport, Iowa**
HADB: **82 - 011 Historic Preservation Chapter: Davenport Comprehensive Plan**
HADB: **82 - 013 Davenport Architecture: Tradition & Transition**
HADB: **82 - 014 Davenport: Where the Mississippi Runs West. A Survey of Davenport History & Architecture**
HADB: **82 - 015 Davenport Historical Survey Report (Draft of Davenport: Where the Mississippi Runs West)**
HADB: **82 - 018 Historic Resources of Davenport, Iowa**
HADB: **82 - 031 A Master Plan for Renovation and Reuse of the Littig-Schalk House**

6. Function or Use

Historic Functions

DOMESTIC/single dwelling/residence

Current Functions

DOMESTIC/single dwelling/residence

7. Description

Architectural Classification

Late Victorian: Gothic

Materials

Foundation: **Stone**
Walls: **Stucco**
Roof: **Asphalt**
Other:

8. Statement of Significance

Applicable National Register Criteria

N A: Significant Events
N B: Significant Persons
Y C: Architectural Characteristics
N D: Archaeology

(Y=Yes N=No M=More Research Recommended)

Criteria Considerations

N A: Religious Institution
N B: Moved
N C: Birthplace or Grave
N D: Cemetery
N E: Reconstructed
N F: Commemorative Property
N G: Less than 50 Years of Age

Area of Significance

Architecture

Significant Dates

Construction Year:

1867 ☑ Circa

Other Dates:

Significant Person: Architect: **Littig, John** Builder:

10. Geographic Data

UTM References:

15-700280-4606070 NAD27

Drawer 22 - Site Plans - City of Davenport, Dept. of

ILLINOIS, DuPage County, Glen Ellyn, Glen Ellyn Main Street Historic District, Main St. between Cottage Ave. and Maple St. (10/29/84)

IOWA, Scott County, Davenport, Columbia Avenue Historic District (Davenport MRA), Roughly W. Columbia Ave., Harrison, Ripley, and W. Haynes Sts. (11/01/84)
IOWA, Scott County, Davenport, Dessaint, Marie Clare, House (Davenport MRA), 4808 Northwest Blvd. (11/01/84)
IOWA, Scott County, Davenport, Hoersch, John, House (Davenport MRA), 716 Vine St. (11/01/84)
IOWA, Scott County, Davenport, House at 2212 W. River Drive (Davenport MRA), 2212 W. River Dr. (11/01/84)
IOWA, Scott County, Davenport, Littig, John, House (Davenport MRA), 6035 Northwest Blvd. (11/01/84)
IOWA, Scott County, Davenport, McClellan Heights Historic District (Davenport MRA), Roughly bounded by city limits, E. River Dr., East St., Jersey Ridge and Middle Rds. (11/01/84)
IOWA, Scott County, Davenport, Oak Lane Historic District (Davenport MRA), Oak Lane between High and Locust Sts. (11/01/84)
IOWA, Scott County, Davenport, Prospect Park Historic District (Davenport MRA), Roughly bounded by E. River Dr., Mississippi Ave., Prospect Terr., 11th and Adams Sts. (11/01/84)
IOWA, Scott County, Davenport, Riverview Terrace Historic District (Davenport MRA), Roughly Riverview Terr., Clay an Marquette Sts. (11/01/84)
IOWA, Scott County, Davenport, Woods, Oscar C., House (Davenport MRA), 1825 Grand Ave. (11/01/84)

KENTUCKY, Butler County, Morgantown, Butler County Jail, S. Warren and E. Logan Sts. (11/01/84)
KENTUCKY, Jefferson County, Louisville, Shawnee Elementary School (West Louisville MRA), 4151 Herman St. (11/02/84)
KENTUCKY, Jefferson County, Louisville, Shawnee High School (West Louisville MRA), 4015 Herman St. (11/02/84)

MISSOURI, St. Louis County, Oakville vicinity, Koch, Robert, Hospital, 4101 Koch Rd. (10/31/84)

NEW YORK, Westchester County, Irvington, Irvington Town Hall, 85 Main St. (11/01/84)

NORTHERN MARIANA ISLANDS, Saipan Island, Garapan, Campaneyan Kristo Rai, Beach Rd. (10/30/84)

OHIO, Butler County, Trenton vicinity, Augspurger, John, Farm No. 2 (Augspurger Amish/Mennonite Settlement TR), 3046 Pierson Rd. (11/01/84)
OHIO, Butler County, Trenton vicinity, Augspurger, Samuel, Farm (Augspurger Amish/Mennonite Settlement TR), 2070 Woodsdale Rd. (11/01/84)
OHIO, Butler County, Trenton vicinity, Schrock, Peter Jr., Farm (Augspurger Amish/Mennonite Settlement TR), Edgewood Dr. (11/01/84)
OHIO, Butler County, Woodsdale, Augspurger Grist Mill (Augspurger Amish/Mennonite Settlement TR), Wayne-Madison Rd. (11/01/84)
OHIO, Butler County, Woodsdale, Augspurger Schoolhouse (Augspurger Amish/Mennonite Settlement TR), Wayne-Madison Rd. (11/01/84)
OHIO, Butler County, Woodsdale, Augspurger, Samuel, House (Augspurger Amish/Mennonite Settlement TR), Wayne-Madison and Kennedy Rds. (11/01/84)
OHIO, Butler County, Woodsdale, Mill Office and Post Office (Augspurger Amish/Mennonite Settlement TR), Woodsdale Rd. (11/01/84)
OHIO, Butler County, Woodsdale, Mill Worker Row House (Augspurger Amish/Mennonite Settlement TR), Kennedy Rd. (11/01/84)
OHIO, Butler County, Woodsdale, Mill Worker Row Houses (Augspurger Amish/Mennonite Settlement TR), Wayne-Madison Rd. (11/01/84)

NW-6035
NW-5368
NW-48
15/700280 4606070
15/700500 4605190
15/701190 4604610
DAVENPORT
Tower
Green Acres
Calvary Cemetery
Davenport Memorial Park Cemetery
Mt Nebo Cemetery
Pine Hill Cemetery
Monument
CONSTRUCTION
CONSTRUCTION
HARRISON STREET
BRADY STREET
KIMBERLY ROAD
Northwest Park
Duck Creek
Adams School
DIVISION STREET
Garfield School
Garfield Park
Calvary Church
Grants School
St Vincents Sch
Newsomb Memorial Church
Isolation Hospital
Tower
Sacred Heart Cemetery
Vander Veer
Fejervary Home
St Pauls Church
St Pauls School
St Lukes Hosp
Jefferson School
EAST
LOCUST
High School
STREET
First Presbyterian Church
Grand Avenue Church
Washington School
EASTERN AVENUE
RIDGE ROAD
HICKORY GROVE AND PACIFIC ROAD
Water
BM
DAVEN
PORT
CITY
LO-E720 15/703240
LO-E726 15/703260
AB-1205 15/704200
LO-E325 15/702700 4601160
LO-E310-15/702680 4601160

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: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **3/14/2023**

Subject:
Case COA23-13: Request to install a new roof at 630 East 7th Street. The Antoine LeClaire House is a locally listed historic landmark. City of Davenport, petitioner. [Ward 3]

Recommendation:
A recommendation is made to approve the Certificate of Appropriateness to install a new roof at 630 East 7th Street in accordance with the submitted material.

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

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

Background:
The Antoine LeClaire House is a locally listed historic landmark owned by the City of Davenport. LeClaire was the original founder of Davenport and its leading citizen for 25 years. This house was built for LeClaire from 1855-1861 on a bluff overlooking the Mississippi River and railroad bridge. Aside from periods of neglect, the home retains many features from its original construction.

The City of Davenport is proposing to install a new standing seam architectural metal roof on the home. The roofing product is UNA-CLAD UC-14 panel by Elevate. The color 'Terra Cotta' has been selected, since it most closely resembles the existing. There are no proposed alterations to the fascia, soffit, or gutters.

Unfortunately, the National Register of Historic Places Inventory-Nomination Form does not identify the original roofing material. The historic character of the Antoine LeClaire House will remain in tact following the reroofing project.

ATTACHMENTS:

Type	Description
Backup Material	Application
Backup Material	Background Materials & Photos
Backup Material	Product Detail
Backup Material	Product Technical Information Sheet
Backup Material	Product Color Section
Backup Material	Historic Property Inventory Sheet

Backup Material	Historic Preservation Ordinance-Review Standards

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	3/7/2023 - 9:25 AM

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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION

RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE
Individual Landmark	2-28-23	3-14-23

SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME
LeClaire House, 630 E 7th st

BRIEF OVERVIEW OF THE PROJECT (not a scope of work)
Replace roof w/ same material as currently there

APPLICANT INFORMATION

APPLICANT NAME
City of Davenport Parks + Recreation

ADDRESS
700 W River Dr

CITY, STATE, ZIP
Davenport IA 52802

PHONE
563 328 7275

SECONDARY PHONE
563 888 2220

E-MAIL ADDRESS
betsy.tubbs@davenportiowa.com

Acceptance of Applicant

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

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

Betsy Tubbs
Type Applicant's Name

Betsy Tubbs — 2-28-23
Applicant's Signature — Date

DEVELOPMENT TEAM

Property Owner
City of Davenport

Address
226 W 4th st Davenport

Phone: 563 326 7711 | Secondary Phone:

E-Mail Address

Project Manager/Other

Address

Phone | Secondary Phone

E-Mail Address

APPLICABILITY PRIOR to any work on applicable Historic Resources:

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

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

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

ALL SUBMITTALS SHALL INCLUDE:	***SUBMITTED***
Full Scope of Work (SOW) attached as a .PDF all work & materials shall be described & itemized/listed in detail	☐
Photos or renderings of all existing building/sign façades	☐
Proposed color building/sign elevations to scale rendered showing existing and/or proposed building materials	☐
Material specs: type, dimensions, color & manufacturer	☐

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

- Dimensioned Site Plan (proposed & existing buildings/site items) ☐
- Grading Plan with 2 foot intervals (if needed) ☐
- Mechanical Screening shall be shown ☐
- Materials Board of sample building materials proposed ☐

* Major Additions & New Buildings may require more extensive information

Formal Procedure — Application Fee: **NONE**

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

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

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

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

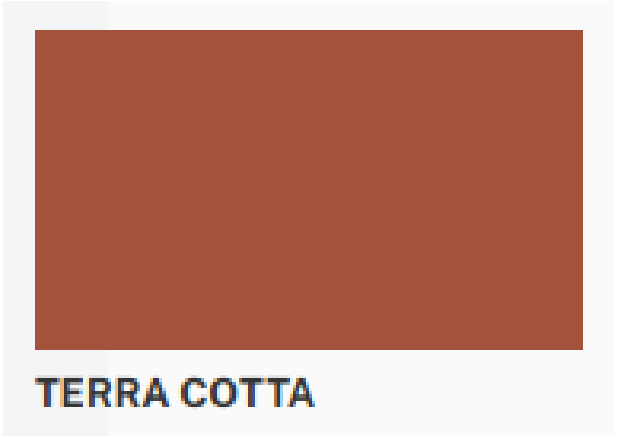
Antoine LeClaire House

DAVENPORT
IOWA | USA

- Antoine LeClaire: Founded the City of Davenport.
- Built from 1855-1861
- Aside from periods of neglect, the home still retains many features of its original construction.
- Currently owned by the City of Davenport.

Project Scope

- **Request:** Install New Roof
- **Existing Roof Material:** Metal Panel
- **Proposed Roof Material:** Metal Panel
- **Product:** UNA-CLAD UC-14 by Elevate
- **Color:** Terra Cotta (Matching Existing)



Antoine LeClaire House

DAVENPORT
IOWA | USA

Antoine LeClaire House

DAVENPORT
IOWA | USA

UNA-CLAD™
Metal Roofing Systems

VERSATILE • SUSTAINABLE • BEAUTIFUL

Firestone
BUILDING PRODUCTS
NOBODY COVERS YOU BETTER.™

UNA-CLAD™ METAL ROOFING SYSTEMS

Since the introduction of UNA-CLAD Metal Roofing Systems more than 30 years ago, they have become one of the leading architectural metal roofing products in the construction industry. Firestone Building Products systems are recognized the world over for their outstanding construction and innovative design.

UNA-CLAD offers a variety of sustainable, reliable and environmentally-friendly roofing system options. UNA-CLAD allows for maximum design freedom with a wide range of materials, widths and finishes.

To further protect your investment, install the roofing system over our innovative new CLAD-GARD™ roofing underlayment. This easy-to-handle skid-resistant material is the ideal moisture barrier to protect your roofing investment from corrosion and other environmental concerns.

And once your roof is installed, the unparalleled Red Shield® Warranty assures that your roof will provide outstanding performance for decades to come.

Thank you for your interest in Firestone Building Products UNA-CLAD roofing systems. For detailed information about anything covered in this brochure, please contact your local Firestone Representative or visit www.firestonebpco.com.

UNA-CLAD™ METAL ROOFING SYSTEMS OVERVIEW

RED SHIELD® WARRANTY SYSTEMS

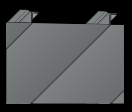
Durable metal roofing systems that allow maximum versatility with the extra assurance of the Firestone Red Shield Warranty—the strongest protection available today.

- UC-3
- UC-4
- UC-6
- UC-14

ARCHITECTURAL SYSTEMS

Allow maximum design freedom to create roofs with distinct lines, radii and features while providing outstanding wind-load performance and aesthetics.

- UC-7



SOFFIT SYSTEMS

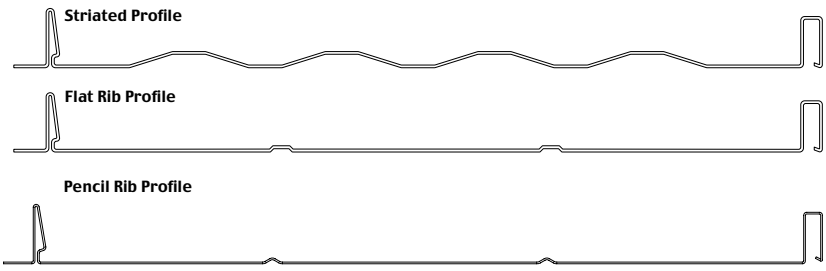
Superior versatility, security and weatherability in systems that allow great installation flexibility, including either vertical or horizontal applications.

- UC-500
- UC-501
- UC-750

PROFILED PANEL SYSTEMS

Strong, economical and low profile panels designed for a variety of Profiled Panel Systems, environments and applications.

- UR-PRO OMEGA
- 5V-CRIMP
- HR-ULTRA OMEGA
- UC-600
- VR-CLASSIC OMEGA
- UC-601



ROOFING PANEL PROFILES

To help prevent distortion (called “oil-canning”) that can occur on metal roofs, Firestone Building Products offers a variety of stiffening rib profile options. Striations, Flat Ribs and Pencil Ribs are subtly raised sections that run parallel to panel seams and add rigidity and visual interest. Not all profiles are available on all panels, please see each product description for details.

FIRESTONE RED SHIELD WARRANTY

When we say “Nobody Covers You Better” we mean it. Red Shield Warranties provide industry-leading coverages from 5 to 20 years for most roofing systems, and can even be transferred from owner to owner. No competitor can match our 100 year+ heritage of innovation and customer support. When you have a Firestone roof and Red Shield Warranty over your head, you can be confident of outstanding roofing performance for decades to come.*

* Subject to certain terms and conditions. 25 year warranty coverage may be available with the UC-4 system.

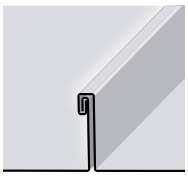
RED SHIELD™ WARRANTY SYSTEMS

RED SHIELD STANDING SEAM ROOFING SYSTEMS COMPRISE A SYSTEM OF INTERLOCKING METAL PANELS THAT GENERALLY RUN VERTICALLY FROM THE ROOF RIDGE TO THE EAVES. THE SEAM WHERE THE TWO PANELS JOIN TOGETHER IS RAISED ABOVE THE SURFACE OF THE PANEL, THEREBY GIVING THE PRODUCT ITS NAME.

THESE METAL ROOFS FREELY EXPAND AND CONTRACT WITH THE WEATHER WITHOUT DAMAGE TO THE SUBSTRATE, PROVIDE EXCEPTIONAL RAIN AND SNOW RUNOFF, PERFORM WELL IN HIGH-WIND ENVIRONMENTS, MINIMIZE OIL-CANNING AND PROVIDE GREAT DESIGN VERSATILITY.

FIRESTONE UNA-CLAD™ RED SHIELD SERIES

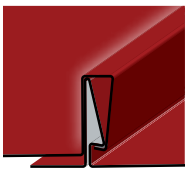
Building on proven standing seam technology, Firestone developed the **UNA-CLAD Red Shield Series** to provide designers, architects and building owners with a wide selection of beautiful, durable and functional metal roofs. The Red Shield Series is available in a variety of colors, materials, widths, textures, profiles and seam designs.



UNA-CLAD UC-3

This double-lock standing seam system uses mechanical sealing for a durable, virtually leak proof seal. UC-3 roofs create a traditional look, and allow specified radius profiles to enhance the architect's design.

Standard UC-3 materials are painted steel; painted and anodized aluminum; architectural grade sheet copper and zinc.
Available with embossing, striations and ribs (flat and pencil) to minimize oil-canning.



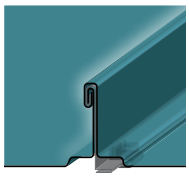
UNA-CLAD UC-4

The patented seam design snap locks securely and fastens to a solid substrate without the use of clips. This provides superior leak resistance and can reduce labor by up to 30%.

Standard UC-4 materials are painted steel; painted and anodized aluminum and architectural grade sheet copper. Available with embossing, striations and ribs (flat and pencil) to minimize oil-canning.

PROTECT YOUR INVESTMENT

Red Shield Warranty Protection



UNA-CLAD UC-6

The double-lock standing seam system utilizes proven Pittsburg Locking in conjunction with a floating concealed-clip assembly. This design allows for free expansion and contraction, and outstanding wind uplift resistance.

Standard UC-6 materials are painted steel; painted and anodized aluminum; architectural grade sheet copper and zinc. Available with embossing, striations and ribs (flat and pencil) to minimize oil-canning.

UNA-CLAD UC-14

The concealed-clip snap-lock seam system eliminates the need for mechanical seaming or separate battens, accommodating very long panels while maintaining free expansion and contraction capability.

Standard UC-14 materials are painted steel; painted and anodized aluminum and architectural grade sheet copper. Available with embossing, striations and ribs (flat and pencil) to minimize oil-canning.

ARCHITECTURAL

BATTENS ARE DISTINCTIVE ARCHITECTURAL FEATURES. PANEL SYSTEMS WITH BATTENS OR CAPS ALLOW FOR THE PANELS TO BE INSTALLED IN NON-SEQUENTIAL ORDER, THUS ACCOMMODATING COMPLEX ROOF DESIGNS. THESE PANELS CAN BE COUNTED ON TO ALLOW FREE EXPANSION AND CONTRACTION IN CHANGING WEATHER CONDITIONS, AS WELL AS PROVIDE EXCEPTIONAL RAIN/SNOW RUNOFF AND GOOD WIND UPLIFT PERFORMANCE.

THESE PANELS AND BATTENS ARE ROLL-FORMED AND PROCESSED WITH STATE-OF-THE-ART TECHNOLOGY TO ENSURE UNPARALLELED QUALITY AND SERVICE FROM COIL TO FINISHED PRODUCT.

FIRESTONE UNA-CLAD™ ARCHITECTURAL SERIES

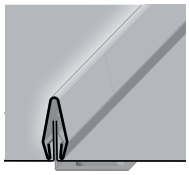
Firestone developed the **UNA-CLAD Architectural Series** to allow designers, architects and building owners to utilize the unique profile a batten roof delivers. In addition to their beautiful appearance, these metal roofing systems are reliable and durable. The Architectural Series is available in a variety of colors, batten widths, materials and panel widths.

METAL ROOFING

UC-7 SNAP-ON ARCHITECTURAL SERIES

This concealed clip fastening system is capped with a narrow, low-profile snap-on batten that provides a thin-line appearance while providing the designer freedom to specify radius or high profile features. UC-7 delivers good thermal movement.

Standard UC-7 materials are painted steel; painted and anodized aluminum; architectural grade sheet copper and zinc. Available in heavier gauges, narrower widths, embossing and ribs (flat and pencil) to minimize oil-canning.



METAL SOFF

SOFFITS SERVE MANY PURPOSES IN COMMERCIAL ARCHITECTURE, INCLUDING WEATHER-SHELTERING OVERHANGS, BUILDING VENTILATION PORTS, CONVENIENT CONCEALMENT SECTIONS FOR HVAC OR ELECTRICAL SYSTEMS AND OTHER APPLICATIONS. THE RIGHT SOFFIT AND FASCIA TREATMENT CAN PROVIDE A FINISHED LOOK TO THE STRUCTURE, AS WELL AS AID WATER RUNOFF, BUILDING VENTILATION AND COOLING.

METAL SOFFIT SYSTEMS PROVIDE A STRONG, DURABLE AND RELIABLE MATERIAL THAT ENHANCES THE LONGEVITY OF THE SOFFIT AND CREATES AN AESTHETICALLY-PLEASING APPEARANCE.

FIRESTONE UNA-CLAD™ METAL SOFFIT SYSTEMS

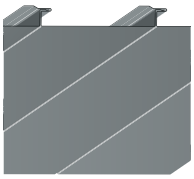
Designers, architects and building owners can create a comprehensive, finished look to their buildings with Firestone **UNA-CLAD Metal Soffit Systems**. The wide selection of metal soffit and fascia products allows for an uninterrupted and consistent appearance. The Metal Soffit Systems are available in a variety of colors, materials, widths, textures, profiles and seam designs to visually integrate with Firestone metal roofing products.

I T S Y S T E M S

UC-500 FLUSH PANEL

This interlocking, concealed fastening metal panel system is engineered for both soffit and fascia applications. UC-500 delivers a flat or flush look that provides a neat, finished appearance.

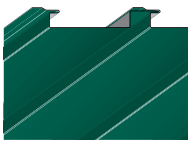
Standard UC-500 materials are painted steel; painted and anodized aluminum; architectural grade sheet copper and zinc. Available in heavier gauges, narrower widths, embossing and pencil ribs to minimize oil-canning. Venting available for soffit applications.



UC-501 REVEAL FLUSH PANEL

Similar in characteristics to UC-500, the Reveal Flush Panel system creates a flat appearance with a bold channels (reveals) that provide visual interest to the soffit.

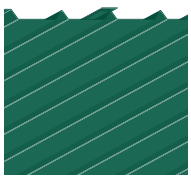
Standard UC-501 materials are painted steel; painted and anodized aluminum; architectural grade sheet copper and zinc. Available in heavier gauges, narrower widths, embossing and pencil ribs to minimize oil-canning. Venting available for soffit applications.



UC-750 V-GROOVE SOFFIT PANEL

This interlocking architectural aluminum panel is engineered specifically for soffit applications. UC-750 utilizes a concealed fastening system with interlocking leg. Subtle V-grooves run the length of the panel providing a clean, traditional appearance.

Standard UC-750 material is painted and anodized aluminum. Full- or half-vent options available.



PROFILED ME

FOR CENTURIES, LARGE STRUCTURES SUCH AS CATHEDRALS HAVE RELIED ON THE INHERENT DURABILITY OF METAL ROOFING. IN MODERN USAGE, CORRUGATED METAL ROOFING PANELS HAVE TWICE THE AVERAGE LIFESPAN OF ASPHALT ROOFING, AND PROVIDE EXCEPTIONAL RAIN AND SNOW SHEDDING ABILITIES.

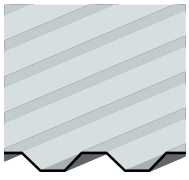
DESIRABLE BECAUSE OF THEIR DESIGN VERSATILITY, LOW MAINTENANCE REQUIREMENTS AND HIGH STRENGTH-TO-WEIGHT RATIO, ARCHITECTS, DESIGNERS AND BUILDING OWNERS ARE TURNING TO METAL ROOFS FOR NEW CONSTRUCTION AND RENOVATION.

FIRESTONE UNA-CLAD™ PROFILED PANEL SERIES

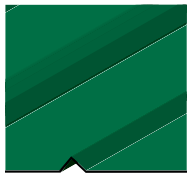
To answer the need for a durable and economical metal roofing solution, Firestone created the **UNA-CLAD Profiled Panel Series**. Commercial-grade metal roof and wall panels provide a traditional metal panel appearance with bold recurring or successive ribs. Architects, designers and building owners can choose from a variety of materials and rib patterns to best accentuate their structure.

UR-Pro

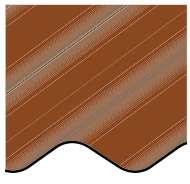
HR-Ultra



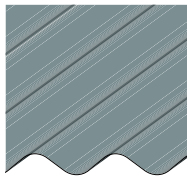
VR-Classic



5-V-Crimp



UC-600



UC-601

T A L R O O F I N G

OMEGA SERIES UR-PRO OMEGA, HR-ULTRA OMEGA, VR-CLASSIC OMEGA

The Omega Series is factory-formed corrugated metal roofing with exposed mechanical fasteners. Panels have overlapping seams with bold ribs for an appealing accent to any architectural design. Can be installed in non-sequential patterns. Each Omega Series product has identical physical characteristics but with a unique rib pattern to provide greater design versatility.

Standard Omega Series materials are painted steel; painted aluminum and architectural grade sheet copper.Omega Series panels are suitable for wall cladding.

5-V-CRIMP PROFILED PANELS

Like Omega Series panels, 5-V-Crimp panels are factory-formed corrugated metal roofing with exposed mechanical fasteners. Panels have overlapping seams with V-shaped ribs to add a unique "old world" styling to your roof profile.

Standard 5-V-Crimp materials are painted steel; painted aluminum and architectural grade sheet copper. 5-V-Crimp panels are suitable for wall cladding.

UC-600 & UC-601 CORRUGATED PANELS

Like Omega Series panels, UC-600 and UC-601 panels are factory-formed corrugated metal roofing with exposed mechanical fasteners. Panels have overlapping seams with gently undulating striations to give you the option of a softer roof profile.

Standard UC-600 materials are painted steel; painted aluminum; architectural grade sheet copper and zinc. Standard UC-601 materials are painted steel and zinc. UC-600/UC-601 panels are suitable for wall cladding.

CLAD-GARD™ ROOFING UNDERLAYMENT

CLAD-GARD Roofing Underlayment is easy to install and provides the ideal moisture barrier between the roof deck and the adjacent metal roofing system. It features a skid-resistant surface; is watertight around fasteners such as nails or other anchors; offers great high-temperature resistance; and is unaffected by water so it can be left exposed for up to 3 months before applying the metal roofing system.

CLAD-GARD SA Underlayment

Self-adhered underlayment for quick, simple installation.

- Premium non-reinforced product that minimizes wrinkling
- Available in a convenient 2-square roll 3' x 67' (.09 m x 20 m)
- Heavy-duty adhesive is protected by a split-release plastic liner, which is easily removed for quick installation and placement of the underlayment
- Two available formulations: CLAD-GARD SA-S (heat resistant up to 250°F [121°C]) and CLAD-GARD SA-N (heat resistant up to 230°F [110°C])

CLAD-GARD R Underlayment

Self-adhered underlayment at an economical price.

- Split-release backer for easy installation
- Comes unboxed which means less waste on the jobsite.
- Available in a 2-square roll (3’ x 66.7’) (.09 m x 20 m).
- Can be applied directly to Firestone HailGard® Composite, OSB and plywood substrates.
- Eligible for up to a 20-year Red Shield® Warranty

CLAD-GARD MA Underlayment

Mechanically-attached choice for reliable results.

- Available in 10-square rolls that are 4' (1.2 m) wide for more square feet per roll and fewer seams
- Lighter than roofing felt at only 31 lb (14 kg) per roll
- Lays flat and stays wrinkle-free, meaning fewer nails are needed to fasten compared to felt underlayment
- Heat resistant up to 230°F (110°C) without degradation of the material
- Heat resistant up to 230°F (110°C) without degradation of the material

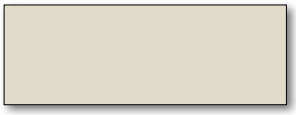
Firestone GREEN
ONE TEAM. ONE PLANET

A VALUABLE ADDITION TO A SUSTAINABLE BUILDING PROJECT.

COLOR SELECTION GUIDE

STONE WHITE

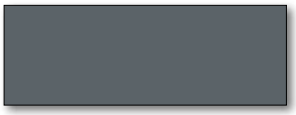
BONE WHITE


ALMOND

SANDSTONE

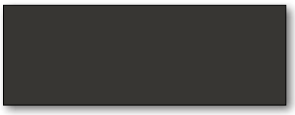
SLATE GRAY

CITYSCAPE

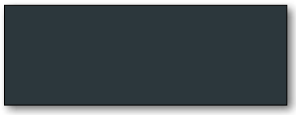

CHARCOAL GRAY

SIERRA TAN

MEDIUM BRONZE


DARK BRONZE

EXTRA DARK BRONZE


MATTE BLACK

BRANDYWINE

COLONIAL RED

TERRA COTTA

MANSARD BROWN

REGAL RED

AWARD BLUE

SKY BLUE

ELECTRIC BLUE

REGAL BLUE

TEAL

PATINA GREEN

DARK IVY

SHERWOOD GREEN

HARTFORD GREEN

HEMLOCK GREEN

TROPICAL PATINA

SILVER METALLIC

CLASSIC COPPER

CHAMPAGNE METALLIC

Colors shown are as close to actual colors as allowed by the printing process. Your local sales rep can provide actual metal samples and answer questions about custom colors and other special requests.

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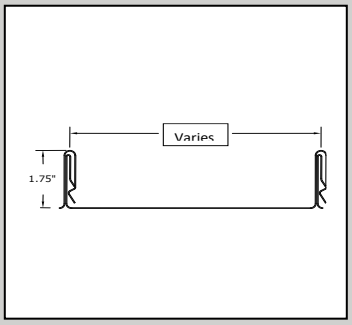
Technical Information Sheet



UNA-CLAD™ UC-14

Item Description
Standing Seam Panel for Architectural Metal Roofing

Description

UNA-CLAD UC-14 Roofing Panel is a factory formed continuous interlocking, concealed clip, architectural standing seam metal roof panel with a proven seam design that snaps together for ease of installation. An optional thermally-applied pre-assembly in-seam sealant is available. The minimum slope requirement for a Red Shield™ Warranty is 3:12.

NOTE: The UC-14 panel is designed and tested for roofing applications only. Any installation outside of a roofing application, is at the risk of the contractor and is not the responsibility of Holcim Solutions and Products US, LLC.

Method of Application

1. UNA-CLAD UC-14 must be installed in a sequential order.
2. A smooth, solid substrate of plywood, OSB, or a rigid insulation board mechanically attached to a steel deck is recommended for the UNA-CLAD UC-14 metal roof panel.
3. Application of a Elevate approved underlayment prior to panel installation is recommended.

NOTE: Install assembly according to Elevate Metal Design and Application Guides found on the Elevate website. Follow approved installation details.

Storage

- UNA-CLAD metal panels should be stored in a well ventilated, dry place where no moisture can contact them. Moisture (From rain, snow, condensation, etc.) trapped between layers of material may cause water stains or white rust, which can affect the service life of the material and will detract for the appearance.
- If outdoor storage cannot be avoided, protect the panels with a ventilated canvas or waterproof paper cover. Do not use plastic, which can cause condensation. Keep the material off the ground in an inclined position with an insulator such as wood.

Storage Continued

- Storage of end-use materials with protective film applied to the surface should be:
  - Less than six months with masking applied (warehouse storage and outdoor exposure combined).
  - Stored in an enclosed building or holding facility.
  - Wrapped/packaged to prevent exposure to direct UV, water, oils, or other contaminants.
  - Protective film may become brittle with long term UV exposure.
  - Maintained in an environment within a temperature range of 45 to 90 °F (7 to 32 °C) and 20 to 80% relative humidity

Precautions

- Oil canning is not a cause for rejection. Heavier gauges, narrower widths, striations, and embossing minimize oil canning.
- Sealant for end laps and lap joints shall be non-drying, non-toxic, and non-shrinking with a serviceable temperature of -60 to 212 °F (-51 to 100 °C).
- Quality, long-life butyl sealants work best as a gasket sandwiched between two pieces of metal. Non-acetic cured silicone color matching sealants are recommended when voids must be filled. Sealants are not a substitute for proper assembly and workmanship.
- Exercise caution when lifting, moving, transporting, storing, or handling UNA-CLAD metal to avoid possible physical damage.
- Refer to Safety Data Sheets (SDS) for safety information.
- Immediately remove protective film after installation.

Manufacturing Location: Anoka, MN

Product Data	
Property	Value
Tapered Panels	No
Radius Panels	No
Stiffening Ribs Striations Sealant	Optional Optional Optional In-Seam, Thermally Applied
Standard Panel Surface Optional Panel Surface Clip	Smooth Stucco Embossed 26 ga (0.48mm), 24 ga (0.64 mm) & 22 ga (0.64 mm) Steel 0.032" (0.81 mm) Aluminum UC-14 Clip

Product Size	
Property	Value
Panel Width Optimal Panel Width	8" (203.2 mm) – 24" (609.6 mm) 18" (457.2 mm)
Seam Height Minimum Panel Length Maximum Panel Length	1.75" (44.5 mm) 36" (914.4 mm) 600" (15.24 m)

Technical Information

Property	Value
Uplift Resistance	UL 580 Class 90
Air Infiltration	ASTM E 1680
Unfirm Static Air Pressure	ASTM E 1592
Water Penetration	ASTM E 1646
Fire Rating	UL Class A Rated Assemblies, UL 263, and UL 790
Hail Impact Rating	Class 4, UL 2218
Miami-Dade County & Florida Building Code	Approved

NOTE: Testing is not applicable for all combinations of substrates, materials, and dimensions. All construction assemblies must be installed in accordance with the tested assembly. Please refer to the Metal Tested Assembly Guide on the Elevate website for tested assemblies and code listings.
Please contact your Regional Technical Coordinator for warranty requirements and additional Information.

Typical Properties

Material and Thickness	Metal Specification	Available Finishes
Aluminum 0.032" (0.81 mm)	Base Metal: Aluminum Minimum Yield: 21 KSI (145 MPa) Thermal Expansion: 12.6 x 10^{-6} in/in/ °F (22.2 m/m.K x 10^{-6}) Mod. Of Elasticity: 10.0 x 10^{3} x KSI (68.9 MPa)	Anodized Kynar 500®/Hylar 5000® Unpainted/Mill Finish
Galvanized Steel 26 ga (0.48 mm) 24 ga (0.64 mm) 22 ga (0.79 mm)	Base Metal: AISI-G90 Galvanized steel Minimum Yield: 33 to 45 KSI (227 to 310 MPa) Thermal Expansion: 06.7 x 10^{-6} in/in/ °F (13.9 m/m.K x 10^{-6}) Mod. Of Elasticity: 29.0 x 10^{6} x KSI (200 GPa)	Kynar 500®/Hylar 5000® Unpainted G90
Galvalume® Steel 26 ga (0.48 mm) 24 ga (0.64 mm) 22 ga (0.79 mm)	Base Metal: AZ-50 Hot Dipped Galvalume Minimum Yield: 50 KSI (345 MPa) Thermal Expansion: 06.7 x 10^{-6} in/in/ °F (13.9 m/m.K x 10^{-6}) Mod. Of Elasticity: 29.0 x 10^{6} x KSI (200 GPa)	Zincalume® Plus – Clear Acrylic Coated Kynar 500®/Hylar 5000®
Copper 16 oz (0.56 mm) 20 oz (0.69 mm)	AGSC minimum copper content of 99.9% copper, silver counting as copper, cold rolled from ingots of 122 alloy. Thermal Expansion: 9.3 x 10^{-6} in/in/ °F (16.5 m/m.K x 10^{-6}) AGSC copper meets and/ or exceeds ASTM B370 specification.	Natural

NOTE: For standard color selection, consult the current UNA-CLAD Color Selection Guide. Custom color services are available upon request. Consult the current base metal Sheet & Coil TIS for additional information on the base metal and coating. Not all materials and thicknesses are available from all locations

Please contact Holcim Technical Services at 800-428-4511 for further information.

This sheet is meant to highlight Elevate products and specifications and is subject to change without notice. Holcim takes responsibility for furnishing quality materials that meet published Elevate product specifications or other technical documents, subject to normal manufacturing tolerances. Neither Holcim nor its representatives practice architecture. Holcim offers no opinion on and expressly refuses any responsibility for the soundness of any structure. Holcim accepts no liability for structural failure or resultant damages. Consult a competent structural engineer prior to installation if the structural soundness or structural ability to properly support a planned installation is in question. No Holcim representative is authorized to vary this disclaimer.

ELEVATE

UNA-CLAD™ METAL

COLOR SELECTION

STONE WHITE	BONE WHITE	ALMOND	SANDSTONE	SIERRA TAN
SLATE GRAY	AGED ZINC ●	CITYSCAPE	CHARCOAL GRAY	MATTE BLACK
MANSARD BROWN	BURNISHED SLATE ●▲	MEDIUM BRONZE	DARK BRONZE	EXTRA DARK BRONZE
BRANDY WINE	REGAL RED ●	COLONIAL RED	TERRA COTTA	HARTFORD GREEN ●
AWARD BLUE ●▲	REGAL BLUE ●	SKY BLUE	ELECTRIC BLUE ●▲	TEAL ●
SHERWOOD GREEN	DARK IVY	PATINA GREEN	HEMLOCK GREEN ●	TROPICAL PATINA ●
VINTAGE ●▲	SILVER METALLIC ●▲	CLASSIC COPPER ●▲	CHAMPAGNE METALLIC ●▲	

Colors shown are as close to actual painted steel as allowed by the printing process. For finish warranty information and actual metal samples, please contact your local Sales Rep. SRI numbers available by request.

● = Denotes premium color.

▲ = Due to the unique nature of the product, color may vary slightly from batch to batch. Batches should not be mixed on projects.

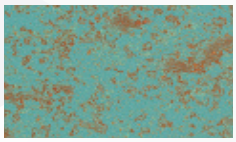
HOLCIM

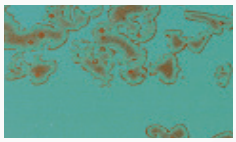
ELEVATE

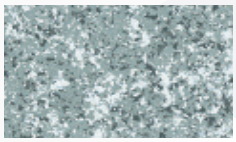
UNA-CLAD™ METAL

PREMIUM PATTERNS

STOCK PATTERN COLORS

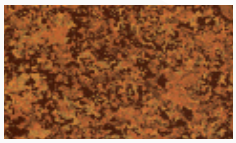

ANTIQUE COPPER

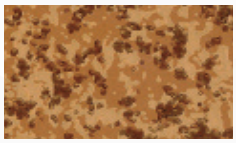

NATURAL ANTIQUE COPPER

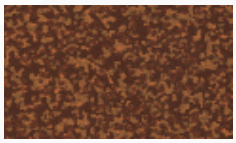

WEATHERED ZINC

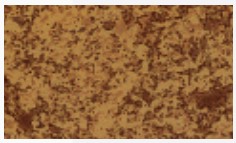
NATURAL RUST

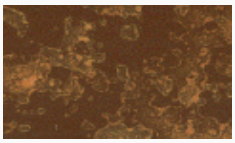
NON-STOCK PATTERN COLORS **Contact your local Sales Rep for availability.**

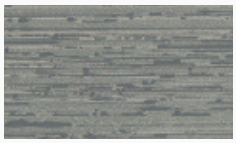

BURNT RUST


PONDEROSA RUST


SEDONA RUST


TAMARACK RUST


RUSTIC COPPER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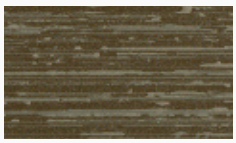
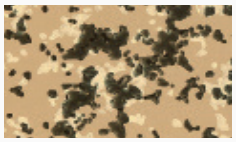
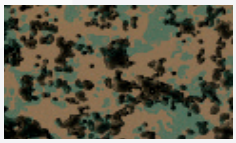

TIMELESS BRONZE

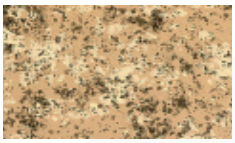
TIMELESS COPPER

ARTIC CAMO


DESERT CAMO

MARSHLAND CAMO


WOODLAND CAMO


SAND DUNE

DRIFTWOOD

PINE

RED CEDAR

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HOLCIM

Form 10-300
(Rev. 6-72)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY – NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: IOWA
COUNTY: SCOTT
FOR NPS USE ONLY
ENTRY DATE

SEE INSTRUCTIONS

1. NAME

COMMON: Antoine LeClaire House
AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: 630 East Seventh Street and adjoining two parcels
CITY OR TOWN: Davenport
CONGRESSIONAL DISTRICT: First
STATE: Iowa — CODE: 14
COUNTY: Scott — CODE: 163

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
☐ District ☒ Building	☐ Public	Public Acquisition:	☐ Occupied	Yes:
☒ Site ☐ Structure	☐ Private	☐ In Process	☒ Unoccupied	☒ Restricted
☐ Object	☒ Both	☒ Being Considered	☒ Preservation work in progress	☐ Unrestricted
				☐ No

PRESENT USE (Check One or More as Appropriate)

☐ Agricultural	☐ Government	☐ Park	☐ Transportation	☐ Comments
☐ Commercial	☐ Industrial	☒ Private Residence	☐ Other (Specify)	
☐ Educational	☐ Military	☐ Religious		
☐ Entertainment	☒ Museum	☐ Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME: Glen Daut
STREET AND NUMBER: P. O. Box 1222
CITY OR TOWN: Davenport
STATE: Iowa — CODE: 14

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC: Scott County Courthouse
STREET AND NUMBER: West Fourth Street
CITY OR TOWN: Davenport
STATE: Iowa — CODE: 14

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
DATE OF SURVEY: ☐ Federal ☐ State ☐ County ☐ Local
DEPOSITORY FOR SURVEY RECORDS:
STREET AND NUMBER:
CITY OR TOWN:
STATE: — CODE:

STATE: | COUNTY: | FOR NPS USE ONLY: ENTRY NUMBER: DATE:

7. DESCRIPTION

CONDITION	(Check One)					
	☐ Excellent	☒ Good	☐ Fair	☐ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One)		(Check One)			
	☒ Altered	☐ Unaltered	☐ Moved	☒ Original Site		

DESCRIBE THE PRESENT AND ORIGINAL *(if known)* PHYSICAL APPEARANCE

An 1855 mansion of the Italian bracketed style, the Antoine LeClaire House is a two story white painted brick building with a monitor. In a state of ill-repair, the LeClaire House nonetheless retains much of its original appearance. On a lot (85' x 260') overlooking the Mississippi River, the building still presents a remarkable view. Three original porches, the lave-brackets and shutters have been removed. Aluminum now covers the underside of the wooden eaves, and the roof is metal. Four of the original 6 chimneys have been shortened and capped. Both the monitor and foundation need immediate attention.

The interior floor plan is basically unchanged. The upper and lower floors matched in room size and arrangement. Each floor consisted of 7 large rooms: 4 in the front, square section of the house, and 3 rooms in the rear wing. There is a large hallway on each floor, in the front (main) section of the house, and a rather impressive original feature is the staircase which winds to the attic. It has wide steps, a gentle rise and a walnut bannister and rail.

Most of the rooms have 12 foot ceilings, with central rosettes which surrounded the gas fixtures, fancy molded borders around the ceilings, original woodwork and shutters. Downstairs, the 4 front rooms were parlors, music room and study. Off the music room is a 5' x 5' alcove which contained LeClaire's private shrine. Rear 3 rooms were dining room, kitchen and cook's room.

Upstairs, the 4 front rooms were bedrooms and sitting rooms while the rear 3 were servants' quarters. There was a maid's staircase leading from the kitchen up to the center room of the servants' quarters. Stairway still exists but has been closed off at top. Center room of servants' section has been split so the house now has 15 rooms instead of the original 14 but this is relatively unimportant since the upstairs rear wing (4 rooms) permanently will be used as a caretaker's apartment and not shown to the public.

House has a huge attic, partial basement and 18 inch brick walls. Joists in attic and basement vary from 2 x 8 to 2 x 10. Support beams range from 4 x 8 to 4 x 10. There is some physical evidence to support the rumored existence of a tunnel which supposedly led from the front of the basement about 3 city blocks to the Mississippi River. There also is fairly strong evidence that a tunnel led from the rear of the basement to at least one outbuilding perhaps 100 feet away. Citizen volunteer groups recently have been forming to help with the excavation of the grounds as well as with restoration of the house itself.

LeClaire's carriage drive wound from 8th and Farnam Streets to his dining room door. Excavation on parcel #3 has uncovered considerable driveway curbing as well as the hard-surfaced drive itself. The circular outline now can plainly be seen.

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD *(Check One or More as Appropriate)*

- ☐ Pre-Columbian
- ☐ 15th Century
- ☐ 16th Century
- ☐ 17th Century
- ☐ 18th Century
- ☒ 19th Century
- ☐ 20th Century

SPECIFIC DATE(S) *(If Applicable and Known)* 1855

AREAS OF SIGNIFICANCE *(Check One or More as Appropriate)*

- ☐ Aboriginal
- ☐ Prehistoric
- ☒ Historic
- ☐ Agriculture
- ☒ Architecture
- ☐ Art
- ☒ Commerce
- ☐ Communications
- ☐ Conservation
- ☐ Education
- ☐ Engineering
- ☒ Industry
- ☐ Invention
- ☐ Landscape Architecture
- ☐ Literature
- ☐ Military
- ☐ Music
- ☒ Political
- ☒ Religion/Philosophy
- ☐ Science
- ☐ Sculpture
- ☒ Social/Humanitarian
- ☐ Theater
- ☒ Transportation
- ☐ Urban Planning
- ☐ Other *(Specify)* _____

STATEMENT OF SIGNIFICANCE

Antoine LeClaire who lived in this house (which he had built for him) from 1855-1861, was a colorful pioneer important in development of the upper Mississippi Valley. He was known in Iowa, Illinois, Wisconsin, Arkansas, etc. Able to speak 3 languages and 14 Indian dialects, he was a U. S. interpreter and Indian agent, and he had a primary role in negotiation of 22 treaties with Indians of Iowa and Illinois. The noted Sauk chief, Black Hawk, dictated his autobiography to LeClaire.

Well-liked by both Indians and whites, he was given U. S. land grants at Indian requests. These included a square mile at what is now downtown Davenport, Iowa, a square mile at what is now LeClaire, Iowa, and 2 square miles at Moline, Illinois.

LeClaire was the prime founder of Davenport and its leading citizen for 25 years. He established the first church, ferry service, hotel, foundry, etc., here. However, he lived in a rather modest house until 1855, in which year he moved into this mansion, which he had ordered built. Architect and craftsmen unknown to us, but our research continues.

At his urging the first railroad bridge across the Mississippi was built, directly below this house. The house was finished in 1855, the bridge in 1856. This is the bridge that figured in the Effie Afton steamboat lawsuit, which was one of Abe Lincoln's best-known cases. The first locomotive to cross the Mississippi was, appropriately, named the Antoine LeClaire. His previous (frame) house below the bluff on which his mansion sets, was named "Treaty House". He donated it to the Mississippi-Missouri R. R., and it became the first depot west of the Mississippi.

LeClaire was first President of the Old Settlers Society, a philantrhopist, a civic leader in every way. We suspect that he may have been involved in the Underground Railroad from 1855 to his death in 1861. He died in this house. His widow, Marguerite, lived here until she died in 1876. The house then became the residence of successive Catholic bishops until 1908 when it was converted to apartments. To summarize, this site was occupied by a leading developer of the upper Mississippi Valley; it is in an historic spot near other historic sites and the house retains many original features of tis construction period.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Jackson, Donald, ed., Black Hawk: An Autobigoraphy (Urbana, Illinois 1964); pages 24-28.

Downer, Harry E., History of Scott County.

Snyder, Charles, "Antoine LeClaire, the First Proprietor of Davenport", Annals of Iowa, 3rd ser., XXIII (1941-42), 79-117.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY							OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES					
CORNER	LATITUDE			LONGITUDE				LATITUDE			LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"		41	31	38	90	33	56
NE	°	'	"	°	'	"							
SE	°	'	"	°	'	"							
SW	°	'	"	°	'	"							

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: One Acre

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: Glen Daut

ORGANIZATION:

DATE: February 21, 1973

STREET AND NUMBER: P. O. Box 1222

CITY OR TOWN: Davenport

STATE: Iowa

CODE: 14

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☒ Local ☐

Name: Alan D. Anderson

Title: Historic Preservation Officer

Date: 11/5/73

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Director, Office of Archeology and Historic Preservation

Date

ATTEST:

Keeper of The National Register

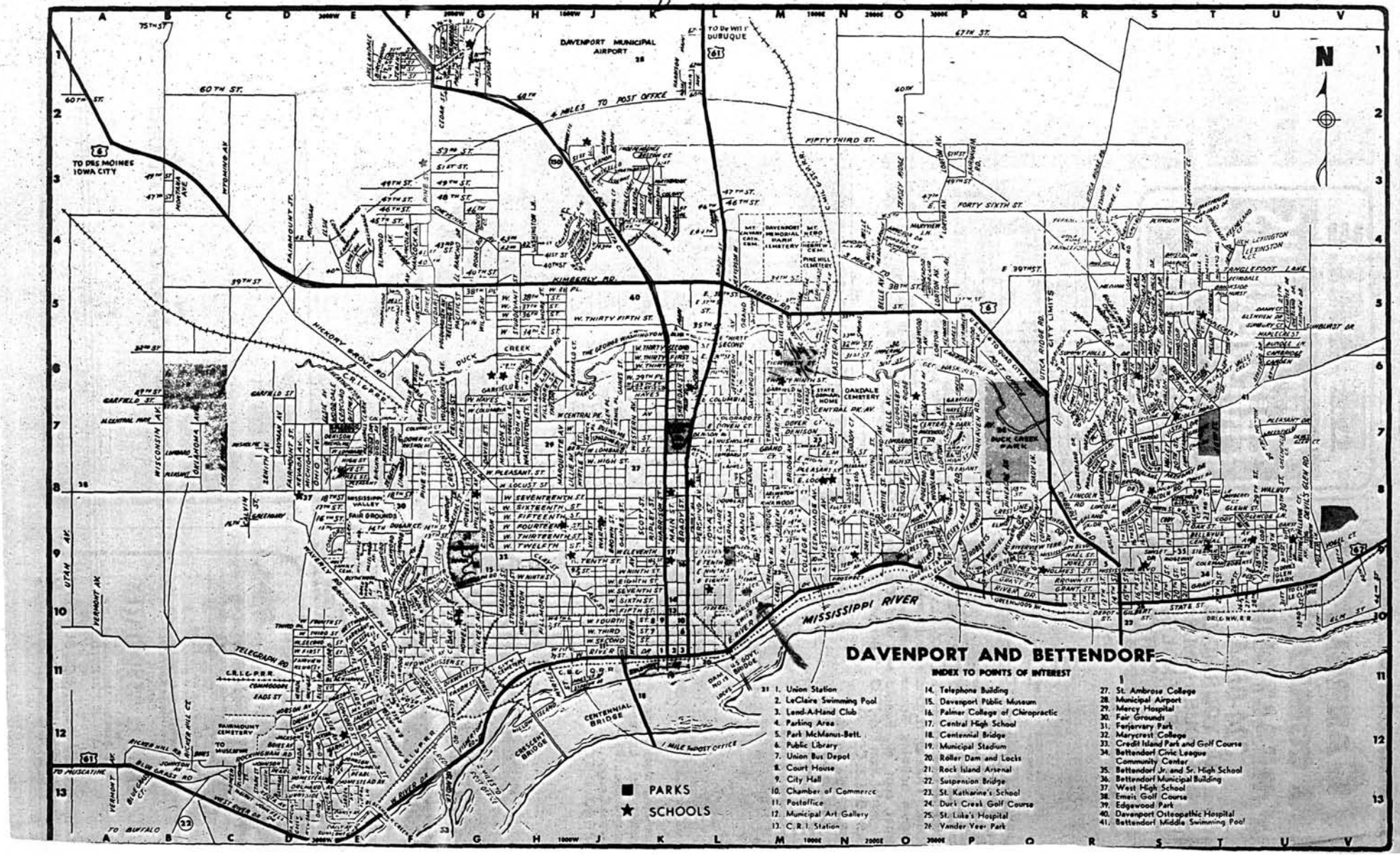
Date

SEE INSTRUCTIONS

GPO 931-894

Map of GREATER DAVENPORT

Iedot shows location of LeClaire House and adjoining parcels.



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: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **3/14/2023**

Subject:
Case COA23-14: Request to install new signage at 131 West 2nd Street. The J.H.C. Petersen and Sons Building is a locally listed historic landmark. Endeavor Management Group LLC, petitioner. [Ward 3]

Recommendation:
A recommendation is made to approve the Certificate of Appropriateness for the installation of new signage at 131 West 2nd Street per Chapter 14.01.060 of the Zoning Ordinance.

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

1. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration.
2. The height of the proposed projecting sign is compatible with the designated property and the surrounding structures.
3. Site improvements should have as minimal of an impact as possible to the designated property's original layout and its visual character.

Background:
Chapter 14.01.060 of the Zoning Ordinance requires a Certificate of Appropriateness for any activity requiring a sign permit that would change the exterior architectural appearance of a structure designated as a local landmark. The activities covered include new construction, exterior alterations, relocations, reconstructions, and infill development. The main concern is to ensure the proposed sign does not detract from the historic character of the building and district.

A new restaurant, The Garrison, will be opening in the former Tacobar? suite in the ground floor of the J.H.C. Petersen and Sons Building. In addition, a speakeasy bar called The Fitzgerald will open in a tenant space accessed from the rear alley. The petitioner is requesting permission to rebrand the storefront through the installation of new signage.

The existing illuminated Tacobar? projecting sign along 2nd Street will be refaced with a new translucent vinyl face. The sign has a gold background with the letter 'G' written in black calligraphy. The white trim neon accents will remain. There are no proposed alterations to the existing framework, placement, or size of the projecting sign.

A second sign is proposed on the east façade, north corner, above the storefront windows. The nonilluminated aluminum sign will read 'The Garrison' in gold calligraphy. The wall sign is 48" by 84". The applicant will anchor the sign into the cement mortar only to best preserve the brick façade.

Vinyl window graphics will also be installed in the storefront windows. It should be noted that window signs do not require permits, therefore are exempt from Historic Preservation Commission review. However, the proposed graphics meet zoning requirements and do not detract from the character of the historic structure.

The entrance to The Fitzgerald will be marked with a projecting sign above the alley door. A new illuminated LED lit aluminum blade sign will feature the letter 'F' in gold font against a black background. The sign is 30" round and projects 36" from the brick façade. Per code, the sign must be mounted 8 feet above the grade of the alley.

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

Finally, the applicant will be replacing the wall sconces on the east façade, adjacent to the outdoor patio, with bronze gooseneck light fixtures.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Application
🗋	Backup Material	Scope of Work
🗋	Backup Material	Background Materials & Photos
🗋	Backup Material	Historic Property Inventory Sheet
🗋	Backup Material	Historic Preservation Ordinance-Review Standards

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	3/7/2023 - 2:09 PM

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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION

RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE
Individual Landmark	03/03/2023	03/14/2023

SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME
131 W 2nd St. Suite 1B Davenport, IA 52801

BRIEF OVERVIEW OF THE PROJECT (not a scope of work)
Redstone Building former Tacobar suite. Replace exterior light fixtures. Replace restaurant sign. Add additional exterior signage.

APPLICANT INFORMATION

APPLICANT NAME
Brandon Albertson

ADDRESS
131 W. 2nd St. Suite B

CITY, STATE, ZIP
Davenport, IA 5281

PHONE
(563) 271-8276

SECONDARY PHONE

E-MAIL ADDRESS
brandon@brandonspub.com

APPLICABILITY PRIOR to any work on applicable Historic Resources:

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

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

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

Acceptance of Applicant

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

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

Brandon Albertson, Managing Member
Endeavor Management Group, LLC, d.b.a The Garrison
Type Applicant's Name

Applicant's Signature

3-2-2023
Date

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

Full Scope of Work (SOW) attached as a .PDF all work & materials shall be described & itemized/listed in detail	☑
Photos or renderings of all existing building/sign façades	☑
Proposed color building/sign elevations to scale rendered showing existing and/or proposed building materials	☑
Material specs: type, dimensions, color & manufacturer	☑

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

Dimensioned Site Plan (proposed & existing buildings/site items)	☐
Grading Plan with 2 foot intervals (if needed)	☐
Mechanical Screening shall be shown	☐
Materials Board of sample building materials proposed	☐

* Major Additions & New Buildings may require more extensive information

DEVELOPMENT TEAM

Property Owner
Brandon Albertson

Address
131 W. 2nd St. Suite 1B Davenport, IA 5281

Phone
(563) 271-8276

Secondary Phone

E-Mail Address
brandon@brandonspub.com

Project Manager/Other
Koby Kuhnen

Address
131 W 2nd St. #00, Davenport, IA 5281

Phone
(563) 322-7301

Secondary Phone

E-Mail Address
kkuhnen@tesconstruction.com

Formal Procedure Application Fee: **NONE**

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

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

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

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

HPC Meeting Calendar | 2023

HISTORIC PRESERVATION COMMISSION | CITY OF DAVENPORT IOWA

The Applicant and/or their representatives are required to attend the HPC Meeting

Meetings are generally held the 2nd Tuesday of each month

Submittal

Friday (12:00 PM)

Email application to: planning@davenportiowa.com

or deliver application to: Planning | Public Works

1200 E 46th St | Davenport IA 52807

Meeting

Tuesday (5:00 PM)

Meeting Appearance is REQUIRED at:

Council Chambers | City Hall

226 W 4th St | Davenport IA 52801

General Business Requests

(certificates, demolition reviews, national nominations)

12/30/22	01/10/23
02/03/23	02/14/23
03/03/23	03/14/23
03/31/23	04/11/23
04/28/23	05/09/23
06/02/23	06/13/23
06/30/23	07/11/23
07/28/23	08/08/23
09/01/23	09/12/23
09/29/23	10/10/23
11/03/23	11/14/23
12/01/23	12/12/23

Local Landmark Requests

11/25/22	01/10/23
12/30/22	02/14/23
01/27/23	03/14/23
02/24/23	04/11/23
03/24/23	05/09/23
04/28/23	06/13/23
05/26/23	07/11/23
06/23/23	08/08/23
07/28/23	09/12/23
08/25/23	10/10/23
09/29/23	11/14/23
10/27/23	12/12/23

** Date changed due to observed holiday | Any and all Date/Location/Time are subject to change*

Contact planning@davenportiowa.com to submit completed applications or to confirm meeting date/time

Phone Contact: 563.326.6198

Existing north facade; looking east

Existing north facade; looking west

Existing east facade

Existing east facade

Existing east facade

Existing east facade

Existing east facade

Existing south facade; west corner

Existing south facade; west corner

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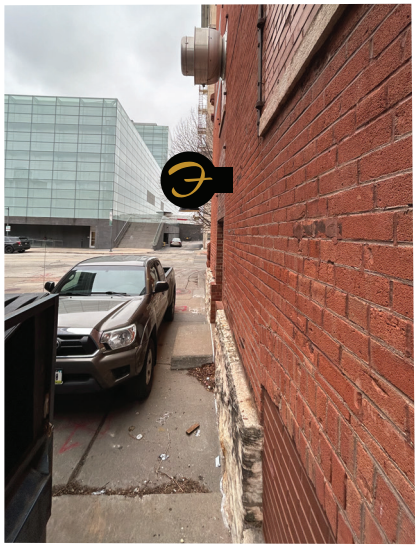
131 THE GARRISON AND FITZGERALD

NON ILLUMINATED
ROUTER CUT ALUMINUM PAINTED
(48" X 84" TALL AREA OF COVERAGE)
ANCHORS INTO CEMENT MORTAR ONLY
(East facade; north corner)

EXISTING ILLUMINATED CABINET
NEW TRANSLUCENT VINYL COPY FACE
INCLUDES WHITE TRIMMED NEON ACCENTS
36"
(North facade)

VINYL WINDOW COPY
18" TALL
(East window wall outside lobby)

NEW ILLUMINATED LED LIT ALUMINUM
BLADE SIGN - TRANSLUCENT VINYL
COPY FACED INCLUDES WHITE
LED/ NEON ACCENT 30" ROUND
36" STAND OFF BUILDING
(South facade, west corner;
directly above door)



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SIGNS NOW
Stand Out in a Crowded World

933 East 53rd Street
Davenport, Iowa 52807
snqc@mchsi.com
[phone] 563.391.5632

Please check all aspects of this layout; including but not limited to: color, size, materials, and spelling.

Approved
your job will be produced as shown _____ Date _____

Changes are needed
proof will be re-submitted _____ Date _____

Type W3

FOUNDRY CLASSIC

SMALL GOOSENECK BARN LIGHT

10231MR

Decidedly industrious, Foundry is reinventing purposeful lighting. Focused and direct, the sturdy aluminum shade features knurled brass details to offset the Gloss White, Museum Bronze or Textured Black finish while casting a uniform light. The simple, understated form plants a vintage aesthetic for both inside and outside spaces while offering mix and match options that customize the look.

FINISH: Museum Bronze

WIDTH: 9.5"

HEIGHT: 9.3"

DEPTH: 0

LIGHT SOURCE: LED Lamp

WATTAGE: 1-14w Med. LED, 100w Equiv.

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

W3 LED Bulbs

SATCO | NUVO

Project Name

Location | Prepared By

SATCO S39596

9.5A19/LED/827/ND/120V/4PK

Notes

[www] 11-22-2021 02:57:43

General	
Status	Active
Watts	9.5W
Incandescent Equivalent	60W
Fluorescent Equivalent	13W
Volts	120V
Shape	A19
Base	Medium
ANSI Base	E26
Finish	Frost
CCT (Kelvin)	2700
Temperature	Warm White
CRI	80
Lumens	800L
Beam Spread	220
Dimmable	Non-Dimmable
Hours Rated	15000
Lamp Type	Type A
Technology	LED

Electrical	
Power Factor	0.6
Operating Temperature	-25C (-13F) to a maximum of +45C (+113F)

Physical	
MOL	4.33
MOD	2.36
Housing Color	White
Weight (lb.)	0.09

Additional Information	
Rated For Enclosed Fixture	Yes
Warranty	3 Year Limited - 10 hr per day

Compliance	
Safety Listing	cULus Listed
Location Rating	Damp
Energy Star	Yes
ES Unique ID	ESID-2370419
California Status	Non-Compliant
RoHS Compliant	Yes
SDS Sheet	LED_Lamp

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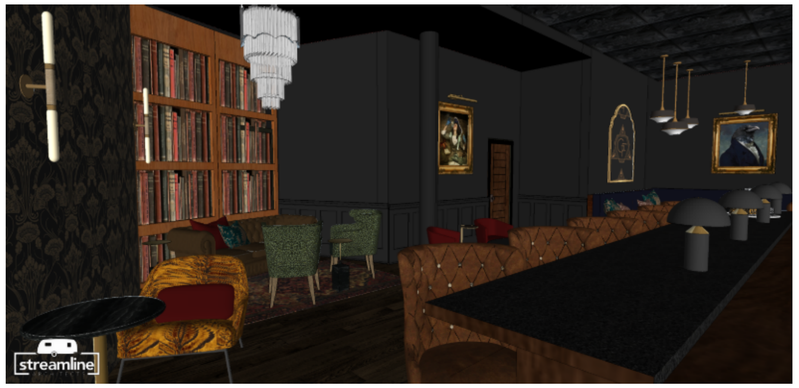
For More Information Visit:
http://www.satco.com/

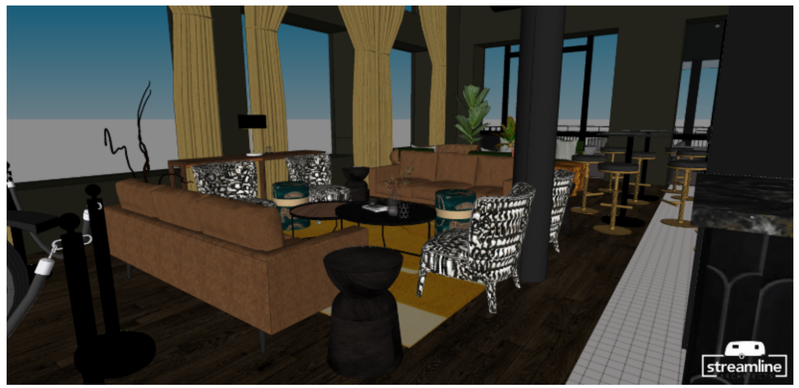
THE GARRISON +
THE FITZGERALD

TENANT IMPROVEMENT

131 W 2ND ST, DAVENPORT, IA
52801

PERMIT SET
12/21/2022





*IMAGES FOR REFERENCE ONLY

CONTACT INFORMATION

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(563) 345-2724

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East Moline, IL 61244
(309) 912-3750
emily@streamlinearchitects.com

INDEX

NO.	SHEET NAME
A000	COVER
A001	CODE ANALYSIS & LIFE SAFETY
A002	DRAWING STANDARDS
A004	TYPICAL MOUNTING HEIGHTS
A101	FIRST FLOOR PLAN, INTERIOR ELEVATIONS
A110	REFLECTED CEILING PLAN
A700	FINISH PLANS, MATERIALS
AD101	DEMOLITION FLOOR PLAN - FIRST FLOOR

LICENSED PROFESSIONAL ARCHITECT
CALEB JAMES ROGERS
12/20/2022
IOWA

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

PRINTED OR TYPED NAME: CALEB J ROGERS
SIGNATURE: DATE: 12/20/2022
REGISTRATION EXPIRES: 06/30/23 DATE ISSUED: 12/06/2019

PAGES OR SHEETS COVERED BY THIS SEAL:
A000 - A700

streamline ARCHITECTS
www.streamlinearchitects.com

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(563) 345-2724

EMILY STORM
(309) 912-3750
emily@streamlinearchitects.com

NO.	DESCRIPTION	DATE

BRANDON ALBERTSON
THE GARRISON + THE FITZGERALD
131 W 2ND ST
DAVENPORT, IA 52801

Project number	22-152
Date	12/21/2022
Drawn by	EJS
Checked by	CJR

COVER

A000

1/4/2023 9:21:17 AM

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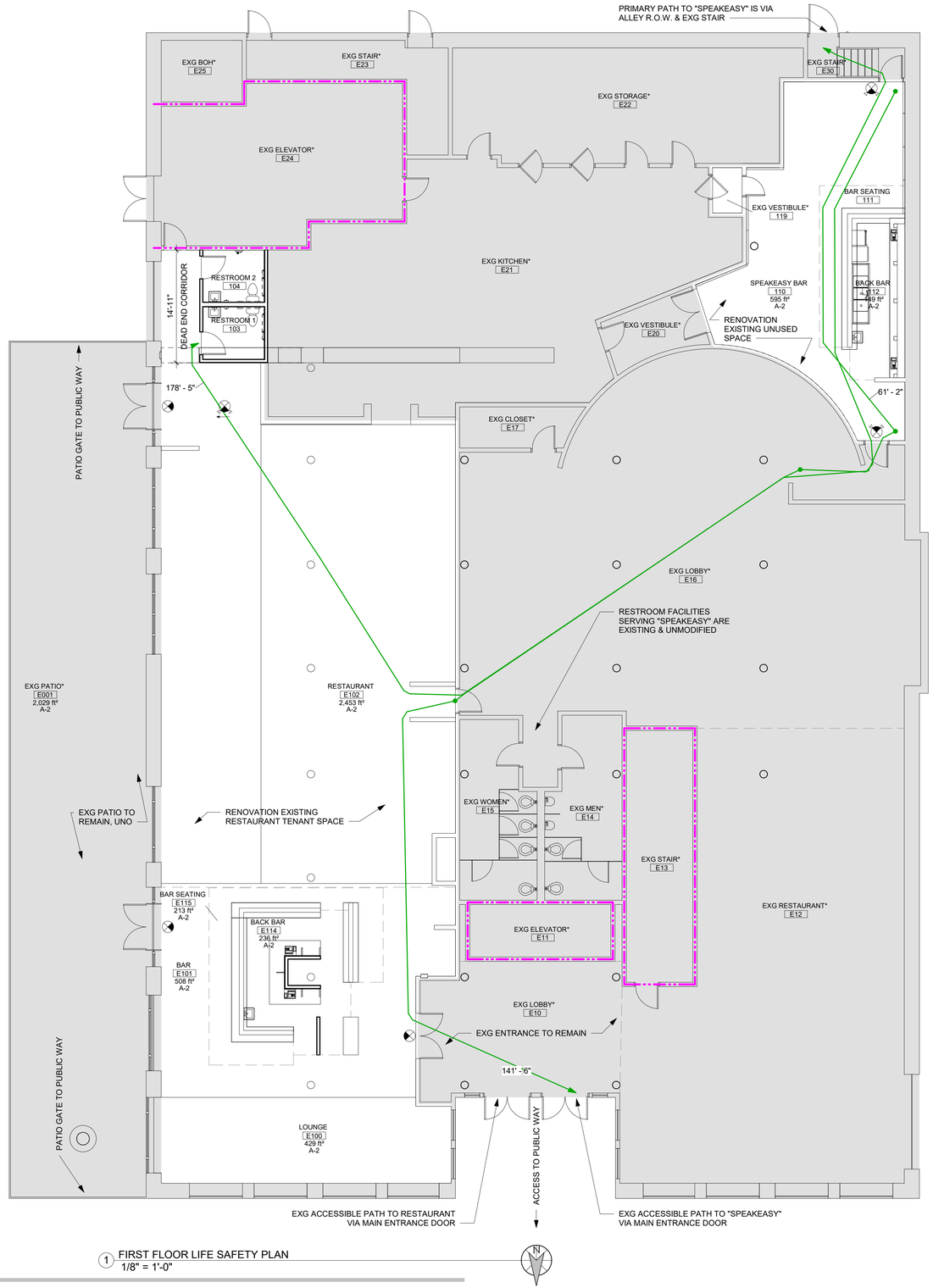

1 FIRST FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"

2 SPEAKEASY ALLEY ACCESS
3" = 1'-0"

LIFE SAFETY LEGEND

1-HR RATED		FEC	FIRE EXTINGUISHER CABINET
2-HR RATED		EXIT SIGN W/ DIRECTION ARROW	EXIT SIGN W/ EMERGENCY LIGHT
PATH OF TRAVEL		SYMBOL VARIES BASED ON LIGHT LOCATION (SHADED AREA) & DIRECTION ARROW	

GENERAL NOTES:
1. **EXIT SIGNS SHALL BE PROVIDED & INSTALLED IN ACCORDANCE WITH SECTION 1013 OF THE IBC.**
2. **FIRE EXTINGUISHERS SHALL BE PROVIDED & INSTALLED IN ACCORDANCE WITH NFPA 10 & IFC SECTION 906.**

NEW SPACES SERVED BY NEW ACCESSIBLE RESTROOMS

Number	Name	Area	Occupancy	Load Factor	Occupant Load
103	RESTROOM 1	44 ft²			
104	RESTROOM 2	56 ft²			
110	SPEAKEASY BAR	595 ft²	A-2	15 ft²	39.7
111	BAR SEATING	107 ft²	A-2	5 ft²	21.4
112	BACK BAR	149 ft²	A-2	200 ft²	0.7
119	EXG VESTIBULE*	24 ft²			
		975 ft²			61.8

NOTE: NEW SPEAKEASY REPLACES UNUSED SPACES. WHILE THE SPEAKEASY WILL HAVE ACCESS TO EXG WOMEN [E15] & MEN [E14], THEY WILL ALSO HAVE ACCESS TO THE ACCESSIBLE NEW RESTROOM [103] & RESTROOM [104].

EXISTING SPACES SERVED BY EXISTING RESTROOMS

Number	Name	Area	Occupancy	Load Factor	Occupant Load
E001	EXG PATIO*	2,029 ft²	A-2	15 ft²	135.3
E10	EXG LOBBY*	450 ft²			
E11	EXG ELEVATOR*	129 ft²			
E12	EXG RESTAURANT*	1,905 ft²		15 ft²	127.0
E13	EXG STAIR*	292 ft²			
E14	EXG MEN*	226 ft²			
E15	EXG WOMEN*	220 ft²			
E16	EXG LOBBY*	2,549 ft²			
E17	EXG CLOSET*	82 ft²			
E20	EXG VESTIBULE*	91 ft²			
E21	EXG KITCHEN*	1,493 ft²			
E22	EXG STORAGE*	663 ft²			
E23	EXG STAIR*	186 ft²			
E24	EXG ELEVATOR*	605 ft²			
E25	EXG BOH*	87 ft²			
E30	EXG STAIR*	50 ft²			
E100	LOUNGE	429 ft²	A-2		
E101	BAR	508 ft²	A-2	15 ft²	33.9
E102	RESTAURANT	2,453 ft²	A-2	15 ft²	163.5
E114	BACK BAR	236 ft²	A-2	200 ft²	1.2
E115	BAR SEATING	213 ft²	A-2	5 ft²	42.6
		14,895 ft²			503.4

NOTE: RENOVATED RESTAURANT SPACE REPLACES EXISTING RESTAURANT SPACE WITH NO AREA INCREASE. EXISTING PATIO WILL REMAIN WITH NO AREA INCREASE. ALL SPACES HAVE ACCESS TO EXG WOMEN [E15] & MEN [E14].

CODE ANALYSIS

USE GROUP & CONSTRUCTION TYPE

JURISDICTION: DAVENPORT, IA
PROJECT ADDRESS: 131 WEST 2ND STREET
DAVENPORT, IOWA 52801

CONSTRUCTION TYPE:
USE GROUP:

APPLICABLE CODES

2015 INTERNATIONAL BUILDING CODE
2020 NATIONAL ELECTRICAL CODE W/ LOCAL AMENDMENTS
2021 STATE OF IOWA UNIFORM PLUMBING CODE W/ LOCAL AMENDMENTS
2021 INTERNATIONAL MECHANICAL CODE W/ LOCAL AMENDMENTS
2015 INTERNATIONAL ENERGY CONSERVATION CODE
NFPA 54, FUEL GAS CODE, CURRENT EDITION

USE & OCCUPANCY CLASSIFICATION

MAIN OCCUPANCY: A-2, EXISTING TO REMAIN

OCCUPANCY SEPARATION

TABLE 508.4 - 1HR SEPARATION BETWEEN FLOOR LEVELS -- EXISTING TO REMAIN

FIRE & SMOKE PROTECTION FEATURES

714.3 FIRE-RESISTANCE-RATED WALLS
PENETRATIONS INTO OR THROUGH *FIRE WALLS, FIRE BARRIERS, SMOKE BARRIR WALLS & FIRE PARTITIONS* SHALL COMPLY WITH SECTIONS 714.3.1 THROUGH 714.3.3 OF THE IBC. PENETRATIONS IN *SMOKE BARRIER* WALLS SHALL ALSO COMPLY WITH SECTION 714.4.4 OF THE IBC

MEANS OF EGRESS

1005.3.2
MEANS OF EGRESS SIZING -- EXISTING TO REMAIN
1007.1.1
MINIMUM EXIT SPERATION DISTANCE -- SEE PLAN, EXISTING TO REMAIN
TABLE 1017.2
MAXIMUM EXIT ACCESS TRAVEL DISTANCE = 300'-0" -- EXISTING TO REMAIN
1020.4
DEAD-END CORRIDOR SHALL NOT EXCEED 50 FT -- EXISTING TO REMAIN

IBC FIRE RESISTANCE RATINGS

FIRE RESISTANCE RATING (PER TABLE 601) IIB -- EXISTING TO REMAIN

PRIMARY STRUCTURAL FRAME (SEE SECTION 202)	0 HOUR
BEARING WALLS	
EXTERIOR	0 HOUR
INTERIOR	0 HOUR
NONBEARING WALLS & PARTITIONS	
EXTERIOR	0 HOUR
INTERIOR	0 HOUR
FLOOR CONSTRUCTION & SECONDARY MEMBERS (SEE SECTION 202)	0 HOUR
ROOF CONSTRUCTION & SECONDARY MEMBERS (SEE SECTION 202)	0 HOUR

PLUMBING FIXTURE COUNT

MALE / FEMALE = 61.9/2 ≈ 32 MALE, 32 FEMALE OCCUPANTS
TABLE 422.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES
CLASSIFICATION: NIGHTCLUBS, BARS, TAVERNS, DANCE HALLS...

WATER CLOSETS	MALE:	1 PER 40	1 REQ'D -- 1 PROVIDED
	FEMALE:	1 PER 40	1 REQ'D -- 1 PROVIDED
URINALS: *IN EACH BATHROOM OR TOILET ROOM, URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 67 PERCENT OF THE REQUIRED WATER CLOSETS IN ASSEMBLYE OR EDUCATIONAL USES...*			0 REQ'D -- 0D PROVIDED
LAVATORIES	MALE:	1 PER 75	1 REQ'D -- 1 PROVIDED
	FEMALE:	1 PER 75	1 REQ'D -- 1 PROVIDED
DRINKING FOUNTAINS	ALL:	1 PER 500	
IPC SECTION 410.4 SUBSTITUTION: WHERE RESTAURANTS PROVIDE DRINKING WATER IN A CONTAINER FREE OF CHARGE, DRINKING FOUNTAINS SHALL NOT BE REQUIRED IN THOSE RESTAURANTS.			0 REQ'D -- 0 PROVIDED
OTHER	ALL:	1 SERVICE SINK	EXG TO REMAIN

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NO.	DESCRIPTION	DATE

BRANDON ALBERTSON

THE GARRISON + THE FITZGERALD

131 W 2ND ST
DAVENPORT, IA 52801

Project number	22-152
Date	12/21/2022
Drawn by	CJR
Checked by	EJS

CODE ANALYSIS & LIFE SAFETY

A001

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SYMBOL LEGEND

ITEM	SYMBOL
DRAWING TITLE	00 TITLE / SCALE
ROOM NAME ROOM NUMBER AREA	ROOM NAME 101 000 SF
DOOR NUMBER	101 / 101
WALL TYPE	1t
WINDOW NUMBER / CURTAIN PANEL	1t
CEILING HEIGHT	00'-00"
KEYNOTE (Sheet Note)	#
SPOT ELEVATION	0'-0"
AREA NAME	Department Name 000 SF
NORTH ARROW	N
REVISION	1
BUILDING SECTION	1 A101 SIM / 1 A101 SIM
WALL SECTION	1 A101 SIM
SECTION DETAIL	1 A101 SIM
ENLARGED PLAN / ENLARGED ELEVATION / DETAIL	1 A101 SIM
ELEVATION	Name Elevation
EXISTING COLUMN LINE	0
COLUMN LINE	0

LINETYPE LEGEND

DEMOLITION	
EXISTING	
NEW CONSTRUCTION	
FIRE BARRIER 1 HOUR	
FIRE BARRIER 2 HOUR	
FIRE BARRIER 2 HOUR	

ABBREVIATIONS

AC	AIR CONDITIONING
AC/FL	ACCESS FLOOR
ACP	ACOUSTICAL CEILING PANEL
AD	AREA DRAIN
ADJ.	ADJUSTABLE
AFF	ABOVE FINSHED FLOOR
AL./ALUM.	ALUMINUM
ALT.	ALTERNATE
ANOD.	ANODIZED
ANT.	ANTENNA
APPD.	APPROVED
ARCH.	ARCHITECT
ARCH'L	ARCHITECTURAL
B.M.	BENCH MARK
BETW.	BETWEEN
BIT.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BRG.	BEARING
BSMT.	BASEMENT
C.G.	CORNER GUARD
C.T.	CERAMIC TILE
CAB.	CABINET
CFCI	CONTRACTOR FURNISHED/ CONTRACTOR INSTALLED
CL	CENTER LINE
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CORR.	CORRIDOR
CPT./CP	CARPET
DBL.	DOUBLE
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN	DOWN
DR.	DOOR
DS	DOWNSPOUT
DWG.	DRAWING
EA.	EACH
EL.	ELEVATOR
ELEC.	ELECTRIC(AL)
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSED
ENG.	ENGINEER
EQ.	EQUAL
EQPMNT.	EQUIPMENT
ESC.	ESCALATOR
EWC	ELECTRIC WATER COOLER
EX	EXISTING
EXH.	EXHAUST
EXIST.	EXISTING
EXP.	EXPANSION OR EXPOSED
EXT.	EXTERIOR
FD	FLOOR DRAIN
FDVC	FIRE DEPARTMENT VALVE CABINET
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FEVC	FIRE EXTINGUISHER & VALVE CABINET
FHC	FIRE HOSE CABINET
FIN.	FINISH(ED)
FLG.	FLASHING
FLR.	FLOOR
FRT	FIRE RETARDANT TREATED
FUT.	FUTURE
FVC	FIRE VALVE CABINET
GA.	GAUGE
GALV.	GALVANIZED
GB	GRAB BAR
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRP	GLASS FIBER REINFORCED PLASTER
GL.	GLASS, GLAZING
GWB	GYPSUM WALL BOARD
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
H.P.	HIGH POINT
HD	HEAD
HDWE	HARDWARE
HDWD.	HARDWOOD
HORIZ.	HORIZONTAL
HT.	HEIGHT
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
INCL.	INCLUDE (ED) (ING)
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
J.C.	JANITOR'S CLOSET
JB.	JAMB
JT.	JOINT
L.P.	LOW POINT
LAM.	LAMINATE
LAV.	LAVATORY
LH	LEFT HAND
LT.	LIGHT
LVR.	LOUVER
M.O.	MASONRY OPENING
MACH.	MACHINE
MAX.	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH.	MECHANICAL
MED.	MEDIUM
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTG.	MOUNTING
MTL.	METAL
MULL.	MULLION
MWK.	MILLWORK
NIC	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
O.C.	ON CENTER
OA	OVERALL
OH	OVERHEAD
OFCI	OWNER FURNISHED/ CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED/ OWNER INSTALLED
OFF.	OFFICE
OPG.	OPENING
OPP.	OPPOSITE
ORN.	ORNAMENTAL
P.C.	PRECAST CONCRETE
P.LAM.	PLASTIC LAMINATE
PERF.	PERFORATED
PH.	PHASE
PL.	PLATE
PLAS.	PLASTIC
PLBG.	PLUMBING
PLYWD.	PLYWOOD
PNL.	PANEL
PKG.	PARKING
PPT.	PRESERVATIVE PRESSURE TREATED
PR.	PAIR
PROT.	PROTECTION
PTD.	PAINTED
PTN.	PARTITION
PVMT.	PAVEMENT
Q.T.	QUARRY TILE
QTY.	QUANTITY
R/RAD.	RADIUS
R.B.	RESILIENT BASE
R.O.	ROUGH OPENING
R.T.	RUBBER TILE
RD	ROOF DRAIN
REF.	REFERENCE
REINF.	REINFORCED
REM'D	REMOVED
REQ'D	REQUIRED
RES.	RESILIENT
REV.	REVISION OR REVISED
RF.	ROOF
RFG.	ROOFING
RH	RIGHT HAND
RM.	ROOM
SANDBR	SEALANT & BACKER ROD
SCWD	SOLID CORE WOOD
S.S.	STAINLESS STEEL
SHT.	SHEET
SIM.	SIMILAR
STD.	STANDARD
STL.	STEEL
STO.	STORAGE
SUSP.	SUSPENDED
T/	TOP OF
TANDB	TOP & BOTTOM
TANDG	TONGUE & GROOVE
TEL.	TELEPHONE
TEMP.	TEMPORARY
TERR.	TERRAZZO
THK.	THICK
TYP.	TYPICAL
U.L.	UNDERWRITERS LABORATORY
U.N.O.	UNLESS NOTED OTHERWISE
V.B.	VINYL BASE
VCT	VINYL COMPOSITE TILE
VAP. BAR.	VAPOR BARRIER
VERT.	VERTICAL
VEST.	VESTIBULE
VIF	VERIFY IN FIELD
VWC	VINYL WALL COVERING
W/	WITH
W/O	WITHOUT
WD.	WOOD
WP	WATERPROOFING
WRB	WATER-RESISTIVE BARRIER

GENERAL NOTES

A. SCOPE OF WORK & GENERAL CONDITIONS
1. THIS SET OF DOCUMENTS CONSISTS OF ALL SHEETS LISTED IN THE SHEET INDEX ON THE TITLE SHEET & ALL ADDENDA. WORK SHOWN ON ANY OF THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, &/OR FIRE PROTECTION DRAWINGS, INVOLVING ANY ONE PARTICULAR TRADE SHALL BE PERFORMED BY THAT PARTICULAR TRADE WHETHER SUCH REQUIRED WORK IS SHOWN ON THE DRAWINGS AS BELONGING TO THAT TRADE. FOR CONFLICTS OR INCONSISTENCIES THAT MAY ARISE BETWEEN VARIOUS DOCUMENTS THE BIDDER SHALL ASSUME THE MORE STRINGENT OR SEVERE CONDITION.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE, & SCOPE OF WORK DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS & EQUIPMENT NECESSARY TO EXECUTE ALL WORK AS SHOWN ON THESE DRAWINGS EXCEPT WHERE NOTED AS NOT IN CONTRACT (N.I.C.). CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WORK WITH THAT OF ALL OTHER TRADES. ALL WORK SHALL BE PERFORMED BY SKILLED & QUALIFIED WORKERS IN ACCORDANCE WITH THE BEST PRACTICES OF EACH TRADE.
3. DUE TO THE NATURE OF RENOVATION WORK, THE BIDDER SHALL CONSIDER CONTINGENCIES IN THE BID. NO ADDITIONAL FUNDS WILL BE PROVIDED FOR HIDDEN FIELD CONDITIONS THAT MAY ARISE. THE CONSTRUCTION DOCUMENTS ARE SCOPE DOCUMENTS & AS SUCH MAY NOT DETAIL EXISTING CONDITIONS EXACTLY; HOWEVER, THIS DOES NOT RELEASE THE BIDDER FROM CAREFULLY REVIEWING THE EXISTING FIELD CONDITIONS AS THEY AFFECT THE WORK.
4. CONTRACTORS MUST PERFORM THEIR WORK AT THE OWNER'S CONVENIENCE & SO AS NOT TO INTERFERE WITH THE OWNER'S NORMAL OPERATION.
5. ANY EXISTING WORK OR EQUIPMENT DAMAGED BY THE CONTRACTORS OR THEIR AGENTS OR EMPLOYEES MUST BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT, & WITH NO CHANGE IN CONTRACT PRICE.
6. THE CONTRACTOR SHALL PROVIDE TEMPORARY ENCLOSURE OR OTHER MEANS OF PROTECTION AS REQUIRED. THE CONTRACTOR SHALL COORDINATE THE TEMPORARY ENCLOSURE WITH THE OWNER.
7. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR OBTAINING & PAYING FOR LICENSES REQUIRED BY LOCAL AUTHORITIES.

B. QUALIFICATIONS & CODE COMPLIANCE
1. THE CONSTRUCTION MANAGER & ALL SUBCONTRACTORS SHALL BE LICENSED TO PRACTICE IN THE JURISDICTION OF THE SITE.
2. MODIFICATIONS REQUIRED TO COMPLY WITH CODES SHALL BE REVIEWED WITH ARCHITECT TO PRESERVE DESIGN INTENT. MODIFICATIONS TO MEET CODES SHALL BE PERFORMED AT NO ADDITIONAL CHARGE TO THE OWNER OVER THE ORIGINAL CONTRACT AMOUNT.
3. ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE OCCUPATION SAFETY & HEALTH ACT OF 1970 (OSHA) AS PUBLISHED IN THE LATEST ISSUE OF THE FEDERAL REGISTER. THE CONTRACTOR MUST MAKE WHATEVER PROVISIONS ARE REQUIRED TO COMPLY.
4. ALL TRADES MUST BE KNOWLEDGEABLE OF PROVISIONS OF CURRENT GOVERNING CODES APPLICABLE TO THE TRADE.
5. PROVIDE HOT & COLD WATER LINES, SOIL & VENT LINES. & SHUT-OFF VALVES AS REQUIRED IN ACCORDANCE WITH LOCAL BUILDING & PLUMBING CODES.
6. ALL INSULATION TYPES MUST RECEIVE APPROVAL FROM THE GOVERNING AGENCY FOR USE IN THE BUILDING OR AS A COMPONENT OF A SYSTEM IN THE BUILDING.

C. CONTRACT DRAWINGS & SPECIFICATIONS
1. PLANS & SPECIFICATIONS ARE COOPERATIVE & COMPLEMENTARY. ALL LABOR & MATERIALS REQUIRED TO FULLY CARRY OUT THE INTENTIONS OF THE PLANS & SPECIFICATIONS ARE PART OF THIS CONTRACT WHETHER OR NOT SPECIFICALLY DOCUMENTED.
2. CONTRACTOR & EACH SUBCONTRACTOR ARE REQUIRED TO THOROUGHLY INSPECT THESE DRAWINGS & SPECIFICATIONS & SHALL VERIFY ALL DIMENSIONS & CONDITIONS SHOWN ON THE DRAWINGS AT THE JOB SITE, & SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES &/OR CONFLICTS IN WRITING BEFORE PROCEEDING WITH THE WORK OR ORDERING ANY MATERIAL.
3. EACH TRADE IS REQUIRED TO THOROUGHLY EXAMINE THESE DRAWINGS & INSPECT EXISTING CONDITIONS AT THE JOB SITE TO IDENTIFY POTENTIAL PROBLEMS, CONFLICTS, DISCREPANCIES OR INTERFERENCE WITH OTHER TRADES.
4. EXISTING CONDITIONS/DEMOLITION DRAWINGS WERE PREPARED FOR THE CONVENIENCE OF THE CONTRACTOR & OWNER. THE ARCHITECT DOES NOT WARRANT THE ACCURACY & COMPLETENESS OF THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY & BE FAMILIAR WITH ALL EXISTING CONDITIONS AFFECTED BY THE WORK.
5. ANY WORK OR MATERIALS CALLED FOR DIFFERENTLY ON THE DRAWINGS & IN THE SPECIFICATIONS SHALL BE PROVIDED AS SHOWN ON ONE OR THE OTHER, AT THE ARCHITECT'S OPTION, AT NO ADDED COST OVER THE ORIGINAL CONTRACT AMOUNT.
6. INFORMATION IS NOT NECESSARILY REPEATED ON PLANS & SPECIFICATIONS: BOTH ARE APPLICABLE. IN THE EVENT OF A CONFLICT, CONSULT THE ARCHITECT.
7. NOTES APPEAR ON VARIOUS SHEETS FOR DIFFERENT SYSTEMS & CONSTRUCTION MATERIALS. ALL SHEETS ARE TO BE REVIEWED & NOTES ON ANY ONE SHEET ARE TO BE APPLIED TO ALL RELATED DRAWINGS & DETAILS.
8. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED. WHERE SPECIFIC DIMENSION, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
9. DRAWINGS MAY BE DISTORTED FROM PRINTING & ARE NOT TO BE SCALED. WRITTEN DIMENSIONS GOVERN: FAVOR LARGE SCALE DETAILS OVER SMALL SCALE DRAWINGS.
10. ALL DIMENSIONS ARE FINISHED FACE OF WALLS & PARTITIONS UNLESS OTHERWISE INDICATED.
11. ARCHITECTURAL DIMENSIONS & NOTES SHALL TAKE PRECEDENCE OVER ENGINEERING DIMENSIONS & NOTES. IF DISCREPANCIES BETWEEN ARCHITECTURAL & ENGINEERING DRAWINGS ARE DISCOVERED, CONTACT ARCHITECT FOR INTERPRETATION.

D. EXISTING CONDITIONS
1. THE CONTRACTOR SHALL VERIFY & BE FAMILIAR WITH THE EXISTING CONDITIONS AS AFFECTED BY THE SCOPE OF WORK TO BE PERFORMED. BY SUBMITTING A BID OR EXECUTING THE CONTRACT, THE CONTRACTOR REPRESENTS THAT THEY HAVE VISITED THE SITE & FAMILIARIZED THEMSELVES WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
2. NO REQUESTS FOR ADDITIONAL FUNDS WILL BE ALLOWED DUE TO IGNORANCE OF EXISTING CONDITIONS OR INTERFERENCE WITH THE WORK OF THE OTHER TRADES.
3. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES, OMISSIONS &/OR CONFLICTS BETWEEN THE EXITING CONDITIONS & THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS.
4. THE CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS AT THE SITE. WHERE REQUIRED, NEW WORK MUST BE ADAPTED TO FIT EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL VERIFY THAT ALL EXISTING FLOORS & WALLS RELATED TO THE WORK ARE TRUE & LEVEL TO PERMIT PROPER TOLERANCES FOR NEW WORK. COMMENCEMENT OF THE WORK INDICATES ACCEPTANCE OF CONDITION OF EXITING WORK.
6. EXISTING CONDITIONS ARE INDICATED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AS THEY ARE AFFECTED BY THE WORK. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE EXISTING CONDITIONS SHOWN. NO ADDITIONAL FUNDS WILL BE AUTHORIZED FOR THE CONTRACTOR'S IGNORANCE OF CONDITIONS & THEIR IMPLICATIONS.

E. DEMOLITION & REMOVALS
1. DISPOSITION OF ALL EXISTING CONSTRUCTION ITEMS, EQUIPMENT, FIXTURES, ETC. THAT ARE TO BE REMOVED & SALVAGED FOR OWNER AS PART OF THIS WORK, MUST BE VERIFIED WITH THE OWNER. CONTRACTORS MAY BE REQUIRED TO MOVE OFF SITE OR RELOCATE ANY OR ALL SUCH ITEMS.
2. ANY MECHANICAL &/OR ELECTRICAL APPURTENANCES, ETC., WHICH ARE TO REMAIN ACTIVE MUST BE REMOVED IN THEIR ENTIRETY TO SUCH EXTENT AS NOT TO INTERFERE WITH, NOR DESTROY THE DESIGN CONCEPT OF THE NEW WORK.
3. CONTRACTOR SHALL COORDINATE WITH OWNER, & STORE AS DIRECTED, ANY EXISTING FIXTURES THAT ARE IDENTIFIED AS SALVAGED FOR OWNER.

F. CUTTING & PATCHING
1. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH ADJACENT & AFFECTED TRADES. THE CONTRACTOR SHALL PERFORM ALL CUTTING, PATCHING & FILLING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED OR IMPLIED ON THE DRAWINGS & ALL OTHER WORK AS MAY BE REQUIRED TO COMPLETE THE JOB. PATCH & REPAIR FLOORS, WALLS, CEILINGS, & MULLIONS AS REQUIRED TO MATCH ADJACENT SURFACE &/OR AS INDICATED ON THE DRAWINGS.
2. ALL WORK SUCH AS CUTTING, PATCHING, REPAIR WORK, ETC., MUST BE PERFORMED BY TRADES SPECIALIZING IN THAT WORK. SURFACES FORM WHICH EXISTING CONSTRUCTION ITEMS ARE TO BE REMOVED SHALL BE PATCHED AS REQUIRED BY THE NEW WORK SO AS TO MATCH ALL ADJACENT NEW OR EXISTING SURFACES.
3. AFTER REMOVAL OF ANY EXISTING CONSTRUCTION, ALL AREAS AFFECTED OR DAMAGED BY REMOVAL WORK SHALL BE PATCHED AS REQUIRED TO MATCH ADJACENT SURFACES IN ALL RESPECTS.
4. IN ALL LOCATIONS WHERE FILLING IN OF EXISTING OPENINGS IS REQUIRED, & WHERE EXPOSED FINISH SURFACE IS MASONRY, THE CONTRACTOR SHALL MATCH THE ADJACENT MASONRY SURFACES & INTERIOR FINISH IN EVER RESPECT.

G. MATERIALS, ASSEMBLIES & INSTALLATION
1. ALL OPENINGS & OTHER PROVISIONS NECESSARY FOR INSTALLATION OF ARCHITECTURAL, PLUMBING, MECHANICAL, ELECTRICAL OR OWNER'S APPARATUS & EQUIPMENT MUST BE VERIFIED WITH THE SPECIFIC TRADES INVOLVED, OR WITH THE OWNER PRIOR TO INSTALLATION, & MUST BE OF SIZE, LOCATION, CONFIGURATION, ETC. REQUIRED.
2. MATERIALS MAY BE SPECIFIED ON DRAWINGS AS WELL AS SPECIFICATIONS. IN THE EVENT OF A CONFLICT, CONSULT ARCHITECT.
3. ANY DETAILS SYSTEMS MATERIALS. ETC. (ARCHITECTURAL, STRUCTURAL, MECHANICAL. ETC.) WHICH ARE PROPOSED TO BE CHANGED FROM THAT INDICATED OR SPECIFIED IN THE CONTRACT DOCUMENTS MUST BE REVIEWED BY THE ARCHITECT & APPROVED BY THE OWNER PRIOR TO PREPARATION OF SHOP DRAWINGS.
4. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC ACTION & DETERIORATION.
5. ALL WOOD BLOCKING SHALL BE FIREPROOF (UNLESS OTHERWISE NOTED).
6. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTIVE MATERIALS & WORKMANSHIP FOR A MINIMUM OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION.
7. INSTALL ALL MATERIALS & SYSTEMS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS OR INSTRUCTIONS.
8. THE FLAME SPREAD RATING & SMOKE DEVELOPMENT RATINGS FOR ALL MATERIALS SHALL CONFORM TO ALL APPLICABLE CODES & REQUIREMENTS OF GOVERNING AUTHORITIES.
9. WHERE NEW WORK ABUTS EXISTING CONSTRUCTION OR EXISTING CONSTRUCTION HAS BEEN PATCHED OR REPAIRED, PAINT EXISTING SURFACES FORM NEAREST CORNER TO NEAREST CORNER, & FROM FLOOR TO CEILING.
10. ALL NEW PARTITIONS ARE TO EXTEND TIGHT UP TO THE FLOOR OR ROOF CONSTRUCTION, EXCEPT OTHERWISE SHOWN, & ARE TO BE CUT TO FIT AROUND BEAMS, JOIST, DUCTS, CONDUITS, PIPES, HANGERS, ETC. ALL SUCH CUTS SHALL BE ACCURATE, STRAIGHT, & SEALED WITH MORTAR OR TAPE & COMPOUND, & MADE AIR TIGHT.
11. PROVIDE PAINT FINISHES TO MATCH EXISTING ADJACENT CONDITIONS, UNLESS OTHERWISE NOTED.
12. UNLESS OTHERWISE NOTED, THE CONSTRUCTION OF ALL NEW WALLS SHALL MATCH THE THICKNESS, HEIGHT, RATING, MATERIAL & COMPOSITION OF THE ADJACENT WALL.
13. FOR ANY UNSCHEDULED OPENINGS IN A MASONRY WALL, THE ASSOCIATED TRADE SHALL PROVIDE STEEL LINTELS AS SPECIFIED.
14. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE & ACCURATELY LOCATE ELECTRICAL & MECHANICAL DEVICES WITH CASEWORK & OTHER CONSTRUCTION TO AVOID CONFLICTS. NO ADDITIONAL FUNDS WILL BE AUTHORIZED BY THE ARCHITECT FOR MISCOORDINATED WORK.
15. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED SO AS TO BE COMPLETELY WATERTIGHT & AIRTIGHT.
16. CONTRACTOR SHALL PROVIDE & INSTALL NEW FIXTURES & LAMPS AS SPECIFIED & RELAMP EXITING FIXTURES AS INDICATED ON DRAWINGS.
17. ALL LENSES, REFLECTORS, LAMPS, PLATES FOR NEW & EXISTING LIGHT FIXTURES ETC. SHALL BE THOROUGHLY CLEANED PRIOR TO OCCUPANCY.
18. THE CONTRACTOR SHALL PROVIDE & INSTALL ALL NECESSARY BRACING (TEMP. & PERM.) FOR SOUND CONSTRUCTION TO MEET CODE DEFINED LOADING CONDITIONS WHETHER OR NOT SPECIFICALLY DOCUMENTED AL NO ADDITIONAL COST TO OWNER.
19. THE CONTRACTOR SHALL PROVIDE & INSTALL ALL NECESSARY BLOCKING, FURRING, & GROUNDS (TEMP. & PERM.) FOR GOOD CONSTRUCTION PRACTICE WHETHER OR NOT SPECIFICALLY DOCUMENTED AT NO ADDITIONAL COST TO THE OWNER.
20. ROOFING, WATERPROOFING & MOISTURE PROTECTION DETAILS ARE INDICATED FOR DESIGN INTENT & ARE SUGGESTIVE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE A PROPER & COMPLETE SYSTEM PER THE SELECTED MANUFACTURER'S RECOMMENDATIONS & SPECIFICATIONS, FOR MATERIALS & EXECUTIONS THAT IS COMPLETELY WATER-TIGHT & MEETS THE MANUFACTURER'S CRITERIA FOR WARRANTY.
21. ALL METAL FLASHING WORK TO BE INSTALLED IN ACCORDANCE WITH CURRENT SMACNA RECOMMENDATIONS.

H. SITE CONDITIONS
1. ACTIVE PIPES, CONDUITS & OTHER UTILITIES OF ALL TYPES, WHETHER SHOWN IN THE BID DOCUMENTS OR NOT, MUST BE PROTECTED BY THE CONTRACTOR AT ALL TIMES DURING THE CONSTRUCTION OF THE WORK. EXTREME CARE SHALL BE EXERCISED AT ALL TIMES NOT TO DAMAGE ANY SUCH PIPES & CONDUITS. IF DAMAGE OCCURS THE CONTRACTOR SHALL REPAIR SUCH DAMAGE IN A MANNER APPROVED BY THE ARCHITECT, & AT NO CHANGE IN CONTRACT PRICE.
2. UNLESS SPECIFICALLY OTHERWISE APPROVED BY THE OWNER, ALL MECHANICAL &/OR ELECTRICAL LINES MUST BE KEPT ACTIVE DURING &/OR AFTER CONSTRUCTION. WHERE THEY INTERFERE THE NEW OR REMODELING WORK, THEY MUST BE TEMPORARILY RELOCATED DURING CONSTRUCTION & PERMANENTLY RELOCATED AFTER CONSTRUCTION, TO LOCATIONS APPROVED BY THE ARCHITECT, AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE STRUCTURE & ITS INHABITANTS.
4. THROUGHOUT THE PERIOD OF DEMOLITION & CONSTRUCTION, PROVIDE ALL NECESSARY ACCOMMODATIONS TO KEEP THE TENANT-OCCUPIED PORTION OF THE FLOOR OPERATIONAL & SAFE. THESE ACCOMMODATIONS INCLUDE, BUT ARE NOT LIMITED TO, ELECTRICAL & COMMUNICATIONS WIRING, HVAC, NOISE & DUST CONTROL, PLUMBING, TEMPORARY SIGNAGE, & LIFE-SAFETY MEASURES.
5. ALL CORRIDORS ARE TO BE KEPT FREE FOR REFUSE & CONSTRUCTION MATERIAL. CONTRACTORS SHALL DISPOSE OF DEMOLISHED MATERIALS.
6. THE OWNER IS TO PROVIDE ANY INFORMATION REGARDING BURIED CONDITIONS TO DESIGN TEAM. THIS INCLUDES BUT IS NOT LIMITED TO BEDROCK, UNNATURAL BURIED FILL, HAZARDOUS CONDITIONS, & ARCHAELOGICAL RELICS. IT IS NOT THE RESPONBILITY OF THE DESIGN TEAM TO INVESTIGATE THESE CONDITIONS. DESIGN EFFORTS, ORIGINAL OR REVISION. DUE TO DISCOVERY OF UNFORESEEN BURIED CONDITIONS ARE BEYOND THE SCOPE OF STANDARD SERVICES AND WILL BE BILLED TO THE CLIENT AS ADDITIONAL SERVICES.

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DRAWING STANDARDS

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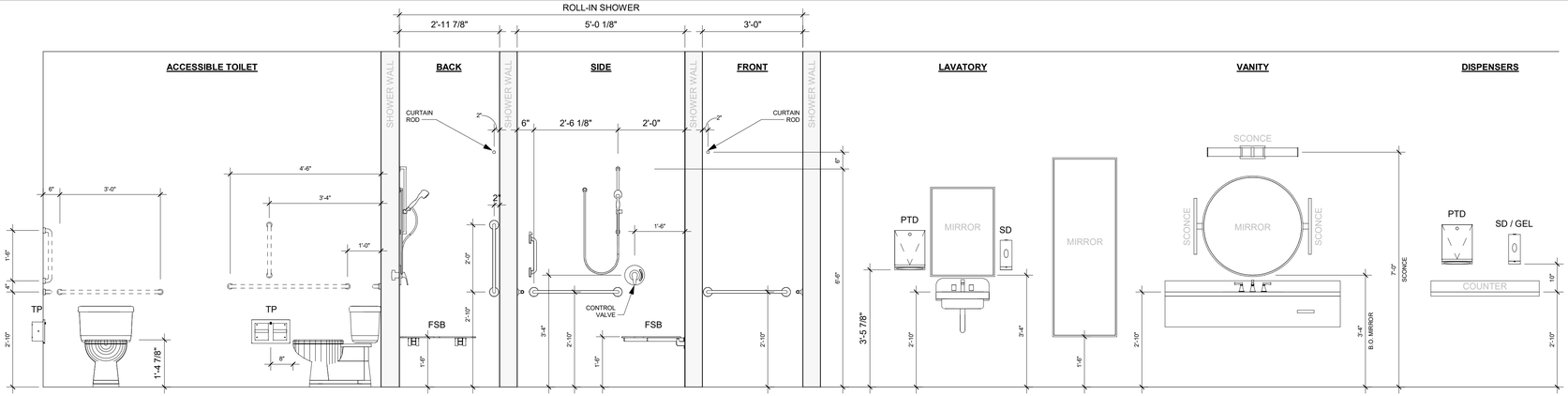

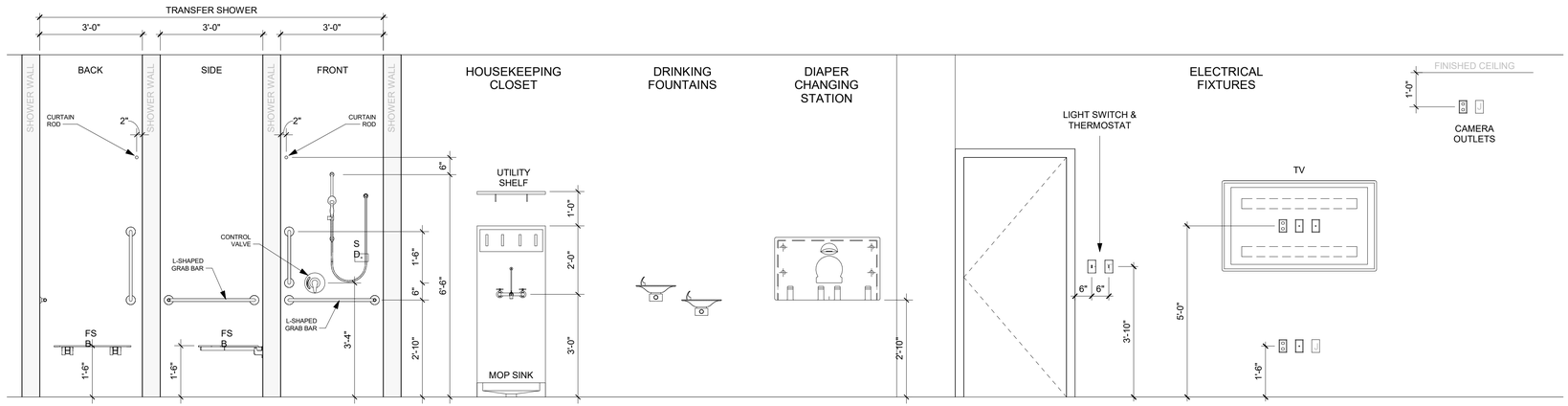

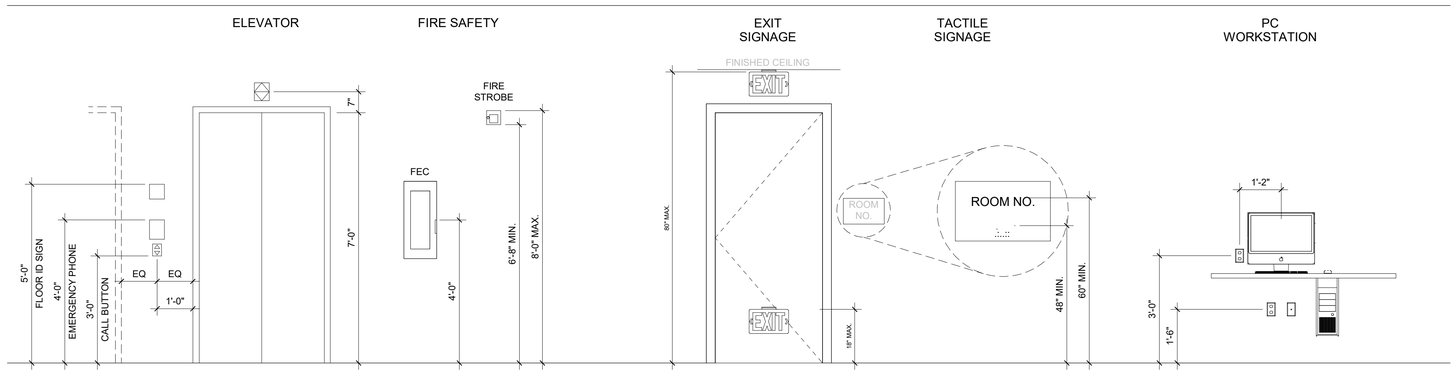

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THE GARRISON + THE FITZGERALD

131 W 2ND ST
DAVENPORT, IA 52801

Project number	22-152
Date	12/21/2022
Drawn by	SA
Checked by	CJR

TYPICAL MOUNTING HEIGHTS

A004

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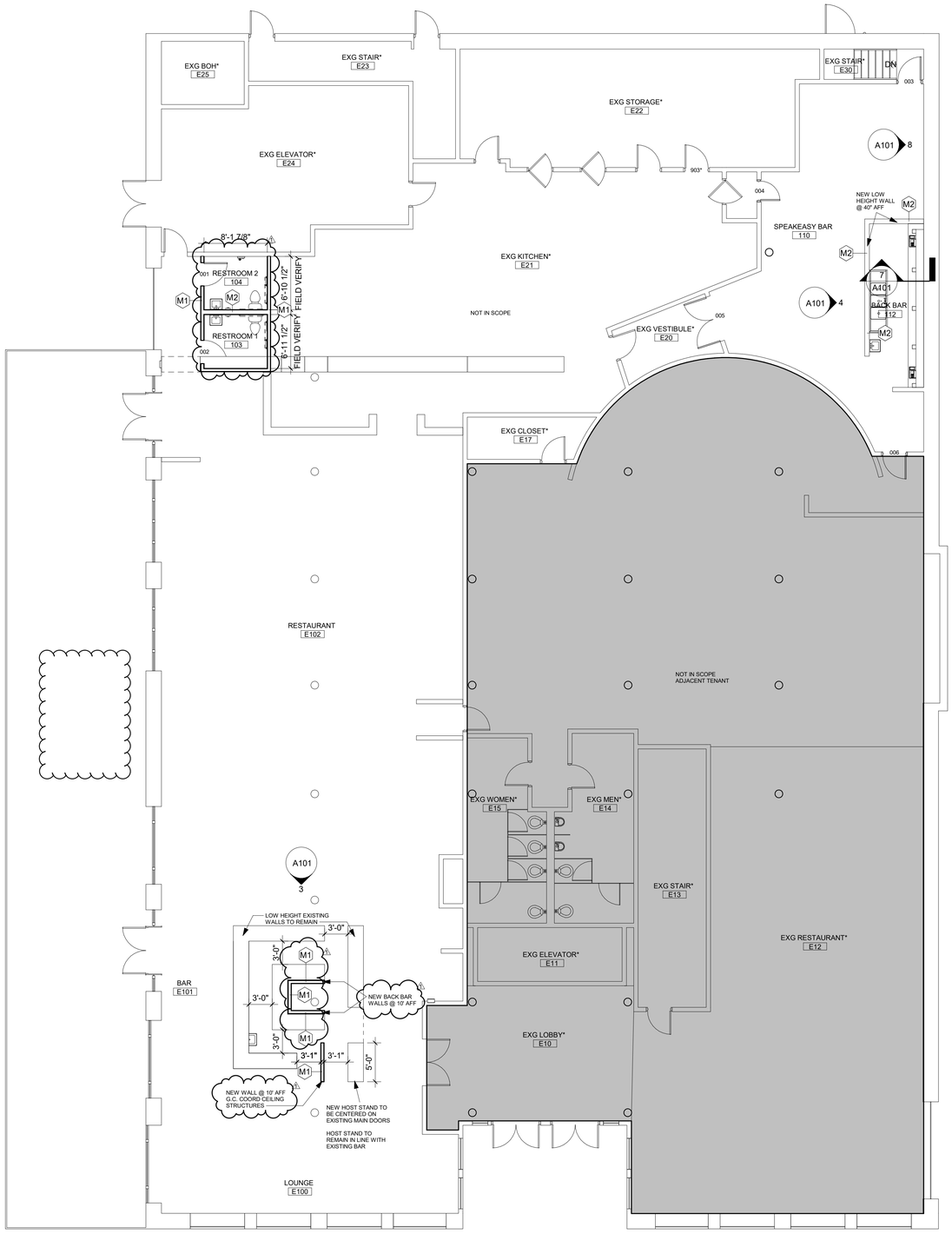
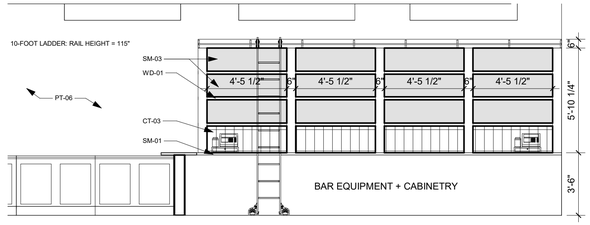
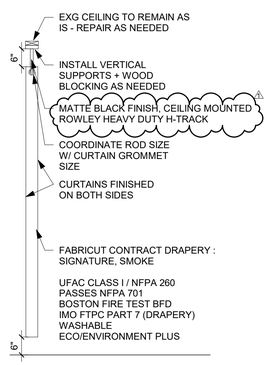


1 FLOOR PLAN
1/8" = 1'-0"

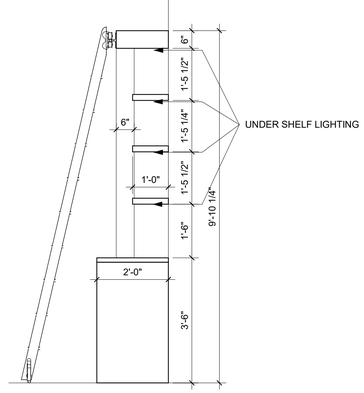
3 RESTAURANT BAR
1/4" = 1'-0"



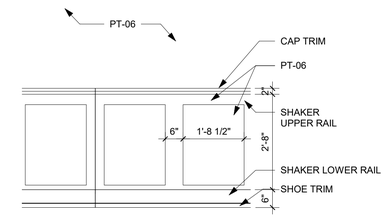
4 SPEAKEASY BAR
1/4" = 1'-0"



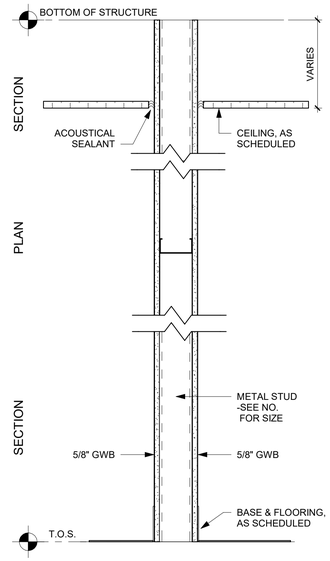
5 CURTAIN DIVIDER PANELS
1/2" = 1'-0"



7 SPEAKEASY BACK BAR
1/2" = 1'-0"



8 WAINSCOTING
1/2" = 1'-0"



M INTERIOR PARTITION

M1 3-5/8" METAL STUD

M2 6" METAL STUD

6 WALL TYPES - INTERIOR - STEEL FRAME
1 1/2" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. ALL WORK SHALL BE COMPLIANT WITH THE CODES, ORDINANCES, & REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION OVER THE PROJECT LOCATION.
2. ALL DIMENSIONS ARE TO FACE OF WALL (U.N.O.).
3. MECHANICAL CONTRACTOR TO VERIFY ALL MECHANICAL SYSTEMS ARE INSTALLED IN COMPLIANCE WITH ALL APPLICABLE CODES.
4. ELECTRICAL CONTRACTOR TO VERIFY ALL ELECTRICAL SYSTEMS ARE INSTALLED IN COMPLIANCE WITH ALL APPLICABLE CODES.
5. ALL LIGHTING DESIGN BY ELECTRICAL CONTRACTOR.
6. PLUMBING CONTRACTOR TO VERIFY THAT ALL PLUMBING COUNTS COMPLY WITH APPLICABLE CODES & REGULATIONS INCLUDING, BUT NOT LIMITED TO, TOILETS, LAVATORIES, DRINKING FOUNTAINS, ETC.
7. PLUMBING CONTRACTOR TO VERIFY ALL PLUMBING SYSTEMS ARE INSTALLED IN COMPLIANCE WITH ALL APPLICABLE CODES.
8. FIRE PROTECTION CONTRACTOR TO VERIFY ALL FIRE PROTECTION SYSTEMS ARE INSTALLED IN COMPLIANCE WITH ALL APPLICABLE CODES.
9. (NOT USED)
10. ALL NEW WOOD DOORS TO BE FACTORY FINISHED.
11. PROVIDE CONTROL JOINTS IN GYPSUM BOARD ASSEMBLIES AS INDICATED & PER GYPSUM BOARD MANUFACTURER RECOMMENDATIONS. IF NOT INDICATED, PROVIDE AT 30'-0" MAXIMUM INTERVALS & IN CONJUNCTION WITH DOOR HEADS & / OR OTHER WORK WHEN APPLICABLE.

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NO.	DESCRIPTION	DATE
1	CLARIFICATIONS	12/30/22

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THE GARRISON + THE FITZGERALD

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FIRST FLOOR PLAN, INTERIOR ELEVATIONS

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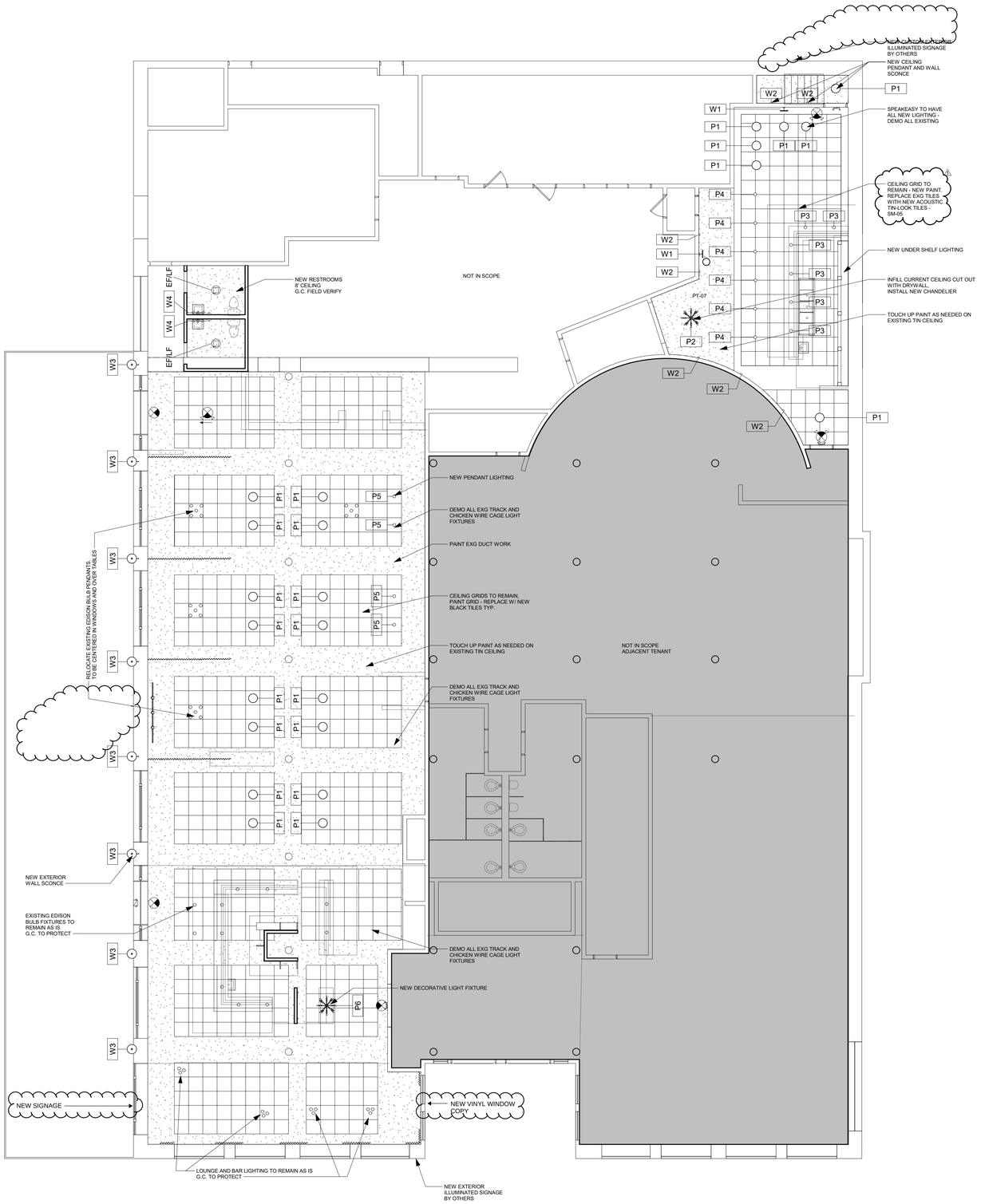

1 REFLECTED CEILING PLAN
1/8" = 1'-0"

LIGHTING LEGEND

ITEM	MANUFACTURER	MATERIAL SPECIFICATIONS	NOTES
P1	LAMPS PLUS	JANIE 15.5"W BLACK + GOLD DOME PENDANT #162R0	
P2	LAMPS PLUS	MAGNIFICENCE 24.5"W CHANDELIER #1D961	
P3	LAMPS PLUS	POSSINI EURO CARLYN 8-3/4"W PENDANT #87X96	
P4	LAMPS PLUS	MAXIM CORA 7"W PENDANT 45G19	
P5	LAMPS PLUS	MAXIM EARLY ELECTRIC 1-LIGHT 5" PENDANT #184P4	
P6	LAMPS PLUS	ZODIAC 34"W CHANDELIER #62E51	
W1	LAMPS PLUS	MONA 30.5" GOLD LED PICTURE LIGHT #781V1	
W2	EICHHOLTZ	WALL LAMP PAOLINO ANTIQUE BRASS FINISH #116311UL	
W3	LAMP PLUS	FOUNDRY CLASSIC 9.5"H EXTERIOR GOOSENECK LIGHT #497A0	
W4	LAMP PLUS	GEORGE KOVACS ALLURIA 24" MODERN LIGHT #56H30	
--	EICHHOLTZ	TABLE LAMP BERKLEY 112497UL	OPTIONAL FOR BAR TOP

NOTES:

1. ALL FIXTURES TO BE APPROVED BY ARCHITECT & OWNER
2. CONTRACTOR SUPPLIED

RCP GENERAL NOTES

1. ALL GWB CEILING TO PAINTED BLACK, U.N.O.
2. ALL DRYWALL SOFFITS (VERTICAL PLANE) TO MATCH ADJACENT WALL FINISH, U.N.O.
3. ALL FIXTURES TO BE CENTERED IN CEILING TILE
4. ALL GRIDS TO BE CENTERED IN ROOMS, U.N.O.
5. ALL LIGHT FIXTURES INSTALLED IN SOFFITS TO BE CENTERED WITHIN WIDTH, U.N.O.
6. ALL SUSPENDED CEILING GRIDS, MECH. SYSTEMS, AUTO SPRINKLER SYSTEMS & PLUMBING TO BE SUPPORTED FROM THE BOTTOM OF JOIST WHERE APPLICABLE
7. GENERAL CONTRACTOR TO CONFIRM CEILING LAYOUT & COORDINATE MECHANICAL, FIRE PROTECTION & ELECTRICAL TRADES
8. LIGHTING SHOWN FOR REFERENCE ONLY. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FINAL LAYOUT, SWITCHING COORDINATION & LIGHT LEVELS PER OWNER & AHJ.
9. SEE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
10. TENANTS TO CONFRIM ALL LIGHT FIXTURES

RCP LEGEND

- 2 x 2 SUSPENDED CEILING GRID W/ ACOUSTICAL CEILING TILE
- GWB CEILING
- RECESSED CAN FIXTURE
- PENDANT FIXTURE
- SUSPENDED LINEAR FIXTURE
- VANITY SCONCE
- EXHAUST FAN / LIGHT COMBO
- 2 X 4 DIRECT/INDIRECT LED LIGHT FIXTURE
- EXIT LIGHT / EMERGENCY LIGHT (LIGHTED FACE OF SIGN IS SHADED) W/ 90 MIN. BATTERY

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REFLECTED CEILING PLAN

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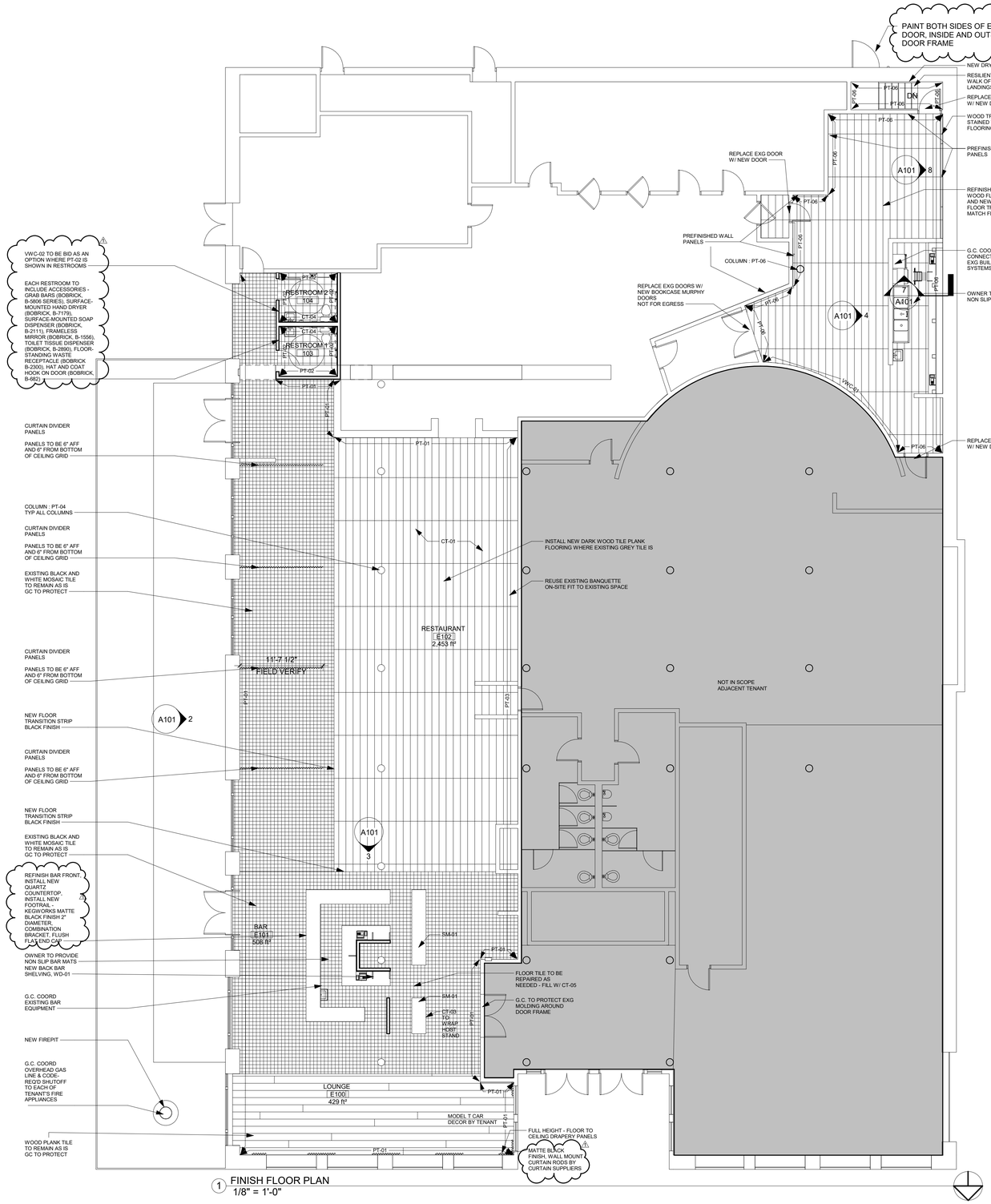

1 FINISH FLOOR PLAN
1/8" = 1'-0"

ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR	BASE	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING	REMARKS
103	RESTROOM 1	CT-02	CT-02	CT-04	PT-02	PT-02	PT-02	PT-05	WET WALL TO BE CT-04
104	RESTROOM 2	CT-02	CT-02	PT-02	PT-02	CT-04	PT-02	PT-05	WET WALL TO BE CT-04
110	SPEAKEASY BAR	EXG WOOD	WOOD	PT-06	PT-06	PT-06	PT-06	PT-07	EXG CURVED WALL VWC-01
111	BAR SEATING	EXG WOOD	WOOD	PT-01	PT-01	PT-01	PT-01	PT-07	
112	BACK BAR	EXG WOOD	WOOD	PT-06	PT-06	PT-06	PT-06	PT-07	
E100	LOUNGE	EXG TILE	EXG	PT-01	PT-01	PT-01	PT-01	PT-04	
E101	BAR	EXG TILE	EXG	PT-01	PT-01	PT-01	PT-01	PT-04	
E102	RESTAURANT	EXG TILE, CT-01	EXG TILE, CT-01	PT-01	PT-03	PT-01	PT-03	PT-04	
E114	BACK BAR	CT-05	EXG	PT-01	PT-01	PT-01	PT-01	PT-04	
E115	BAR SEATING	EXG TILE	EXG	PT-01	PT-01	PT-01	PT-01	PT-04	

MATERIAL LEGEND

ITEM	MANUFACTURER	MATERIAL SPECIFICATIONS	MATERIAL LOCATION	NOTES
PT-01	BENJAMIN MOORE	AEGEAN OLIVE 1491	RESTAURANT WALL PAINT	
PT-02	BENJAMIN MOORE	NIMBUS 1465	RESTROOM WALL PAINT	
PT-03	BENJAMIN MOORE	FOREST FLOOR 1498	RESTAURANT ACCENT WALL PAINT	
PT-04	BENJAMIN MOORE	BLACK BEAUTY 2128-10	RESTAUTANT CEILING PAINT	
PT-05	SHERWIN WILLIAMS	PURE WHITE SW 7005	RESTROOM CEILING PAINT	
PT-06	BENJAMIN MOORE	KENDALL CHARCOAL HC-166	SPEAKEASY WALL PAINT	
PT-07	BENJAMIN MOORE	BLACK BEAUTY 2128-10	SPEAKEASY CEILING PAINT	
VWC-01	PORCELANOSA	SKINS BUCKINGHAM COAL	SPEAKEASY ACCENT WALLCOVERING	
VWC-02	ASTEK WALLCOVERING	DRUNK MONKEYS	RESTROOM WALLCOVERING	OPTION FOR PT-02
CT-01	DALTILE	SADDLE BROOK, WALNUT CREEK, BASE TO MATCH	RESTAURANT FLOOR TILE	
CT-02	IMAGINE TILE	CHELSEA BLACK 8X8 #4030	RESTROOM FLOOR TILE	
CT-03	BEDROSIANS TILE	REINE 3X12 PICKET PATTERN MATTE, BLACK	HOST STAND TILE, BACKSBAR WALL TILE	
CT-04	GARDEN STATE TILE	CARESS, CHALK WHITE FIELD 3X12	RESTROOM WALL TILE	
CT-05	DALTILE	HARMONIST REPOSE 8X8, HM35	BACK BAR FLOOR TILE	
SM-01	LG HAUSYS	VIATERA, NOCTURNE	RESTAURANT BAR COUNTERTOP	
SM-02	LG HAUSYS	VIATERA, NOCTURNE	SPEAKEASY BAR COUNTERTOP	
SM-03	TILE BAR	VILNA TUSCAN ARGENTA GRAY ANTIQUE MIRROR 6X18	BACK BAR MIRROR	
SM-04	CAMBRIA	BRAMBRIDGE	RESTROOM COUNTERTOP	
SM-05	AMERICAN TIN CEILINGS	BLACK MATTE, PATTERN #2, AN-P02-BMT	CEILING TIN PANELS	
WD-01	TBD	(WILSONART CAFELLE 7933K-07 FOR COLOR REFERENCE)	WOOD BACK BAR SHELVING	
WD-02	TBD	(WILSONART CAFELLE 7933K-07 FOR COLOR REFERENCE)	WOOD BAR FRONT	

NOTES:

1. ALL FINISHES TO BE APPROVED BY ARCHITECT & OWNER
2. CONTRACTOR SUPPLIED

DOOR SCHEDULE

DOOR NO.	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICK.	DOOR STYLE	DOOR MATERIAL	DOOR FINISH	FRAME STYLE	FRAME MATERIAL	HARDWARE	FIRE RATING	REMARKS
001	3' - 0"	7' - 0"	1 3/4"	D1	SC WD	STAIN	F1	HM	HW-01	--	GC TO COORD SIGNAGE W/ OWNER
002	3' - 0"	7' - 0"	1 3/4"	D1	SC WD	STAIN	F1	HM	HW-01	--	GC TO COORD SIGNAGE W/ OWNER
003	3' - 0"	7' - 0"	1 3/4"	D1	SC-WD	STAIN	F1	HM	HW-02	--	
004	2' - 5"	6' - 8"	1 3/4"	BY VENDOR	--	--	--	--	BY VENDOR	--	GC TO COORD ALL W/ CUSTOM DOOR VENDOR
005	6' - 0"	7' - 0"	1 3/4"	BY VENDOR	--	--	--	--	BY VENDOR	--	GC TO COORD ALL W/ CUSTOM DOOR VENDOR
006	3' - 0"	7' - 0"	1 3/4"	D1	SC-WD	STAIN	F1	HM	HW-03	MATCH DEMO'D	SECURABLE FROM LOBBY

HW-01 GROUP
(1-1/2 PR) HINGES
(1) OVERHEAD CLOSER, SURFACE MT
(1) PUSH/PULL SET
(1) KICK PLATE, 8"H
(1) KICK-DOWN HOLD OPEN
(1) DOMED FLOOR STOP
(1) SILENCER KIT

HW-02 GROUP
(1-1/2 PR) HINGES
(1) OVERHEAD CLOSER, SURFACE MT
(1) RIM PANIC, ENTRANCE FUNCTION TRIM
(1) CONCAVE WALL STOP
(1) KICK PLATE, 8"H
(1) WEATHER STRIP KIT
(1) BRUSH SWEEP

HW-03 GROUP
(1-1/2 PR) HINGES
(1) OVERHEAD CLOSER, SURFACE MT
(1) RIM PANIC, ENTRANCE FUNCTION TRIM
(1) CONCAVE WALL STOP
(1) KICK PLATE, 8"H
(1) KICK-DOWN HOLD OPEN
(1) SMOKE SEAL KIT
(1) BRUSH SWEEP

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FINISH PLANS, MATERIALS

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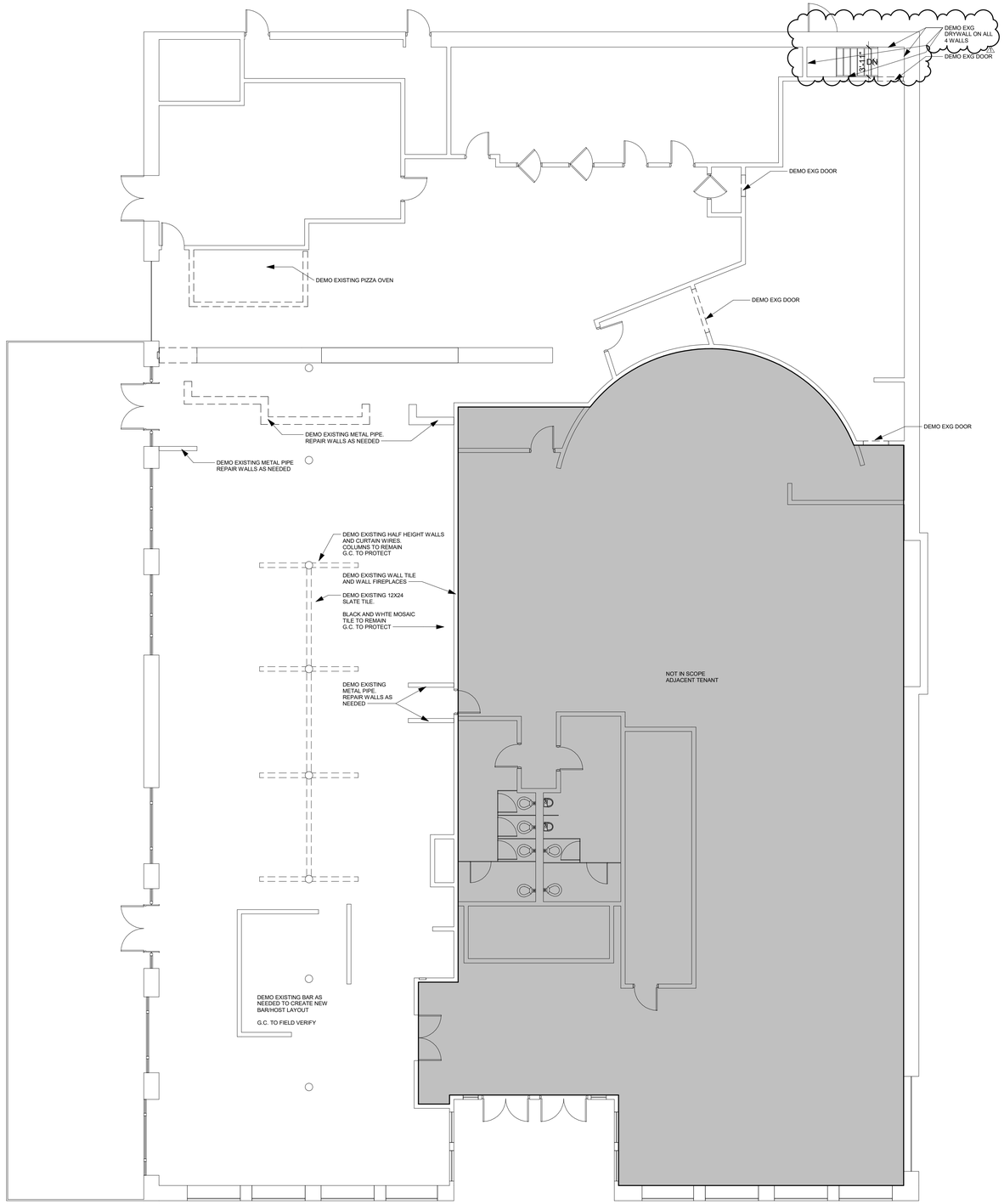

1 DEMO FLOOR PLAN
1/8" = 1'-0"

GENERAL DEMOLITION NOTES:

1. ALL WORK IS TO BE IN ACCORDANCE WITH BUILDING CODES & ALL OTHER CODES THAT HAVE AUTHORITY OVER THIS PROJECT. PROVIDE ALL NECESSARY SAFEGUARDS, BARRIERS, TEMPORARY POWER, LIGHTING, FIRE PROTECTION, ETC. AS REQUIRED DURING DEMOLITION.
2. THE GENERAL CONTRACTOR, PRIOR TO SUBMITTING HIS OR HER BID, SHALL FIELD SURVEY THE SITE OF PROPOSED WORK TO DETERMINE THE EXTENT & NATURE OF DEMOLITION WORK.
3. THE GENERAL CONTRACTOR SHALL COORDINATE ALL TRADES REQUIRED TO PERFORM DEMOLITION WORK AS OUTLINED IN THE CONTRACT DOCUMENTS. DEMOLITION DRAWINGS ARE PROVIDED TO SERVE ONLY AS A GUIDE FOR DEMOLITION WORK. GENERAL CONTRACTOR & SUB CONTRACTORS HAVE FINAL RESPONSIBILITY FOR DETERMINING EXTENT OF DEMOLITION REQUIRED TO PREPARE THE BUILDING FOR NEW WORK AS INDICATED ON DRAWINGS & IN SPECS.
4. REMOVE ALL CONSTRUCTION SHOWN ON THE DRAWINGS AS EXISTING TO BE REMOVED, INCLUDING BUT NOT LIMITED TO FLOORING, FLOORING ADHESIVE, PARTITIONS, INCLUDING ELEMENTS OCCURRING ABOVE THE FINISHED CEILINGS, HANGERS, STRAPS & OTHER ACCESSORY OBJECTS CONNECTED WITH THE ITEMS BEING REMOVED.
5. ELECTRICAL CONTRACTOR SHALL DISCONNECT ALL POWER IN AREAS OR WORK AS REQUIRED FOR DEMOLITION & SHALL PROVIDE TEMPORARY POWER & LIGHTING FOR DEMOLITION CONTRACTOR.
6. WHERE PARTITIONS ARE REMOVED, ALL ELECTRICAL ITEMS SHALL BE REMOVED & DISCONNECTED AT THE CIRCUIT PANEL.
7. ALL PLUMBING TO BE REMOVED SHALL BE CAPPED AT THE SOURCE. PATCH ALL HOLES.
8. THE GENERAL CONTRACTOR SHALL PROTECT ANY AREAS THAT CONTAIN NEW OR EXISTING MATERIALS, FINISHED, STRUCTURES, & EQUIPMENT ITEMS TO REMAIN. DAMAGED ITEMS SHALL BE REPAIRED & REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE GENERAL CONTRACTOR.
9. THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH & WASTE MATERIALS OF ALL CLEANING TO PREVENT ANY DIRT, DEBRIS & DUST FROM AFFECTING ANY FINISHED &/OR OCCUPIED AREA WHETHER WITHIN OR OUTSIDE THE JOB SITE. THE BUILDING REFUSE FACILITIES SHALL NOT BE USED FOR THIS PURPOSE, UNLESS ARRANGEMENTS ARE MADE WITH THE OWNER.
10. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR REGULATIONS INCLUDING BUT NOT NECESSARILY LIMITED TO RUBBISH REMOVAL, PROTECTION OF BASE BUILDING CONSTRUCTION, & ANY WORK WHICH WILL AFFECT ADJACENT TENANTS OR OTHER PARTS OF THE BUILDING.
11. THE GENERAL CONTRACTOR SHALL SECURE REQUIRED PERMITS & DEMOLISH & COMPLETELY REMOVE FROM THE SITE ALL EXISTING CONSTRUCTION DEBRIS & OTHER MATERIAL REQUIRED TO BE DEMOLISHED BY CONTRACT DOCUMENTS.
12. ALL FIXTURES & EQUIPMENT LEFT ON THE FLOOR TO BE REMOVED FROM THE PREMISES, UNLESS NOTED OTHERWISE. WHERE NOTED TO BE RELOCATED OR STORED, VERIFY WITH OWNER & ARCHITECT ALL EXISTING ITEMS & THEIR PROPOSED ASSIGNED LOCATIONS OR DISPOSITION.
13. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, & FIRE PROTECTION DRAWINGS BY OTHERS FOR ADDITIONAL DEMOLITION WORK. SOME OVERLAP OF WORK MAY BE INDICATED BETWEEN THIS DRAWING & MEP DRAWINGS.
14. PATCH & FINISH EXISTING FLOORS, WALLS & CEILINGS DESIGNATED TO REMAIN TO MATCH EXISTING CONDITIONS.
15. DURING ALL DEMOLITION OPERATIONS THE CONTRACTOR SHALL MINIMIZE ASSOCIATED DUST & VIBRATIONS. COORDINATE WITH OWNER FOR ANY CRITICAL SEQUENCING.
16. PATCH & SEAL ALL EXISTING HOLES IN THE FLOOR AS REQUIRED FOUND DURING CONSTRUCTION.
17. NO TOXIC SUBSTANCES HAVE BEEN NOTED ON THE SITE, HOWEVER SHOULD THE CONTRACTOR ENCOUNTER ANY ASBESTOS, ASBESTOS PRODUCTS, PCB'S OR OTHER TOXIC SUBSTANCES, THE CONTRACTOR SHOULD REPORT THIS IMMEDIATELY IN WRITING TO THE OWNER PRIOR TO CONTINUING WITH ANY WORK IN THE AREA. WORK SHALL NOT BE RESUMED EXCEPT BY WRITTEN AUTHORIZATION OR AGREEMENT. ASBESTOS REMOVAL WILL BE PERFORMED BY THE OWNER.

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DEMOLITION FLOOR PLAN - FIRST FLOOR

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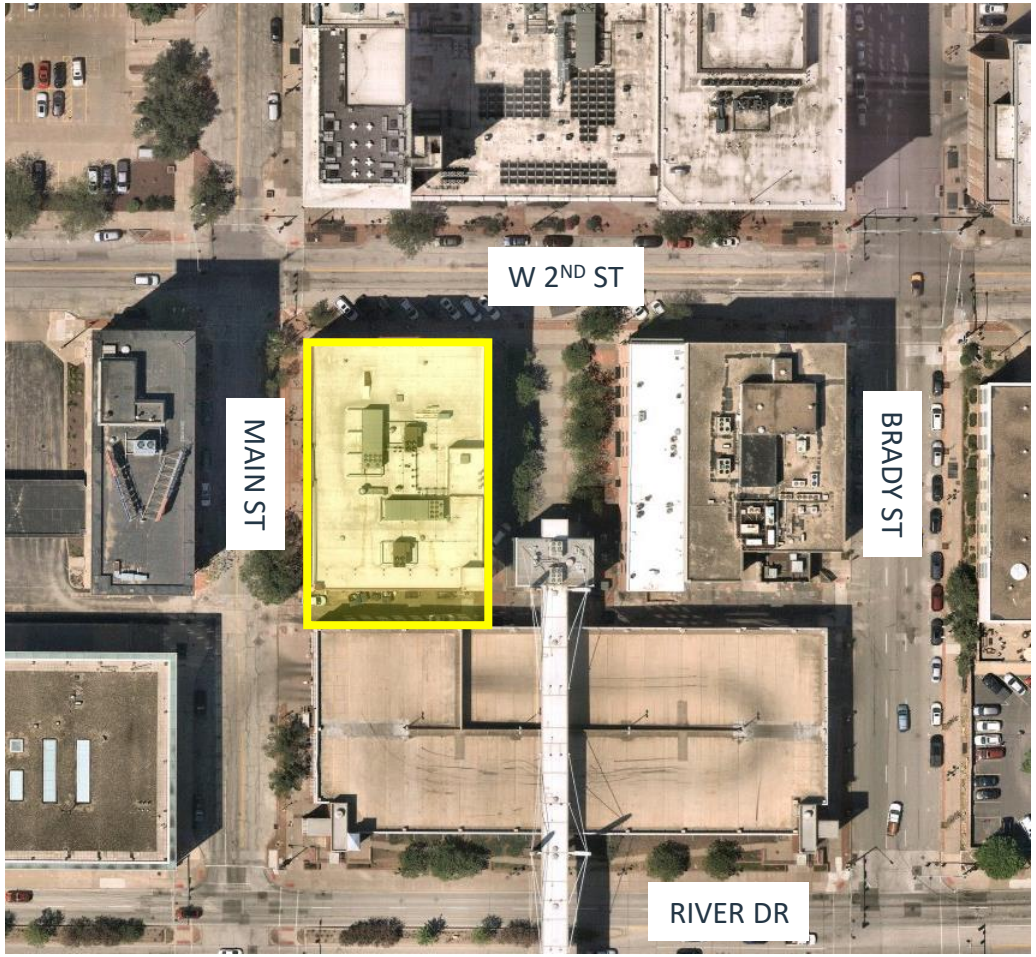
J.H.C. Petersen & Sons Building

DAVENPORT
IOWA | USA



North Projecting Signage

DAVENPORT
IOWA | USA

Existing north facade; looking east

EXISTING ILLUMINATED CABINET
NEW TRANSLUCENT VINYL COPY FACE
INCLUDES WHITE TRIMMED NEON ACCENTS
36"
(North facade)

East Wall Sign

DAVENPORT
IOWA | USA

Existing east facade

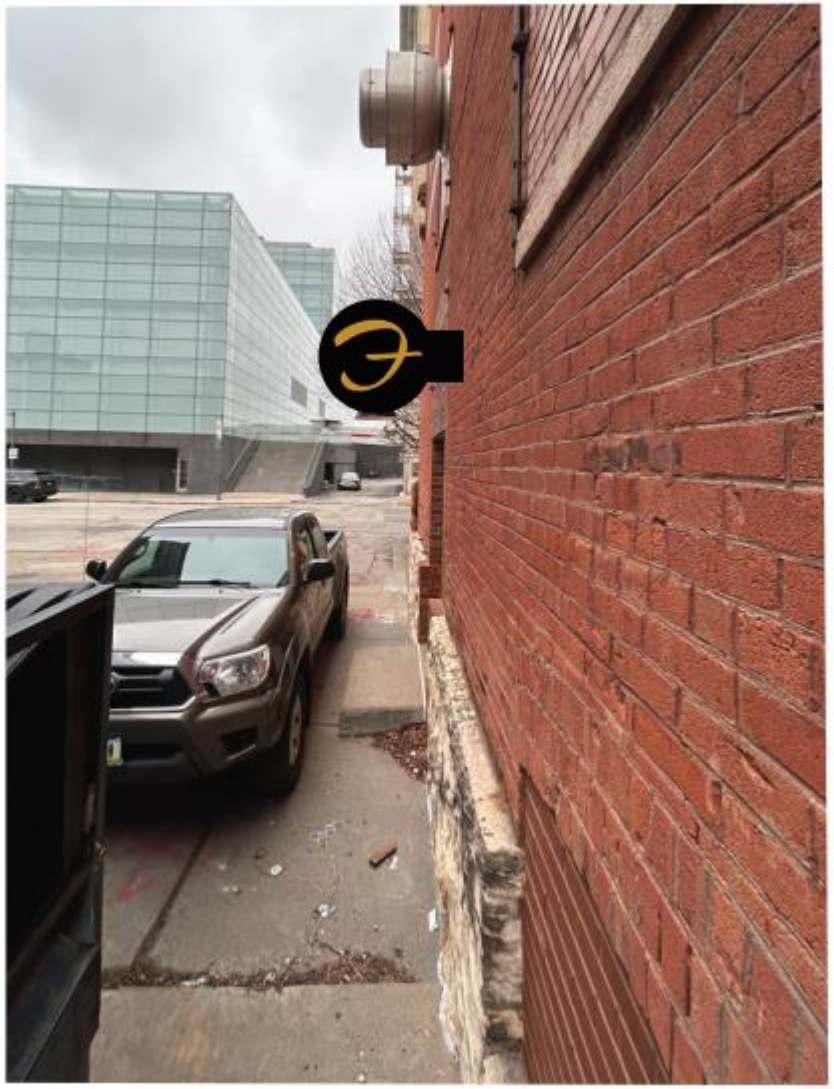
NON ILLUMINATED
ROUTER CUT ALUMINUM PAINTED
(48" X 84" TALL AREA OF COVERAGE)
ANCHORS INTO CEMENT MORTAR ONLY
(East facade; north corner)

South Projecting Sign

DAVENPORT
IOWA | USA

NEW ILLUMINATED LED LIT ALUMINUM BLADE SIGN - TRANSLUCENT VINYL COPY FACED INCLUDES WHITE LED/ NEON ACCENT 30" ROUND 36" STAND OFF BUILDING

(South facade, west corner; directly above door)



Existing south facade; west corner

East Light Fixtures

DAVENPORT
IOWA | USA

FOUNDRY CLASSIC

SMALL GOOSENECK BARN LIGHT

10231MR

Decidedly industrious, Foundry is reinventing purposeful lighting. Focused and direct, the sturdy aluminum shade features knurled brass details to offset the Gloss White, Museum Bronze or Textured Black finish while casting a uniform light. The simple, understated form plants a vintage aesthetic for both inside and outside spaces while offering mix and match options that customize the look.

FINISH: Museum Bronze
WIDTH: 9.5"
HEIGHT: 9.3"
DEPTH: 0
LIGHT SOURCE: LED Lamp
WATTAGE: 1-14w Med. LED, 100w Equiv.

Existing east facade

National Register 2/7/83
82-010-194

82-02561

ARCHITECTURAL/HISTORICAL SURVEY — DAVENPORT, IOWA

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

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

SITE # 82-10- RD-W122 MAP # 1

HIST. DIST. _____

NAME J.H.C. Petersen's Sons Wholesale Building (H) C

ADDRESS 122 & 124 West River Drive

LEGAL DES. LeClaire's 1st Add. (SUB-DIVISION) 41 (BLOCK) 2 (PARCEL) W. 10½" of Lot 3 & all of (SUB-PARCEL)

UTM 2 15 (EASTING) 7 10 2 34 0 (NORTHING) 4 5 9 9 1 7 0 ACREAGE -1 ZONE C-4

OWNER Henry F. Petersen
131 W. 2nd St., Davenport, IA 52801

TITLE H. (IF DIFF) _____

MAP

SITE SHEET

DESCRIPTION

FORM 4-story warehouse block on high basement, 3-bay symmetrical front

CONST. DATE 1910

MATERIALS Brick, metal frame, concrete trim

ARCH STYLE Commercial

FENESTRATION 1/1 with transom lights; occurring in pairs and 3's

DIST. FEATURES wide parapet; entrance w/broken "pediment"

ALTERATIONS Windows boarded up

SITE & RELATED STR. _____

ARCHITECTURE

STATEMENT

The Petersen Warehouse, like its neighbor to the East (RD-W118), illustrates Davenport's adoption of the Chicago commercial style at the turn of the century. The internal structural system is clearly expressed in the facade, although conservatively. Clad in brick, which permits large window areas and thus better daylight illumination. Wide segmental arches at 4th floor and above the entrance are simply decorative elements - reminders of earlier forms of commercial architecture. These features, and the treatment of the entrance, give the building a slightly "dated" look, in comparison with its more frankly "modern" neighbor.

Clausen & Clausen, Architects

SOURCES

"Index of Clausen & Clausen Jobs", Typescript, N.D.

82-010-194

SIGNIFICANCE

HISTORY

DESCRIPTION

This is one of five buildings that makes up the complex of structures occupied by J.H.C. Petersen and Sons Department Store. This warehouse building was constructed in 1909-1910 during a period of expanding sales. (See J.H.C. Petersen & Sons Store, 2-W131).

SOURCES

City Directories, 1908, 1909, 1910.

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

EVALUATION

ARCHITECTURAL

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

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

HISTORICAL

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

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

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

HISTORIC DISTRICT CLASSIFICATION

☐ A. ☐ B ☐ C

FOR DIVISION OF HISTORIC PRESERVATION USE ONLY

1. DATE RECEIVED
2. DATE OF STAFF EVALUATION

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

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

4. D.H.P. SOURCES
☐ COUNTY RESOURCES
☐ W'SHIELD SURVEY
☐ N.R.H.P.
☐ GRANT
☐ DET. OF ELIGIBILITY
☐ R. & C.
■ DAVENPORT A/H SURVEY
☐
☐

5. SUBJECT TRACES

6. PHOTO
1656-8

82-010-194

ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

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

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

CONTINUATION

 # 82-10- RD-W122

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

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

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

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

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

In the 1890's several local merchants adopted the then new "department store" concept, among them the Petersen and Harned-Von Maur firms. Both erected new buildings in the city center, enabling these firms to dominate the local market well into the 20th century. After World War I, the Petersen firm was sold to Von Maur. The two were operated separately, however, until they were consolidated in the Petersen building in 1928.

Other commercial activity in Davenport included a variety of grocery and hardware concerns, as well as numerous small businesses: saloons, restaurants, barbershops, pharmacies, bakeries, millineries and the like. Some of the latter located at neighborhood intersections as typical "corner stores" and continue to serve as such today, particularly on the city's west side.

Underpinning the city's commercial life were the financial institutions. The earliest were private banks, offering local specie and an assortment of scrip, all of which suffered when the financial Panic of 1857 arrived in the midwest in 1858-59. With the establishment of the State Bank of Iowa (1859) and passage of the National Banking and Currency Act (1863), local banking resumed on a more reliable footing. In the ensuing years, the Davenport National Bank (1865), Citizens National (1867) and German and Davenport Savings banks (1869) were established as the city's major financial institutions. Another period of new bank organization occurred in the 1880's, including the Scott Co. Savings (1883) and Union Savings (1891) banks. Following passage of the Gold Standard Act of 1900, several local banks merged or were rechartered, and three more were founded. In addition, a number of the major institutions erected new buildings - large structures with modern structural systems and devoutly conservative neoclassical facades - that along with new hotel construction gave downtown Davenport a distinctly modern look.

Areas of Significance:

Settlement: Resources in this category include properties with general association, such as the Claim House (1329 College) and St. Anthony's Church (4-W116), as well as properties associated with the city's major immigrant groups. The largest and most influential group, the Germans, is represented by such resources as Saengerfest Halle (4W1012), East and Northwest Davenport Turner Halls (11-E2123, WH-1602), the Iowa Reform Building (2-W526) and numerous houses, most located in the Hamburg Historic District, that were once home to important members of the German community. The Irish, the city's second largest immigrant group, are represented primarily by St. Anthony's Church, Sacred Heart Cathedral (10-E406) Hibernia Hall (BR421) and are given further recognition in the Cork Hill Historic District. Davenport's black community, until the 1920's very small and scattered throughout the city, is represented by the 1910 Bethel A.M.E. Church (11-W325).

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

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

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

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

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

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

nearly 3,000 Germans had settled in Davenport. This figure represented about 20% of the city's population. German immigration continued strong in Davenport through the 1880's and by the 1890's the city acquired a reputation as a German town -- politically, socially and culturally. After World War I, however, in light of the xenophobic reaction of non-Germans, the German community as a single entity lost much of its dominating influence. In addition, Davenport's 2nd and 3rd generation descendants did not have the same language and cultural reinforcement of the immigrants and thus the homogeneity of "Hamburg" never returned.

Prominent German residents of the Hamburg Historic District include Henry Lischer (624 W. 6th), owner-publisher of the German language newspaper, Der Demokrat; August E. Steffen, Sr. (420 W. 6th), founder of the prominent Steffens Dry Goods Store and his son August Steffen, Jr. (412 W. 6th), his successor; Henry Frahm (321 W. 6th), owner of one of Davenport's most successful breweries; Hans Reimer Clausen (413 W. 6th (possibly an earlier structure at this address), a state senator in the 1870's and Davenport's most outspoken German-American leader; E. C. Mueller (413 & 429 W. 6th) and Wm. L. Mueller (413 W. 6th), owners of one of the major lumber milling companies; H. H. Andressen (726 W. 6th), the founder of the German Savings Bank; Henry Koehler (817 W. 7th), partner in the Koehler & Lange Arsenal Brewery; Carl Beiderbecke (532 W. 7th), the city's most important wholesale grocery jobbers; F. Max D. Peterson (629 Brown), a partner in the major dry goods department store, J. H. C. Petersen & Sons; and William H. Weise (709 Brown), a prominent manufacturer and financier in Davenport at the turn of the century. These neighbors shared common roots from the German states of Schleswig and Holstein. In addition, they shared numerous family relationships through the intermarriage of sons and daughters of the first generation settlers.

The only institutional buildings in the Hamburg District with historical significance were the German Methodist Episcopal Church (c. 1860) at 830 W. 6th Street, and the first Iowa College building (1848) at 517 W. 7th Street. The latter was modified in the late 19th century for residential use.

Together, the historical associations of these residential and institutional structures make the Hamburg District an unusually good collection of buildings significant in Davenport's 19th century German-American community.

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

For HCRS use only
received
date entered

Architects In Davenport

As a major urban center, Davenport offered excellent business opportunities for professional architects. Among the earliest were Willett Carroll (1827-1892), originally from New York, who practiced here from 1853 to 1874 before moving on to Chicago; and John C. Cochrane (1835-1887), a New Englander who spent the years 1855-1859 in Davenport. Few of Carroll's buildings remain, among them the Miller and Price houses on Brady Street. Cochrane's short stay in Davenport limited his local output, but it is believed to have included the E. S. Barrows house, as well as the first Burtis Hotel, no longer extant. Cochrane is best known in Iowa for the Madison County Courthouse and the Iowa State Capitol, both designed with J. C. Picquenard.

Whereas Carroll and Cochrane eventually moved on to larger cities, most later architects came to Davenport to stay. Edward Seymour Hammatt (1856-1907) attended M.I.T. during 1875-1879, studying under William Ware. Subsequent employment included periods with Ware and Van Brunt, J. B. Snook, and Napoleon LeBrun. Following a year with Albert W. Fuller at Albany, Hammatt came to Davenport in 1888. Among his major commissions were several for the Trinity Episcopal diocese (Kemper and Sheldon Halls, a classroom building for St. Katherine's Hall), and the George French and Edward Edinger houses.

John Ross, about whom little is known, came to Davenport in 1877 from Chicago. His known works include major buildings such as the 1877 Fire King fire station (PY117), City Hall, and the no longer extant 1888 Scott County Courthouse and 1887 Masonic Temple.

Two important 19th century architect-builders were Victor Huot (1822-1904) and Thomas W. McClelland (1831-1902). Huot came to Davenport from France, via Cleveland and New Orleans, around 1865. Most of his major works were commissions from the Roman Catholic diocese here, among them St. Mary's and St. Joseph's churches, and institutional buildings for St. Ambrose College and Immaculate Conception Academy. As a builder and owner of a slate roofing firm, Huot also participated in construction of Trinity Episcopal Cathedral, the Parker-Ficke house, and the Davies house.

T. W. McClelland (1831-1902) opened a sash and blind factory in 1855, and by the early 1860's enjoyed no little prestige as the builder of Camp McClellan and the Confederate prison camp on Arsenal Island. McClelland was perhaps Davenport's most prolific 19th century builder, his known works ranging from the two-story, three-bay front gable house type found throughout the city, to the high style of the Second Empire Parker-Ficke house. His firm employed at least one "in-house" architect, Benjamin W. Gartside, who is credited with designing the Clarissa C. Cook Memorial Library (BR-528).

Davenport's premier 19th century architect was Frederick George Clausen, who came to the city from his native Germany in 1869. After a year as draftsman with T. W. McClelland, Clausen opened his own office. He practiced alone for 25 years, his work including the new Burtis Hotel (4E210) (1871), the Forrest block (BR-401) (1875), the Henry Lischer house (6W624) and the Petersen Department store of 1891 (2W123).

be included within the district's boundaries.

Significance:

The Riverview Terrace district is locally significant as one of several residential districts in Davenport that developed with public parks as their focal points around the turn of the century. Although small, Riverview Terrace contains a number of architecturally distinguished dwellings, including some of the city's finest examples of Italianate and Georgian/Federal Revival. Of additional historical interest is the fact that several residents were members of entrepreneurial families who originally lived in the Hamburg area, the address of choice for well-to-do German-Americans in the city during most of the 19th century.

The earliest development of the Riverview Terrace area is credited to merchant J.M.D. Burrows, whose "Clifton", a distinguished blend of Tuscan Italianate and Greek Revival, was built in 1856. The Burrows house remained alone on its bluff-edge site, as far as is known, until the 1880's. At that time, two Italianate residences were built nearby, each on its own imposing site. One (the Hoffman house, 1401 Clay) was designed in the Villa style, with gabled roofs and a tower in one of the re-entrant angles. The Henry Petersen House (1012 Marquette) featured a high hipped, almost mansard, roof as well as a three-stage tower, a combination popular for houses in this style at the time.

Gradually, more houses were built along the bluffs here, for families such as the Petersens, Schrickers, Muellers and Strucks. These names were prominent in Davenport's 19th century commercial and industrial development; members of these German-American families dominated such enterprises as wholesale and retail merchandising (Petersen), lumber milling (Mueller), banking (Struck), and pearl button manufacture (Schricker). Their entrepreneurial success was reflected in the new houses, designed by various local architects. A late Queen Anne style was favored by Max Petersen (Marycrest College) and Alfred Mueller. The Schrickers, building somewhat later, financed distinguished dwellings in the Georgian/Federal Revival style that was locally fashionable at the turn of the century. Most idiosyncratic of the group was Kuno Struck's house (1645 W. 12th), an enormous brick and stone structure of Jacobethan inspiration, designed by the local architectural firm of Clausen & Clausen. This firm was also responsible for the Max Petersen and Selma Schricker houses. The J.C. Schricker house was designed by Gustav Hanssen, also of Davenport.

This new construction coincided with the city's acquisition in 1894 of approximately three acres east of "Clifton", which was named "Lookout

(07/07/83)
IOWA, Scott County, Davenport, House at 318—332 Marquette Street (Davenport MRA), 318—332 Marquette St. (07/07/83)
IOWA, Scott County, Davenport, Jansen, Theodore, House (Davenport MRA), 922 Myrtle St. (07/07/83)
IOWA, Scott County, Davenport, Kahl Building (Davenport MRA), 326 W. 3rd St. (07/07/83)
IOWA, Scott County, Davenport, Kahl, Henry, House (Davenport MRA), 1101 W. 9th St. (07/07/83)
IOWA, Scott County, Davenport, Kimball-Stevenson House (Davenport MRA), 116 E. 6th St. (07/07/83)
IOWA, Scott County, Davenport, Klindt, George, House (Davenport MRA), 902 Marquette St. (07/07/83)
IOWA, Scott County, Davenport, Koenig Building (Davenport MRA), 619 W. 2nd St. (07/07/83)
IOWA, Scott County, Davenport, Koester, Nicholas, Building (Davenport MRA), 1353 W. 3rd St. (07/07/83)
IOWA, Scott County, Davenport, Kuhnen, Nicholas J., House (Davenport MRA), 702 Perry St. (07/07/83)
IOWA, Scott County, Davenport, Lerch, Gustov C., House (Davenport MRA), 2222 W. 4th St. (07/07/83)
IOWA, Scott County, Davenport, Lippincott, John, House (Davenport MRA), 2122 W. 3rd St. (07/07/83)
IOWA, Scott County, Davenport, Littig Brothers/Mengel & Klindt/Eagle Brewery (Davenport MRA), 1235 W. 5th St. (07/07/83)
IOWA, Scott County, Davenport, Mallet, Joseph, House (Davenport MRA), 415 E. 10th St. (07/07/83)
IOWA, Scott County, Davenport, Martzahn, August F., House (Davenport MRA), 2303 W. 3rd St. (07/07/83)
IOWA, Scott County, Davenport, McBride-Hickey House (Davenport MRA), 701 Iowa St. (07/07/83)
IOWA, Scott County, Davenport, McKinney House (Davenport MRA), 512 E. 8th St. (07/07/83)
IOWA, Scott County, Davenport, **McManus House (Davenport MRA), 2320 Telegraph Rd. (07/07/83)
IOWA, Scott County, Davenport, Meisner Drug Store (Davenport MRA), 1115 W. 3rd St. (07/07/83)
IOWA, Scott County, Davenport, Miller Building (Davenport MRA), 724 Harrison St. (07/07/83)
IOWA, Scott County, Davenport, Miller, F.H., House (Davenport MRA), 1527 Brady St. (07/07/83)
IOWA, Scott County, Davenport, Miller, Severin, House (Davenport MRA), 2200 Telegraph Rd. (07/07/83)
IOWA, Scott County, Davenport, Mueller Lumber Company (Davenport MRA), 501 W. 2nd St. (07/07/83)
IOWA, Scott County, Davenport, Newcome, Daniel T., Double House (Davenport MRA), 722—724 Brady St. (07/07/83)
IOWA, Scott County, Davenport, Newhall, Lucian, House (Davenport MRA), 526 Iowa St. (07/07/83)
IOWA, Scott County, Davenport, Nichols, Oscar, House (Davenport MRA), 1013 Tremont St. (07/07/83)
IOWA, Scott County, Davenport, Ochs Building (Davenport MRA), 214 Main St. (07/07/83)
IOWA, Scott County, Davenport, Old City Hall (Davenport MRA), 514 Brady St. (07/07/83)
IOWA, Scott County, Davenport, Pahl, Henry, House (Davenport MRA), 1946 W. 3rd St. (07/07/83)
IOWA, Scott County, Davenport, Paulsen, Peter J., House (Davenport MRA), 705 Main St. (07/07/83)
IOWA, Scott County, Davenport, Paustian, Henry, House (Davenport MRA), 1226 W. 6th St. (07/07/83)
IOWA, Scott County, Davenport, Petersen's, J.H.C., Sons Store (Davenport MRA), 123—131 W. 2nd St. (07/07/83)
IOWA, Scott County, Davenport, Petersen's, J.H.C., Sons Wholesale Building (Davenport MRA), 122-124 W. River Dr. (07/07/83)
IOWA, Scott County, Davenport, Petersen, W.D., Memorial Music Pavilion (Davenport MRA), Beiderbecke Dr. (07/07/83)
IOWA, Scott County, Davenport, Pierce School No. 13 (Davenport MRA), 2212 E. 12th St. (07/07/83)
IOWA, Scott County, Davenport, Price, Hiram,/Henry Vollmer House (Davenport MRA), 723 Brady St. (07/07/83)
IOWA, Scott County, Davenport, Prien Building (Davenport MRA), 506—508 W. 2nd St. (07/07/83)
IOWA, Scott County, Davenport, Ranzow-Sander House (Davenport MRA), 2128 W. 3rd St. (07/07/83)
IOWA, Scott County, Davenport, Raphael, Jacob, Building (Davenport MRA), 628—630 Harrison St. (07/07/83)
IOWA, Scott County, Davenport, Renwick Building (Davenport MRA), 322 Brady St. (07/07/83)

D-VONMAUR

INDIVIDUAL NOMINATIONS, DAVENPORT MULTIPLE RESOURCE NOMINATION

MAP NUMBER TWO

Address	Easting	Northing	Key Reference
201 W. 2nd	702,300	4,599,240	A
506-8 "	701,880	4,599,260	B
2215 "	702,330	4,599,130	C
203 W. 3rd	702,270	4,599,350	D
1119-21 "	701,110	4,599,320	E
1353 "	700,760	4,599,300	F
1531 "	700,450	4,599,300	G
2122 "	699,430	4,599,310	H
2204-10 "	699,220	4,599,300	I
2318 "	699,100	4,599,300	J
1130 W. 5th	701,060	4,599,620	K
1235 "	700,920	4,599,560	L
2143-7 "	699,360	4,599,500	M
414 E. 6th	702,840	4,599,800	N
512 "	702,950	4,599,800	O
700 "	703,220	4,599,870	P
1226 W. 6th	700,940	4,599,720	Q
406 E. 10th	702,800	4,600,260	R
407-11 Brady	702,000	4,599,240	S
514 "	702,400	4,599,700	T
732 "	702,380	4,599,960	U
1325 "	702,420	4,600,640	V
631 Franklin	703,040	4,599,870	W
728 "	703,000	4,599,980	X
909 "	703,040	4,600,130	Y
519 Fillmore	700,770	4,599,640	Z
307-9 Harrison	702,190	4,599,640	AA
602 "	702,130	4,599,760	BB
407 Main	702,330	4,599,540	CC
529 "	702,310	4,599,730	DD
309 Perry	702,560	4,599,420	EE
122-4 W. River Drive	702,340	4,599,170	FF

INDIVIDUAL NOMINATION UTM'S
DAVENPORT MULTIPLE RESOURCE NOMINATION
MAP NUMBER TWO
DAVENPORT
Adams School
Newcomb Memorial Church
Isolation Hospital
Tower
Mercy Hosp
Sacred Heart Cemetery
St Vincents Sch
Calvary Church
Calvary Chapel
St Ambrose College
Holy Family Church
Holy Family School
Trinity Church
Jefferson School
St Anthonys Church
Immaculate Conception Academy
St Anthonys School
St Marys Church and School
St Joseph Church and School
St Anthonys Church and School
St Marys Cemetery
US Naval Reserve Training Center
Berea Church
Monroe School
Cedar Memorial Church
St Mark Church
Pine Knoll Sanitorium
Holy Family Cemetery
Drive-in theatre
Mississippi Valley Fair Grounds
Fejervary Park
Madison School
First Presbyterian Church
Washington School
Grand Avenue Church
Antoine LeClair
Boni Ameth
Sacred Heart School
Sacred Heart Cathedral
Temple Emanuel
Prospect Park
Lindsay Park
Calvary Church
Grand Church
Nicolin School
City Hall
Court House
Post Office
Public Library
Salvation Army
Full Gospel Tabernacle
Parking area
Antoine LeClair Park
Ball park
Lock and Dam No 15
Centennial Bridge
Government Bridge
City Cemetery
Sewage Disposal
Water
Gas
St Alphonsus Church and School
Court house
Post Office
City Hall
St Marys School
Water
IOWA
ILLINOIS
MISSISSIPPI
SYLVAN SLOUGH
ROCK ISLAND
SCOTT
COUNTY
COUNTY
T 78 N
T 77 N
T 78 N (Trol)
T 18 N
R 3 E
R 2 W
R3E R4E
R2W R1W
NORMAL POOL ELEVATION 545
MIL RES CITY BDY
CHICAGO MILWAUKEE ST PAUL AND PACIFIC
ROCK ISLAND AND PACIFIC
RIVER
ROAD
STREET
AVE
BM 582
BM 577
BM 567
Mile 481

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: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **3/14/2023**

Subject:
2023 Quad Cities Henry Farnam Dinner

Recommendation:
Hold Discussion.

Background:
Displays for the 2023 Quad Cities Henry Farnam Dinner

The 16th Annual Farnam Dinner will celebrate rail development: From Low Speed to High Speed, The 1856 Mississippi River Rail Bridge and the Future of High Speed Rail in the Midwest

This year marks the 17th Annual Henry Farnam Dinner. Since 2004 we met once a year, until 2020 when we took a multi year COVID break. In 2023 we will meet again, hoist a toast to Henry Farnam and explore some aspect of the Mississippi River, railroads, bridges, the environment, our region, and how our local area affected the nation. This year, we will celebrate not only the original 1856 Mississippi River Rail Bridge, but also explore the modern expansion of high speed rail to and across Ol' Man River to the West.

Local engineer Bill Ashton will discuss the construction and technical specifications of the original wooden 1856 bridge. Next, Richard Harnish, Executive Director of the High Speed Rail Alliance will discuss the future of high speed rail from Chicago to the Mississippi and beyond.

Date: Thursday, April 20, 2023

Place: Bally's Casino and Hotel, Rock Island

Schedule: 5:00 p.m. Viewing Displays, Cash Bar, Raffle Ticket Sales; 6:15 Dinner; 7:30 Program; 8:45 teardown.

Cost: $45 per person or $400 for a table of 10

Cost to Display: No cost to display. We do ask you to purchase at least one dinner ticket per display.

The tables available for display are 6ft. Please indicate if you need a whole table or a half table.

Set-up must occur prior to the cocktail hour and take-down after the main speaker.

Displays are to be for information only - no vending is permitted.

Requests for space should include the name of your organization and point(s) of contact; whether you require a whole or half table space; and whether you need power cords.

RSVP No later than - 4:00 P.M. April 12, 2023

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	3/10/2023 - 11:12 AM