

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, MARCH 10, 2020; 5:00 PM

CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

I. Call to Order

II. Secretary's Report

A. Approval of HPC Minutes from the 1-14-2020 meeting.

III. Communications

IV. Old Business

V. New Business

A. Case No: COA20-01: Replace windows at 509 Ripley St. The Wohler Flats are part of the Local Landmark and National Hamburg Historic Districts. Jamey Licandro of Licandro Management, petitioner. [Ward 3]

B. Case No. RES20-01: HPC Resolution encouraging the consideration of desirability of preserving historic character when considering changes to Davenport's local landmark parks.

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Commission Meeting:

City of Davenport
Historic Preservation Commission

Department: Community Planning and Economic Development
Contact Info: Brandon Melton, 563-888-2221,
brandon.melton@davenportiowa.com

Date
2/11/2020

Subject:
Approval of HPC Minutes from the 1-14-2020 meeting.

Recommendation:
Approve the minutes.

ATTACHMENTS:

Type	Description
▣ Backup Material	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Melton, Brandon	Approved	2/6/2020 - 10:44 AM

HISTORIC PRESERVATION COMMISSION MEETING MINUTES
CITY OF DAVENPORT, IOWA
TUESDAY, JANUARY 14, 2020; 5:00 PM
CITY HALL, COUNCIL CHAMBERS, 226 W 4TH ST
DAVENPORT, IOWA 52801

I. Call to Order

Chairman Frueh called the meeting to order with the following Commissioners present:
Cordes, Cochran, Franken, Kuehl, Wonio

II. Secretary's Report

A. Consideration of the December 10, 2019 meeting minutes.

Motion by Wonio, second by Cochran to approve the December 10, 2019 meeting minutes. Minutes were unanimously approved by voice vote (6-0)

III. Communications

A. Introduction of new Staff

Brandon Melton introduced himself and provided a brief summary of his professional experience. Mr. Melton will be staffing the Commission until further notice.

IV. Old Business. There was none.

V. New Business

Case No: NRHP20-01: Review and recommendation on the proposed National Register Historic Places Davenport Commercial Historic District. The approximately 49-acre Historic District is bounded by the south side of W. 2nd Street at the southernmost, the north side of W. 5th Street and the west 500 block of Brady Street at the northernmost, east side of Perry Street at the easternmost, and east side of Western Avenue at the westernmost. [Ward 3]

Melton provided the staff report.

Jennifer James, the consultant who completed the application, was available by telephone to provide comment and answer questions from the commission.

Marion Meginnis, 3rd Ward Alderman, provided positive comments regarding the nomination and thanked the commission for their support.

Kyle Carter, representing the Quad Cities Chamber of Commerce, which helped initiate and funded the consultant's work, similarly thanked the commission.

Findings:

1. That the Davenport Commercial District is associated with events that have made a significant contribution to the broad patterns of our history (Criterion A); and
2. That the Davenport Commercial District embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction (Criterion C).

Staff recommends the Historic Preservation Commission recommend approval of the Davenport Commercial Historic District and authorize the Chairperson to sign the Certified Local Government Review Form.

Motion by Cordes, second by Cochran to approve NRHP20-01 in accordance with submitted material. Motion to approve was unanimous by roll call vote (6-0).

VI. Other Business.

A. Election of Officers

Nominations for Commission Chair were opened. Kuehl nominated John Frueh. There were no other nominations. Frueh was elected unanimously by roll call vote (5-0, 1 abst)

Nominations for Commission Vice Chair were opened. Wonio nominated Bob McGivern. There were no other nominations. McGivern was elected unanimously by roll call vote (6-0)

- B. A future petitioner had questions for the commission regarding the submission of an application. Melton offered to meet with her outside of the meeting to assist in preparing an application.

VII. Open Forum for Comment. No one from the audience spoke.

VIII. Adjourn. The meeting was adjourned at approximately 6 pm.

City of Davenport
Historic Preservation Commission

Department: CPED
Contact Info: Brandon Melton;
brandon.melton@davenportiowa.com; 563-888-2221

Date
3/10/2020

Subject:

Case No: COA20-01: Replace windows at 509 Ripley St. The Wohler Flats are part of the Local Landmark and National Hamburg Historic Districts. Jamey Licandro of Licandro Management, petitioner. [Ward 3]

Recommendation:

Findings:

1. Pursuant to the Section 14.01.060.C.6 of the Davenport City Code, 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
2. The proposed windows would be similar to those noted in the site inventory form included in this report (1/1 Wood).

Staff recommends approval of COA20-01 in accordance with the submitted documentation.

Background:

47 Quaker Classic Fit aluminum clad, wooden windows to be installed where currently only storm windows or no windows exist.

Product Page: https://quakerwindows.com/residential-products-2/?category_id=21

ATTACHMENTS:

Type	Description
▢ Backup Material	Application
▢ Backup Material	Survey Form
▢ Backup Material	Window Quote
▢ Backup Material	Current Photos

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Melton, Brandon	Approved	3/5/2020 - 12:35 PM



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

Property Address*

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

Applicant (Primary Contact)

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

Owner (if different from Applicant)

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

Zoning Board of Adjustment

Zoning Appeal
Special Use
Hardship Variance

Engineer (if applicable)

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

Design Review Board

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

Architect (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

Administrative

Administrative Exception
Health Services and Congregate
Living Permit

Attorney (if applicable)

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

Historic Resource:

Local Hamburg Historic District

Iowa Soldier's Orphans' Historic District

Marycrest College Historic District

Individually Listed Local Historic Landmark

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

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

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

When is a certificate of appropriateness required?

Prior to the commencement of the work.

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

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

Submittal requirements

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

Submittal requirements for all types of requests:

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

Submittal requirements for specific types of requests:

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

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

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

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

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

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

Formal Procedure

(1) Application:

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

(2) Historic Preservation consideration of the request:

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

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

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

Applicant:

Date:

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

Received by:

Date:

Planning staff

Date of the Public Meeting:

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

Work Plan

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

Add additional pages in needed.

HPC Calendar 2020

Historic Preservation Commission

Local Landmark Nominations

Submittal Deadline (5 PM)

Meeting (5 PM)

11/29/2019	1/14/2020
12/27/2019	2/11/2020
1/24/2020	3/10/2020
2/28/2020	4/14/2020
3/27/2020	5/12/2020
4/24/2020	6/9/2020
5/22/2020	7/7/2020
6/26/2020	8/11/2020
7/24/2020	9/8/2020
8/28/2020	10/13/2020
9/25/2020	11/10/2020
10/23/2020	12/8/2020

All Other Applications

1/3/2020	1/14/2020
1/31/2020	2/11/2020
2/28/2020	3/10/2020
4/3/2020	4/14/2020
5/1/2020	5/12/2020
5/29/2020	6/9/2020
6/26/2020	7/7/2020
7/31/2020	8/11/2020
8/28/2020	9/8/2020
10/2/2020	10/13/2020
10/30/2020	11/10/2020
11/27/2020	12/8/2020

Location/Time subject to change

Contact planning@ci.davenport.ia.us or 563-326-7765 to confirm meeting date/time/location

Application Due:

Meeting Appearance:

Time:

5:00 PM

5:00 PM

Location:

Community Planning

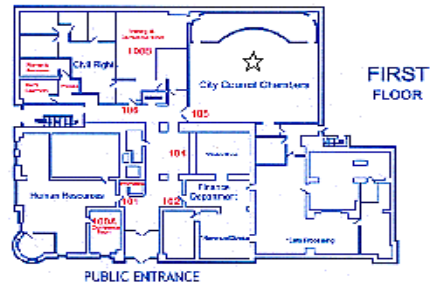
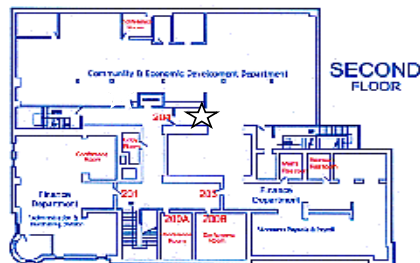
City Council Chambers

Second Floor, City Hall

First Floor, City Hall

(see below)

(see below)



City Hall is located at 226 W 4th St, Davenport IA 52801

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 82-02488 ☐ New ☒ Supplemental

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

☐ Non-extant Year: _____

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

• Property Name

A) Historic name: Wohler Flats

B) Other names: Field site #A-02, NRHP Map #014

• Location

A) Street address: 509 Ripley St

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

C) Legal description:

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

Urban: Subdivision: Original Town Block(s): 32 Lot(s): west 40 feet of 1

• Classification

A) Property category: *Check only one*

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

B) Number of resources (within property):

If eligible property, enter number of:

Contributing Noncontributing

1 Buildings _____

_____ Sites _____

_____ Structures _____

_____ Objects _____

1 **Total** _____

If non-eligible property, enter number of:

_____ Buildings

_____ Sites

_____ Structures

_____ Objects

_____ **Total**

C) For properties listed in the National Register:

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

D) For properties within a historic district:

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

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

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

MPD title

Historical Architectural Data Base #

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

A) Historic functions

01B02: Domestic/ apartment building

B) Current functions

01B02: Domestic/ apartment building

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

A) Architectural classification

06C: Classical Revival

B) Materials

Foundation (visible exterior): 10: Concrete

Walls (visible exterior): 03: Brick

Roof: 15C01: Rubber Membrane

Other: _____

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

• **Statement of Significance**

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

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

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

☐ Yes ☒ No ☐ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☐ Yes ☒ No ☐ More research recommended

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

☐ Yes ☐ No ☐ More research recommended

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

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

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

☐ B: Removed from its original location.

☐ F: A commemorative property.

☐ C: A birthplace or grave.

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

☐ D: A cemetery

C) Areas of significance

Enter categories from instructions

Community development / Social history

D) Period(s) of significance

E) Significant dates

Construction date

c. 1909 ☒ check if circa or estimated date

Other dates, including renovations

F) Significant person

Complete if Criterion B is marked above

G) Cultural affiliation

Complete if Criterion D is marked above

H) Architect/Builder

Architect

Builder/contractor

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

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

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

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

• **Form Preparation**

Name and Title: Ryan Rusnak, Planner III

Date: 6/16/2016

Organization/firm: Davenport Historic Preservation Commission

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

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

Telephone: 563-888-2022

City or Town: Davenport

State: Iowa

Zip code: 52801

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

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

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

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

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

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

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

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

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

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

☐ Yes ☐ No ☐ More research recommended

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

Comments:

SHPO authorized signature:

Date:

Iowa Site Inventory Form

State Historic Preservation Office

Continuation Sheet

Site Number: 82-02488
 Related District Number: 82-00027

Page 1

Wohler Flats	Scott
Name of Property	County
509 Ripley St	Davenport
Address	City

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

Address State #, Map #, FS # 2016 district status 1983 district status	Historic Name	significant date/s architectural style/type	Materials of walls, foundations, roof
	<i>History of property (owners/residents, census data including birthplace of self (and parents), Sanborn map info), Current use</i>		<i>Architectural data (architect/builder, features, modifications), Garage data</i>
509 Ripley St State #82-02488 Map #014 Field Site #A-02 Parcel #G0054-36 Updated district status: 1 contributing building (A) 1983 NRHP status: Contributing	Wohler Flats 1905-1919 - owned by John Peter Wohler, buildings with 3 flats/apts first appears here in 1910 directory 1910 Sanborn map: flat (apartments) - 3 story - extant 1910 census: apts - four families - born in ; wife: - born in 1920-1929 - owned by Bertha Wohler Ward - 3 flats/apts; 1936-1942 - owned by Willard Ludtke 1942-1943 - owned by Arthur Wagner, 1943-1952 - owned by John H. and Margaret Soller, 1950s-60s - owned by Soller heirs 1956 Sanborn map: flat (apartment) - 3 story - extant 1973 - converted from six to four apts Current use: apartments	c.1909 Classical Revival (3 story apts)	Walls: frame - brick Foundation: concrete Roof: flat Architect/builder: - Porch: entry steps (concrete) Windows: 1/1 wood windows - stone lintels Architectural details: cornice with brackets, keystone on entry lintel, flat lintels Modifications: Historic: -; Non-historic: c.1969 - entry infill/door Garage: none Other site features:

Narrative Description

This is a three-story Classical Revival apartment building that was built around 1909 by John Peter Wohler. The brick building sits on a concrete foundation. The roof is clad in a rubberized membrane. The building features a cornice with brackets, flat lintels (keystone at the entry) and sills on the façade and arched lintels and sills on the remaining elevations.

The façade is the west elevation of the apartment building, facing Ripley Street. The non-historic entry door in a modified opening with lintel is accessed from concrete steps. The west elevation contains two one-over-one light double-hung wood windows on the first floor, three one-over-one light double-hung wood windows on the second floor and three one-over-one light double-hung wood windows on the third floor, with lintels and sills as noted. The west elevation also contains one one-over-one light double-hung window, with arched lintel and sill, on the basement floor. The south elevation contains four one-over-one light double-hung wood windows on the first floor, four one-over-one light double-hung wood windows on the second floor and four one-over-one light double-hung wood windows on the third floor, with lintels and sills as noted. The south elevation also contains two entry doors, with lintels and three one-over-one light double-hung wood windows, with lintels and sills as noted, on the basement floor. The east elevation contains two one-over-one light double-hung wood windows on the first floor, two one-over-one light double-hung wood windows on the second floor and two one-over-one

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-02488
Related District Number: 82-00027

Page 2

Wohler Flats	Scott
Name of Property	County
509 Ripley St	Davenport
Address	City

light double-hung wood windows on the third floor, with lintels and sills as noted. The north elevation contains three one-over-one light double-hung wood windows on the first floor, four one-over-one light double-hung wood windows on the second floor and three one-over-one light double-hung wood windows on the third floor, with lintels and sills as noted. The north elevation also contains one entry door, with lintels and three one-over-one light double-hung wood windows, with lintels and sills as noted, on the basement floor.

Narrative Statement of Significance

The Wohler Flats is noted as contributing historically under Criterion A within the revised boundary for the Hamburg Historic District in Davenport. The house was previously noted as contributing in the original Hamburg Historic District in 1983 as well.

Developmental history of the property

On September 19, 1905 Hans Hansen and wife transferred west 40 feet of Lot 1 (Block 32) to John Peter Wohler. John P. Wohler was born in Germany in 1845. The 1910 federal census list the Wohler family at 203 Front Street, including John P. (65 – no occupation listed – born in Germany – came to the United States in 1870) and his wife Berth (52 – born in Germany – came to the United States in 1870). City directories list Alton C. Moore and Clyde M. Clough at 509 Ripley Street, Cornelius J. Gleason at 509 1/2 Ripley Street and Layton R. Ackley at 509 1/3 Ripley Street in 1910. City directories list Alton C. Moore and J.P. Wohler at 509 Ripley Street, G.V. Sonnenborn at 509 1/2 Ripley Street and Adolf Sell at 509 1/3 Ripley Street in 1915. John Wohler died in 1918. On April 12, 1920 Paul Meyer, transferred the west 40 feet of Lot 1 (Block 32) to Bertha Wohler. City directories list Frank Ward at 509 Ripley Street, G.T. Blakely at 509 1/2 Ripley Street and Mrs. Ella Bath – dressmaker at 509 1/3 Ripley Street in 1925. On June 8, 1929 Bertha Wohler Ward, unmarried transferred the west 40 feet of Lot 1 (Block 32) to Olga Funke. On January 28, 1930 Olga Funke and Husband transferred their interest in the west 40 feet of Lot 1 (Block 32) Bertha Wohler Ward. On November 13, 1931 Clyde Johnson transferred their interest in the west 40 feet of Lot 1 (Block 32) to Fluckinger Motor Company. City directories list Andrew E. Zingler at 509 Ripley Street, Mrs. Della E. Ryan in the basement of 509 Ripley Street, Claude L. Childs at 509 1/2 Ripley Street and Hartzel H. Carter at 509 1/3 Ripley Street in 1935. On June 17, 1936, George Butenschoen, administrator, transferred the west 40 feet of Lot 1 (Block 32) to Willard Ludtke. On December 22, 1942 Willard H. Ludtke and wife transferred the west 40 feet of Lot 1 (Block 32) to Arthur Wagner and Wife. On June 1, 1943 Arthur Wagner and Wife transferred the west 40 feet of Lot 1 (Block 32) to John H. Soller. City directories list Mrs. Minnie L. Bisdorf, Mrs. At 509(9) Ripley Street, Herman V. Jessee at 509(10) Ripley Street, Beryle D. Oates at 509(11) Ripley Street, Clyde A. Gracey at 509(12) Ripley Street, Ernest W. Sparbel at 509(13) Ripley Street and Mrs. Bertha Schemmel at 509(14) Ripley Street in 1945. On January 9, 1952 John H. Soller, deceased, transferred the west 40 feet of the north 98 feet of Lot 1 (Block 32) to Margaret W. Soller. On July 1, 1952 Margaret H. Soller willed the west 40 feet of the north 98 feet of Lot 1 (Block 32) to John Soller. The 1956 Sanborn map depicts a three-story apartment building. City directories list Mrs. Minnie L. Bisdorf, Mrs. At 509(9) Ripley Street, Herman V. Jessee at 509(10) Ripley Street, Beryle D. Oates at 509(11) Ripley Street, Clyde A. Gracey at 509(12) Ripley Street, Ernest W. Sparbel at 509(13) Ripley Street and Mrs. Bertha Schemmel at 509(14) Ripley Street in 1945. City directories list Mrs. Minnie L. Bisdorf, at 509(9) Ripley Street, 509(10) Ripley Street as vacant, 509(11) Ripley Street as no return, Erby A. Swanzy at 509(12) Ripley Street, Robert L. Sparbel at 509(13) Ripley Street and Mrs.

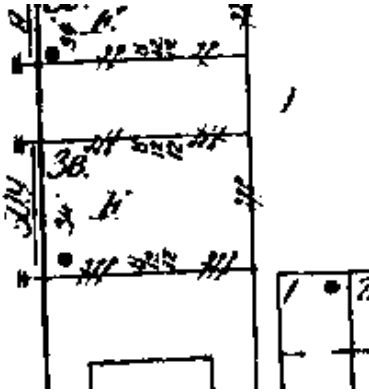
Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-02488
Related District Number: 82-00027

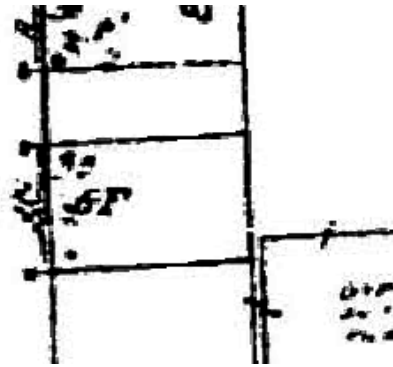
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Wohler Flats	Scott
Name of Property	County
509 Ripley St	Davenport
Address	City

Bertha Schemmel at 509(14) Ripley Street in 1955. The 1956 Sanborn map depicts a three-story apartment building.



1910 Sanborn fire insurance map



1956 Sanborn fire insurance map

On June 21, 1978 a permit was issued to Reubin Nisly to change from six to four apartments. The property is currently being utilized as an apartment building.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-02488
Related District Number: 82-00027

Page 4

Wohler Flats	Scott
Name of Property	County
509 Ripley St	Davenport
Address	City

Bibliography

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

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Iowa Site Inventory Form State Historic Preservation Office Continuation Sheet

Site Number: 82-02488
Related District Number: 82-00027

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Wohler Flats
Name of Property

Scott
County

509 Ripley St
Address

Davenport
City

Location map



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



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-02488
Related District Number: 82-00027

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Wohler Flats
Name of Property

Scott
County

509 Ripley St
Address

Davenport
City

Revised district map



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-02488
Related District Number: 82-00027

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Wohler Flats
Name of Property

Scott
County

509 Ripley St
Address

Davenport
City

Site plan (from City of Davenport GIS)



-  509 Ripley Street
-  Buildings

0 5 10 20 Feet


2014 Aerial Photograph



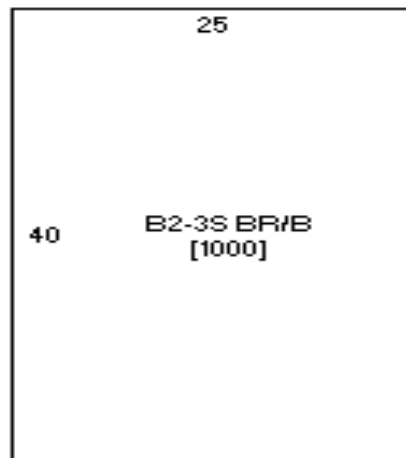
Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-02488
Related District Number: 82-00027

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<u>Wohler Flats</u>	<u>Scott</u>
Name of Property	County
<u>509 Ripley St</u>	<u>Davenport</u>
Address	City

Building plan (from assessor's website)



Historic images

None identified during this project

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-02488
Related District Number: 82-00027

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Wohler Flats
Name of Property

Scott
County

509 Ripley St
Address

Davenport
City

Photograph from 1981-82 survey/nomination project



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-02488
Related District Number: 82-00027

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Wohler Flats
Name of Property

Scott
County

509 Ripley St
Address

Davenport
City

Digital photographs



Photograph 82-02488-001 - Flats, looking northeast (March 2015)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-02488
Related District Number: 82-00027

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Wohler Flats
Name of Property

Scott
County

509 Ripley St
Address

Davenport
City



Photograph 82-02488-003 - Flats, looking southeast (March 2015)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-02488
Related District Number: 82-00027

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Wohler Flats
Name of Property

Scott
County

509 Ripley St
Address

Davenport
City



Photograph 82-02488-003 - Flats, looking southwest (May 2015)



SUBURBAN WHOLESALE INC.

Quotation:	Phone:	563-391-4000	616 W. 35TH STREET
	Fax:	1-563-391-8744	DAVENPORT, IA 52806
Quote Name:	509 Ripley	Quote #:	SQDKX000079_1
User Name:	Andy Peterson	Cutoff Order Day - Friday 12 P.M. CST	

Quoted For:	Jamey Licandro Management LLC	Ship-To:	SUBURBAN WHOLESALE INC.
	4255 Newport Ct		
	Bettendorf, IA 52722		
	US		
	563-209-2279		

Prepared By:	Andy Peterson	Created On:	2/26/2020
	andy@suburban-wholesale.com	Available To:	5/26/2020

Quote Information

Total Value:	\$27,286.16	Status:	Open
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Header:

Terms:

Pricing:

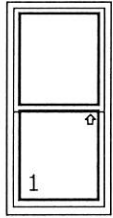
All terms and conditions of this quote, including units, quantities, and accessories, are verified and accepted by the undersigned for purchase.

Accepted By _____ Date _____ Po# _____

Quote Name: 509 Ripley

Quote #: SQDKX000079_1

Line	Label	Quantity	UOM	Part Number	Unit	Extended
1		42	EA	Quaker Unit		\$540.01



** Viewed From Exterior **

Series: Classic Fit (Pocket Window)

Exact Size: 32 1/2 X 65 1/2 Outer Perimeter: 32 1/2 X 65 1/2

Color:White,Paint Type:2604,Interior Finish:Natural Finish,

Glass:Clear/Clear,

Hardware:Gold,Sash:Sweep Lock,

Jamb Liner:Beige,Jamb Liner Cover Exterior:Yes,Lift Assist:Pull Handle Bottom Only,

Screen:Half Screen,Material:BetterVue (TM),Ship:Screen With Product,

Depth:4 3/4" Overall Depth - 3 1/4" Pocket Depth,Ext. Casing16040 Trim Kit,Factory Apply Ext Casing: Yes, Ext. Subsill16040 Trim Kit,Factory Apply Ext Subsill: Yes, Perimeter Acc Color:White,

Unit:1-Single Hung No Plough Exact Size: 32 1/2 X 65 1/2,NOT Egress,

NFRC - U-Factor:0.47SHGC:0.54VT:0.57AL:≤0.3CR:43

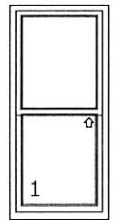
Rating: R-50

Top Glass:Clear - DSB / Clear - DSB,Strength:Annealed Glass

Bottom Glass:Clear - DSB / Clear - DSB,Strength:Annealed Glass

Overall Rating: DP-50

2		5	EA	Quaker Unit		\$564.13
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** Viewed From Exterior **

Series: Classic Fit (Pocket Window)

Exact Size: 32 1/2 X 69 1/2 Outer Perimeter: 32 1/2 X 69 1/2

Color:White,Paint Type:2604,Interior Finish:Natural Finish,

Glass:Clear/Clear,

Hardware:Gold,Sash:Sweep Lock,

Jamb Liner:Beige,Jamb Liner Cover Exterior:Yes,Lift Assist:Pull Handle Bottom Only,

Screen:Half Screen,Material:BetterVue (TM),Ship:Screen With Product,

Depth:4 3/4" Overall Depth - 3 1/4" Pocket Depth,Ext. Casing16040 Trim Kit,Factory Apply Ext Casing: Yes, Ext. Subsill16040 Trim Kit,Factory Apply Ext Subsill: Yes, Perimeter Acc Color:White,

Unit:1-Single Hung No Plough Exact Size: 32 1/2 X 69 1/2,Meets Egress

NFRC - U-Factor:0.47SHGC:0.54VT:0.57AL:≤0.3CR:43

Rating: R-50

Top Glass:Clear - DSB / Clear - DSB,Strength:Annealed Glass

Bottom Glass:Clear - DSB / Clear - DSB,Strength:Annealed Glass

Overall Rating: DP-50

All Prices in USD	Quote Subtotal		\$25,501.08
	Tax	7.000 %	\$1,785.08
	Total Quote Value		\$27,286.16

Quote Grand Total \$27,286.16
(may be subject to sales tax)

Quote Name: 509 Ripley

Quote #: SQDKX000079_1

Terms:

- This quote is based on the products as listed. Customer must review quote and verify quantities, sizes, types, finishes, glazing, and adherence to specifications and job requirements and any relevant local or national codes.
- All prices are subject to change at any time if quantities, product, or other terms and conditions that are not part of the original quotation change or if the buyer requests extended delivery dates.
- This quote is an offer by Quaker Window Products Co. ("Quaker"), a Missouri corporation, to sell to the Customer the products described herein at the prices indicated, subject to the terms and conditions stated in this document, including the referenced Quaker warranty and the limitations of liability described therein. Unless otherwise agreed, this offer shall expire after the quote availability date listed on the quote. In order to accept such offer, and before Quaker begins to fabricate such products, Customer must:
 1. Review and approve this quote;
 2. Provide any additional details or information Quaker requires regarding the job or the Customer;
 3. If applicable, complete and submit a credit application subject to approval by Quaker's credit department; and
 4. If applicable, submit approved Shop Drawings which are incorporated into the order.
- Quaker's entry of a sales order will serve to acknowledge completion of these steps. Any purchase order or other document that Customer may use to indicate acceptance of this quote, shall be considered for Customer's internal purposes only, and notwithstanding any language to the contrary in any such document, any resulting order shall remain subject to the governing terms and conditions stated in this quote. Quaker expressly objects to, and does not accept, any conflicting, modified, or additional terms or conditions proposed by Customer unless such proposed terms and conditions are specifically approved in writing by Quaker's credit department, legal counsel, or an appropriate officer of the company.
- TAXES: Unless otherwise indicated, sales or use taxes are not included in this quote. It shall be Customer's responsibility to ensure payment of any applicable state or local sales or use or other taxes, and Customer shall indemnify Quaker against any claimed failure to pay such taxes when due.
- Any lead times provided are estimates only. An estimated delivery date will be established by Quaker and communicated to Customer once the sales order is entered.
- If you request any change to your order after placing your order, then you will be responsible for any actual or reasonably estimated costs incurred by Quaker in processing such change, and Quaker may require submittal of a change order documenting the requested changes.
- WARRANTY: The sale of the quoted products is subject to Quaker's Limited Warranty for Single-Family Dwellings dated 4/1/2019, which contains the relevant manufacturer's warranty and various limitations of liability, is hereby incorporated by reference, and is available at www.quakerwindows.com/warranty-information/. Customer will provide this warranty to the end user as appropriate.
- Undeliverable Product Storage Fee: If Customer is not willing or able to accept delivery of an order that is ready for shipment, then for any delivery delayed by more than 14 calendar days from the estimated delivery date, an undeliverable product storage fee of \$350 per trailer per week will be added to the order, which may be invoiced at that time.
- Delivery & Detainage Fee: Customer is responsible for inspecting and unloading products associated with this order upon delivery. If offloading time is excessive, then Customer will be responsible for payment of detention fees in the amount of \$150 per hour. If Customer's inspection reveals products damaged during shipment, such damage should be photographed at the time of delivery, and must be documented on the delivery ticket.
- Product rating information: Individual units greater than gateway size may have a reduced rating per Quaker's calculations based on AAMA 2502-07 Comparative Analysis Procedure for Window and Door Products. Overall Design Pressure of mulls/assemblies may be less than the computed values of individual units per Quaker's calculations based on AAMA 450-10 Voluntary Performance Rating Method for Mull Fenestration Assemblies. Thermal ratings are based on NFRC test size.
- Any vertical or horizontal mulling system is designed for lateral wind loading only and does not provide structural down loading. Headers must be sized to allow for a maximum deflection of 1/8 of an inch. Please consult an architect or engineer for design requirements and building code compliance when combining multiple units together.
- FIELD TESTING: In order to be warranted for performance by Quaker, any field testing of QUAKER products must be conducted as specified in the above-described warranty.
- PRICE ADJUSTMENT: Quaker reserves the right to adjust the pricing described in this quote, or impose an additional surcharge, in the event of any extraordinary increase in any of its costs associated with manufacturing, supplying, or distributing the quoted products after the date of this quote, whether or not such increase arises out of an event of force majeure or a failure of presupposed conditions, upon notice to the Customer at any time prior to Quaker's entry of Customer's order regarding the adjustment or surcharge necessary to defray such increases.
- FORCE MAJEURE: Quaker will not be liable for any nonperformance, delay in performance, or damage that results from any cause beyond Quaker's reasonable control, including, without limitation, any: Act of God; act of the Customer; restraint of government, such as embargo or other trade restrictions or governmental regulations or demands (whether or not later proven to be invalid); fire; flood; accident; strike or other labor disturbance; machinery or equipment breakdown; plant shutdown or slowdown; war; riot; terrorist act; delay in transportation; delays of suppliers or carriers; or inability to obtain necessary labor, materials or manufacturing facilities at customary prices ("Force Majeure Events").











City of Davenport
Historic Preservation Commission

Department: CPED
Contact Info: Brandon Melton;
brandon.melton@davenportiowa.com; 563-888-2221

Date
3/10/2020

Subject:

Case No. RES20-01: HPC Resolution encouraging the consideration of desirability of preserving historic character when considering changes to Davenport's local landmark parks.

Recommendation:

Adopt the resolution.

Background:

This is a resolution encouraging consideration of historic character when making changes to local landmark parks. Best practices are outline in the National Park Service's Preservation briefs and are called to attention in this resolution as well.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Melton, Brandon	Approved	3/5/2020 - 12:46 PM

Resolution No. 2020-01

Resolution offered by Commissioner Diane Franken

RESOLVED by the Davenport Historic Preservation Commission (HPC).

RESOLUTION encouraging the consideration of desirability of preserving historic character when considering changes to Davenport's local landmark parks.

NOW, THEREFORE, BE IT RESOLVED, by the Historic Preservation Commission of the City of Davenport that when considering changes to any of Davenport's local landmark parks, whatever the type of those changes maybe, the Historic Preservation Commission recommends to the Parks & Recreation Department and it's Advisory Board, those changes be taken with the consideration of the desirability of preserving the historic character of those parks.

Any changes within these local landmark parks, should be guided by the local, state, or national designation and its 'period of significance', taken from its original application for historical designation and refer to the National Park Service's Preservation Briefs to guide decisions in making changes to local landmark parks.

and the Chairperson and Secretary be, and they are hereby authorized and instructed to certify to the adoption of this resolution.

Attest:

Approved:

Brandon Melton, HPC Secretary

John Frueh, HPC Chairperson