

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, MARCH 8, 2022; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

II. Secretary's Report

A. Consideration of the February 8, 2022 meeting minutes.

III. Communications

IV. Old Business

V. New Business

A. Case COA22-02: Request for exterior restoration at 619 West 6th Street. The Techentin-Best House is listed as a contributing structure in the Hamburg Local Landmark Historic District. Alexander F Gorbach Revocable Trust, petitioner. [Ward 3]

B. Case COA22-03: Request to reconstruct the retaining wall behind 510 West 6th Street. The retaining wall is located within the Hamburg Local Landmark Historic District. City of Davenport, petitioner. [Ward 3]

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Commission Meeting: April 12, 2022

City of Davenport
Historic Preservation Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
3/8/2022

Subject:
Consideration of the February 8, 2022 meeting minutes.

Recommendation:
Staff recommend approval of the February 8, 2022 meeting minutes.

Background:
The February 8, 2022 meeting minutes are attached.

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 2-8-22

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	3/4/2022 - 9:15 AM

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, FEBRUARY 8, 2022; 5:00 PM

DAVENPORT POLICE DEPARTMENT | 416 N HARRISON ST | COMMUNITY ROOM

I. Call to Order

Chairperson McGivern called the meeting to order.

Present: McGivern, Franken, Sage, Miranda, Powers, Lesthaghe

Staff Present: Laura Berkley, Matt Werderitch, Trishna Pradhan

II. Secretary's Report

A. Consideration of the November 9, 2021 Meeting Minutes.

Motion by Powers, second by Franken to approve the November 9, 2021 meeting minutes. Minutes were unanimously approved by voice vote (6-0).

III. Communications

IV. Old Business

V. New Business

A. Case COA22-01: Request for masonry restoration and exterior alteration at 226 West 4th Street. City Hall is a locally designated historic landmark. Legat Architects, petitioner, on behalf of the City of Davenport.[Ward 3]

Werderitch presented an overview of the Building Envelope Assessment Report provided by Legat Architects. The City plans to fully restore the masonry exterior of City Hall. Mark Siwik of Legat Architects was present to answer questions.

Staff made a recommendation to approve the Certificate of Appropriateness for masonry restoration and exterior alteration at 226 West 4th Street.

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. 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. Activities that cause deterioration of a designated property and its architectural features shall be discouraged. In those cases where the damage would be irreversible, such as sandblasting and wet blasting fire-hardened

bricks, the activities shall be prohibited. If cleaning is to be done, the gentlest means possible shall be encouraged.

Motion by Franken, second by Lesthaghe to approve staff recommendation for approval of Case COA20-01. Motion to approve staff recommendation passed by a roll call vote (6-0).

- B. Case DNRHP22-01: Request for demolition of 2223 West 1st Street. Individually listed on the National Register of Historic Places. The Evangelical Lutheran Good Samaritan Society, petitioner. [Ward 1]

Werderitch discussed the proposed demolition of the gardener's cottage and detached garage on the Clarissa Cook Home for the Friendless property. Staff outlined the Historic Preservation Ordinance procedures for demolition. The applicant submitted a Home Inspection Report conducted by Precision Builders detailing the condition of the home. Ronald Calvert with the Good Samaritan Society of Davenport was in attendance.

Commissioners preferred the structure be either renovated or marketed as a single-family home. The desire would be to incorporate the home back into the neighborhood. However, the Good Samaritan Society did not find these options financially feasible.

Werderitch stated the gardener's cottage and garage at 2223 West 1st Street does not meet the criteria in Section 14.040.B of the Davenport Municipal Code for designating the structure as an individually listed Local Historic Landmark.

Staff recommended the Historic Preservation Commission approve demolition of the gardener's cottage and garage at 2223 West 1st Street.

Motion by Sage, second by Lesthaghe to approve staff recommendation for approval of Case DNRHP22-01. Motion to approve staff recommendation passed by a roll call vote (5-1). Miranda voting against.

- C. 2021 Certified Local Government Annual Report

Werderitch presented the 2022-2023 Work Plan, which will be included the 2021 Certified Local Government Annual Report.

Motion by Powers, second by Sage to approve the 2021 Certified Local Government Annual Report. Motion to approve the report passed by a roll call vote (6-0).

The Commission discussed opportunities for public education and community outreach. Kathryn Kuntz, Special Collections Supervisor for the Davenport Public Library, and Commissioner Powers presented an opportunity for the Commission to promote a "How to Research Your Home" workshop during Historic Preservation Month in May. Commissioner Franken expressed an interest in partnering with the Davenport School District to have historic preservation taught in the classroom.

Motion by Franken, second by Sage to approve the creation of a subcommittee to explore potential opportunities for public education and community outreach. The subcommittee will consist of Commissioner Powers, Franken, and Sage. The subcommittee will report back to the Commission regarding future events and partnerships. Motion to approve the public education and community outreach subcommittee passed by a roll call vote (6-0).

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

Motion by Miranda, second by Powers to adjourn the meeting. Motion passed by a voice vote (6-0). The meeting adjourned at 5:40 pm.

IX. Next Commission Meeting: March 8, 2022

City of Davenport
Historic Preservation Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
3/8/2022

Subject:

Case COA22-02: Request for exterior restoration at 619 West 6th Street. The Techentin-Best House is listed as a contributing structure in the Hamburg Local Landmark Historic District. Alexander F Gorbach Revocable Trust, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness for exterior restoration at 619 West 6th 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:

- 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.
- 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.

Background:

The Techentin-Best House is listed as a contributing structure within the Hamburg Historic District. The historic residence was constructed in 1867 using both Italianate and Queen Anne architectural styles. The original structure was solid brick construction with an asphalt shingle roof.

There have been several alterations to the home, including a two-story addition to the west side of the building in 1898. The Iowa Site Inventory Form indicates the decorative gable and dormer were non-historic additions added in the following years. It is unclear when the original brick exterior was painted.

The Historic Preservation Commission most recently approved demolition of the non-historic screened-in rear porch enclosure at its August 11, 2020 meeting. The property owner is returning with the following project scope:

1. **Tuckpoint loose and missing brick by the front step and back door utilizing soft mortar and brick located on the property.** The available brick is believed to be original as

it closely resembles portions of unpainted masonry on the home. The brick replacement and tuckpointing is limited to the base of the front door step and a hole in the rear of the home. Typically, city staff would recommend a mortar analysis when performing tuckpointing on a historic structure. However, given the limited scope of work, the proposed soft mortar is an acceptable material.

2. **Paint the exterior brick a uniform color.** The existing condition consists of red, gray, and white paint tones. Painting brick generally detracts from the historic character of a building. However, the Techentin-Best House has been painted several times in its history. Therefore, painting with a historically appropriate color will be more sympathetic to the structure and fitting with the character of the Hamburg Historic District. The applicant does not intend to paint the two chimneys, which have never been painted before.
3. **Repair and replace missing soffit boards with 1"x4" lumber.** Soffit boards will be repaired rather than replaced where possible. Deteriorated boards will be replaced with either pine or treated pine lumber, depending on moisture levels. The new boards will be sized to match the existing soffit dimensions.
4. **Repair/replace missing siding on the back of the house with matching cedar plank.** The current cedar siding is tapered approximately 3.5 inches tall. Where deterioration is severe, boards will be replaced with a matching cedar plank that will be overlapped for consistency in dimensions. Otherwise, existing boards in good condition will be refurbished and preserved. On the curved bay, the larger trim pieces are kerf bent. The owner intends to replace damaged sections in the same manner.
5. **Paint exterior woodwork and siding.** Painting is considered ordinary repair and maintenance.
6. **Replace cracked concrete sidewalks and back patio.**
7. **Replace gutters with matching K-profile gutters.** The existing gutters on the home are nonoriginal k-profile aluminum gutters. The proposed replacement gutters will match the material and profile of the existing, but in a uniform color. Similar to the brick, the current gutters vary between shades of gray, white, and red.

The applicant has verified that the Secretary of the Interior's Standards for Rehabilitation will be followed during the cleaning and repainting of exterior masonry. Hand scraping using soft brushes will be used to remove loose paint. The standards recommend the following when conducting masonry work:

1. Repainting with colors that are historically appropriate to the building and district.
2. Cleaning masonry surfaces with the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes.
3. Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., hand scraping) prior to repainting.
4. Applying compatible paint coating systems following proper surface preparation.

ATTACHMENTS:

Type	Description
▢ Backup Material	Background Materials & Photos
▢ Backup Material	Photos
▢ Backup Material	Email Correspondence
▢ Backup Material	Application
▢ Backup Material	Historic Property Inventory Sheet-2014
▢ Backup Material	Historic Property Inventory Sheet-1989
▢ Backup Material	Scott County Parcel Report

▢ Backup Material

Historic Preservation Ordinance-Review Standards

▢ Backup Material

Secretary of the Interior's Standards for Rehabilitation-Masonry

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	3/3/2022 - 1:54 PM

Techentin-Best House

DAVENPORT
IOWA | USA

- Original Construction: 1867
- Architectural Style: Italianate/Queen Anne
- Modifications:
 - West Addition: 1898
 - Gable & Dormer Added
 - Painted Masonry (Unknown Time)



Project Scope-Masonry

- Paint brick a uniform color.
- Brick has been painted several times in its history.
- Chimney's to remain unpainted.
- Brick to be cleaned by hand scraping with soft brushes.



Tuckpoint & Replace Missing Brick



Base of Front Stoop



Replacement Bricks Found On-Site



Missing Brick at Rear Elevation

- Soft mortar proposed.
- Scope of tuckpointing limited to the base of the front door and a hole in the rear elevation.

Repair & Replace Soffit



- Repair & replace missing soffit boards with 1"x4" lumber.
- Deteriorated boards to be replaced with pine lumber.
- New boards will be sized to match the existing soffit dimensions.
- Paint all woodwork & siding.



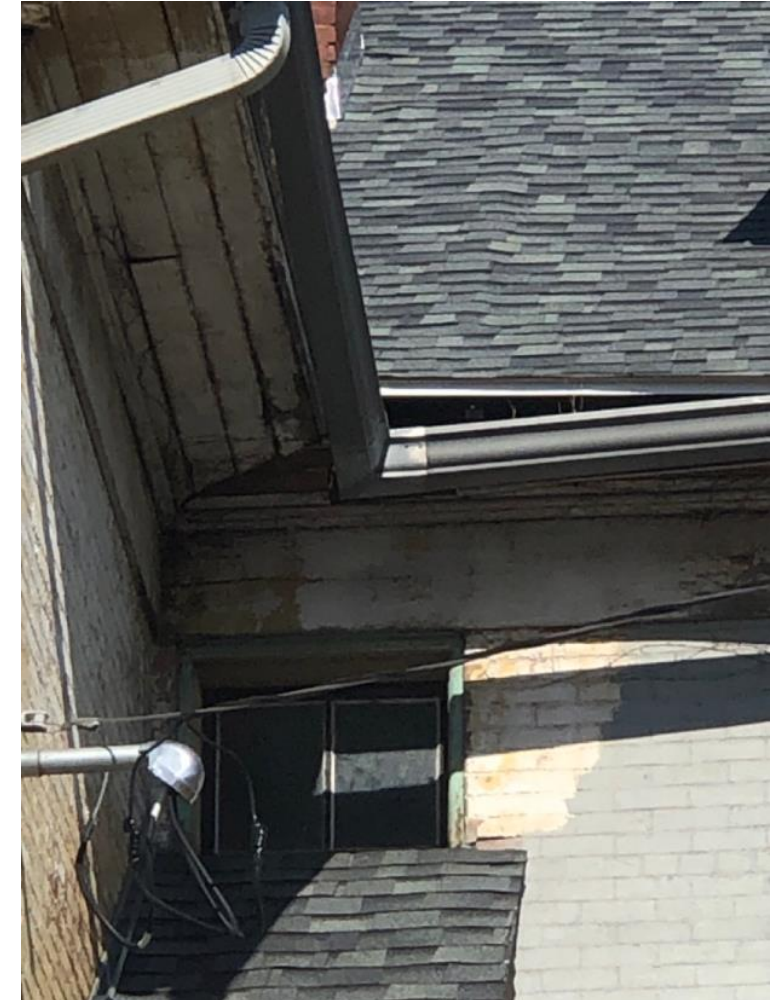
Repair & Replace Siding

- Preserve & refurbish existing cedar plank siding in the rear of the home.
- Replace missing/deteriorated siding with matching cedar plank.
- New boards to be overlapped to match dimensions of historic plank (3.5" tall).



Gutter Replacement

- **Existing Gutters:** K-Profile Aluminum (Non-original) (Varying Colors Used Throughout the Roof)
- **Replacement Gutters:** K-Profile Aluminum
- New Gutters to be a Uniform Color





























Werderitch, Matt

From: Sasha G <sasha.gorbach@gmail.com>
Sent: Thursday, February 24, 2022 11:26 AM
To: Werderitch, Matt
Cc: Berkley, Laura
Subject: Re: [EXT] COA application for 619 W 6th

Matt,

Thank you so much for reaching out. Please find my answers below.

On Thu, Feb 24, 2022 at 10:29 AM Werderitch, Matt <Matt.Werderitch@davenportiowa.com> wrote:

Hi Alexander,

Staff has received your Application for a Certificate of Appropriateness for exterior restoration at 619 West 6th Street.

I have a few follow up questions regarding the proposed scope of work:

1. The replacement brick that is being used, was it once original brick on the home?

I believe that it is. I was able to find it on the property and it appears to match (although there seems to be a couple of different styles visible on the walls)

2. Before the masonry is painted, what method will you use to clean the brick? Preservation standards recommend using the gentlest means and tools possible.

My plan is to use hand scraping and using a soft brush to remove any loose paint. Alternatively, I am planning on discussing with a contractor, which methods they have available.

3. What is the extent of the tuckpointing? Is the scope only limited to the missing brick by the front step and back door, or will the entire structure be tuckpointed? The City typically requires a mortar analysis if the scope of the tuckpointing is significant.

The tuckpointing is limited to the 3 areas in the photos: on either side of the front door, and the hole around the back door. The mortar I plan on using is meant for old masonry

4. Has all the brick on the exterior been previously painted?

All of the brick on the exterior has been painted multiple times (with the exception of chimneys). Some of the photos show multiple colors and I could see multiple layers when I was scraping sample areas.

5. Please indicate if you intended to paint the chimneys. It appears the brick chimneys have never been painted before. Staff will recommend the chimneys remain unpainted.

I do not plan to paint the chimneys.

6. Will the replacement soffit board match the existing in dimension and material?

Yes. The 1"x4" is approximate and will need to be adjusted on site to fit. Only fully damaged boards will be replaced (otherwise just the damaged sections will be fixed/replaced). I intend to use pine or treated pine, depending on moisture exposure.

7. Are the existing gutters also K-style? What is the existing and proposed gutter material (i.e. aluminum, copper, etc.)?

Current gutters are K style and are aluminum. I intend to replace them with matching material (the current color is not consistent gray in some areas and white or red in others, so I will match).

8. Will the replacement cedar plank siding match the dimensions and profile of the original/existing siding?

Yes. The current cedar siding is tapered ~3.5" tall. I will match the overlap to be consistent with existing siding. On the curved bay, the larger trim pieces are currently kerf bent and I intend to replace damaged sections in the same manner.

In order for the Historic Preservation Commission to conduct a thorough review, please address the above inquiries by no later than Wednesday for formal consideration at the March 8th meeting. Staff can allow for virtual participation if you are unable to attend in person.

For your reference, attached is the Secretary of the Interior's Standards for Rehabilitation. The standards recommend the following when conducting masonry work:

1. Repainting with colors that are historically appropriate to the building and district.
2. Cleaning masonry surfaces with the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes.
3. Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., handscraping) prior to repainting.
4. Applying compatible paint coating systems following proper surface preparation.

Please let me know if you have any questions. I can be reached at 563.888.2221 or via email.

Thanks,

Matt Werderitch

City of Davenport

T 563-888-2221

1200 E 46th Street, Davenport, IA 52807

davenportiowa.com

From: Sasha G <sasha.gorbach@gmail.com>
Sent: Tuesday, February 22, 2022 2:35 PM
To: Planning <Planning@davenportiowa.com>
Subject: [EXT] COA application for 619 W 6th

Please find the application for repairs to the property at 619 W 6th Street, Davenport attached to this email. I am also including the supporting images to highlight the affected areas.

I will not be able to attend the March 8th meeting in person, so please let me know if I can present this information remotely, or if I should attend the April 12th meeting.

Thank you.

Alexander Gorbach.



Complete application can be emailed to planning@davenportiowa.com

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 ☐

Design Review Board

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

Engineer (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness ☐
Local Landmark Nomination ☐
Demolition Request ☐

Architect (if applicable)

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

Administrative

Administrative Exception ☐
Health Services and Congregate Living Permit ☐

Attorney (if applicable)

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

Historic Resource:

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

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

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

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

When is a certificate of appropriateness required?

Prior to the commencement of the work.

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

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

Submittal requirements

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

Submittal requirements for all types of requests:

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

Submittal requirements for specific types of requests:

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

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

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

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

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

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

Formal Procedure

(1) Application:

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

(2) Historic Preservation consideration of the request:

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

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

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

Applicant: Date:

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.

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 82-00553 ☐ 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: Techentin – Best House

B) Other names: Field site #, NRHP Map #

• Location

A) Street address: 619 W 6th St

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

C) Legal description:

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

Urban: Subdivision: Original Town Block(s): 29 Lot(s): east 50 feet of 7

• Classification

A) Property category: Check only one

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

B) Number of resources (within property):

If eligible property, enter number of:

Contributing Noncontributing

1 Buildings _____

_____ 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

01A01: Domestic / residence

B) Current functions

01A01: Domestic / residence

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

A) Architectural classification

05B:Italianate 05D:Queen Anne

B) Materials

Foundation (visible exterior): 03: Brick 10:Concrete

Walls (visible exterior): 03: Brick

Roof: 08A: Asphalt shingles

Other: _____

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

Site Number: 82-00553 Address: 619 W 6th St City: Davenport County: Scott District Number: 82-00027

• **Statement of Significance**

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

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

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

☐ Yes ☒ No ☐ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☒ Yes ☐ No ☐ More research recommended

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

☐ Yes ☐ No ☐ More research recommended

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

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

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

☐ B: Removed from its original location.

☐ F: A commemorative property.

☐ C: A birthplace or grave.

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

☐ D: A cemetery

C) Areas of significance

Enter categories from instructions

Community development / Social history

Architecture

D) Period(s) of significance

E) Significant dates

Construction date

c. 1867 ☒ check if circa or estimated date

Other dates, including renovations

c. 1898

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: 11/22/2016

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: 82-00553
 Related District Number: 82-00027

Page 1

Techentin – Best House	Scott
Name of Property	County
619 W 6 th 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>
619 W 6th St State #82-00553 Map #039 Field Site #A-26 Parcel #G0052-15 Updated district status: 1 contributing building (A, C) 1983 NRHP status: Contributing	Techentin-Best House	c.1867, c.1898 Italianate /Queen Anne (2 story)	Walls: brick (solid) Foundation: brick / concrete Roof: hip roof - asphalt shingles
	c.1867 - brick house built for Henry Techentin; 1868-1873 - Henry and Mina (Hageboeck) Techentin (wholesale / retail saddle, harness and collar manufacturer) - moved to 714 W. 6th; 1873-1881 - Charles and Louise Beiderbecke (grocer) (boyhood home of Bix) 1880 census: Beiderbecke, Charles (44, grocer) - born in Germany - Prussia (Germany - Prussia, Germany - Prussia); wife: Louise (40) - born in Germany - Hamburg (Germany - Hamburg, Germany - Hamburg) 1881-1897- Louis Philip and Louise Karoline Best (Davenport Syrup Refinery); May 1897 - Karoline died; c.1898 - west section built/remodeled; Jan 1899 - married Clara Louise Krause 1910 Sanborn map: house - 2 story - extant 1910 census: vacant - born in - 1899-1908 - Louis Philip and Clara Louise Best (L.P.: Davenport Foundry & Machine Co; C.L.: tres of Robert Krause Co - gents furnishings); 1908-1911 - various owners; 1911-1920 - John and Christine Scharnberg 1922-1955 - owned by Anna Hennings - used as rental, son Chester lived here in one unit - three units in 1945; 1955-1960s - various owners - rental 1956 Sanborn map: house - 2 story - extant Current use: single family house - owner occupied		Architect/builder: - Porch: entry hood - low arch with brackets Windows: 1/1 wood windows - segmental arch brick lintels Architectural details: round corner tower, added decorative gable, dormer, decorative windows Modifications: Historic: c.1898 - one story west side addition replaced with current two-story section with front corner tower, gable likely added on house; Non-historic: - Garage: none Other site features: -

The Techentin-Best House is noted as contributing historically under Criterion A and C 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.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00553
Related District Number: 82-00027

Page 2

Techentin – Best House	Scott
Name of Property	County
619 W 6 th St	Davenport
Address	City

Bibliography

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

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

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

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

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

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

Gold Coast home tour brochures. In collection of Marion Meginnis, Davenport, Iowa.

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

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

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

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

Iowa Site Inventory Form

State Historic Preservation Office
Continuation Sheet

Site Number: 82-00553
Related District Number: 82-00027

Page 3

Techentin – Best House

Name of Property

Scott

County

619 W 6th 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)

0 100 200 400 Feet

Iowa Site Inventory Form

State Historic Preservation Office
Continuation Sheet

Site Number: 82-00553
Related District Number: 82-00027

Page 4

Techentin – Best House

Name of Property

Scott

County

619 W 6th St

Address

Davenport

City

Revised district map



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00553
Related District Number: 82-00027

Page 5

Techentin – Best House
Name of Property

Scott
County

619 W 6th St
Address

Davenport
City

Site plan (from Davenport GIS)



0 5 10 20 Feet
|-----|

2014 Aerial Photograph



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00553
Related District Number: 82-00027

Page 6

Techentin – Best House

Scott

Name of Property

County

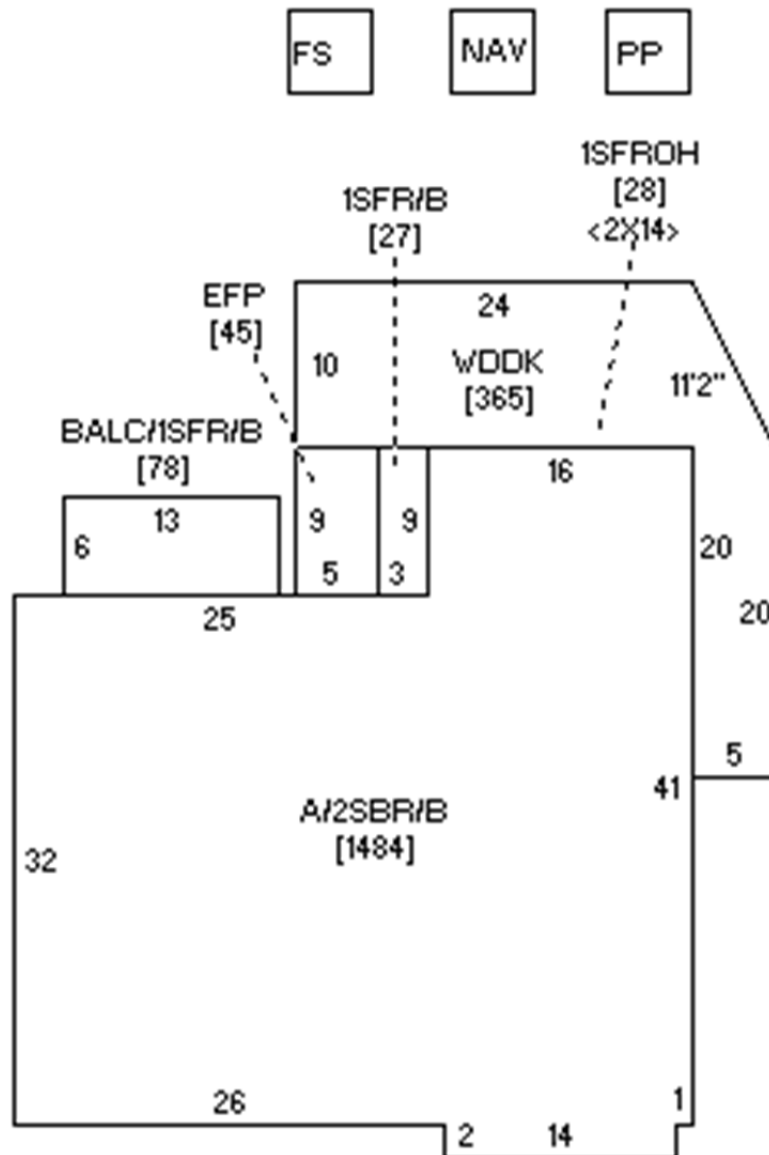
619 W 6th St

Davenport

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: 82-00553
Related District Number: 82-00027

Page 7

Techentin – Best House

Name of Property

Scott

County

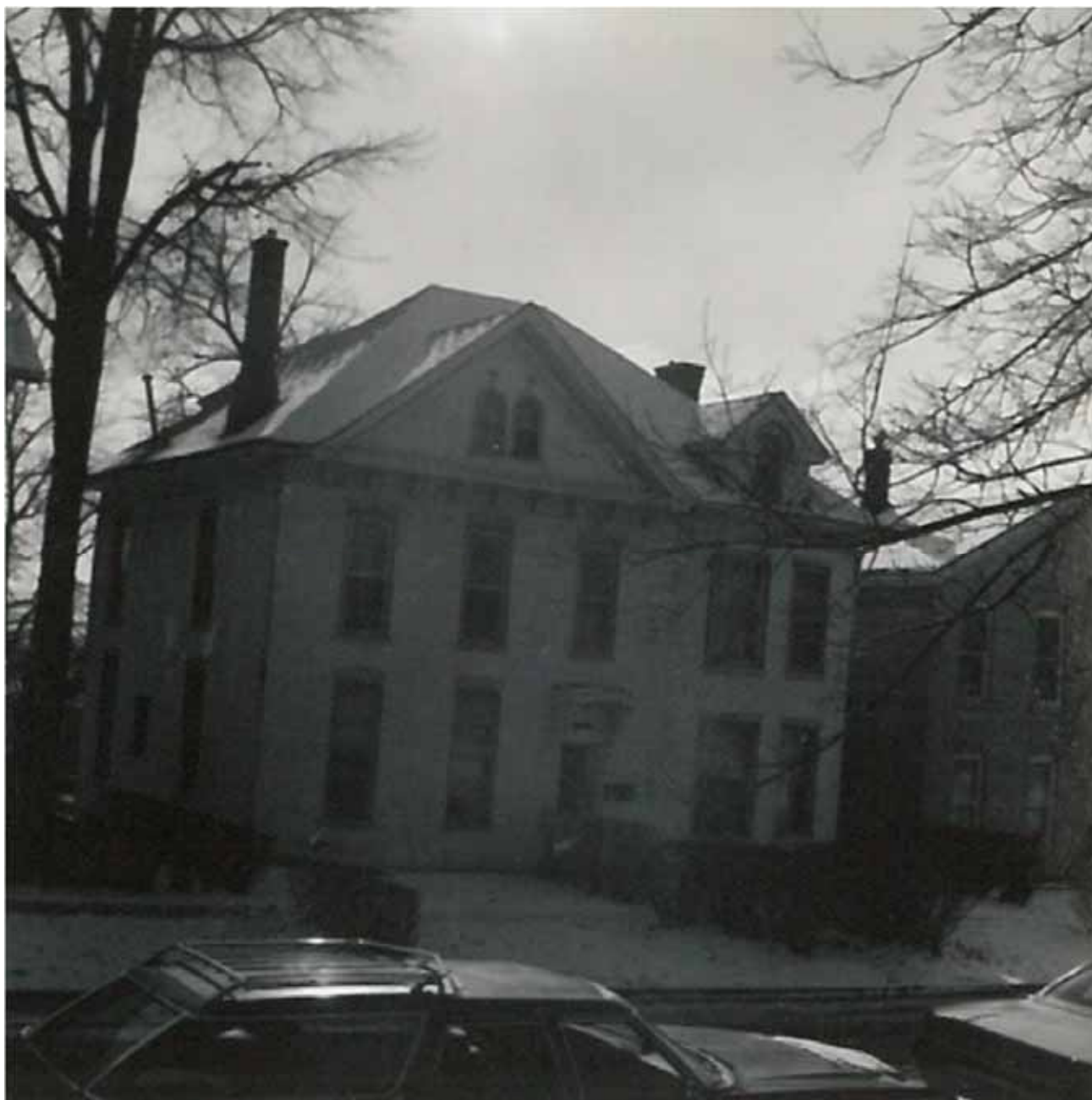
619 W 6th St

Address

Davenport

City

Photograph from 1981-82 survey/nomination project



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00553
Related District Number: 82-00027

Page 8

Techentin – Best House

Name of Property

Scott

County

619 W 6th St

Address

Davenport

City

Digital photographs



Photograph 82-00553-001 - House, looking southwest (April 2015)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00553
Related District Number: 82-00027

Page 9

Techentin – Best House

Name of Property

Scott

County

619 W 6th St

Address

Davenport

City



Photograph 82-00553-002 - House, looking southeast (April 2015)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00553
Related District Number: 82-00027

Page 10

Techentin – Best House

Name of Property

Scott

County

619 W 6th St

Address

Davenport

City



Photograph 82-00553-003 - House, looking northwest (April 2015)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00553
Related District Number: 82-00027

Page 11

Techentin – Best House

Name of Property

Scott

County

619 W 6th St

Address

Davenport

City



Photograph 82-00553-004 - Outbuilding, looking northwest (April 2015)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00553
Related District Number: 82-00027

Page 12

Techentin – Best House

Name of Property

Scott

County

619 W 6th St

Address

Davenport

City



Photograph 82-00553-005 - Outbuilding, looking northwest (April 2015)

Site Inventory Form

State Historical Society of Iowa

7/19/2005 Printed from Database

Inventory #: **82-00553**

Opinion

Contributing in District

Contributing in Potential District

Listed on NRHP

In District: **82 - 00027** Hamburg Historic District

Source - Year

SNRC-1982

Consultant-1982

NPS-1983

Criteria Considerations

A B C D A B C D E F G

Y N Y N N N N N N N

Y N Y N N N N N N N

Y N Y N N N N N N N

Review & Compliance #: **890182147**

1. Name of Property

NRHP Listed: **11/18/1983**

Non-Extant: **No**

Non-Extant Year:

historic name: **House**

other names: **82-020-761**

82-10-6-W619

2. Location

street & number: **619 W 6th St**

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 Bowers, Martha H., 1982 - Historical and Architectural Resources of Davenport, Iowa**

HADB: **82 - 011 Planning Division: Community Development Department, 1986 - Historic Preservation Chapter: Davenport Comprehensive Plan**

HADB: **82 - 013 Bowers, Martha H., 1984 - Davenport Architecture: Tradition and Transition**

HADB: **82 - 014 Svendsen, Marlys A., 1982 - Davenport: Where the Mississippi Runs West. A Survey of Davenport History and Architecture**

HADB: **82 - 015 Svendsen, Marlys A., 1980 - Davenport Historical Survey Report (Draft of Davenport: Where the Mississippi Runs West)**

HADB: **82 - 016 Anderson, Mrs. Ferrel, 1974 - Stubb's Eddy and the Village of East Davenport**

HADB: **82 - 018 Soike, Lowell J., 1989 - Historic Resources of Davenport, Iowa**

6. Function or Use

Historic Functions

DOMESTIC/single dwelling/residence

Current Functions

DOMESTIC/single dwelling/residence

7. Description

Architectural Classification

Late Victorian

Materials

Foundation:

Walls: **Brick**

Roof: **Asphalt**

Other:

8. Statement of Significance

Applicable National Register Criteria

Y 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

Social History

Architecture

Significant Dates

Construction Year:

☐ Circa

Other Dates:

Significant Person:

Architect:

Builder

10. Geographic Data

UTM References:

Photo/Slide: Roll/Sheet# Frame Slot Year:
P 1616 4 1981

Photo/Slide: Roll/Sheet# Frame Slot Year:

Iowa Site Inventory

Office of Historic Preservation
Iowa State Historical Department
East 12th & Grand Avenue
Des Moines, Iowa 50319

Site Number 82-010-761
District Name Hamburg
Map Reference # _____

Identification

1. Site Name House
2. Village/Town/City Davenport Township _____ County Scott
3. Street Address 619 W. 6th St.
4. Legal Location _____
Urban: _____ subdivision _____ block _____ parcel _____ subparcel _____
Rural: _____ township _____ range _____ section _____ ¼ section of ¼ section _____
5. UTM Location: zone _____ easting _____ northing _____; Acreage _____
6. Owner(s) Name Thomas C. Cheney & Casey F. Jones
7. Owner(s) Address _____
(Street address) (City) (State) (Zip)
8. Use: Present _____ Original _____

Description

9. Date of Construction _____ Architect/Builder _____
10. Building Type:
☐ single-family dwelling ☐ industrial ☐ other institutional ☐ religious
☐ multiple-family dwelling ☐ educational ☐ public ☐ agricultural
☐ commercial
11. Exterior Walls: ☐ clapboard ☐ stone ☐ brick ☐ board and batten ☐ shingles ☐ stucco
☐ other _____
12. Structural System: ☐ wood frame with interlocking joints ☐ wood frame with light members (balloon frame)
☐ masonry load-bearing walls ☐ iron frame ☐ steel frame with curtain walls ☐ reinforced concrete
☐ other _____
13. Condition: ☐ excellent ☐ good ☐ fair ☐ deteriorated
14. Integrity: ☐ original site ☐ moved—if so, when? _____
Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site: _____
15. Related Outbuildings and Property: ☐ barn ☐ other farm structures ☐ carriage house ☐ garage ☐ privy
☐ other _____
16. Is the building endangered? ☐ no ☐ yes—if so, why? _____
17. Surroundings of the building: ☐ open land ☐ woodland ☐ scattered outbuildings ☐ densely built-up ☐ commercial
☐ industrial ☐ residential ☐ other _____

18. Map

19. Photo

Roll 1616 Frame 4 View _____



Significance

(Indicate sources of information for all statements)

20. Architectural significance

- ☐ a. Key structure/individually may qualify for the National Register
☒ b. Contributing structure City of Davenport 1982 Survey
☐ c. Not eligible/intrusion

21. Historical Significance

Theme(s) _____

- ☐ a. Key structure/individually may qualify for the National Register
☐ b. Contributing structure
☐ c. Not eligible/intrusion

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

Prepared by _____ Date _____
Address _____ Telephone _____
Organization _____

For Office of Historic Preservation Use Only

1. Office Information Sources on this Property

- ☐ County Resource File
☐ Windshield Survey
☐ National Register
☐ Grants-In-Aid: _____
☐ Determination of Eligibility

☐ Review and Compliance Project:

- ☐ Other _____
☐ Other _____
☐ Other _____

2. Subject Traces

- a. _____
b. _____
c. _____
d. _____
e. _____

3. Photo Images _____

- _____

ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office

Wehner, Nowysz, Pattschull and Pfiffner

201 dry building town city iowa 52240

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

STREET # 619 H.D.C. B SITE #82-10- 6-W619

OWNER Thomas C. Cheney & Casey F. Jones

TITLE H. Reuben E. Nisly and wife
(IF DIFF.)Mail to: Mamie Nisly
R. R. #2
Kalona, IA 52247

HISTORIC DISTRICT PROPERTY



State Historical Society of Iowa

The Historical Division of the Department of Cultural Affairs

February 7, 1989

Jim Heckenburg, Assistant Planner
City of Davenport
City Hall
226 West Fourth Street
Davenport, Iowa 52801

RE: HUD (CDBG) - SCOTT COUNTY - DAVENPORT - REHABILITATION
OF 419 E. 6TH STREET - FINDING OF NO EFFECT ON BRIDGE
AVENUE HISTORIC DISTRICT, A PROPERTY LISTED ON THE NATIONAL
REGISTER OF HISTORIC PLACES

Dear Mr. Heckenburg:

We have reviewed this project based on your letter of January 25, 1989, and we concur with your finding that the project will have no effect on the above referenced National Register District. Therefore, in accordance with 36 CFR Part 800.5(b), this project may proceed.

Questions or comments may be directed to me at 515/281-8697.

Sincerely,

A handwritten signature in cursive script, reading "Ralph J. Christian", is written over the typed name.

Ralph J. Christian, Consulting Architectural Historian
Review and Compliance Program
Bureau of Historic Preservation

cc: Stan Quy, HUD
RF

☐ 402 Iowa Avenue
Iowa City, Iowa 52240
(319) 335-3916

☒ Capitol Complex
Des Moines, Iowa 50319
(515) 281-5111

☐ Montauk
Box 372
Clermont, Iowa 52135
(319) 423-7173

REVIEW & COMPLIANCE DATA RECORD

Date received 1/30/89
Date of letter 1/25/89

R & C # 89/01/31/171
Previous file Y or N

PROJECT: County: Dubuque Town: Dubuque
HUD(CDBG) Housing Rehab: 619 E 6th Bridge Ave. Historic District
Title: _____

Routed to:

(date) Archaeology: Initial: _____ Date: _____

(date) Architectural History: Initial: RC Date: 2/7/89

(date) History: Initial: _____ Date: _____

(date) Architecture: Initial: _____ Date: _____
FORM LETTER TO SEND: _____
NO COMMENT: _____

ATTACHMENT A REPORTING CATEGORY: Agency _____ Agency _____
Federal Review: X HUD/CDBG Categorical Exclusion: _____
EIS/EA: _____ State/Local Review: _____
Opinion of Eligibility: _____
OOE Property: _____

106 PROJECT FINDING: Noneligible Properties: (Add nearest town if rural) _____
No Properties in Impact Area: _____
Name of Property / SHPO Signature Date for MOA/PA: _____
*No Effect on Properties: X Bridge Avenue Historic District
*No Adverse Effect: _____
*Adverse Effect: _____
*Conditional No Adverse Effect: _____
*Project Memoranda of Agreement: _____
*Programmatic Agreement: _____

* Requires duplicate copy of letter in monthly report.

OTHER COMMENTS:

Technical Assistance Provided: _____ Intensive Survey (Phase II) Recommended _____
More Information Requested: _____ Phase III Recommended _____
Reconnaissance Survey Recommended: _____ HABS/HAER Recommended _____
Other (Describe): _____

Archaeological Acres Surveyed: _____
Historical/Arch. Acres Surveyed: 110

FILING:

Site Records go to Inventory: _____ File goes to R & C X; NR X; County Resource _____
Documentation to HABS/HAER: _____ Note File Exists on Site Sheet: _____
Project Report to NADB: _____ Historical/Architectural Report _____



City of Davenport

January 25, 1989

JAN 30 1989

Ralph Christian
Review & Compliance
Bureau of Historic Preservation
Capitol Complex
Des Moines, Iowa 50319

Re: Historic Resources Compliance Worksheets

Dear Mr. Christian:

Enclosed is the material referred to in our discussion of Tuesday, January 24th. Listed below are the properties that are not eligible for the National Register of Historic Places and their appropriate survey district.

1010 Charlotte Street
1006 Farnam
1415 Farnam
106 S. Hazelwood
1015 Kirkwood Blvd.
1420 Kirdwood Blvd.
619 E. 6th
1111 E. 14th
1012 E. 15th
1603 W. 6th
1218 W. 7th
1510 W. 9th
1131 W. 10th
1703-09 W. 10th
810 W. 14th
1315 W. 15th

Bridge Avenue H.D.
Bridge Avenue H.D.
City-Wide Survey
City-Wide Survey
East 14th Street H.D.
City-Wide Survey
Bridge Avenue H.D.
Bridge Avenue H.D.
East 14th Street H.D.
City-Wide Survey
City-Wide Survey
City-Wide Survey
City-Wide Survey
City-Wide Survey
City-Wide Survey
City-Wide Survey
City-Wide Survey

Also included in this mailing are the Work Write-Ups and Site Survey forms for one class "A" individually significant building-Nathan Rambo House, 1203 E. 9th Street-and one class "B" supporting structure in the West Third Street Historic District-917 W. 3rd.

As the Site Survey form indicates, Rambo House was accepted on the NRHP listing November 28, 1983 as part of the Bridge Avenue Historic District. Mark Forester, Housing Rehab Specialist for the City, reassures me that the owner/restorer Chris Erickson (see page 1 of Work Write-Up) is a conscientious and experienced restorer of historic properties and that the proposed changes not

only will meet the Secretary of the Interior's minimal Standards but will exceed them.

In closing, could you please send me the most current listing of NRHP properties in Scott County. The list I have is dated February 1988 and I want to be sure my records agree with your files. Also, my superior wanted me to inquire as to the status of the Memorandum of Agreement between the City and your office. If you require additional information, please contact me at (319) 326-7765 Ext. 8431. Thank you for your time and assistance.

Sincerely,

A handwritten signature in cursive script that reads "Jim Heckenberg". The signature is written in dark ink and is positioned above the typed name.

Jim Heckenberg
Assistant Planner

AGENCY: COUNTY: Scott PROJECT #: 89/01/82/141
HUD(CDBG) TOWN: Davenport
TITLE OF PROJECT: Housing Rehab: 619 E. 6th

CROSS REFERENCE:

RECEIVED:

1/30/89

ACTION TAKEN:

2/7/89 no effect



Scott County / City of Davenport, Iowa

Summary - Auditor's Office

Parcel ID	G0052-15
Alternate ID	G25043
Property Address	619 W 6TH ST DAVENPORT IA 52803
Sec/Twp/Rng	N/A
Brief Tax Description	ORIGINAL TOWN Lot: 007 Block: 029 ORIGINAL TOWN E. 50' OF (Note: Not to be used on legal documents)
Deed Book/Page	2020-20758
Contract Book/Page	
Gross Acres	0.00
Net Acres	0.00
Adjusted CSR Pts	0
District	DAD - DAVENPORT DAVENPORT
School District	DAVENPORT SCHOOL
Subdivision	ORIGINAL TOWN



Owners - Auditor's Office

Deed Holder
ALEXANDER F GORBACH REVOC TRUST
105 154TH AVE
MILAN IL 61264

Contract Holder

Mailing Address
ALEXANDER F GORBACH REVOC TRUST
105 154TH AVE
MILAN IL 61264

Land - Assessor's Office

Map Area G25
Lot Dimensions Regular Lot: 50.00 x 150.00
Lot Area 0.17 Acres; 7,500 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	2 Story Brick
Year Built	1864
Exterior Material	Brick (Solid)
Total Gross Living Area	3,241 SF
Attic Type	Observed; 140 SF
Number of Rooms	9 above; 2 below
Number of Bedrooms	4 above; 0 below
Basement Area Type	Full
Basement Area	1,589
Basement Finished Area	
Plumbing	1 Full Bath; 1 Toilet Room;
Central Air	No
Heat	FHA - Gas
Fireplaces	1 [EMPTY]; 1 [EMPTY];
Porches	
Decks	Wood Deck-Med (78 SF);
Additions	1 Story Frame (78 SF) (78 Bsmt SF); 1 Story Frame (28 SF); 1 Story Frame (27 SF) (27 Bsmt SF);
Garages	

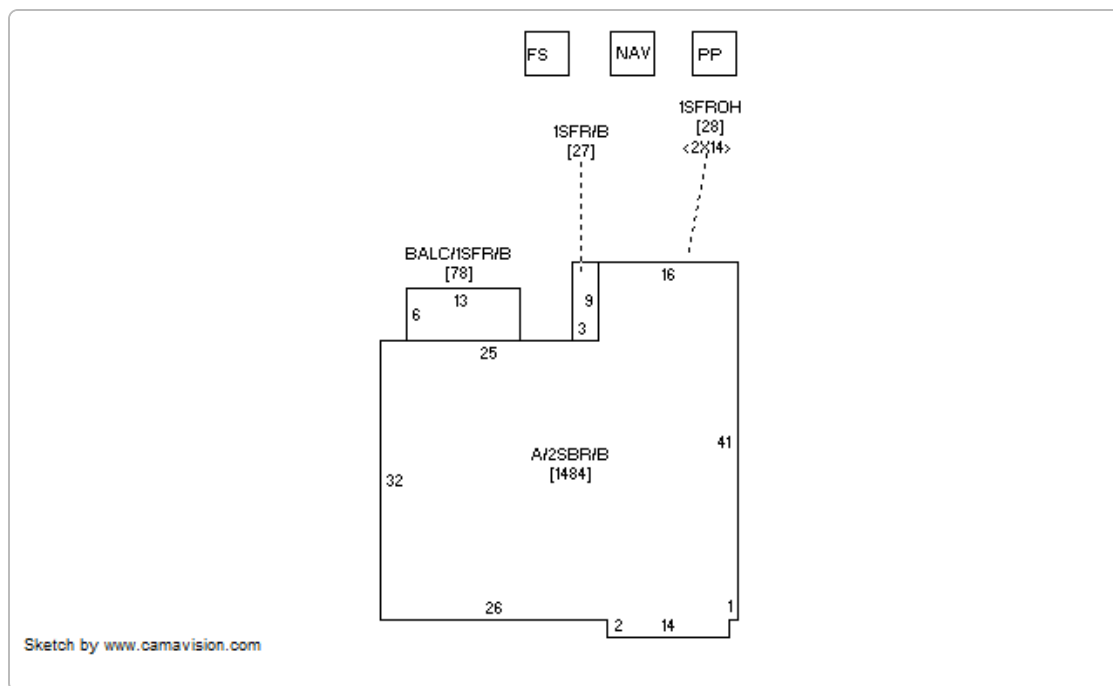
Yard Extras - Assessor's Office

#1 - (1) Shed W12.00 x L10.00 120 SF, Frame, Average Pricing, Built 2000

Photos - Assessor's Office



Sketches - Assessor's Office



Permits - Assessor's Office

Permit #	Date	Description	Amount
21-10944	02/24/2021	Roof	19,085
21-9689	02/18/2021	Plumb/Elec	5,875
20-62235	09/11/2020	Demo/Rmvl	500
WO	03/21/2020	Work Order	0
WO	10/31/2012	Work Order	0
181445	07/12/2000	Misc	3,000

Sales - Assessor's Office

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
7/9/2020	GORBACH, ALEXANDER	ALEXANDER F GORBACH REVOCABLE TRUST	2020-20758	Quit Claim Deed	QCD		\$0.00
6/23/2020	THE BANK OF NEW YOURK MELLON TRUST COMPANY NA	GORBACH, ALEXANDER	2020-19685	Foreclosures,forfeitures,Sheriff and Tax Sales or transfers arising from default	WD		\$28,574.00
1/7/2020	WAMER THERESA E	THE BANK OF NEW YOURK MELLON TRUST COMPANY NA	2020-01602	Foreclosures,forfeitures,Sheriff and Tax Sales or transfers arising from default	SHER		\$72,800.00
5/12/2003	WAMER, THERESA WAMER, ROBERT G	WAMER, THERESA E WAMER, ROBERT G	2003-24720	NONE	WD		\$0.00
3/14/2000	HIBBS, MICHAEL A	WAMER, THERESA WAMER, ROBERT G	2000-7019	NONE	QCD		\$0.00
1/31/2000	WAMER,ROBERT G	HIBBS, MICHAEL A	2000-3605	NONE	FFC		\$0.00

7/11/1996	HIBBS, MICHAELA	WAMER, ROBERT G	1996-26820	NONE	FFC	\$0.00
5/3/1991	SPITZER, JAMES N SPITZER, KIMBERLY L SPITZER, JAMES N	HIBBS, MICHAELA	1991-08714	NONE	Contract	\$5,500.00
6/27/1990	SPITZER, JAMES N SPITZER, KIMBERLY L SPITZER, JAMES N		1990-11685	NONE	X	\$0.00

Recent Sales in Area

Sale date range:

From:

03/03/2012

To:

03/03/2022

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Valuation - Assessor's Office

	2021	2020	2019	2018	2017
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$25,390	\$57,910	\$57,910	\$57,910	\$57,910
= Gross Assessed Value	\$30,390	\$62,910	\$62,910	\$62,910	\$62,910
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$30,390	\$62,910	\$62,910	\$62,910	\$62,910

Taxation - Auditor\Treasurer's Office

	2020 Pay 2021-2022	2019 Pay 2020-2021	2018 Pay 2019-2020	2017 Pay 2018-2019
x Rollback (estimated)	56.41	55.08	56.92	55.62
+ Taxable Land Value	\$2,820	\$2,754	\$2,846	\$2,781
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$32,667	\$31,894	\$32,961	\$32,210
= Gross Taxable Value	\$35,487	\$34,648	\$35,807	\$34,991
- Military Credit	\$0	\$0	\$0	\$0
= Net Taxable Value	\$35,487	\$34,648	\$35,807	\$34,991
x Levy Rate (per \$1000 of value)	39.37037	39.44684	39.41990	39.48449
= Gross Taxes Due	\$1,397.14	\$1,366.75	\$1,411.51	\$1,381.60
- 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	(\$191.32)	(\$191.19)	(\$191.50)
- 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	\$1,398.00	\$1,176.00	\$1,220.00	\$1,190.00

Tax History - Treasurer's Office

Year	Due Date	Amount	Paid	Date Paid	Receipt
2020	March 2022	\$699	Yes	2/18/2022	634672
	September 2021	\$699	Yes	9/1/2021	

2019	March 2021 September 2020	\$588 \$588	Yes Yes	2/5/2021 9/1/2020	 635238
2018	March 2020 September 2019	\$610 \$610	Yes Yes	3/18/2020 9/24/2019	 618853
2017	March 2019 September 2018	\$595 \$595	Yes Yes	3/21/2019 9/20/2018	 611493
2016	March 2018 September 2017	\$618 \$618	Yes Yes	3/15/2018 9/28/2017	 604380
2015	March 2017 September 2016	\$593 \$593	Yes Yes	3/22/2017 9/25/2016	763415
2014	March 2016 September 2015	\$623 \$623	Yes Yes	3/24/2016 9/30/2015	697184
2013	March 2015 September 2014	\$610 \$610	Yes Yes	3/25/2015 9/25/2014	673250
2012	March 2014 September 2013	\$583 \$583	Yes Yes	3/25/2014 9/27/2013	659907
2011	March 2013 September 2012	\$584 \$584	Yes Yes	3/26/2013 9/24/2012	659346
2010	March 2012 September 2011	\$554 \$554	Yes Yes	3/30/2012 9/29/2011	636235
2009	March 2011 September 2010	\$523 \$523	Yes Yes	3/11/2011 10/4/2010	658910
2008	March 2010 September 2009	\$486 \$486	Yes Yes	3/23/2010 9/23/2009	636043

Special Assessments - Treasurer's Office

Project:

20191031-2 - Davenport Brush & Debris Removal

Accepted Date:

10/31/2019

Parcel Number:

G0052-15

Amortization Date:

12/1/2020

Amortized Interest:

0

Number of Years:

0

Payoff:

\$0.00

Project:

20170130 - Davenport Utility Fees

Accepted Date:

1/30/2017

Parcel Number:

G0052-15

Amortization Date:

12/1/2017

Amortized Interest:

0

Number of Years:

0

Payoff:

\$0.00

Payment ▾	Due Date ⇅	Principal Left ⇅	Tax Billed ⇅	Amortized Interest ⇅	Interest ⇅	Admin Fees ⇅	Total ⇅	Receipt Number	Date Paid ⇅
1	9/30/2017	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	091690	2/15/2017
Total			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		

Project:
 20161101 - Davenport Utility Fees
Accepted Date:
 11/1/2016
Parcel Number:
 G0052-15
Amortization Date:
 12/1/2017
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$0.00

Payment ▾	Due Date ⇅	Principal Left ⇅	Tax Billed ⇅	Amortized Interest ⇅	Interest ⇅	Admin Fees ⇅	Total ⇅	Receipt Number	Date Paid ⇅
1	9/30/2017	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	085809	2/15/2017
Total			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		

Project:
 20160802 - Davenport Utility Fees
Accepted Date:
 8/2/2016
Parcel Number:
 G0052-15
Amortization Date:
 12/1/2017
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$0.00

Payment ▾	Due Date ⇅	Principal Left ⇅	Tax Billed ⇅	Amortized Interest ⇅	Interest ⇅	Admin Fees ⇅	Total ⇅	Receipt Number	Date Paid ⇅
1	9/30/2017	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	079155	2/15/2017
Total			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		

Project:
 20160503 - Davenport Utility Fees
Accepted Date:
 5/3/2016
Parcel Number:
 G0052-15
Amortization Date:
 12/1/2017
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$0.00

Payment ▾	Due Date ⇅	Principal Left ⇅	Tax Billed ⇅	Amortized Interest ⇅	Interest ⇅	Admin Fees ⇅	Total ⇅	Receipt Number	Date Paid ⇅
1	9/30/2017	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	073518	2/15/2017
Total			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		

Project:
 20160129-5 - UTILITY FEE
Accepted Date:
 1/29/2016
Parcel Number:
 G0052-15
Amortization Date:
 12/1/2016
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$0.00

Payment ▾	Due Date ⇅	Principal Left ⇅	Tax Billed ⇅	Amortized Interest ⇅	Interest ⇅	Admin Fees ⇅	Total ⇅	Receipt Number	Date Paid ⇅
1	9/30/2016	\$284.68	\$284.68	\$0.00	\$0.00	\$5.00	\$289.68	067137	9/22/2016
Total			\$284.68	\$0.00	\$0.00	\$5.00	\$289.68		

Project:
 20151030 - Davenport Utility Fees
Accepted Date:
 10/30/2015
Parcel Number:
 G0052-15
Amortization Date:
 12/1/2016
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$0.00

Payment ▾	Due Date ⇅	Principal Left ⇅	Tax Billed ⇅	Amortized Interest ⇅	Interest ⇅	Admin Fees ⇅	Total ⇅	Receipt Number	Date Paid ⇅
1	9/30/2016	\$284.68	\$284.68	\$0.00	\$0.00	\$5.00	\$289.68	061526	9/22/2016
Total			\$284.68	\$0.00	\$0.00	\$5.00	\$289.68		

Project:
 20150731-5 - Davenport Utility Fees
Accepted Date:
 7/31/2015
Parcel Number:
 G0052-15
Amortization Date:
 12/1/2016
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$0.00

Payment ▾	Due Date ⇅	Principal Left ⇅	Tax Billed ⇅	Amortized Interest ⇅	Interest ⇅	Admin Fees ⇅	Total ⇅	Receipt Number	Date Paid ⇅
1	9/30/2016	\$254.13	\$254.13	\$0.00	\$0.00	\$5.00	\$259.13	054616	9/22/2016
Total			\$254.13	\$0.00	\$0.00	\$5.00	\$259.13		

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, Military or Business Property Tax Credits](#)

Iowa Land Records

[\(2-145\)](#)
[\(2-145\)](#)
[\(2-145\)](#)
[\(1994-27970\)](#)
[\(1991-08714\)](#)
[\(1991-87140\)](#)
[\(1990-11685\)](#)
[\(1990-06063\)](#)

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, Tax Sale Certificates - Treasurer's Office, Scott County Data Correction Feedback Form, Scott County Tax Credit Applications.

Disclaimer: The information in this web site represents current data from a working file which is updated regularly. Information is believed reliable, but its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein or its use.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

[Last Data Upload: 3/3/2022, 4:14:20 AM](#)

Version 2.3.177

Historic Preservation Ordinance

Section 14.01.060 Certificate of Appropriateness Review Process

C. Commission review process - Standards for review. In considering an application for a certificate of appropriateness, the commission shall be guided by the following general standards in addition to any other standards or guidelines established by ordinance for a local landmark or historic district. In all cases, these standards are to be applied in a reasonable manner, taking into full consideration the issue of economic feasibility and other technical considerations.

1. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration; and
2. The removal, alteration or concealing of distinguishing exterior architectural features and historic material of a designated property should be avoided when possible; and
3. All designated property shall be recognized as a product and physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural architectural features shall be discouraged; and
4. Most properties change over time, and those changes that have acquired architectural and/or historical significance in their own right shall be recognized, respected and retained; and
5. Distinctive architectural features, construction techniques and/or examples of craftsmanship that characterize a designated property shall be treated with due consideration; and
6. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence; and
7. Activities that cause deterioration of a designated property and its architectural features shall be discouraged. In those cases where the damage would be irreversible, such as sand-blasting and wet blasting fire-hardened bricks, the activities shall be prohibited. If cleaning is to be done, the gentlest means possible shall be encouraged; and
8. Known significant archeological resources possibly affected by a proposed activity shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken; and
9. New additions and related new construction shall not be discouraged when such improvements do not destroy historic material and such design is compatible with the size, massing, scale, color, materials and character of the property, neighborhood and district, if applicable.

D. Design criteria to implement review standards. When the commission is considering an application for a certificate of appropriateness, it shall consider the following architectural design criteria, or elements of design as they relate to the standards for review prescribed in Section 14.01.040C.

1. Height. The height of any proposed addition, construction or reconstruction should be compatible with the designated property and the surrounding structures, if located within a designated historic district; and
2. Proportions. The proportions (width versus height relationship) between doors and windows should be compatible, if not replicated, with the architectural design and character of the designated property; and
3. Scale. A proposed alteration, construction, reconstruction or addition should not negatively impact the scale of the designated property or district; and
4. **Materials. Historic or original architectural features, or replacement elements which in all ways replicated the original, should be repaired whenever possible;** and
5. Relationship of building masses and spaces. The relationship of a structure within a designated historic district to the rear, side and front yards between it and surrounding structures should be compatible; and
6. Roof shape. The roof design and shape should remain consistent with its original configuration and character; and
7. Site improvements. Landscaping and other site improvements, including off-street parking, should have as minimal of an impact as possible to the designated property's original plan/layout and its visual character.

Technical Preservation Services

Brick, Stone, Terra Cotta, Concrete, Adobe, Stucco and Mortar

Building Exterior **Masonry**

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

< HOME >

Standards
GuidelinesMasonry
Wood
MetalsRoofs
Windows
Entrances/Porches
StorefrontsStructural Systems
Spaces/Features/Finishes
Mechanical SystemsSite
SettingEnergy
New Additions
Accessibility
Health/Safety

The longevity and appearance of a masonry wall is dependent upon the size of the individual units and the mortar.

Stone is one of the more lasting of masonry building materials and has been used throughout the history of American building construction. The kinds of stone most commonly encountered on historic buildings in the U.S. include various types of sandstone, limestone, marble, granite, slate and fieldstone. **Brick** varied considerably in size and quality. Before 1870, brick clays were pressed into molds and were often unevenly fired. The quality of brick depended on the type of clay available and the brick-making techniques; by the 1870s--with the perfection of an extrusion process--bricks became more uniform and durable. **Terra cotta** is also a kiln-dried clay product popular from the late 19th century until the 1930s. The development of the steel-frame office buildings in the early 20th century contributed to the widespread use of architectural terra cotta. **Adobe**, which consists of sun-dried earthen bricks, was one of the earliest permanent building materials used in the U.S., primarily in the Southwest where it is still popular.



1880s brick building with terra-cotta trim.

Mortar is used to bond together masonry units. Historic mortar was generally quite soft, consisting primarily of lime and sand with other additives. After 1880, portland cement was usually added resulting in a more rigid and non-absorbing mortar. Like historic mortar, early **stucco** coatings were also heavily lime-based, increasing in hardness with the addition of portland cement in the late 19th century. **Concrete** has a long history, being variously made of tabby, volcanic ash and, later, of natural hydraulic cements, before the introduction of portland cement in the 1870s. Since then, concrete has also been used in its precast form.

While masonry is among the most durable of historic building materials, it is also very susceptible to damage by improper maintenance or repair techniques and harsh or abrasive cleaning methods.

Masonry

....Identify, retain, and preserve



recommended.....

Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls, brackets,



Materials and craftsmanship illustrated in stone wall.

railings, cornices, window architraves, door pediments, steps, and columns; and details such as tooling and bonding patterns, coatings, and color.

**not
recommended.....**

Removing or radically changing masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Replacing or rebuilding a major portion of exterior masonry walls that could be repaired so that, as a result, the building is no longer historic and is essentially new construction.

Applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance.

Removing paint from historically painted masonry.

Radically changing the type of paint or coating or its color.

Masonry

....Protect and Maintain



recommended.....



Chemical cleaning to remove dirt from granite.

Protecting and maintaining masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.

Cleaning masonry only when necessary to halt deterioration or remove heavy soiling.

Carrying out masonry surface cleaning tests after it has been determined that such cleaning is appropriate. Tests should be observed over a sufficient period of time so that both the immediate and the long range effects are known to enable selection of the gentlest method possible.

Cleaning masonry surfaces with the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes.

Inspecting painted masonry surfaces to determine whether repainting is necessary.

Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., handscraping) prior to repainting.

Applying compatible paint coating systems following proper surface preparation.

Repainting with colors that are historically appropriate to the building and district.

Evaluating the overall condition of the masonry to determine whether more than protection and maintenance are required, that is, if repairs to the masonry features will be necessary.



Removing felt-tipped marker graffiti with poultice.

**not
recommended.....**

Failing to evaluate and treat the various causes of mortar joint deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action, or extreme weather exposure.

Cleaning masonry surfaces when they are not heavily soiled to create a new appearance, thus needlessly introducing chemicals or moisture into historic materials.

Cleaning masonry surfaces without testing or without sufficient time for the testing results to be of value.



Historic brick damaged by sandblasting.

Sandblasting brick or stone surfaces using dry or wet grit or other abrasives. These methods of cleaning permanently erode the surface of the material and accelerate deterioration.

Using a cleaning method that involves water or liquid chemical solutions when there is any possibility of freezing temperatures.

Cleaning with chemical products that will damage masonry, such as using acid on limestone or marble, or leaving chemicals on masonry surfaces.

Applying high pressure water cleaning methods that will damage historic masonry and the mortar joints.

Removing paint that is firmly adhering to, and thus protecting, masonry surfaces.

Using methods of removing paint which are destructive to masonry, such as sandblasting, application of caustic solutions, or high pressure waterblasting.

Failing to follow manufacturers' product and application instructions when repainting masonry.

Using new paint colors that are inappropriate to the historic building and district.

Failing to undertake adequate measures to assure the protection of masonry features.

Masonry

....Repair



recommended.....

Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls, or damaged plasterwork.

Removing deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry.

Duplicating old mortar in strength, composition, color, and texture.

Duplicating old mortar joints in width and in joint profile.

Repairing stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.

Using mud plaster as a surface coating over unfired, unstabilized adobe because the mud plaster will bond to the adobe.

Cutting damaged concrete back to remove the source of deterioration (often corrosion on metal reinforcement bars). The new patch must be applied carefully so it will bond satisfactorily with, and match, the historic concrete.



Preparation for stucco repair.

Repairing masonry features by patching, piecing-in, or consolidating the masonry using recognized preservation methods. Repair may also include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of masonry features when there are surviving



Replacement stones tooled to match original.

prototypes such as terra-cotta brackets or stone balusters.

Applying new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.

**not
recommended.....**

Removing nondeteriorated mortar from sound joints, then repointing the entire building to achieve a uniform appearance.



Loss of the historic character due to insensitive repointing.

Using electric saws and hammers rather than hand tools to remove deteriorated mortar from joints prior to repointing.

Repointing with mortar of high portland cement content (unless it is the content of the historic mortar). This can often create a bond that is stronger than the historic material and can cause damage as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

Repointing with a synthetic caulking compound.

Using a "scrub" coating technique to repoint instead of traditional repointing methods.

Changing the width or joint profile when repointing.

Removing sound stucco; or repairing with new stucco that is stronger than the historic material or does not convey the same visual appearance.

Applying cement stucco to unfired, unstabilized adobe. Because the cement stucco will not bond properly, moisture can become entrapped between materials, resulting in accelerated deterioration of the adobe.

Patching concrete without removing the source of deterioration.

Replacing an entire masonry feature such as a cornice or balustrade when repair of the masonry and limited replacement of deteriorated or missing parts are appropriate.

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

Applying waterproof, water repellent, or non-historic coatings such as stucco to masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive, and may change the appearance of historic masonry as well as accelerate its deterioration.

Masonry

....Replace



recommended.....

Replacing in kind an entire masonry feature that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as a model to reproduce the feature. Examples can include large sections of a wall, a cornice, balustrade, column, or stairway. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

not

recommended.....

Removing a masonry feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Design for Missing Historic Features

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

recommended.....

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

not

recommended.....

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

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



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

City of Davenport
Historic Preservation Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
3/8/2022

Subject:

Case COA22-03: Request to reconstruct the retaining wall behind 510 West 6th Street. The retaining wall is located within the Hamburg Local Landmark Historic District. City of Davenport, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness to reconstruct the retaining wall behind 510 West 6th Street as presented.

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:

- 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:

During its November 9, 2021 Work Session, the Historic Preservation Commission discussed options for replacing the failed retaining wall behind 510 West 6th Street. There is approximately seven feet between the retaining wall and the structure at 510 West 6th Street. In addition, there is a nine foot drop between the grade of the alley and the foundation of the home. Given the uncertainty on the structural integrity of the wall, City staff have closed the alley to vehicular traffic.

Davenport has an obligation to protect the public health, safety, and welfare of its residents and property. Failure to reconstruct the retaining wall creates a hazard for people and vehicles traveling through the alley as well as the historic structure immediately adjacent.

Given the close proximity to the historic Lambrite-Iles-Peterson House and limited visibility from West 6th Street, the commission agreed the structural integrity of the wall takes precedent over preservation.

The Commission petitioned staff to salvage the limestone from the retaining wall to use for other walls throughout the City. In addition, the Commission challenged the City to incorporate a replacement stone material that closely resembles the dimension, color, and texture of the existing limestone.

Taking the Commission's comments into consideration, the consultant has returned with a formal proposal for reconstruction. The project scope includes the following work:

1. Remove the existing retaining wall.
2. Transport limestone that is in good condition to the Marquette Street Public Works Facility to be stored for future use.
3. Construct a new retaining wall using Redi-Rock LedgeStone stained to match the historic color of the limestone.

4. Install a new black metal railing on top of the wall. The material, height, color, and design will match the appearance of the adjacent staircase railing connecting West 6th Street to the alley.
5. Remove asphalt and repave the alley in concrete.

ATTACHMENTS:

Type	Description
▢ Backup Material	Background Materials & Photos
▢ Backup Material	Retaining Wall Replacement Plans
▢ Backup Material	Hamburg Historic District Pattern Book-Retaining Walls
▢ Backup Material	Historic Preservation Ordinance-Review Standards

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	3/3/2022 - 4:14 PM

Retaining Wall

510 West 6th Street

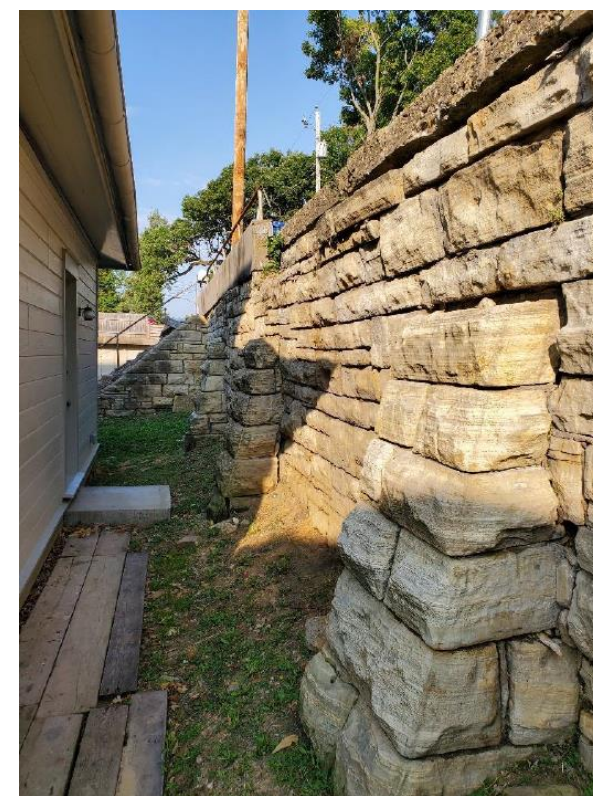
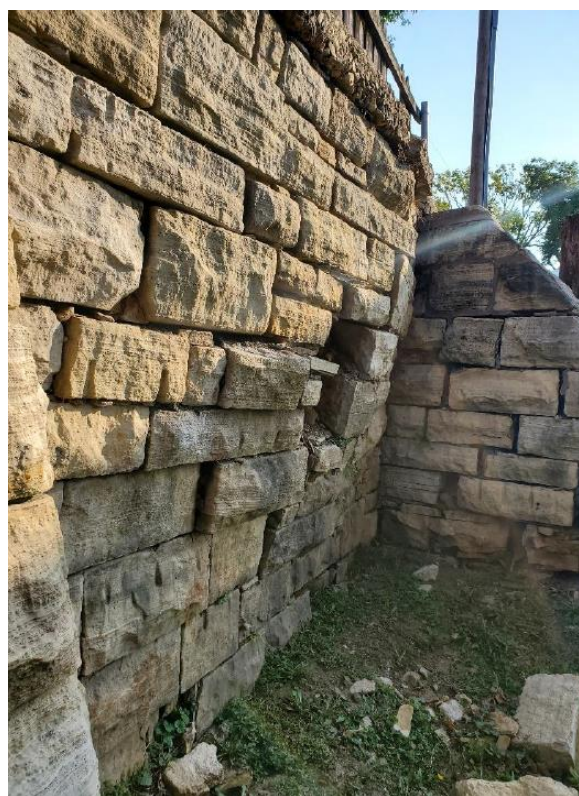
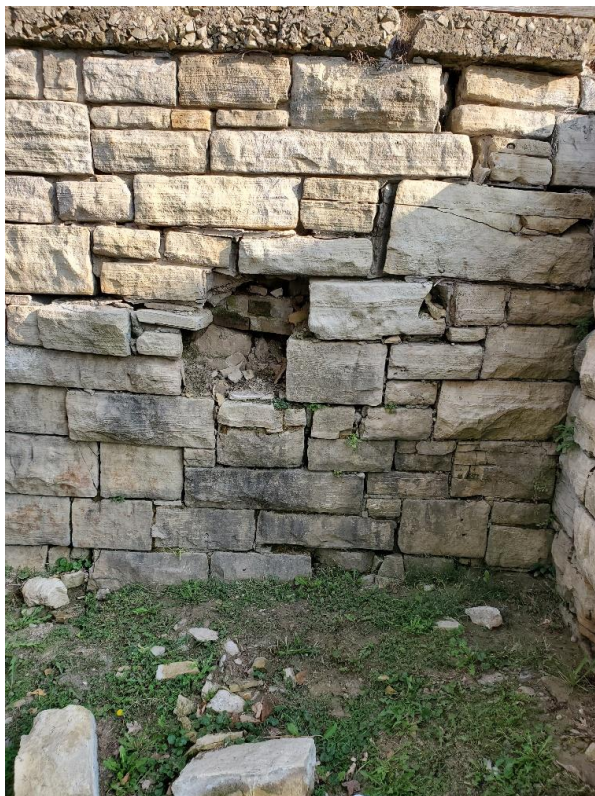
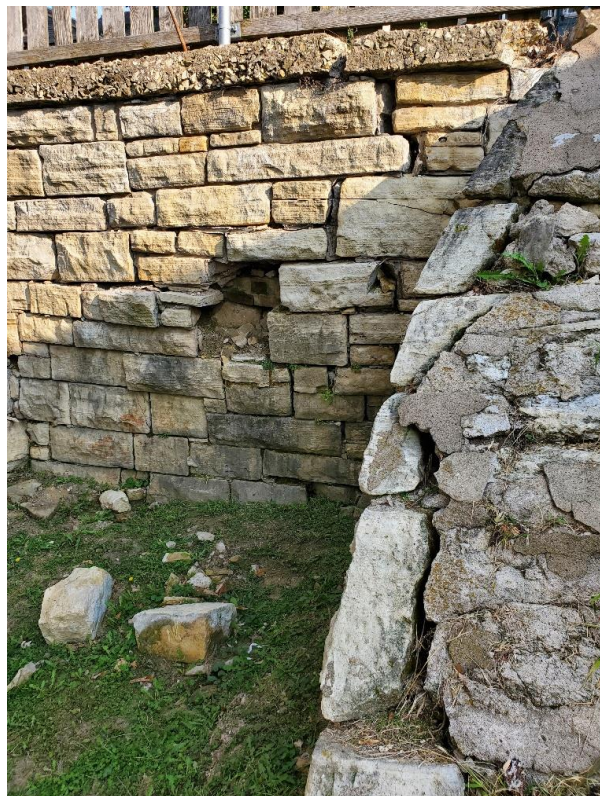


Private Retaining Wall
Along W 6th St.



Retaining Wall Behind 510 West 6th Street

DAVENPORT
IOWA | USA



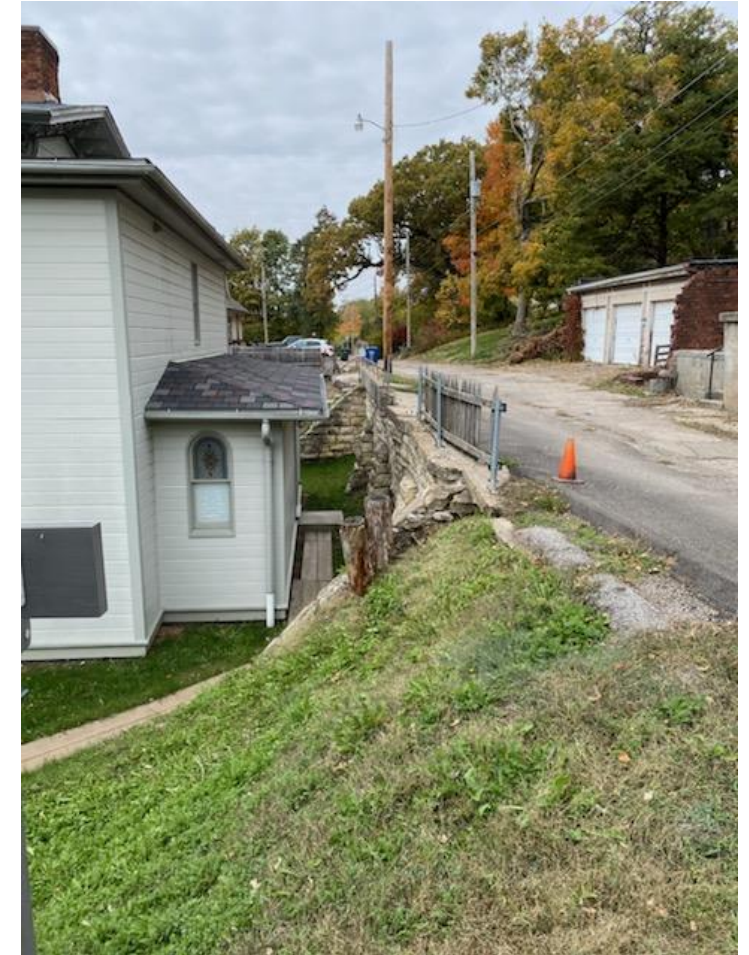
View from the Alley

DAVENPORT
IOWA | USA



Proximity to Home

DAVENPORT
IOWA | USA



Approximately 7 ft. between the Home and the Wall

Retaining Wall

510 West 6th Street

Recommendation from the November 9, 2021 Work Session:

- Reconstruct a modern wall with new, but visually similar materials.
- Salvage limestone from the retaining wall.
- Reuse material to repair other walls throughout the City.



Example: Failed Retaining Wall
at East 6th Street & Iowa Street

DAVENPORT
IOWA | USA

- EXISTING BUILDING
310 W 6TH ST
- 48" FENCE POST FENCING
TO BE CHOSEN BY OWNER
- 16.1' TOTAL HEIGHT
- 9' EXPOSED HEIGHT
- 1.5' EMBED
- 1' MATCH EXISTING GRADE
- 6.6' 6.5'
- R-28T
R-28M
R-28M
R-41M
R-41M
R-41M
R-60B
- REMOVE AND REPLACE
EXISTING ASPHALT
- EXTENT OF EXCAVATION
16.1'
- ALLEY TO DRAIN TOWARDS CENTER
- PROTECT EXISTING ASPHALT
- 4.9'
- PROTECT EXISTING FOOTING
(ASSUMED DIMENSIONS)
- EXISTING SOIL
- 1 1
- 4" PERFORATED DRAIN
- GEOTEXTILE FABRIC
- CONCRETE LEVELING PAD
1,500 PSI MIN. 28 DAY
COMPRESSIVE STRENGTH
- LEGEND
- R-28T 28" (710MM) TOP
- R-28M 28" (710MM) MIDDLE
- R-41M 41" (1030MM) MIDDLE
- R-60B 60" (1520MM) BOTTOM
- ALL RETAINED SOIL BACKFILL
SHALL BE POROUS GRANULAR
MATERIAL TO BE COMPACTED
TO A MINIMUM 90% STANDARD
PROCTOR DENSITY.
BACKFILL SHALL MEET ALL
REQUIREMENTS OF SECTION
4133 OF THE IOWA STANDARD
SPECIFICATIONS
- EXISTING GROUND
- REVISIONS
DESCRIPTION
DATE
- REMAINING WALL REPLACEMENT
DAVENPORT, IA
CROSS SECTION
- IMEG
INCORPORATED
DESIGN-BUILD TEAM
- MISC. Project No.
210062/05.00
- File Name:
C:\PROJECTS\210062\210062-05\05-00.dwg
- Copyright © 2017
All Rights Reserved
Field Book No. #
- Drawn By: NIKK
Checked By: JAA
Date: 6/27/19/0202
- 4
- Sheet 4 of 4

Replacement Wall



Replacement Redi-Rock Stone
Ledgestone Option w/ Concrete Stain



Existing Limestone Wall

Replacement Railing

- Existing Railing: Wood Picket Fence
- Proposed Railing: Black Coated Metal
- New Railing to Replicate the Material, Height, Color, and Design of the Adjacent Staircase Railing Connecting West 6th Street to the Alley





RETAINING WALL REPLACEMENT

DAVENPORT, IA

UTILITY NOTE

THE LOCATIONS OF THOSE BURIED AND ABOVE GROUND UTILITIES SHOWN ARE APPROXIMATE, ARE SHOWN FOR CONTRACTOR INFORMATIONAL USE ONLY, AND ARE NOT TO BE REFERENCED FOR CONSTRUCTION PURPOSES. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITY MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES, REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

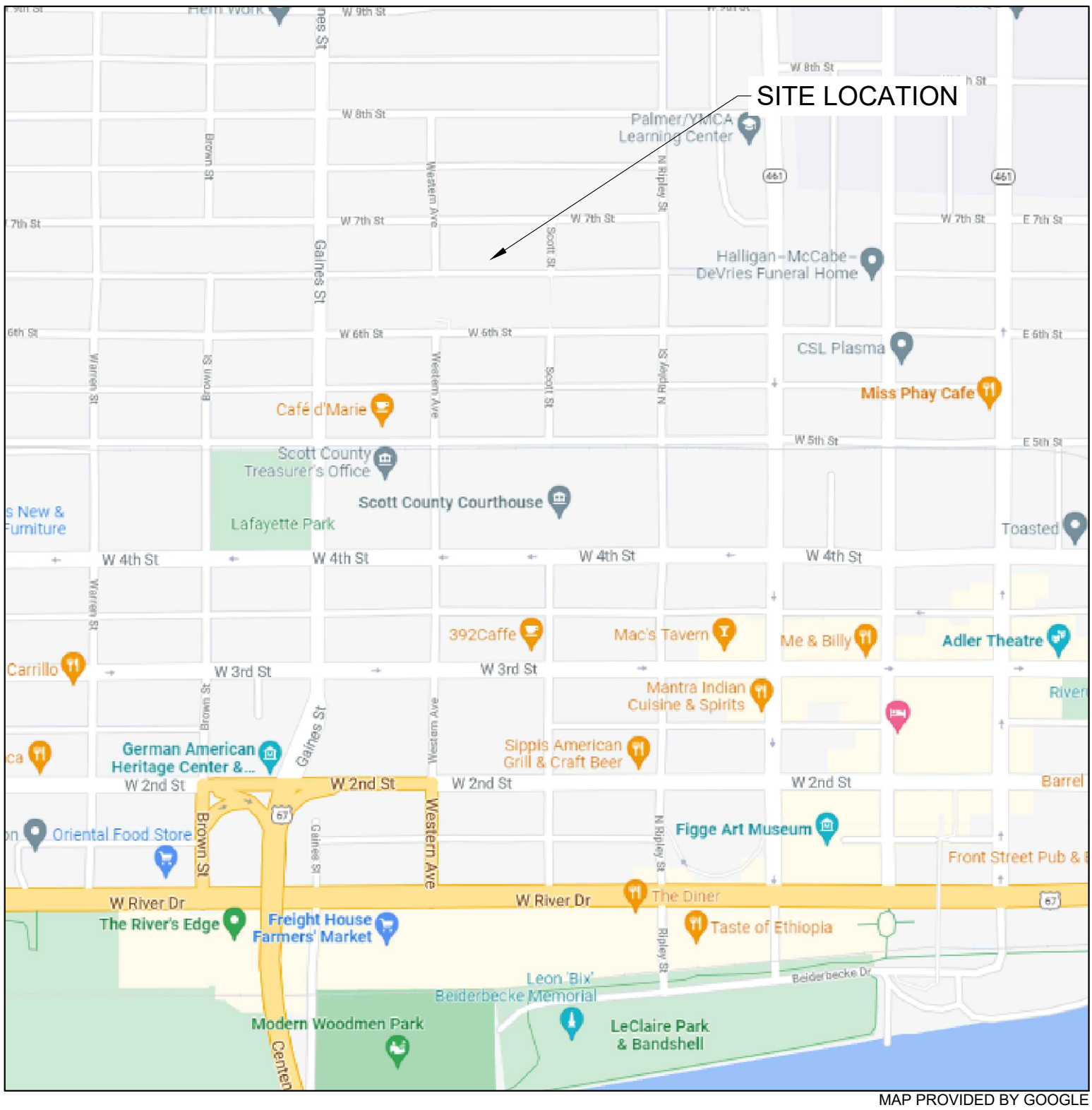
CONTACTS

MIDAMERICAN ENERGY
320 LECLAIRE ST
DAVENPORT, IA 52801
MATT KOVACIC (309) 793-3704
qclocates@midamerican.com

AT&T
LENNY VOHS (816) 275-4014
lv2121@att.com

CITY OF DAVENPORT
226 W 4TH ST
DAVENPORT, IA 52801
DAVID COX (563) 327-5154
gislocate@ci.davenport.ia.us

IOWA AMERICAN WATER COMPANY
5201 GRAND AVE
DAVENPORT, IA 52807
Julie Allender (563) 468-9222
julie.allender@amwater.com



VICINITY MAP
NOT TO SCALE



OWNER/DEVELOPER
DAVENPORT PUBLIC WORKS
1200 E 46TH ST
DAVENPORT, IA 52807
(563) 326-7923

INDEX OF SHEETS

COVER SHEET	1
EXISTING CONDITIONS	2
PROPOSED LAYOUT	3
CROSS SECTION	4
PROFILE VIEW	5
DETAILS	6

IMEG CORP. HAS ADOPTED SAFETY PROCEDURES FOR ITS EMPLOYEES WHO PROVIDE PROFESSIONAL ENGINEERING AND SURVEYING SERVICES. A COPY OF THESE PROCEDURES IS AVAILABLE FROM THE SAFETY OFFICER. IMEG CORP. PERSONNEL ARE NOT TRAINED IN CONTRACTOR (CONSTRUCTION) SAFETY AND COMPLIANCE PROCEDURES. THE METHODS AND MEANS TO COMPLY WITH CONSTRUCTION SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

PREPARED BY



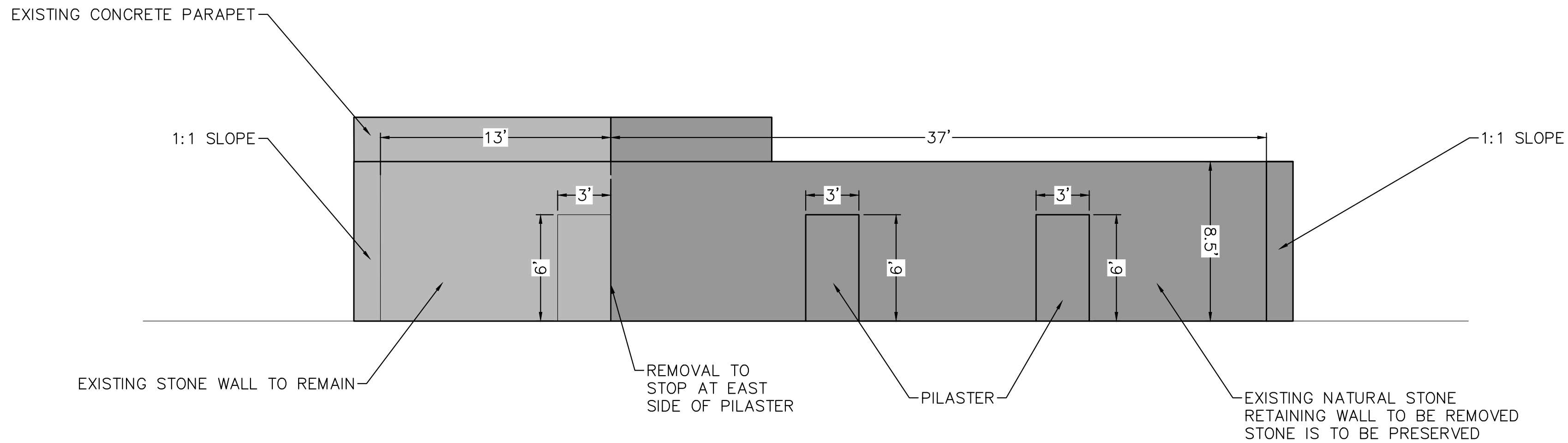
PLANS FOR REVIEW

LAST REVISED 02/22/2022

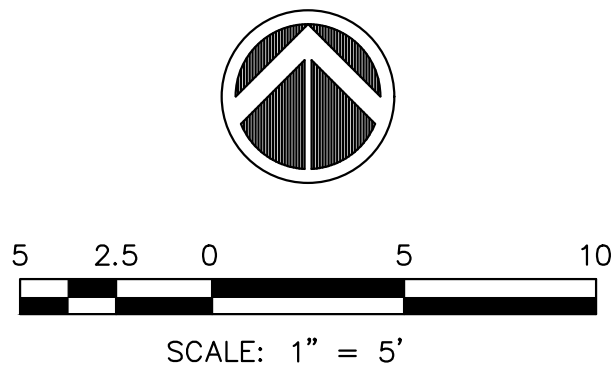
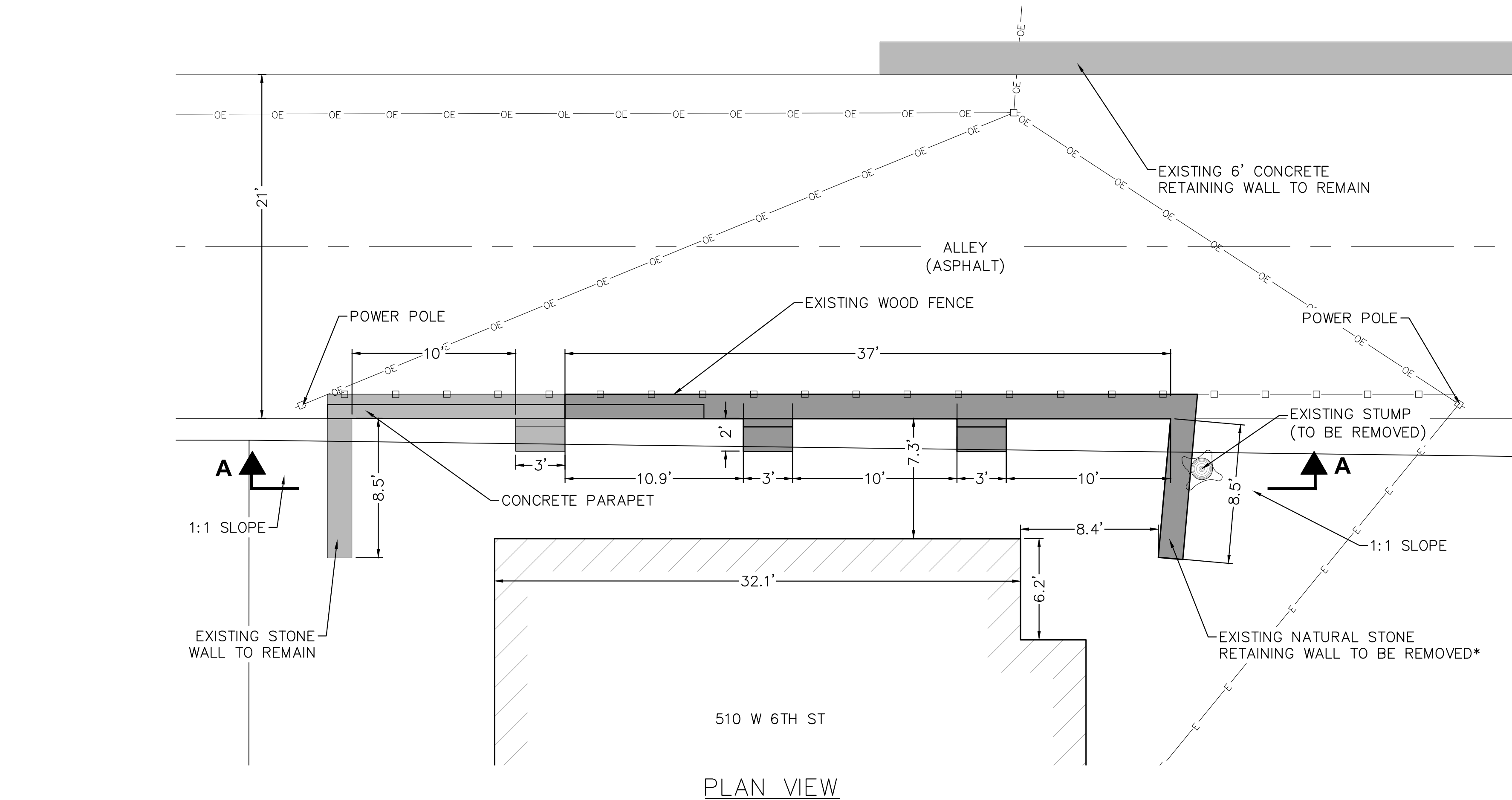
Tuesday, February 22, 2022 2:14:37 PM
G:\2021\21008295.00 DESIGN\GWL\3D\SOURCE\21008295.00-BASE.DWG

NOTES:

1. CONTRACTOR SHALL REMOVE THE EXISTING STONE WALL TO THE THE EXTENT SHOWN ON THIS SHEET.
2. CONTRACTOR SHALL REMOVE STONES AT INTERFACE BETWEEN NEW WALL AND EXISTING. SAW CUT EXISTING STONE TO CREATE VERTICAL SMOOTH EDGE. ALL DISTURBED STONES TO BE GROUTED IN PLACE.
3. CONTRACTOR SHALL NOT UNDERMINE EXISTING RETAINING WALL NORTH OF ALLEY. CONTACT ENGINEER IF EXISTING FOOTING EXTENDS INTO EXCAVATION LIMIT.



SECTION A-A



RETAINING WALL REPLACEMENT

DAVENPORT, IA

EXISTING CONDITIONS

IMEG Project No:
21008295.00

File Name:
21008295.00-BASE.dwg

© COPYRIGHT 2022
ALL RIGHTS RESERVED

Field Book No: #####

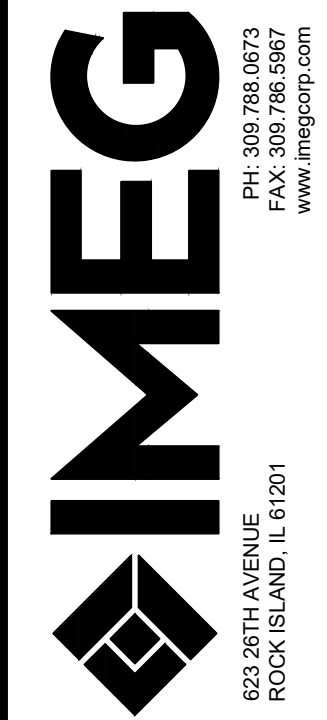
Drawn By: NWK

Checked By: AAG

Date: 02/10/2022

2

Sheet 2 of 6



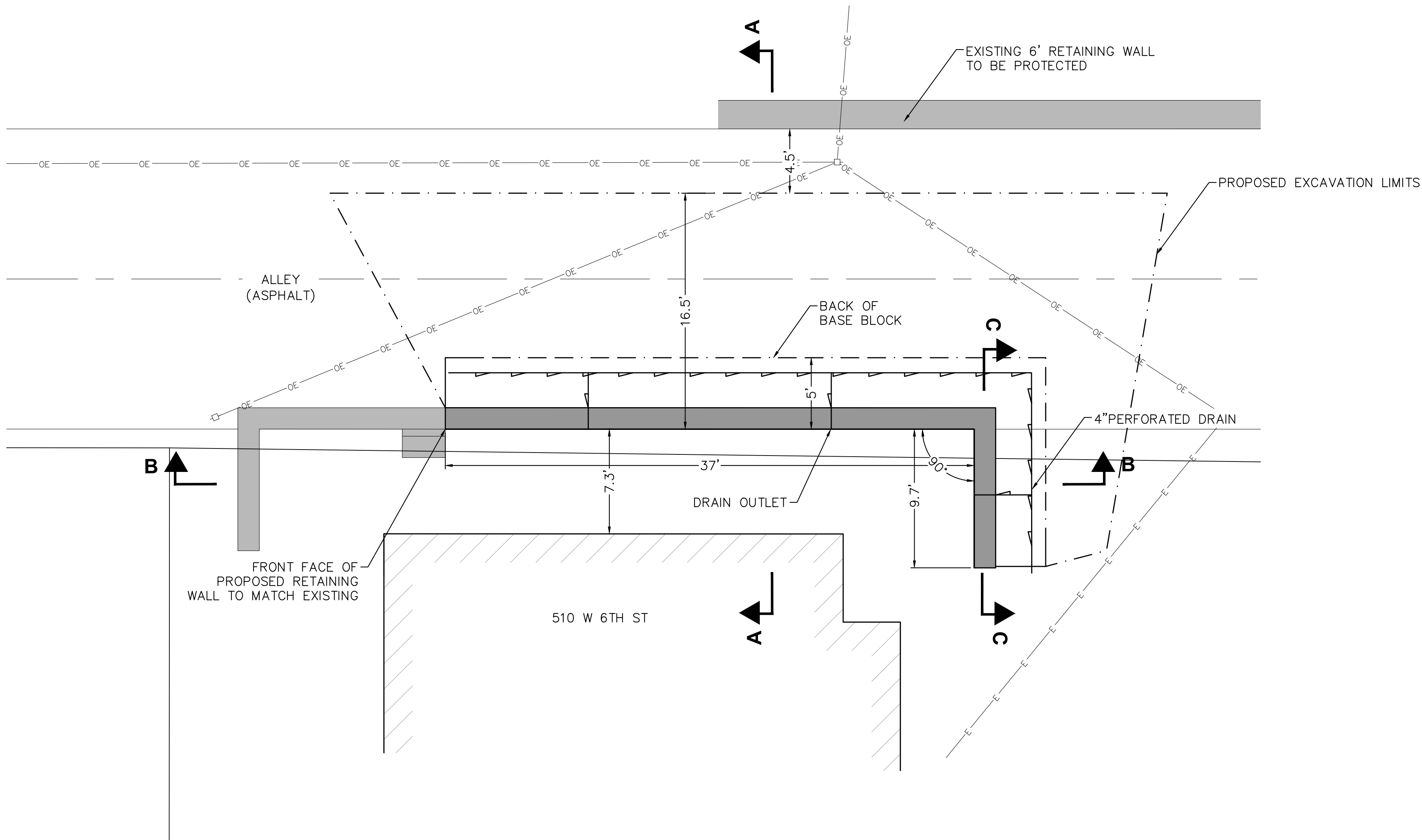
REVISIONS

DESCRIPTION

DATE

No.

Tuesday, February 22, 2022 2:14:42 PM
G:\2021\21008295.00\DESIGN\DWG\C3D\PLOT1\21008295.00-PROPOSED LAYOUT.DWG



PROPOSED LAYOUT

GENERAL NOTES

- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF DAVENPORT DESIGN AND SPECIFICATIONS, LATEST EDITION.
- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, REVIEW OF EXISTING PUBLIC RECORDS, AND FIELD INVESTIGATION. THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH PRESENTLY IS NOT KNOWN OR SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT EACH UTILITY COMPANY FOR THE FIELD LOCATION OF THEIR EXISTING LINES IN OR NEARBY THE CONSTRUCTION AREA PRIOR TO BEGINNING ANY CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS, NOT ALLOWING WATER TO POND. DO NOT ALLOW WATER TO DRAIN OR TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
- ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
- THE CONTRACTOR SHALL EXERCISE PROPER CAUTION TO PROTECT THE EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE.
- THE CONTRACTOR SHALL MAKE A REASONABLE EFFORT TO PRESERVE AND PROTECT EXISTING STONE BLOCKS. BLOCKS ARE TO BECOME PROPERTY OF THE CITY OF DAVENPORT. COORDINATE WITH CITY FOR STORAGE.

MODULAR BLOCK NOTES

- WORK SHALL CONSIST OF FURNISHING AND INSTALLING A GRAVITY RETAINING WALL AS IDENTIFIED ON THE PLANS, CONSISTING OF CONCRETE MODULAR BLOCKS TO THE LINES AND GRADES SHOWN ON THE CONSTRUCTION PLANS. THIS SHALL INCLUDE CONSTRUCTION OF THE BASE LEVELING PAD, INSTALLATION OF THE BLOCKS. GRANULAR BACKFILL, 4" DRAIN TILE, MISC. DRAIN RECONNECTS & WALL PENETRATIONS.

THE CONCRETE MODULAR BLOCK WALL SYSTEM SHALL MEET THE FOLLOWING REQUIREMENTS:

CONCRETE BLOCK: 4,000 PSI 28 DAY COMPRESSIVE STRENGTH, 4.5 TO 7.5 PERCENT ENTRAINED AIR BY VOLUME. WEIGHING 145 LBS/CF.

TEXTURE AND COLOR: TO BE DECIDED BY THE OWNER

THE RETAINING WALL SHALL BE CONSTRUCTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. INSTALLER OF WALL SYSTEM SHALL HAVE HAD PREVIOUS EXPERIENCE WITH THIS TYPE OF WALL CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WALL FINISH AND COLOR WITH THE OWNER.
- BLOCKS SHALL BE FREE OF STAINS, DEFECTS, CRACKS, AND/OR CHIPS
- THE CONTRACTOR SHALL EXCAVATE TO THE LINES SHOWN ON THE PLANS BEING CAREFUL NOT TO DISTURB EMBANKMENT MATERIALS BEYOND LIMITS NEEDED. OVER EXCAVATION SHALL NOT BE PAID FOR, AND REPLACEMENT WITH COMPACTED FILL AND/OR WALL SYSTEM COMPONENTS WILL BE REQUIRED AT CONTRACTOR EXPENSE. THE COST OF EXCAVATION BEHIND THE RETAINING WALL SHALL BE INCIDENTAL TO THIS PAY ITEM. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ANY TEMPORARY SHORING REQUIRED TO MAINTAIN EXCAVATION AND/OR PROTECT ADJACENT PROPERTY AND UTILITIES.
- THE BASE LEVELING PAD SHALL BE CONSTRUCTED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND SHALL BE A MINIMUM THICKNESS OF 1 FOOT OF UNREINFORCED CONCRETE WITH A MIN. 1,500 PSI 28 DAY COMPRESSIVE STRENGTH.
- ALL DISTURBED AREAS SHALL BE GRADED SMOOTH AND READY TO BE SEEDED OR PAVED.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND ADJUST EXISTING UTILITIES. IF INTERRUPTION OF SERVICES IN WARRANTED, A 48 HOUR NOTICE IS REQUIRED.
- NO DEBRIS OR MATERIALS ARE TO BE STORED OR LEFT ON-SITE OR ON ADJACENT PROPERTIES WITHOUT PERMISSION FROM THE OWNER.
- STATIONS AT STEPS IN TOP OF WALL AND BASED ON NOMINAL BLOCK SIZES AND ARE GIVEN FOR REFERENCE ONLY. CONTRACTOR SHALL VARY SLIGHTLY ACCORDING TO ACTUAL DIMENSIONS OF BLOCK BEING INSTALLED.

MATERIAL NOTES

- GEOTEXTILE FABRIC
 - GEOTEXRTILE FABRIC SHALL BE MIRAFI 180N OR EQUIVALENT (80Z MIN.) AND SHALL MEET THE PROPOERTIES SPECIFIED BY THE MANUFACTURE.
 - ALL GEOTEXTILE SEAMS SHALL BE OVERLAPPED BY A MINIMUM OF 12 INCHES
- DRAIN SYSTEM
 - DRAINS SHALL BE 4" HDPE OR PVC PERFORATED PIPE
 - USE NON-PERFORATED PIPE TO OUTLET THROUGHT HE FACE OF THE WALL.
 - PIPE FITTINGS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS
 - THE DRAIN SHALL BE PALACED AS TO MAINTAIN A GRAVITY FLOW (1% MINIMUM)

REVISIONS	DATE						
	DESCRIPTION						
No.							

620 25TH AVENUE
ROCK ISLAND, IL 61201
PH: 309.788.6873
FAX: 309.788.6967
www.imegcorp.com
Illinois Design Firm Registration #184.007637-0014

RETAINING WALL REPLACEMENT	DAVENPORT,IA	PROPOSED LAYOUT
----------------------------	--------------	-----------------

IMEG Project No:
21008295.00

File Name:
21008295.00-PROPOSED LAYOUT.dwg

© COPYRIGHT 2022
ALL RIGHTS RESERVED

Field Book No:####

Drawn By: NWK

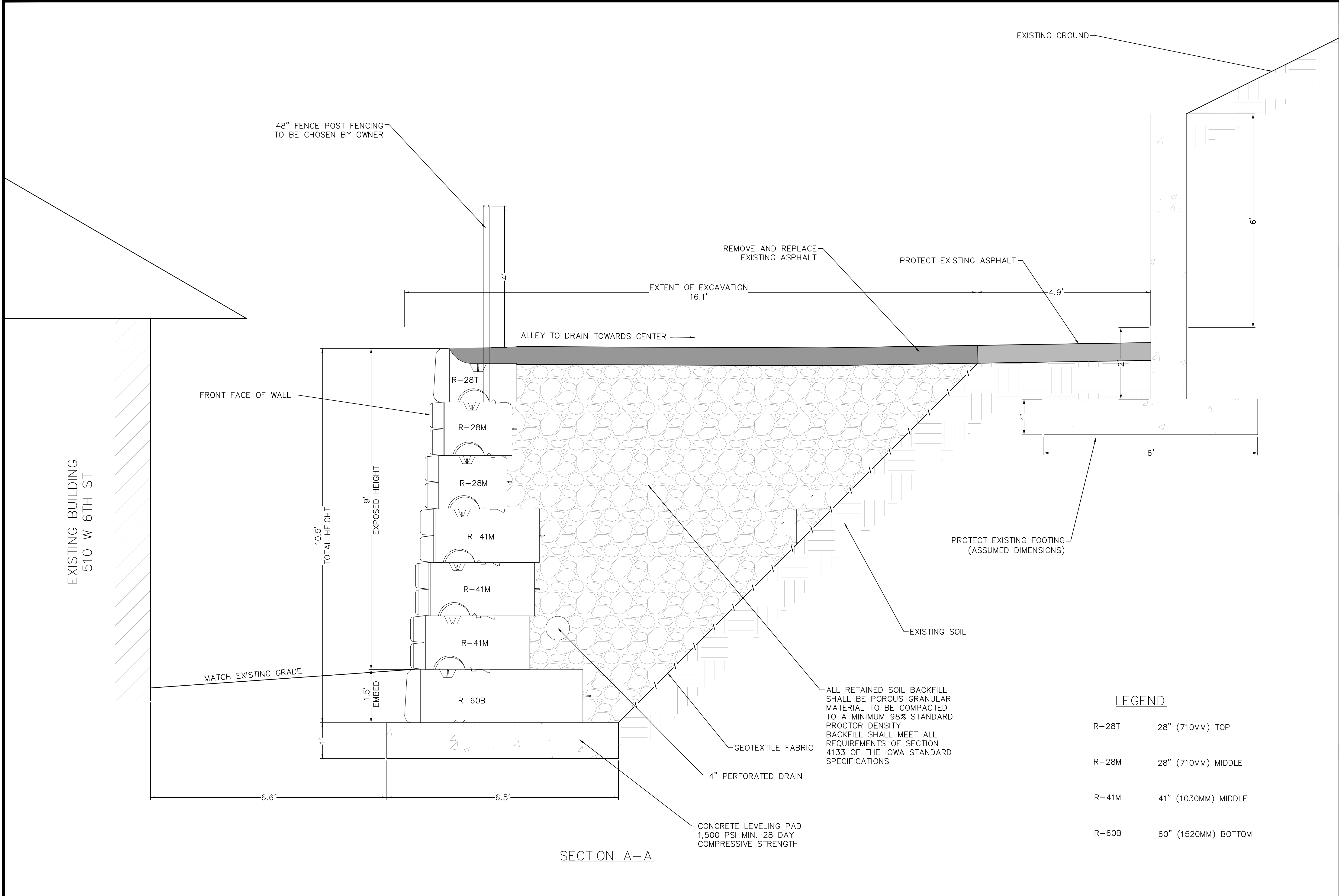
Checked By: AAG

Date: 02/10/2022

3

Sheet 3 of 6

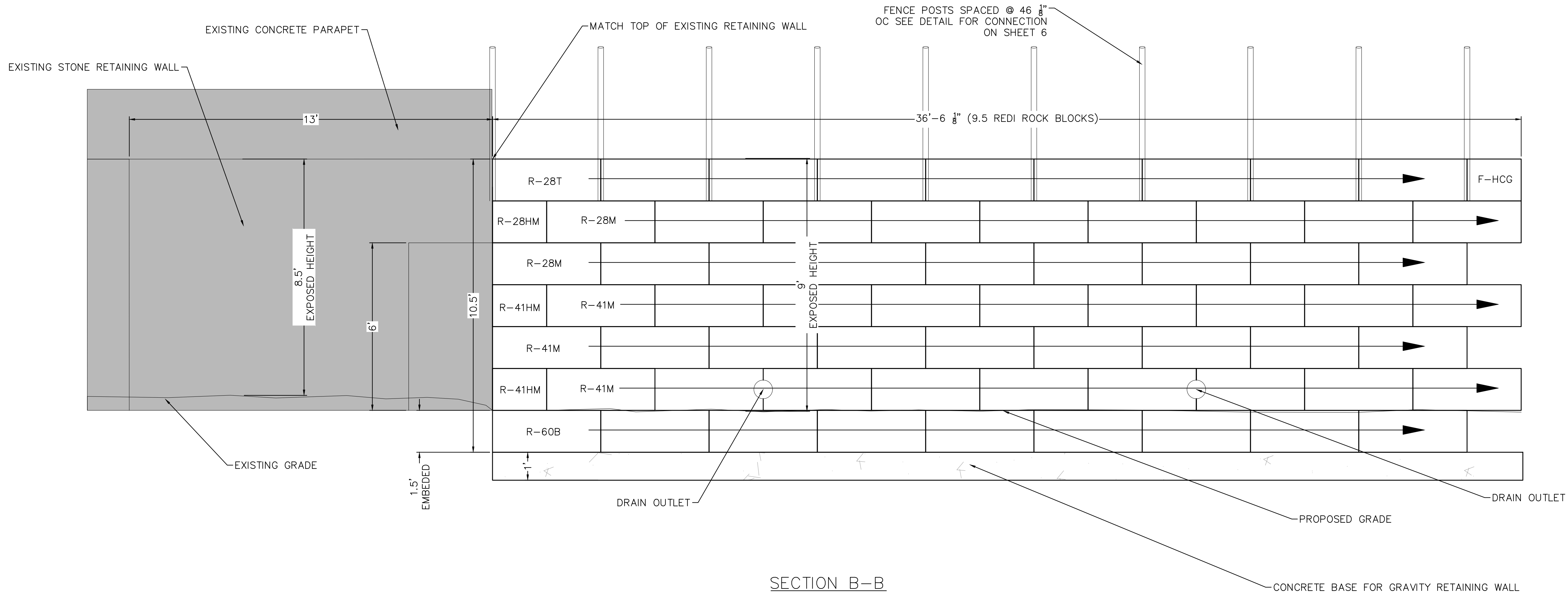
Tuesday, February 22, 2022 2:14:46 PM
G:\2021\21008295.00 DESIGN\DWG\C3D\PL01\21008295.00-CROSSSECTIONS.DWG



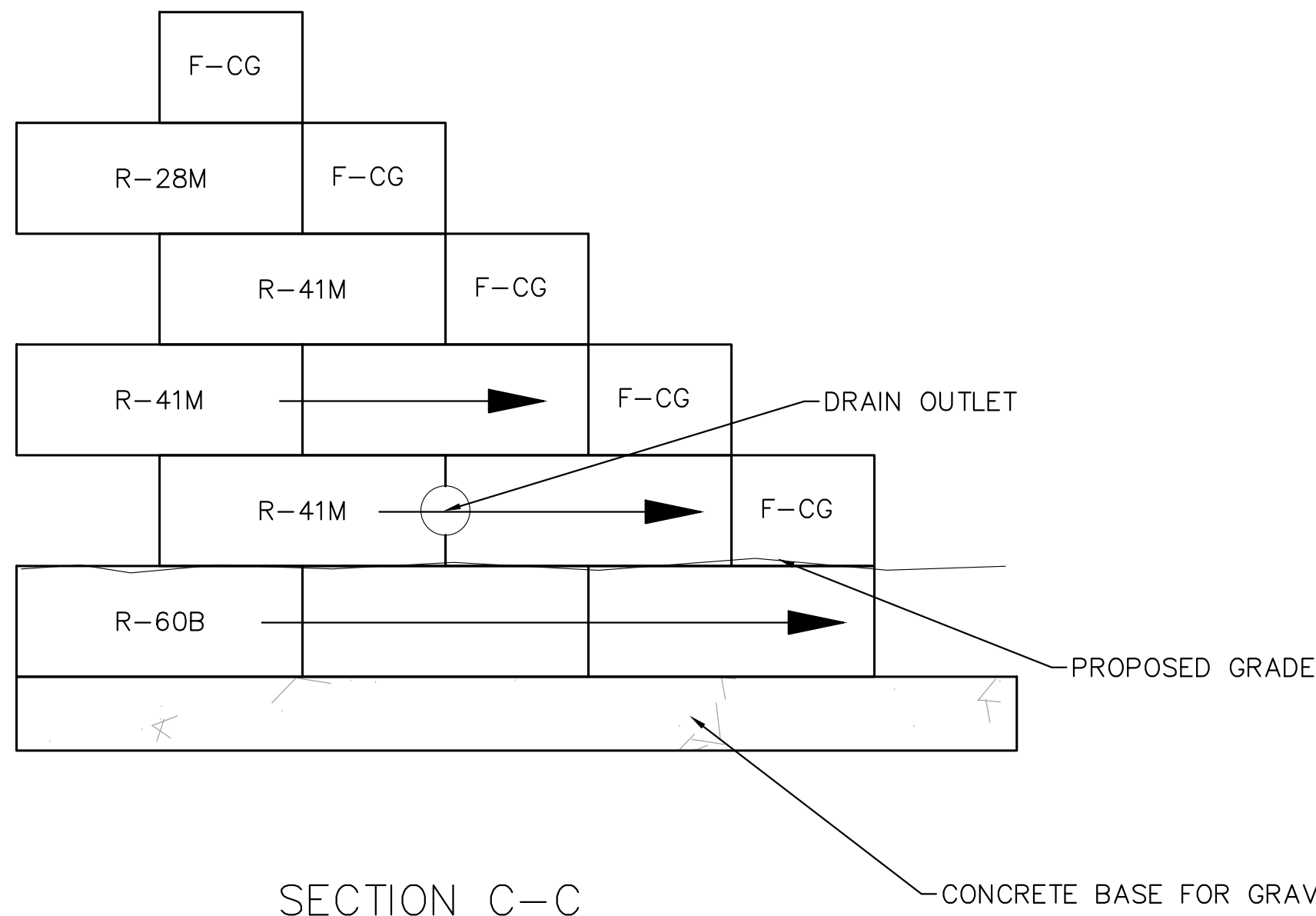
REVISIONS		DATE	
No.	DESCRIPTION		

IMEG 629 35TH AVENUE ROCK ISLAND, IL 61201 PH: 309.788.6873 FAX: 309.788.6867 www.imegcorp.com Illinois Design Firm Registration #184.007637-0014	
RETAINING WALL REPLACEMENT DAVENPORT, IA	
CROSS SECTION	
IMEG Project No: 21008295.00	
File Name: 21008295.00-CROSSSECTIONS.dwg	
© COPYRIGHT 2022 ALL RIGHTS RESERVED	
Field Book No: #####	
Drawn By: NWK	
Checked By: AAG	
Date: 02/10/2022	
4	
Sheet 4 of 6	

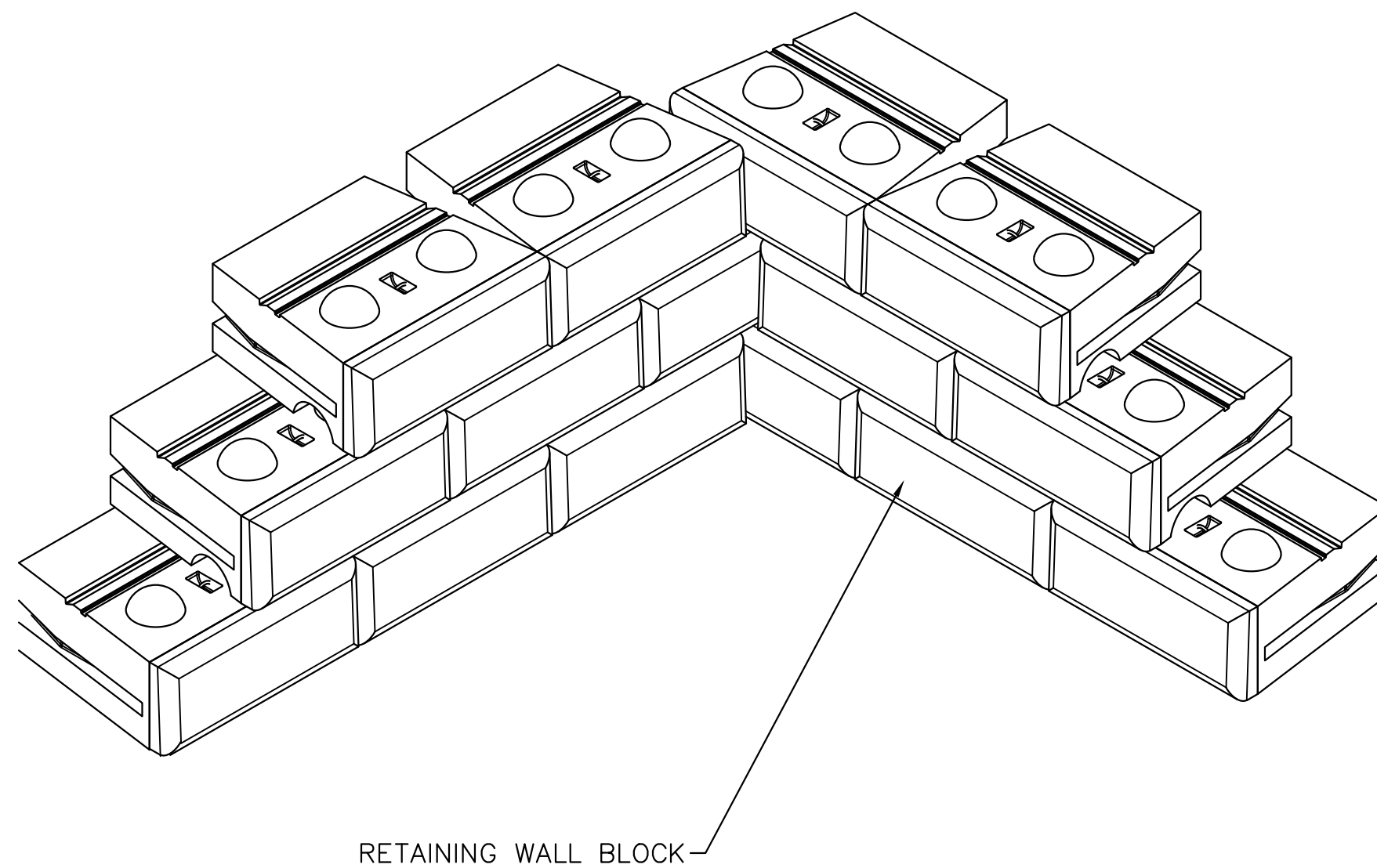
Tuesday, February 22, 2022 2:14:52 PM
G:\2021\21008295.00 DESIGN\GWL\3D\ PLOT\21008295.00-PROPOSED LAYOUT.DWG



SECTION B-B



SECTION C-C

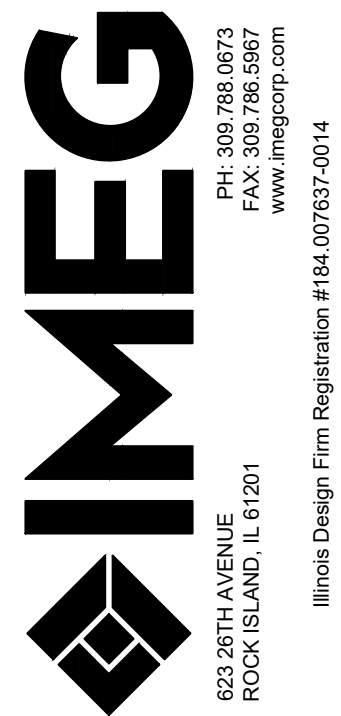


90° INSIDE
CORNER DETAIL

ABBREVIATION	NAME	QUANTITY
F-CG	CORNER GARDEN TOP	5
F-HCG	HALF CORNER GARDEN TOP	1
R-28T	28" (710MM) TOP	9
R-28M	28" (710MM) MIDDLE	19
R-28HM	28" (710MM) HALF MIDDLE	1
R-41M	41" (1030MM) MIDDLE	32
R-41HM	41" (1030MM) HALF MIDDLE	2
R-60B	60" (1520MM) BOTTOM	12

CONTRACTOR SHALL CONFIRM ALL QUANTITIES

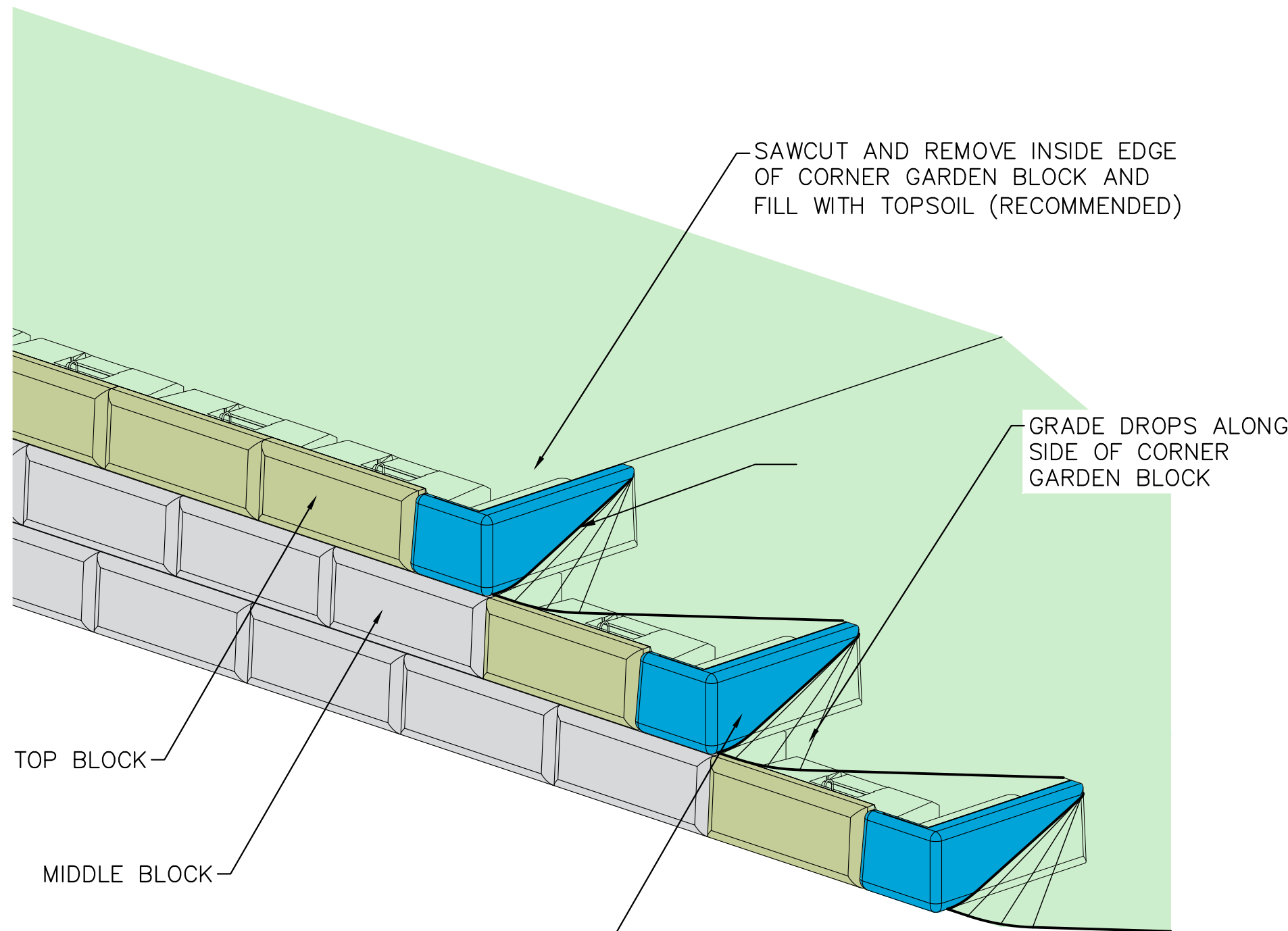
REVISIONS		DATE
No.	DESCRIPTION	



RETAINING WALL REPLACEMENT
DAVENPORT, IA
PROFILE VIEW

IMEG Project No:
21008295.00
File Name:
21008295.00-PROPOSED
LAYOUT.dwg
© COPYRIGHT 2022
ALL RIGHTS RESERVED
Field Book No: #####
Drawn By: NWK
Checked By: AAG
Date: 02/10/2022

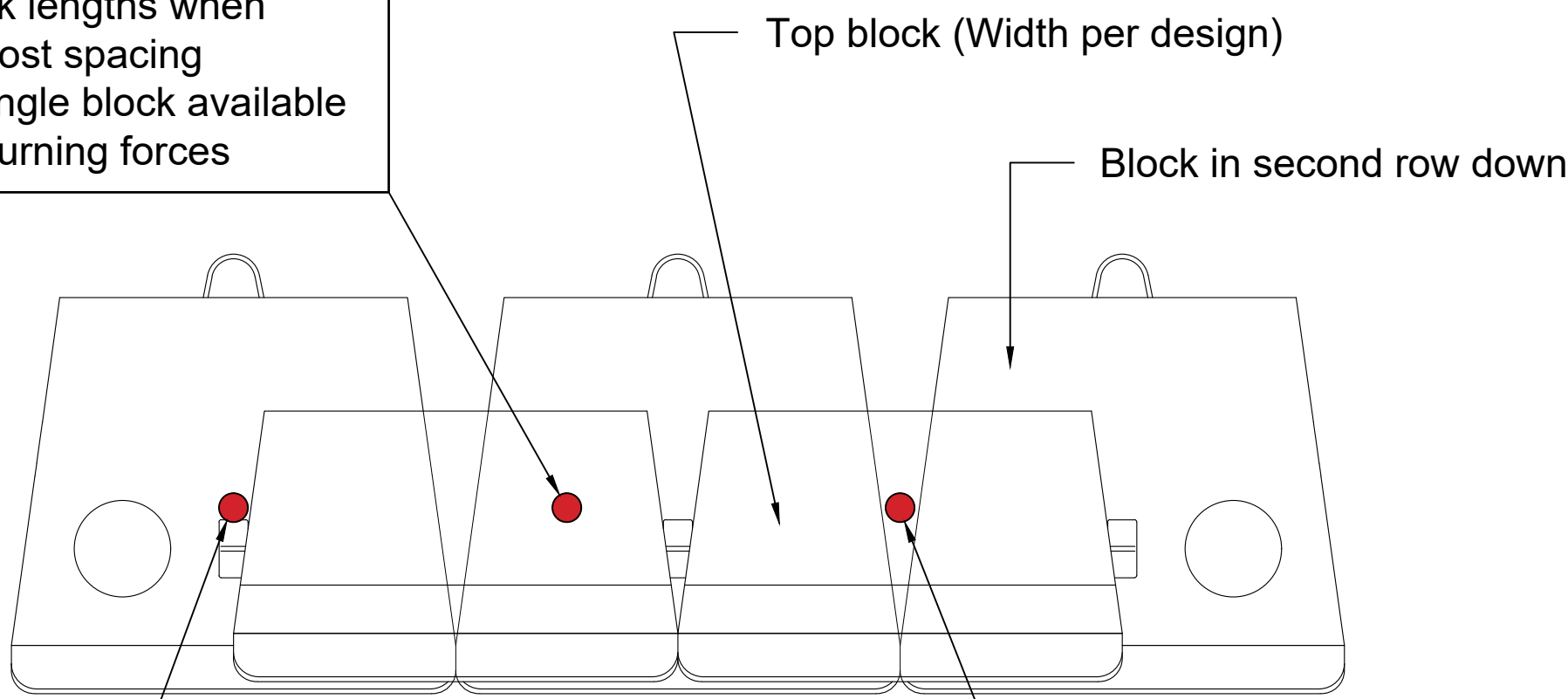
Tuesday, February 22, 2022 2:14:54 PM
G:\2021\21008295.00 DESIGN\DWG\3D\1\21008295.00-PROPOSED LAYOUT.DWG



GRADE DETAIL

Connection Option #1
Anchor into the top block

- Consider block lengths when determining post spacing
- Weight of a single block available to resist overturning forces



Top View

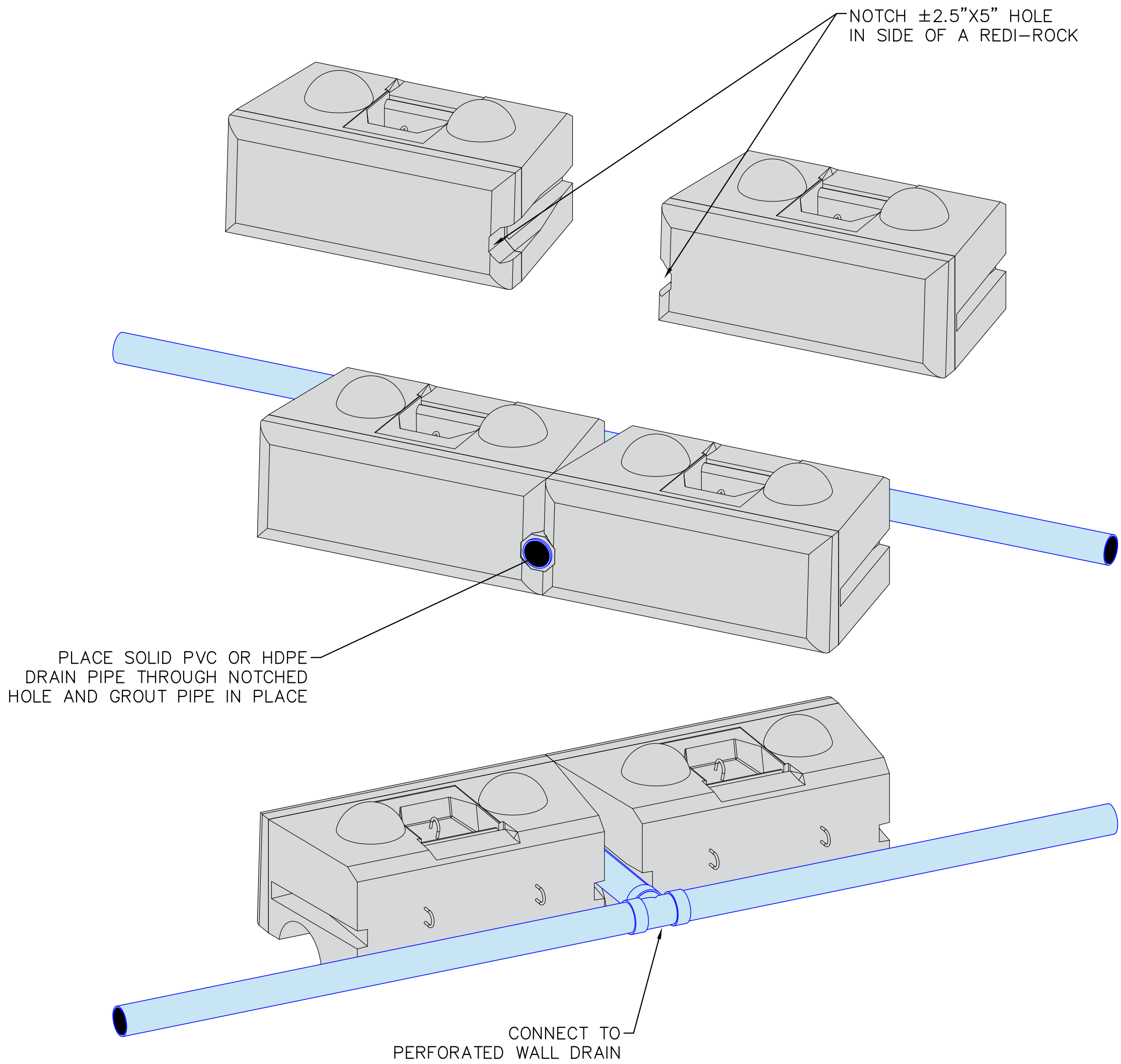
Connection Option #2
Grout posts in v-shaped opening between top blocks

- Spacing in multiples of 46 1/8" (1172 mm)
- Weight of a 2 adjacent blocks available to resist overturning forces

Connection Option #3
Core through top block and grout posts in V-shaped opening between lower blocks

- Spacing in multiples of 46 1/8" (1172 mm)
- Weight of a 2 adjacent blocks on second level down and 3 top row blocks available to resist overturning forces

FENCE POST CONNECTION OPTIONS



WALL DRAIN OUTLET DETAIL

REVISIONS		DATE
No.	DESCRIPTION	

**IMEG**

623 35TH AVENUE
ROCK ISLAND, IL 61201

PH: 309.788.6873
FAX: 309.788.6867
www.imegcorp.com

Illinois Design Firm Registration #184.007637-0014

RETAINING WALL REPLACEMENT	DAVENPORT, IA
DETAILS	

IMEG Project No: 21008295.00
File Name: 21008295.00-PROPOSED LAYOUT.dwg
© COPYRIGHT 2022 ALL RIGHTS RESERVED
Field Book No: #####
Drawn By: NWK
Checked By: AAG
Date: 02/10/2022



Managing “The Bluff” - Retaining Walls

Satisfactory examples



Unsatisfactory examples



Retaining walls have been used extensively throughout the Hamburg District. Some are used to even sloping yards and prevent erosion. Some are used to keep earth from covering sidewalks and roadways. And some are used for decoration. The most common, and most attractive, types are made of stone with a cap of stone. Sometimes plantings, such as ivy, are used to hide retaining walls. Railroad ties and “suburban”-type retaining walls do not fit in with the character of the Hamburg District. Concrete retaining walls are acceptable, but not favored. Walls of adequate height, consistent in materials, and adequate maintenance promote an interesting and charming public face.



Managing “The Bluff” - Stairs

Front yard stairs



Road side stairs



Road extension stairs

The large elevation changes in the Hamburg District create the need for stairs. These stairs have been constructed in front yards, along roads, and as road extensions. Most stairs are composed of concrete with railings along one or both sides. Stairs in front yards tend to blend in with the landscaping of the house. Stairs along roads are detailed in similar fashion to the road and are subject to sidewalk-like standards. However, stairs that are used as road extensions are treated like stairs through a park and are more ornamental. Where this type of stair is used is when the bluff became too steep to economically build a road, but a connection was still wanted. Many types of material are acceptable as long as there is adequate maintenance of the stair.

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.