

CITY COUNCIL MEETING

City of Davenport, Iowa

Wednesday, January 29, 2020; 5:30 PM

City Hall, 226 W 4th St, Council Chambers

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. Approval of Minutes

Approval of the City Council Meeting Minutes for January 15, 2020

VI. City Administrator Update

VII. Report on Committee of the Whole

Approval of the Report on Committee of the Whole for January 22, 2020

VIII. Appointments, Proclamations, Etc.

A. Appointments

1. Affirmative Action Advisory Commission

- Shonda Liddell (Re-Appointment)

- Vera Kelly (Re-Appointment)

- Malavika Shrikhande (Re-Appointment)

2. Parks & Recreation Advisory Board

- Beverly Woods (2nd Ward - New Appointment)

IX. Petitions and Communications from Council Members and the Mayor

X. Individual Approval of Items on the Discussion Agenda

1. Resolution approving the proposed conveyance of 219 Scott St to Corrosion Control Service, Inc (petitioner). [Ward 3]

XI. Approval of All Items on the Consent Agenda

****NOTE:** These are routine items and will be enacted at the City Council Meeting by one roll call vote without separate discussion unless an item is requested to be removed and considered separately.

1. Second Consideration: Ordinance amending Schedule VII of Chapter 10.96 entitled "No Parking" by adding 52nd St along the north side from 53rd St to Eastern Ave and along the south side from 53rd St east 610 feet. [Ward 7]

2. First Consideration: Ordinance for Case REZ19-13 being the request of Alex Kelly on behalf of Pegasus 62 LCC for a zoning map amendment on 9,000 square feet, more or less, of property located at 2012 E 11th St from R-4C Single-Family and Two-Family Residential Zoning District to C-T Commercial Transitional Zoning District. [Ward 5]
3. First Consideration: Ordinance for Case ROW19-02 being the request to vacate a portion of the original Division St right-of-way located between Ridgeview Dr and W 76th St (Earle Glaus, petitioner). [Ward 8]
4. Resolution supporting a Workforce Housing Tax Credit (WHTC) Disaster application to the State for the Pine Knoll project located at 2504 Telegraph Rd and approving an Urban Revitalization Tax Exemption (URTE) application for the same (Chris Ales, petitioner). [Ward 1]
5. Resolution supporting a Workforce Housing Tax Credit (WHTC) Disaster application to the State for the IH Bowstring Lofts project located at 601 W 2nd Street and approving an Urban Revitalization Tax Exemption (URTE) application for the same (O.V. Nielsen Family Trust, petitioner). [Ward 3]
6. Resolution authorizing the Mayor to sign the Certified Local Government Form supporting the proposed National Register Historic Places: Davenport Commercial Historic District. [Ward 3]
7. Resolution closing various street(s), lane(s), or public grounds on the listed date(s) to hold events.

Center for Active Seniors, Inc; St. Patrick's Day Race; Downtown; Saturday, March 14, 2020; **Closures:** 5:00 a.m. - 12:00 p.m. 2nd St from Harrison to Brady; 8:00 a.m. - 11:00 a.m. 2nd St from Harrison to Ripley; 8:30 a.m. - 11:00 a.m. two westernmost travel lanes and parking lane on Brady St from 2nd to 3rd; 8:30 a.m. - 11:00 a.m. 3rd St from Brady to Gaines; 9:30 a.m. - 11:00 a.m. 3rd St from Gaines to Division; 9:50 a.m. - 10:10 a.m. all lanes of Brady from River Dr to 3rd St. [Ward 3]

St. Patrick's Society; St. Patrick's Day Grand Parade XXXV; Saturday, March 14, 2020 11:00 a.m. - approximately 2:00 p.m.; Downtown; **Closures:** Gaines St from the Centennial Bridge to 3rd St; 3rd St from Gaines St to Iowa St; Iowa St from 2nd St to 4th St for parade entries to disband. [Ward 3]

Lynn Hunt; Gathering of the Green Conference; RiverCenter 136 E 3rd St; **Closure (for vendor unloading and loading):** Pershing Ave between River Dr and E 3rd St 7:00 a.m. Sunday, March 15, 2020 through 2:00 p.m. Monday, March 23, 2020. [Ward 3]

8. Resolution accepting the Silver Creek Bank Stabilization Project completed by Langman Construction, Inc of Rock Island, IL. The project was completed with a final contract amount of \$190,085, CIP #33022. [Ward 2]
9. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Intake Repair Program, CIP #33034. [All Wards]
10. Resolution approving the plans, specifications, form of contract, and estimate

- of cost for the N Elmwood Ave Reconstruction between W 61st St and W 62nd St project, CIP #35040. [Ward 2]
11. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Slopertown Reconstruction - Division to Harrison Project, CIP #35033. [Ward 8]
 12. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Seawall and Safety Railing System Repairs. [Wards 1 & 3]
 13. Resolution approving a contract amendment to the FY20 Contract Milling Program with Tri-City Blacktop, Inc in the amount of \$88,757.96, CIP #35041. [All Wards]
 14. Resolution accepting the Parks and Recreation Department maintenance building at Vander Veer project completed by Bi-State Masonry, Inc of Rock Island, IL. The project was completed with a final contract amount of \$158,568.60, CIP #10519. [Ward 7]
 15. Resolution approving the contract to purchase five (5) sedans from Karl Chevrolet of Ankeny, IA from State Bid # MA 005 20095, in the amount of \$102,381.60 funded in CIP #24020. [All Wards]
 16. Resolution awarding the contract for the installation of a new air handler unit at the Main Library - Phase II, to Hometown Plumbing & Heating Co, Inc of Davenport, IA in the amount of \$540,000, CIP #23038. [Ward 3]
 17. Resolution accepting the 2019 General Street Resurfacing project completed by Hawkeye Paving Corporation of Bettendorf, IA. The project was completed with a final contract amount of \$614,276.41, CIP #35035. [Wards 1, 5, & 6]
 18. Resolution establishing special assessment interest rates. [All Wards]
 19. Resolution approving the contract for the City-wide printing services to Davenport Printing Company of Davenport. [All Wards]
 20. Motion approving the Citizens Advisory Committee's recommendations for the reprogramming of the unspent and unobligated Community Development Block Grant (CDBG) funds from CDBG Year 44 ending June 30, 2019. [All Wards]
 21. Motion approving noise variance request(s) for various events on the listed dates and times.

St. Patrick's Society; St. Patrick's Day Grand Parade XXXV; Saturday, March 14, 2020 12:00 p.m. - 1:30 p.m.; Downtown; Outdoor music/performances, over 50 dBa. [Ward 3]

22. Motion approving beer and liquor license applications.

A. New License, new owner, temporary permit, temporary outdoor area, location transfer, etc. (as noted):

Ward 6

Links (KJT Holdings LLC) - 5619 Utica Ridge Rd, Ste 300 - License Type: C

Liquor

Northgate Place (Hy-Vee, Inc) - 1823 E Kimberly Rd - Location Transfer to 1815 E Kimberly Rd Hy-Vee - License Type: E Liquor

Ward 7

Assumption High School (Assumption High School) - 1020 W Central Park Ave - Temporary Permit April 24, 2020 "April Knight Fundraiser" - License Type: C Liquor

Costa Del Mar Mexican Grill and Seafood (Costa Del Mar Inc) - 3852 N Brady St - License Type: C Liquor

Ward 8

Residence Inn Davenport (S & S Hotels, Inc) - 120 E 55th St - License Type: B Liquor

B. Annual license renewals (with outdoor area renewals as noted):

Ward 2

Wal-Mart Supercenter #5115 (Wal-Mart Stores, Inc) - 3101 W Kimberly Rd - License Type: E Liquor

Ward 4

Kwik Star #123 (Kwik Trip, Inc) - 2850 W Locust St - License Type: C Beer

Ward 6

Wal-Mart Supercenter #1241 (Wal-Mart Stores, Inc) - 5811 Elmore Ave - License Type: E Liquor

23. Motion to ratify change orders #1 & #2 for the Eastern Ave Reconstruction Project contracted with Langman Construction, Inc in the amount of \$51,942, CIP #35035. [Wards 6 & 7]
24. Motion to ratify change orders #1 - #5 for the Main Street Landing - Phase I project to Hawkeye Paving in the amount of \$62,600.47, CIP #68004. [Ward 3]
25. Motion approving a contract with Mindfire Communications of LeClaire, IA for communication consulting services not-to-exceed \$75,000 annually. [All Wards]
26. Motion approving the contract for the Adler Stage Floor Replacement to WRS Construction Inc of Davenport, IA in the amount of \$83,205, CIP #69015. [Ward 3]

XII. Other Ordinances, Resolutions and Motions

XIII. Public with Business

PLEASE NOTE: At this time individuals may address the City Council on any matters of City business. This is not an opportunity to discuss issues with the Council members or get information. In accordance with Open Meetings law, the Council can not take action on any complaint or suggestions tonight, and can not respond to any allegations at this time.

Please state your Name and Ward for the record. There is a five (5) minute time limit. Please end your comments promptly.

XIV. Reports of City Officials

XV. Executive Session

1. To discuss strategy with counsel in matters involving litigation pursuant to Iowa Code Section 21.5(1)(c).

XVI. Adjourn

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Brian Krup 563-326-6163
Wards:

Action / Date
1/29/2020

Subject:
Approval of the City Council Meeting Minutes for January 15, 2020

ATTACHMENTS:

Type	Description
▣ Cover Memo	CC Min 011520

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	1/22/2020 - 9:47 AM

City of Davenport, Iowa
City Council Meeting Minutes
Wednesday, January 15, 2020

The City Council of Davenport, Iowa met in regular session on Wednesday, January 15, 2020 at 5:30 p.m. in the Council Chambers at Davenport City Hall, 226 W 4th St, Davenport, IA with Mayor Mike Matson presiding and all Aldermen present.

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. Approval of Minutes

APPROVED

1. Approval of the City Council Meeting Minutes for November 26, 2019

2. Approval of the Special City Council Meeting Minutes for December 4, 2019

VI. City Administrator Update

VII. Report on Committee of the Whole

APPROVED

Approval of the Report on Committee of the Whole for January 8, 2020

COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, Wednesday, January 8, 2020 -- Presentation of Colors by the Central High School Army JROTC Color Guard. National Anthem performed by Sam Fahrenkrug. Administration of Oaths of Office by the Honorable Justice Thomas D. Waterman to Mike Matson, Mayor; Rick Dunn, First Ward; Maria Dickmann, Second Ward; Marion Meginnis, Third Ward; Raymond A. Ambrose, Fourth Ward; Matthew Dohrmann, Fifth Ward; Ben Jobgen, Sixth Ward; Patrick Peacock, Seventh Ward; Judith Lee, Eighth Ward; Kyle Gripp, At Large and JJ Condon, At Large. The Council observed a moment of silence. Pledge of Allegiance. The Council met in Committee of the Whole at 5:30 p.m. with Mayor Matson presiding and all aldermen present.

The following Public Hearings were held: Public Works: 1. on the plans, specifications, form of contract, and estimate of cost for the W 76th St Patching Project, CIP #35042; 2. on the plans, specifications, form of contract, and estimate of cost for the W 11th St Reconstruction Project from Wisconsin Ave to Hidden Valley Dr, CIP #35040; 3. on the plans, specifications, form of contract, and estimate of cost for the W 29th St Pavement Reconstruction Project, CIP #35040; and 4. on the plans, specifications, form of contract, and estimate of cost for the E 39th St & Forest Rd Intersection Reconstruction Project, CIP #35040.

Action items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) Community Development: Ald. Gripp reviewed all items listed. On motion by Ald. Lee, second by Ald. Ambrose all items moved to the Consent Agenda. Public Safety: Ald. Ambrose reviewed all items listed. On motion by Ald. Jobgen, second by Ald. Gripp all items moved to the Consent Agenda. Public Works: Ald. Dunn reviewed all

items listed. On motion by Ald. Dohrmann, second by Ald. Peacock all items moved to the Consent Agenda. Finance: Ald. Condon reviewed all items listed. On motion by Ald. Peacock, second by Ald. Dickmann all items moved to the Consent Agenda.

Council adjourned at 6:33 p.m.

VIII. Appointments, Proclamations, Etc.

A. Appointments

APPROVED 2020-01

1. Plan & Zoning Commission

- Stephen Garrington (New Appointment)

2. Affirmative Action Advisory Commission

- Michael Guster (New Appointment)

B. Proclamations

ISSUED 2020-02

1. Slavery and Human Trafficking Prevention and Awareness Month - January 2020

2. National Mentoring Month - January 2020

3. Bridge Ave Historic District Neighborhood Association

IX. Presentations

X. Petitions and Communications from Council Members and the Mayor

XI. Individual Approval of Items on the Discussion Agenda

XII. Approval of All Items on the Consent Agenda

On motion by Ald. Ambrose, second by Ald. Meginnis with all Aldermen present voting aye (Ald. Lee abstaining from item #19 and Ald. Dohrmann abstaining from item #10) the Consent Agenda was approved as follows:

1. First Consideration: Ordinance amending Schedule VII of Chapter 10.96 entitled "No Parking" by adding 52nd St along the north side from 53rd St to Eastern Ave and along the south side from 53rd St east 610 feet. [Ward 7]

MOVED TO SECOND CONSIDERATION

2. Resolution setting a Public Hearing on the proposed conveyance of 219 Scott St to Corrosion Control Service, Inc (petitioner). [Ward 3]

ADOPTED 2020-03

3. Resolution for Case F19-19 being the request of Classic Development Co Inc for a final plat for a 4-lot subdivision on 3.77 acres, more or less, of property located east of

Waverly Road near the intersection of W 13th St and Waverly Rd. [Ward 1]

ADOPTED 2020-04

4. Resolution approving the plans, specifications, form of contract, and estimate of cost for the W 76th St Patching Project, CIP #35042. [Ward 8]

ADOPTED 2020-05

5. Resolution approving the plans, specifications, form of contract, and estimate of cost for the W 11th Street Reconstruction Project from Wisconsin Ave to Hidden Valley Dr, CIP #35040. [Ward 1]

ADOPTED 2020-06

6. Resolution approving the plans, specifications, form of contract, and estimate of cost for the W 29th St Pavement Reconstruction Project, CIP #35040. [Ward 7]

ADOPTED 2020-07

7. Resolution approving the plans, specifications, form of contract, and estimate of cost for the E 39th St & Forest Rd Intersection Reconstruction Project, CIP #35040. [Ward 6]

ADOPTED 2020-08

8. Resolution assessing alley resurfacing projects for the north south alley between Farnam and LeClaire from Garfield to Columbia and the east west alley between Glaspell and Schricker from Pine to Belmont completed in fall 2019, CIP #35038. [Wards 3 & 5]

ADOPTED 2020-09

9. Resolution accepting the Main St Landing Phase II - Seat Wall Project completed by Hawkeye Paving Corporation of Bettendorf, IA. The project was completed with a final contract amount of \$689,120, CIP #68004. [Ward 3]

ADOPTED 2020-10

10. Resolution approving the purchase of a 135 G Excavator from the Sourcewell Contract #032515, from Martin Equipment of IA-IL Inc of Rock Island, IL in the amount of \$184,000. [All Wards]

ADOPTED 2020-11

11. Resolution approving the revised Federal Aid Agreement for Iowa's Transportation Alternatives Program (TAP) in the amount of \$1,138,000 for the construction of the extension of the Goose Creek Trail from 53rd St to 59th St and Brady St, CIP #28019. [Wards 7 & 8]

ADOPTED 2020-12

12. Preliminary Resolution for the Alley Resurfacing Program for the alley located between River Dr and Wood Ln from Forest Rd to the Bettendorf city limits, CIP #35038. [Ward 6]

ADOPTED 2020-13

13. Resolution accepting work completed under the FY19 & FY20 DOT Full Depth Patching Project, CIP #35035. The total contract with CDMI Concrete Contractors, Inc was \$134,777.20. [Wards 2 & 7]

ADOPTED 2020-14

14. Resolution adopting the City of Davenport's 2020 State Legislative Program. [All Wards]

ADOPTED 2020-15

15. Resolution for concurrent approval of the license agreement with American Cruise Lines, Inc. [Ward 3] **ADOPTED 2020-16**

16. Resolution setting a Public Hearing for the FY21 Proposed Property Tax Levy. [All Wards] **ADOPTED 2020-17**

17. Motion approving the following noise variance request on the listed dates and times. **PASSED 2020-18**

Quad Cities Chamber of Commerce; Icestravaganza; Freight House parking lot 401 W River Dr; Friday, January 17, 2020 6:00 p.m. - 8:00 p.m. and Saturday, January 18, 2020 11:00 a.m. - 4:00 p.m. and 6:00 p.m. - 8:00 p.m.; Outdoor music, over 50 dBa. [Ward 3]

18. Motion approving beer and liquor license applications. **PASSED 2020-19**

A. New License, new owner, temporary permit, temporary outdoor area, location transfer, etc. (as noted):

Ward 3

Stompbox Brewing (JPX2ME, LLC) - 210 E River Dr - Outdoor Area - License Type: Class C Liquor

Ward 6

Chipotle Mexican Grill (Chipotle Mexican Grill of Colorado, LLC) – 5270 Elmore Ave, Unit 3 - Ownership Update - License Type: Class C Liquor

B. Annual license renewals (with outdoor area renewals as noted):

Ward 2

Big 10 Mart (Molo Oil Company) - 2308 W 53rd St - License Type: Class C Beer - Carry Out/WBN

Ward 3

Chuck's Tap (White T Corporation) - 1731 W 6th St - License Type: C Liquor

Dam View Inn (Vandamqc LLC) - 410 E 2nd St - Outdoor Area License Type: Class C Liquor - On Premise

Danceland (Danceland LTD) - 501 1/2 W 4th St - License Type: Class C Liquor - On Premise

Express Lane Gas & Food Mart (Expresslane Inc) - 1139 Brady St – License Type: Class C Beer - Carry Out/WBN

Front Street Brewery (Front Street Brewery Inc) - 208 E River Dr – Outdoor Area
License Type: Class C Liquor - On Premise

Raw Bar (Rawbar) - 136 E 3rd St Suite A - Outdoor Area License Type: Class C
Liquor - On Premise

Ward 4

Hilltop Grocery (Hilltop Grocery Llc) - 1312 Harrison St - License Type: Class E
Liquor - Carry Out/BC/WB

St. Ambrose University (Sodexo America, Llc) - 518 W Locust St – Outdoor Area
License Type: Class C Liquor - On Premise

Ward 5

Aldi, Inc #15 (Aldi, Inc) - 1702 Brady (Midtown Plaza) - License Type: Class C
Beer - Carry Out/WB

Ward 6

Hy-Vee #4 (Hy-Vee, Inc) - 4064 E 53rd St - License Type: E Liquor

Rudy's Tacos (CME 1066 Inc) - 3944 Elmore Ave - Outdoor Area License Type:
Class C Liquor - On Premise

Ward 7

Columbus Club (Columbus Club Of Davenport) - 1111 W 35th St – License Type:
Class C Liquor - On Premise

19. Motion awarding a design services contract to Veenstra & Kimm, Inc of West Des Moines, IA for the Sunderbruch Park Bridge over Blackhawk Creek Repair Project, CIP #64076. [Ward 1] **PASSED 2020-20**

20. Motion approving Change Order #1 to Impact7G, Inc in the amount of \$68,640.93 for the Underground Storage Tank Removal Project at the Davenport Municipal Airport, CIP #20011. [Ward 8] **PASSED 2020-21**

21. Motion accepting the Sterilite Drainage Improvement Project completed by Legacy Corporation of IL of East Moline, IL. The project was completed with a final contract amount of \$61,094.89, CIP #33043. [Ward 8] **PASSED 2020-22**

22. Motion approving change order #4 to McCarthy Improvement Company for the N Lincoln Ave Reconstruction Project in the amount of \$90,852.82, CIP #35035. [Ward 4] **PASSED 2020-23**

23. Motion approving the award of a five year lease agreement for golf carts for the three (3) golf courses to Harris Golf Cars of Dubuque, IA in the amount of \$98,600 per year. [Wards 1, 6, & 8]

PASSED 2020-24

XIII. Other Ordinances, Resolutions and Motions

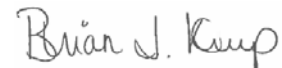
XIV. Public with Business

XV. Reports of City Officials

Following is a summary of revenue received for the month of November 2019:

Property taxes	\$4,159,596
Other City taxes	\$2,449,253
Special assessments	-
Licenses & permits	\$186,899
Intergovernmental	\$2,460,354
Charges for services	\$3,718,832
Use of monies & property	\$516,858
Fines & forfeits	\$168,498
Bonds/Loan proceeds	\$76,409
Miscellaneous	\$151,931

XVI. Adjourn **6:01 p.m.**



Brian Krup
Deputy City Clerk

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Brian Krup 563-326-6163
Wards:

Action / Date
1/29/2020

Subject:
Approval of the Report on Committee of the Whole for January 22, 2020

ATTACHMENTS:

Type	Description
▣ Cover Memo	COW Report 012220

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	1/23/2020 - 11:28 AM

COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, Wednesday, January 22, 2020--The Council observed a moment of silence. Pledge of Allegiance. The Council met in Committee of the Whole at 5:30 p.m. with Mayor Matson presiding and all Aldermen present. The following Public Hearings were held: Community Development: (The Public Hearing for Case REZ19-11 being the request of Raju Penmatcha to rezone 7.04 acres located at the southwest corner of N Division St and W 76th St from R-MF, Residential Multifamily District to C-2, Corridor Commercial District was not held as the petitioner withdrew his request.) 1. for Case REZ19-13 being the request of Alex Kelly on behalf of Pegasus 62 LCC for a zoning map amendment on 9,000 square feet, more or less, of property located at 2012 E 11th St from R-4C Single-Family and Two-Family Residential Zoning District to C-T Commercial Transitional Zoning District; 2. for Case ROW19-02 being the request to vacate a portion of the original Division St right-of-way located between Ridgeview Drive and W 76th St (Earle Glaus, petitioner); and 3. on the proposed conveyance of 219 Scott St to Corrosion Control Service, Inc (petitioner). Public Works: 1. on the plans, specifications, form of contract, and estimate of cost for the Intake Repair Program, CIP #33034; 2. on the plans, specifications, form of contract, and estimate of cost for the N Elmwood Ave Reconstruction between W 61st St and W 62nd St project, CIP #35040; 3. on the plans, specifications, form of contract, and estimate of cost for the Slopertown Reconstruction - Division to Harrison Project, CIP #35033; and 4. on the plans, specifications, form of contract, and estimate of cost for the Seawall and Safety Railing System Repairs.

Action items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) Community Development: Ald. Gripp reviewed all items listed. On motion by Ald. Lee, second by Ald. Dickmann item #3, Resolution approving the proposed conveyance of 219 Scott St to Corrosion Control Service, Inc (petitioner), moved to the Discussion Agenda and all other items moved to the Consent Agenda. Public Safety: Ald. Ambrose reviewed all items listed. On motion by Ald. Jobgen, second by Ald. Dickmann all items moved to the Consent Agenda. Public Works: Ald. Dunn reviewed all items listed. On motion by Ald. Dohrmann, second by Ald. Amborse all items moved to the Consent Agenda. Finance: Ald. Condon reviewed all items listed. On motion by Ald. Peacock, second by Ald. Dickmann all items moved to the Consent Agenda.

Council adjourned at 6:05 p.m.

City of Davenport

Agenda Group:

Department: Office of the Mayor

Contact Info: Tiffany Thorndike 563-888-2066

Wards:

Action / Date

1/29/2020

Subject:

Affirmative Action Advisory Commission

- Shonda Liddell (Re-Appointment)
- Vera Kelly (Re-Appointment)
- Malavika Shrikhande (Re-Appointment)

Background:

Shonda Liddell, Vera Kelly and Malavika Shrikhande are re-appointments with term expirations of January 31, 2023.

REVIEWERS:

Department

Reviewer

Action

Date

Office of the Mayor

Thorndike, Tiffany

Approved

12/19/2019 - 10:11 AM

City of Davenport

Agenda Group:

Department: Office of the Mayor

Contact Info: Tiffany Thorndike 563-888-2066

Wards:

Action / Date

1/29/2020

Subject:

Parks & Recreation Advisory Board

- Beverly Woods (2nd Ward - New Appointment)

Background:

Beverly is a new appointment to Parks & Recreation Advisory Board, filling a vacancy created by a recent resignation. Beverly's term expiration is 6/30/21.

REVIEWERS:

Department	Reviewer	Action	Date
Office of the Mayor	Thorndike, Tiffany	Approved	1/17/2020 - 3:30 PM

City of Davenport

Agenda Group:

Department: Community Planning & Economic Development

Contact Info: Bruce Berger 563-326-7769

Wards:

Action / Date

1/22/2020

Subject:

Resolution approving the proposed conveyance of 219 Scott St to Corrosion Control Service, Inc (petitioner). [Ward 3]

Recommendation:

Adopt the Resolution.

Background:

The subject property, 219 Scott St, was originally the site of the Linden apartment building, a historic structure in downtown Davenport. The building suffered a fire in 2005 and was eventually torn down. The owner deeded the property to the City of Davenport and it has been maintained as a vacant lot by the City for roughly the past seven years.

The petitioner owns the adjacent property at the southeast corner of 3rd and Scott Streets, which is a two-story, mixed-use building. While that property has occupied apartment units on the second floor, the first floor has been vacant and boarded for a number of years, last occupied as a bar. The petitioner has indicated that there has been interest in leasing/acquiring and redeveloping the first floor, but the lack of associated parking has been a barrier for interested parties.

As such, the petitioner has submitted an offer of \$14,000 to acquire the City's adjacent vacant lot and intends to join the two parcels to allow for redevelopment to occur on the first floor of the existing structure.

ATTACHMENTS:

Type	Description
▢ Cover Memo	Resolution
▢ Exhibit	Purchase Offer 219 Scott Street

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	1/15/2020 - 9:08 AM
Community Development Committee	Berger, Bruce	Approved	1/15/2020 - 9:09 AM
City Clerk	Admin, Default	Approved	1/15/2020 - 4:34 PM

Resolution No. _____

Resolution offered by Alderman Gripp

RESOLUTION approving the proposed conveyance of 219 Scott Street to Corrosion Control Service, Inc. (petitioner). [Ward 3]

RESOLVED by the City Council of the City of Davenport.

WHEREAS, the City of Davenport is the legal owner of certain property legally described as:

The South Ninety (90) feet of the West Fifty (50) feet of Lot Eight (8) of Block Nine (9) in the Original Town, now City of Davenport, Scott County, Iowa

Excepting, the North 4 feet of the South Ninety (90) feet of the West Fifty (5) feet of Lot Eight (8) of Block Nine (9) in the Original Town, now City of Davenport, Scott County, Iowa.

The above described tract is also described as the South 4 feet of the North Sixty-Four (64) feet of the West Fifty (50) feet of Lot Eight (8) in Block Nine (9) in the Original Town, now City of Davenport, Scott County, Iowa.

WHEREAS, the City of Davenport is supportive of projects to grow the community and that increase density in the downtown; and

WHEREAS, the City desires to reduce maintenance costs associated with mowing vacant lots; and

WHEREAS, the petitioner has submitted an offer to acquire the property with the intent of joining it with the adjacent property the petitioner already owns to allow for parking and redevelopment of the first floor retail/restaurant space.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport the proposed conveyance of 219 Scott Street to Corrosion Control Service, Inc. is approved and staff is hereby authorized to execute the purchase offer and close on the property.

Approved:

Attest:

Mike Matson, Mayor

Brian Krup, Deputy City Clerk

For the Exclusive Use of Members of the Quad City Area REALTOR® Association
This is a legally binding contract when fully executed by all parties.

Office: WEINDRUCH MEADE, INC

Lot, Land & Farm Real Estate Purchase Agreement
Page 1 of 7

To: (Seller) CITY OF DAVENPORT IOWA

The undersigned (Buyer) CORROSION CONTROL SERVICE INC. AND/OR ASSIGNS

hereby offers to purchase for the total sum of \$ 14,000.00 the real estate located at;

219 SCOTT ST., DAVENPORT, IOWA - VACANT LAND

and legally described as follows:

AS PER ATTACHMENT "A" WARRANTY DEED 2012-00038262 (2 PAGES) AND

AS PER ATTACHMENT "B" PARCEL L0005-32B SUMMARY (3 PAGES)

Together with any easements and 100 percent of mineral rights, but subject to any easements of record, zoning restrictions, Farm Service Agency/Natural Resources Conservation Service (FSA/NRCS) cost sharing agreements and restrictive covenants.

Earnest Money

Buyer hereby deposits the sum of \$ 500.00, in the form of [] cash [☒] check, in escrow with CITY OF DAVENPORT ("Escrow Agent") as Earnest Money, to be applied to the purchase price at closing. Broker will hold money in a special, non-interest bearing escrow account if an Illinois property or a special interest bearing escrow account if an Iowa property, with the interest being forwarded to the Iowa Association of REALTORS® Foundation, a charitable non-profit entity, or as directed under the provision of 18 under this contract. In the event any contingency is not met by the date contained in such contingency, Seller recognizes the Earnest Money will be returned to Buyer, and this Agreement shall be null and void. In the event of a default by Buyer hereunder, the Earnest Money shall be paid to Seller as provided in Paragraph 16. In the event of a dispute as to the retention or return of the Earnest Money, the Escrow Agent shall only take such action with respect to the Earnest Money as agreed in writing by the parties or as ordered by a court of competent jurisdiction. Seller and Buyer agree to indemnify, defend and hold harmless the Escrow Agent from and against any and all liabilities and claims arising out of duties as Escrow Agent.

The balance of the purchase price shall be paid as follows:

☒ A. CASH. By payment of the sum of \$ 13,500.00 at closing, with evidence of such funds to be provided to Seller within -1- (ONE) business days of Seller's acceptance of the Agreement. If such evidence is not so provided to Seller, this Agreement shall be null and void and the Earnest Money returned to Buyer; or

 B. SALE SUBJECT TO FINANCING. This Agreement is subject to and contingent upon Buyer providing a written loan commitment for a loan on the property in the amount of no later than . If Buyer has made timely application as set out herein and a loan commitment cannot be obtained by Buyer within the time provided, or if Buyer's lender does not provide such written statements, this Agreement shall be null and void and all Earnest Money shall be returned to Buyer.

 C. INSTALLMENT CONTRACT. Buyers shall make an additional payment of \$ at settlement, and for the balance of the purchase price Buyers and Sellers will execute an installment contract on forms commonly used and accepted in Iowa/Illinois in which Buyers agree to pay \$ in equal consecutive payments of \$, ☐including / ☐plus interest at % per annum on principal balances remaining from time to time unpaid, ☐until the entire purchase price and interest is fully paid, or ☐until the day of , 20 when the remaining unpaid principal balance and any accrued interest is due and payable in full as a balloon payment.

RdC / Buyer's / Seller's (Buyer(s) and Seller(s) acknowledge that they have read this page.)
Initial(s) Initial(s)



D. OTHER TERMS. 1. PURCHASER OWNS THE ADJOINING PROPERTY (431 W. 3RD ST.)

2. SUBJECT TO APPROVAL BY THE CITY OF DAVENPORT - CITY COUNCIL

3. PURCHASER HAS A PERPETUAL EASEMENT OVER A PORTION OF THE CITY

OWNED PROPERTY BEING SOLD/ PURCHASED.

1. This offer is also subject to the following conditions:

A. **Sale or Exchange:** Offer is made subject to Buyer entering into a firm contract for the ☐ sale, or ☐ exchange under IRS Code Section 1031 provisions, whichever applies, of Buyers property located at _____

_____, for not less than \$ _____ or such amount as is acceptable to Buyer, on or before _____. This condition shall also include the subsequent successful closing of said transaction.

B. **Inspections:** The Buyers may at their option and their expense, within _____ days after acceptance of this offer, have the following inspections of the property completed:

1. ☐ Well Water Quality being safe for human consumption
2. ☐ Septic System Inspection to determine if system is working properly
3. ☐ Whole House Inspection
4. ☐ Environmental Inspection
5. ☐ Other: _____

Buyers inspections shall be performed by inspectors of Buyers choice who are qualified for and in such matters. If Buyer receives an unsatisfactory report, which cannot be resolved between the parties within _____ days of the completion and receipt thereof, then upon written notice from Buyer to Seller, this Agreement shall be null and void and all earnest money returned to Buyers.

C. **Other contingencies:** _____

If any contingency cannot be satisfied within time provided, this Offer shall become null and all money paid or obligations given by Buyer shall be returned to Buyer.

2. **Tax Deferred Exchange.** If it is the intent of the Buyer or Seller, or both, to use this transaction in an IRS Code Section 1031 Tax Deferred Exchange, irrespective of whether this transaction is subject to or conditioned upon said exchange, each party agrees to cooperate with each other in any such exchange. Any documents that need to be prepared, and any such expenses incurred to effect the exchange shall be the sole responsibility of the party for which the exchange is being used.

3. **Real Estate Taxes, Special Assessments, and Charges.**

A. All regular taxes due and payable in the year in which possession is given are to be paid by Seller as well as all unpaid taxes for prior years.

B. All regular taxes for the year in which possession is given (due and payable in the following year) are to be prorated between Buyer and Seller as of the date of possession or _____. The basis of such proration shall be the taxes that were certified and payable in the prior tax year. If such taxes are not based upon a full assessment of the present property improvements the proration shall be based on the current tax rate and the assessed value for the tax period to date of possession shown on the assessor's records, less tax abatement, if any.

C. All special assessments on the Treasurer's Books at the time of the acceptance of this offer are to be paid by Seller. All charges for solid waste removal, utilities, and assessments for maintenance attributable to Seller's possession are to be paid by Seller.

RDF

_____/_____
Initial(s) Buyer's

_____/_____
Initial(s) Seller's

(Buyer(s) and Seller(s) acknowledge that they have read this page.)

4. **Survey.** This property ____ shall ☒ shall not be surveyed, and the final price ____ shall ____ shall not be adjusted according to surveyed acreage. Cost to be divided as follows: Buyer ____ Seller ____
5. **Closing and Possession.** The sale under this contract shall be closed on or before the 30TH day of JANUARY, 2020, or at such time as the parties may mutually agree. Possession shall be delivered to the Buyers at the time of closing or ____.
6. **Insurance/Risk of Loss.** Seller shall bear the risk of loss of damage to the property prior to closing or possession, whichever first occurs. Seller agrees to maintain existing insurance and Buyer may purchase additional insurance. In the event of substantial damage or destruction prior to closing, this Agreement shall be null and void, unless otherwise agreed by the parties. The property shall be deemed substantially damaged or destroyed if it cannot be restored to its present condition on or before the closing. Provided, however, Buyer shall have the option to complete the closing and receive all insurance proceeds regardless of the extent of the damage. If property is located in the State of Illinois, this agreement shall be subject to the Illinois Uniform Vendor and Buyer Act.
7. **Fixtures.** All personal property that integrally belongs to or is part of the real estate, whether attached or detached, such as, water pumps and systems, automatic heating equipment, electrical service cable, fencing and other attached fixtures, trees, bushes, shrubs and plants, feed bunks in the fence, installed fences and gates, propane tanks not under lease, water association rights where applicable, hog and cattle waterers in the fence or permanently installed, grain storage buildings and hog and cattle shades on permanent foundations, auger and conveyor systems, irrigation pumps and all related irrigation equipment including all electrical motors, switches, and related equipment shall be considered part of real estate and included in this sale. Exceptions: NONE.
- _____. All grain, livestock, hay, silage and non-realty property on the real estate are reserved by the Seller or Seller's tenant.
8. **Condition of Property.** The real estate (and any personal property contracted for) in its present condition as of date of this offer, will be preserved and delivered intact at the time possession is given.
☒ Seller sells "as is" and "where is".
_____. Seller warrants all mechanical, electrical equipment, plumbing, heating and air conditioning is in working condition at possession.
The agent makes no representations or warranties as to the physical or mechanical condition of the property, real or personal.
9. **Groundwater Hazard.** For Iowa property, at closing a Groundwater Hazard Statement will be filed by the Sellers regarding the following items: 1. Wells; 2. Solid Waste Disposal; 3. Hazardous Wastes; 4. Underground Storage Tanks located on the property, and 5. Private Burial Sites. If any of these are located on the property, they are as follows:_____

10. **Personal Property and Debris.** Seller agrees to remove all debris and all personal property not included herein from the property by possession date unless there is a prior written agreement by the parties.
11. **Duties of Parties.**
A. Seller and Buyer acknowledge and agree that Sellers Agent and Buyer's Agent: (1) must respond to all questions of the parties, however they are not required to discover hidden defects or give advice on matters outside the scope of their real estate license; (2) and that Seller and Buyer are not relying upon, representations or warranties as to the physical or mechanical condition of the property, its size, value, future value, income potential, whether the basement is waterproof, etc; (3) are not qualified to advise on questions concerning the condition of the property, the legal sufficiency, legal effect or tax consequences of this document or transaction. For such matters, Seller and Buyer are advised to consult the appropriate professional(s).

Rof

_____/_____
Initial(s) Buyer's

_____/_____
Initial(s) Seller's

(Buyer(s) and Seller(s) acknowledge that they have read this page.)

B. Seller and Buyer acknowledge that the Seller of real property has a legal duty to disclose MATERIAL ADVERSE FACTS and MATERIAL DEFECTS of which Seller has actual knowledge and which a reasonable inspection by Buyer would not reveal.

12. **Wood Pest Inspection.** A. _____ (Buyer) B. _____ (Seller) C. ☒ (Not applicable) shall, at their expense, have the property inspected for termites or other wood destroying insects by a licensed pest inspector at least five (5) business days prior to closing, but no more than 30 days. **IF ACTIVE INFESTATION IS FOUND OR TREATMENT IS RECOMMENDED, THE PREMISES SHALL BE TREATED AT THE SELLER'S EXPENSE.** If damage due to prior infestation is discovered, the property shall be repaired at Seller's expense, providing that the cost of such repairs does not exceed \$ _____. This provision does not apply to fences, trees, shrubs, or outbuildings other than garages.

If such repairs exceed the aforesaid amount, Buyer either agrees to pay the cost of repairs in excess of the aforesaid amount or declares this Agreement to be null and void, and the Earnest Money shall be refunded to Buyer. All reports, notifications, agreements, and elections under this paragraph shall be in writing and given as soon as practicable prior to closing.

13. **Time.** In the performance of each part of this agreement, time shall be of the essence.

14. **Evidence of Title.** If the property is located in Iowa, the Seller shall deliver a merchantable Abstract of Title showing merchantable title of record to the real estate in Seller's name and certified to a current date by an abstractor regularly doing business in the county where the premises are located.

If the property is located in Illinois, the Seller shall either deliver: (a) a merchantable Abstract of Title showing merchantable title of record to the real estate in Seller's name and certified to a current date by an abstractor regularly doing business in the county where the premises are located; or, (b) a Commitment for Title Insurance issued by a title insurance company regularly doing business in the county where the premises are located, committing the company to issue an owner's policy in the usual form insuring merchantable title to the real estate in Buyer's name for the amount of the purchase price.

If title evidence discloses exceptions other than those permitted under the rules for examination of title adopted by the local County Bar Association, Buyer or Buyer's Attorney shall give written notice of such exceptions to Seller within 30 days of receipt of the title commitment or abstract of title. Seller shall have 30 days to have such title exceptions removed, or, any such exception which may be removed by the payment of money may be cured by deduction from the purchase price at the time of closing. If Seller is unable to cure such exception, then Buyer shall have the option to terminate this Agreement in which case Buyer shall be entitled to refund of the Earnest Money. In Illinois, furnishing a title insurance policy insuring over an exception shall constitute a cure of such exception. In Iowa, furnishing an Iowa Title Guaranty policy insuring over an exception shall constitute a cure of such exception.

15. **Conveyance of Title and Documents of Sale:** At closing Seller shall deliver either:
- A. A warranty deed or fiduciary's deed, if applicable, to Purchaser, or such party or parties as Purchaser may direct, conveying title together with such other documents as may be required to record the deed, transfer personal property, if any, and protect Purchaser from mechanics' liens; or
- B. In the event that Seller Financing applies to this agreement, then the executed Agreement for Deed or Contract for Deed shall be delivered and exchanged at closing.

16. **Defaults/Remedies.**

A. If Buyer fails to make any payment or to perform any obligation imposed upon Buyer by this Agreement, Seller may serve written notice of default upon Buyer, Buyer's agent, or Buyer's attorney and if such specified default is not corrected within five (5) business days thereafter, Seller, subject to the terms of any listing agreement, may accept the Earnest Money and any additional down payment as damages or may pursue any available legal remedy including specific performance.

RDF / _____ Buyer's _____ / _____ Seller's (Buyer(s) and Seller(s) acknowledge that they have read this page.)
Initial(s) Initial(s)

- B. In the event Seller fails to perform any obligation imposed upon Seller by this Agreement, Buyer may serve written notice of default upon Seller, Seller's agent, or Seller's attorney and if such default is not corrected within five (5) business days thereafter, Earnest Money and any additional down payment deposit shall be refunded to Buyer without prejudicing the Buyer's right to any available legal remedy including specific performance.
- C. In the event of default, the defaulting party shall be liable to the other party for reasonable attorney fees and expenses incurred by reason of the default.
17. **Approval of Court.** If this property is an asset of any estate, trust or guardianship, this contract shall be subject to Court approval, unless declared unnecessary by the Buyer's attorney.
18. **Interest on Escrow.** If indicated by "yes" in the following space _____, the trust funds paid by Buyers to Broker shall be deposited by the Broker in an interest bearing trust account and the interest earned thereon shall accrue for the benefit of _____, with interest credited to Social Security # _____.
19. **Lease Terminations.** If indicated by "yes" in the following space _____, it shall be the responsibility of Sellers as Sellers' expense to terminate all rights of existing tenants, so Buyers shall have sole possession and at closing Sellers shall exhibit evidence satisfactory to Buyers of such termination. If not required to be terminated, then the Buyers acknowledge that they are taking title to the property subject to any existing current lease.
20. **Government Farm Program Payments Excluding any CRP Payments.** Said payments including any farm program payments from previous years not yet received, if applicable, shall be divided as follows:
Buyer _____% Seller _____% Tenant _____%
21. **CRP Payments.** Payments to be prorated to date of deed recording based on an October 1st to September 30th payment year. Buyer assumes all current CRP contracts and agrees to pay all penalties if contracts are terminated by any act of Buyer.
22. **L.P. Fuel.** All L.P. fuel present at closing will be purchased by Buyer at price of Seller's last invoice rate at time of closing unless otherwise specified.
23. **Representations:** It is understood that no representations made by the Broker or salesperson in the negotiation of this sale are being relied upon unless incorporated herein writing, and this property has not been offered or shown to Buyers by another person or agency. Buyers declare that they are purchasing on their own examination and judgment and not through any representations to them made by the Sellers, or their agents, as to its location, size, value, future value, income therefrom or as to its productions. The broker is not responsible for environmental items on the property.
24. **Electronic Transmission.** For the purpose of negotiating and finalizing this Agreement, any document transmitted electronically shall be treated in all manner and respects as an original document. The signature of any party shall be considered an original signature and any such electronic document shall be considered to have the same binding legal effect as an original document.
25. **General Provisions.**
- A. This Agreement shall be binding on and for the benefit of the heirs, executors, administrators, assigns and successors in interest of the respective parties. The warranties and representations in this Agreement shall survive the closing.
- B. Paragraph headings are for the convenience of reference and shall not limit or affect the meaning of this Agreement. Words and phrases herein, including any acknowledgement hereof shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

ROF / _____ Buyer's _____ / _____ Seller's (Buyer(s) and Seller(s) acknowledge that they have read this page.)
Initial(s) Initial(s)

26. **Other Provisions.** All other provisions, if any, shall be by addendum/rider in this Agreement, or as outlined below. Addendum/riders attached:

ATTACHMENT "A" WARRANTY DEED 2012-00038262 (2 PAGES)

ATTACHMENT "B" PARCEL L0005-32B SUMMARY (3 PAGES)

ATTACHMENT "C" WARRANTY DEED 2006-00004492 (3 PAGES) , ADJOINING

PARCEL OWNED BY THE BUYER

27. **Acceptance.** When accepted, this Agreement shall become a binding Contract for the sale and purchase of the above described premises. If this Agreement is not accepted by the Seller on or before see " OTHER TERMS " 2., it shall become null and void and the Earnest Money shall be refunded to Buyer without liability on the part of said agent to either party.

This is a legally binding Contract. If not understood, consult with legal counsel of your choice. Receipt of a copy of this Agreement is acknowledged by the parties hereto. This Agreement has been read and executed on the dates beside all signatures.

SELLER HEREBY ☐ Accepts

☐ **Counter:** If an offer is countered by the Seller, this document constitutes an offer on the terms revised above. This Agreement must be accepted by the Buyer and returned to the Seller on or before _____, 20_____, in order to be valid. If not so accepted, the offer shall be void and Earnest Money returned to the Buyer.

☐ Rejects _____
Signature _____ Date _____

Date of Final Acceptance by all parties _____, 20_____
Agent representing the party executing final acceptance shall provide the date upon which the parties agreed to all terms.

Corrosion Control Service Inc. 10-25-19
Buyer _____ Date _____

CORROSION CONTROL SERVICE INC.
Buyer Printed Name _____
R. D. Frantz 10-25-19
Buyer _____ Date _____

BY: RONALD D. FRANTZ - PRESIDENT
Buyer Printed Name _____

324 SCOTT ST.
Buyer Address _____

DAVENPORT, IOWA 52801
Buyer City, State, Zip _____

Seller _____ Date _____

CITY OF DAVENPORT, IOWA
Seller Printed Name _____

Seller _____ Date _____

Seller Printed Name _____

226 W. 4TH ST.
Seller Address _____

DAVENPORT, IOWA 52801
Seller City, State, Zip _____

ATTACHMENT "A"



Doc ID: 019317820002 Type: LAM
 Recorded: 11/30/2012 at 10:16:09 AM
 Fee Amt: \$17.00 Page 1 of 2
 Scott County Iowa
 Rita A. Vargas Recorder

File 2012-00038262

L0005-328

©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - May 2006	Michael C. Walker	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: <u>226 W. 4th Street, Davenport, IA 52801</u>		
Preparer: <u>Michael C. Walker, 100 E. Kimberly Rd., Suite 704, Davenport, IA 52806, (563) 445-2244</u>		
Taxpayer: <u>City of Davenport, 226 W. 4th Street, Davenport, IA 52801</u>		
WARRANTY DEED		
For the consideration of <u>1 (One)</u> Dollar(s) and other valuable consideration, <u>Lee Nelson, a single person</u>		
do hereby		
Convey to <u>City of Davenport, Iowa</u>		
the		
following described real estate in <u>Scott</u> County, Iowa: See 1 in Addendum		
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.		
Lee Nelson (Grantor)		Dated: <u>5-31-12</u>
STATE OF <u>IOWA</u> , COUNTY OF <u>SCOTT</u> This instrument was acknowledged before me on <u>May 31, 2012</u> , by <u>Lee Nelson</u>		, Notary Public
(This form of acknowledgment for individual grantor(s) only)		

Addendum

1. The South Ninety (90) feet of the West Fifty (50) feet of Lot Eight (8) of Block Nine (9) in the Original Town, now City of Davenport, Scott County, Iowa

Excepting, the North 4 feet of the South Ninety (90) feet of the West Fifty (50) feet of Lot Eight (8) of Block Nine (9) in the Original Town, now City of Davenport, Scott County, Iowa.

The above described tract is also described as the South 4 feet of the North 64 feet of the West Fifty (50) feet of Lot Eight (8) in Block Nine (9) in the Original Town, now City of Davenport, Scott County, Iowa.



Scott County / City of Davenport, Iowa

Summary - Auditor's Office

Parcel ID L0005-32B
 Alternate ID L02118
 Property Address N/A
 Sec/Twp/Rng N/A
 Brief ORIGINAL TOWN Lot: 008 Block: 009 ORIGINAL TOWNS 86' W 60'
 Tax Description LOT 8
 (Note: Not to be used on legal documents)
 Deed Book/Page 2012-38262
 Contract
 Book/Page
 Gross Acres 0.00
 Net Acres 0.00
 Adjusted CSR Pts 0
 Class C - Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 District DAEX - DAVENPORT DAVENPORT EXPANDED SMID
 School District DAVENPORT SCHOOL
 Subdivision ORIGINAL TOWN



Owners - Auditor's Office

Deed Holder
 CITY OF DAVENPORT
 226 W 4TH ST
 DAVENPORT IA 52801

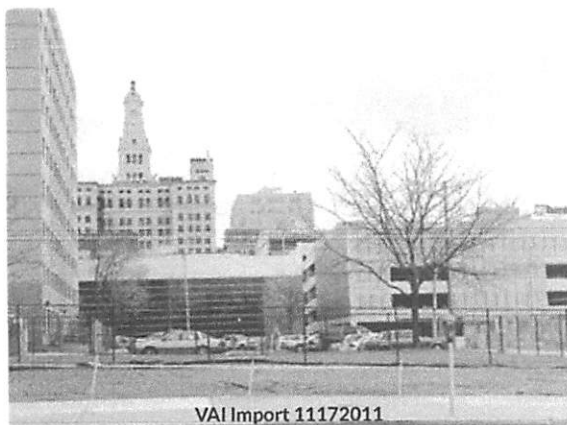
Contract Holder

Mailing Address
 CITY OF DAVENPORT
 226 W 4TH ST
 DAVENPORT IA 52801

Map Area Exempt
 Lot Area 0.12 Acres ; 5,160 SF

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

Photos - Assessor's Office



VAI Import 11172011

Permits - Assessor's Office

Permit #	Date	Description	Amount
B002013	11/07/2006	Demo/Rmvl	0

Sales - Assessor's Office

Date	Amount
5/31/2012	\$0.00
2/1/1995	\$128,250.00

Recent Sales in Area

From:

Oct 25, 2009

To:

Oct 25, 2019

1500

Feet

Valuation - Assessor's Office

Classification	2019	2018
	Commercial	Exempt
+ Assessed Land Value	\$13,670	\$13,670
+ Assessed Building Value	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0
= Gross Assessed Value	\$13,670	\$13,670
- Exempt Value	(\$13,670)	(\$13,670)
= Net Assessed Value	\$0	\$0

Taxation - Auditor\Treasurer's Office

	2018 Pay 2019-2020	2017 Pay 2018-2019
+ Taxable Land Value	\$0	\$0
+ Taxable Building Value	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0
= Gross Taxable Value	\$0	\$0
- Military Credit	\$0	\$0
= Net Taxable Value	\$0	\$0
x Levy Rate (per \$1000 of value)	42.91991	42.98449
= Gross Taxes Due	\$0.00	\$0.00
- Ag Land Credit	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00
= Net Taxes Due	\$0.00	\$0.00

Year	Due Date	Amount
2018	March 2020	\$0
	September 2019	\$0
2017	March 2019	\$0
	September 2018	\$0
2016	March 2018	\$0
	September 2017	\$0
2015	March 2017	\$0

	September 2016	\$0
2014	March 2016	\$0
	September 2015	\$0
2013	March 2015	\$0
	September 2014	\$0
2012	March 2014	\$572
	September 2013	\$572
2011	March 2013	\$0
	September 2012	\$0
2010	March 2012	\$0
	September 2011	\$563
2009	March 2011	\$711
	September 2010	\$711
2008	March 2010	\$696
	September 2009	\$696

Scott County 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, Military or Business Property Tax Credits](#)

Iowa Land Records

*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, Commercial Buildings - Assessor's Office, Residential Dwellings - Assessor's Office, Agricultural Buildings - Assessor's Office, Yard Extras - Assessor's Office, Sketches - Assessor's Office, Tax Sale Certificates - Treasurer's Office, Special Assessments - Treasurer's Office, Davenport Data Correction Feedback Form, Scott County Assessment Appeals Process, Scott County Tax Credit Applications.

ATTACHMENT "C"

Doc ID: 015722760003 Type: LAN
Recorded: 02/09/2008 at 03:02:41 PM
Fee Amt: \$224.40 Page 1 of 3
Revenue Tax: \$202.40
Scott County Iowa
Rita A. Vargas Recorder
File 2006-00004492

WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Thomas E. Shie, Attorney
601 Brady Street, Suite 220
Davenport, IA 52803
Phone: (563) 324-8244

Taxpayer Information: (name and complete address)

Corrosion Control Service, Inc.
P.O. Box 3708
Davenport, IA 52808

Return Document To: (name and complete address)

Steven T. Hunter
Stanley, Lande & Hunter
201 W 2nd Street, Suite 900
Davenport, IA 52801

Grantors:

Lee Nelson and
Barbara Nelson

Grantees:

Corrosion Control Services, Inc.

Legal Description: See attached legal description.

Document or instrument number of previously recorded documents: N/A



Thomas E. Shie ISBA # 13238

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, LEE NELSON and BARBARA NELSON, husband and wife, do hereby Convey to CORROSION CONTROL SERVICES, INC. the following described real estate in Scott County, Iowa:

SEE ATTACHED LEGAL DESCRIPTION.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 1-12-06

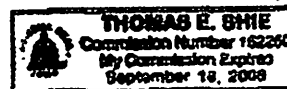
Lee Nelson
Lee Nelson (Grantor)

Barbara Nelson
Barbara Nelson (Grantor)

STATE OF IOWA, COUNTY OF SCOTT, SS:

This instrument was acknowledged before me on January 12, 2006, by Lee Nelson and Barbara Nelson, husband and wife.

Thomas E. Shie
Notary Public



LEGAL DESCRIPTION:

Part of Lot 8 in Block 9 in the Original Town (now City) of Davenport, Scott County, Iowa, more particularly described as follows: Commencing on the West boundary line of said Lot 8 at a point 60 feet South of the Northwest corner of said Lot 8; thence running North along the West boundary line of said Lot, 60 feet to the Northwest corner of said Lot; thence East along the North line of said Lot, 50 feet to a 10 foot alley; thence south along the West line of said alley 60 feet; and thence West 50 feet to the place of beginning. *bw LN*

PARCEL ID: L0005-31C

COMMONLY KNOWN AS 431 W. 3RD STREET, DAVENPORT, IA

AND

LEGAL DESCRIPTION:

bw LN
The North 64 feet of the East 10 feet of the West 60 feet of Lot 8, Block 9, in the Original Town of Davenport, situated in Scott County, Iowa.

PARCEL ID: *(Part of)* L0005-32
VACANT LOT

AND

LEGAL DESCRIPTION:

A Perpetual Easement for utility access and also Ingress & Egress over the East 10 feet of the West 60 feet of Lot 8, Block 9, in the Original Town of Davenport, situated in Scott County, Iowa, EXCEPTING The North 64 feet of the East 10 feet of the West 60 feet of Lot 8, Block 9, in the Original Town of Davenport, situated in Scott County, Iowa. *bw LN*

AND

LEGAL DESCRIPTION:

The North 4 feet of the South Ninety (90) feet of the West Fifty (50) feet of Lot Eight (8) of Block Nine (9) in the Original Town, now City of Davenport, Scott County, Iowa.

PARCEL ID: *(Part of)* L0005-30

COMMONLY KNOWN AS 219 SCOTT STREET, DAVENPORT, IA

The above described tract is also described as the South 4 feet of the North 64 feet of the West Fifty (50) feet of Lot Eight (8) in Block Nine (9) in the original Town, now City of Davenport, Scott County, Iowa.

**CORROSION CONTROL SERVICE, INC.****MAINTENANCE SPECIALTIES**

PH. 563-324-9076
324 SCOTT ST.
P.O. BOX 3708
DAVENPORT, IA 52808-3708

BLACKHAWK BANK & TRUST
DAVENPORT, IOWA

70-2312/711

27427

10/25/2019

PAY TO THE **CITY OF DAVENPORT**
ORDER OF

\$ **500.00**

**** FIVE HUNDRED AND 00/100 DOLLARS

City of Davenport
P.O. Box 8003
Davenport, IA 52808

DOLLARS

MEMO

⑈027427⑈ ⑆071123123⑆ ⑆224964⑈

THE BACK OF THIS DOCUMENT CONTAINS CHECK SECURITY WATERMARK AND COIN REACTIVE INK

CORROSION CONTROL SERVICE, INC.

Date: 10/25/2019 Check #27427
Pay to: City of Davenport

Account: CCSI Rental

27427

Property	Unit	Reference	Description	Amount
CCSI Corporate Property - address cit...		Land Offer	land offer	500.00
				500.00



Quad City Area REALTOR® Association
ILLINOIS/IOWA-AGENCY/ DUAL AGENCY DISCLOSURE NOTICE



Our Company is pleased to assist you in connection with the purchase, sale and/or lease of real estate. The following will govern the terms of your relationship with JEFF WEINDRUCH & WEINDRUCH MEADE, INC. as its Appointed/Designated Agent to represent CORROSION CONTROL SERVICE INC.

in connection with the possible purchase, sale and/or lease of real estate. Term of client shall hereafter refer to seller, buyer, landlord, tenant, optionor or optionee. Only the Appointed/Designated Agent will represent the client(s) named above (together with any additional Appointed/Designated Agent who may be designated by our company hereafter). No other broker or sales associate affiliated with our company will be acting as an agent for the client(s) named above. It is the policy of our company to offer real estate services exclusively through Appointed/Designated Agents with respect to Illinois/Iowa real estate. The Appointed/Designated Agent and other company sales associates may provide services simultaneously to other parties involving the same real estate. When representing the buyer, tenant, or optionee our company and the Appointed/Designated Agent will generally be offered and will accept a commission from the seller, landlord, or optionor or the seller, landlord, or optionor's real estate agent, who may not be a client of our company or the Appointed/Designated Agent. It is the policy of our company to reciprocate with other broker's offers to cooperate and compensate. It is also the policy of our company to neither offer subagency to or accept subagency from cooperating brokers.

DUTIES TO ALL PARTIES

A real estate agent, including the Appointed/Designated Agent, has the following duties to all parties to a transaction, regardless of which party the agent represents:

- A. To provide real estate brokerage services to all parties to the transaction honestly and in good faith;
- B. To diligently exercise reasonable skill and care in providing brokerage services to all parties;
- C. To disclose to each party all material adverse facts that the agent knows, except for the following:
 1. Material adverse facts known by the party.
 2. Material adverse facts the party could discover through a reasonably diligent inspection, and which would be discovered by a reasonably prudent person under like or similar circumstances.
 3. Material adverse facts the disclosure of which is prohibited by law.
- D. Material adverse facts that are known to a person who conducts an inspection on behalf of a party. A "material adverse fact" means an adverse fact that a party indicates is of such significance, or that is generally recognized by a real estate agent as being of such significance to a reasonable party, that it affects or would affect a party's decision to enter into a contract or agreement concerning a transaction, or affects or would affect a party's decision about the terms of a contract or agreement.
- E. To account for all property coming into the possession of the agent that belongs to any party within a reasonable time of receiving the property.

DUTIES TO A CLIENT

In addition to the real estate agent's duties to all parties as provided above, a real estate agent, including the Appointed/Designated Agent, has the following duties to the agent's client(s):

- A. To place the client's interests ahead of the interests of any other party, unless the agent is acting as a disclosed dual agent, as discussed below;
- B. To disclose to the client all information known by the agent that is material to the transaction and that is not known by the client or could not be discovered by the client through a reasonably diligent inspection;
- C. To fulfill any obligation that is within the scope of the agency agreement, except those obligations that are inconsistent with other duties that the agent has under the law;
- D. To disclose to the client any financial interests the agent or the brokerage has in any business entity to which the agent or brokerage refers a client for any service or product related to a transaction.

DUTIES OF A DISCLOSED DUAL AGENT

An Appointed/Designated Agent may legally represent both the seller, landlord, or optionor and the buyer, tenant, or optionee in a transaction, but only with the prior knowledge and the written consent of both parties. This is called "Dual Agency". The Appointed/Designated Agent will be acting as a Dual Agent when he or she represents both the owner/seller, landlord, or optionor and the prospective buyer, tenant, or optionee. This means that when the Appointed/Designated Agent is the listing agent and the selling agent, the Appointed/Designated Agent will be representing both parties simultaneously. When acting as Dual Agent, the agent has the same Duties to All Parties and Duties to A Client, as set forth above, EXCEPT, a Dual Agent may not and does not have a duty to place one client's interests ahead of the interests of the other client. Representing more than one party to a transaction may present a conflict of interest since both clients may rely upon Appointed/Designated Agent's advice and Buyer, Tenant, or Optionee and Seller's, Landlord, or Optionor respective interests may be adverse to each other. The Appointed/Designated Agent will endeavor to be impartial between both parties and will not represent the interest of either party to the exclusion or detriment of the other party. Appointed/Designated Agent will act as a dual agent only with the written consent of ALL parties in the transaction.

By signing this agreement the client agrees that the Appointed/Designated Agent may act as a Disclosed Dual Agent when the agent represents both the seller, landlord, or optionor and the buyer, tenant, or optionee. Parties are not required to participate in Disclosed Dual Agency.

ACKNOWLEDGMENT AND CONSENT TO AGENCY/DUAL AGENCY NOTICE

I (We) acknowledge that I(we) have read this document, and that our company and the Appointed/Designated Agent have made full disclosure of the client(s) the Appointed/Designated Agent represents, the duties of a real estate agent to the parties, and the type of representation the agent will provide. I(We) consent to the Appointed/

Designated Agency policy and the designation of JEFF WEINDRUCH as our Appointed/Designated Agent. I(We) have read and understand this statement, have asked questions I(we) have deemed appropriate regarding this disclosure and agreement, and I(we) acknowledge signing and receiving a copy of this document before receiving any specific assistance from the Appointed/Designated Agent or making or accepting an offer, which ever is sooner.

IF YOU DO NOT UNDERSTAND ALL THE TERMS OF THIS DOCUMENT, SEEK LEGAL ADVICE BEFORE SIGNING.

Client's Signature(s):

Appointed/Designated Agent's Signature

CORROSION CONTROL SERVICE INC.

Printed Name

Corrosion Control Service, Inc.

Signature

Date

JEFF WEINDRUCH

Printed Name

Jeff Weindruch 10-25-2019

Signature

Date

BY: RONALD D. FRANTZ - PRESIDENT

Printed Name

R D Frantz 10-25-19

Signature

Date

Rev 10/15

City of Davenport

Agenda Group:
Department: Public Safety
Contact Info: Gary Statz 563-326-7754
Wards:

Action / Date
1/15/2020

Subject:

Second Consideration: Ordinance amending Schedule VII of Chapter 10.96 entitled "No Parking" by adding 52nd St along the north side from 53rd St to Eastern Ave and along the south side from 53rd St east 610 feet. [Ward 7]

Recommendation:

Adopt the Ordinance.

Background:

This section of road is only 29 feet wide and with new development in the area, traffic has increased and it is difficult to get through when there is oncoming traffic and parking on both sides of the street. This Ordinance will remove parking from the curved part of the road near 53rd and all of the north side where the businesses are currently located. Some vehicles have been parked close to the driveways which makes it hard to see while exiting the businesses. There will still be over 1000 feet of on-street parking on this street if the Ordinance passes.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance - 52nd St No Parking

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	12/23/2019 - 4:51 PM
Public Works Committee	Lechvar, Gina	Approved	12/30/2019 - 9:53 AM
City Clerk	Admin, Default	Approved	1/2/2020 - 10:57 AM

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE VII NO PARKING THERETO BY ADDING 52ND ST ALONG THE NORTH SIDE FROM 53RD ST TO EASTERN AVE AND ALONG THE SOUTH SIDE FROM 53RD ST EAST 610 FEET.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. That Schedule VII No Parking of the Municipal Code of Davenport, Iowa be and the same is hereby amended by adding the following:

52nd St along the north side from 53rd St to Eastern Ave and along the south side from 53rd St east 610 feet.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Published in the *QC Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Agenda Group:
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 563-888-2286
Wards:

Action / Date
1/29/2020

Subject:

First Consideration: Ordinance for Case REZ19-13 being the request of Alex Kelly on behalf of Pegasus 62 LCC for a zoning map amendment on 9,000 square feet, more or less, of property located at 2012 E 11th St from R-4C Single-Family and Two-Family Residential Zoning District to C-T Commercial Transitional Zoning District. [Ward 5]

Recommendation:
Adopt the Ordinance.

Background:
Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Residential General (RG) – Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.

Zoning:

The property is currently zoned R-4C - Single-Family and Two-Family Central Residential Zoning District.

Technical Review:

Streets.

The property is located on the north side of East 11th Street just west of the railroad and the Village of East Davenport commercial district.

Storm Water.

No improvements to the building or property are proposed. Therefore, compliance with the storm water ordinance is not required.

Sanitary Sewer.

There is sanitary sewer adjacent to the property. However, no improvements to the building or property are proposed.

Other Utilities.

Other normal utility services are available.

Public Input:

Letters were be sent to property owners within 200 feet of the proposed request notifying them of the December 2, 2019 neighborhood meeting and the December 3, 2019 Plan and Zoning Commission Public Hearing.

One area resident appeared at the neighborhood meeting, but did not appear to object to the request. No one spoke in opposition at the December 3, 2019 Plan and Zoning Commission public hearing.

Discussion:

The petitioner is requesting a rezoning to C-T Commercial Transitional Zoning District to make the use of the property conforming to the Zoning Ordinance.

The C-T Commercial Transitional Zoning District is intended to accommodate low intensity limited office, service, and retail uses that may serve as a transition between residential areas and more intensely developed commercial or light industrial areas of the City. Low intensity mixed-use is allowed.

The property is currently configured as a non-conforming office. Aunt Rhodie's Nursery was formerly located at this property. Chapter 17.15, entitled "Nonconformities" would allow a professional office at this location. However, any other use (i.e. chiropractic office) would be considered a change of use, and therefore, not permitted.

The minimum lot size for a property in the C-T Commercial Transitional Zoning District is 10,000 square feet. The subject property contains 9,000 square feet of lot area. The petitioner was granted a 10% (1,000 square foot) administrative exception to the lot area requirement in order to request a zoning map amendment to the C-T Commercial Transitional Zoning District.

Off-street parking is not required in the C-T Commercial Transitional Zoning District.

Section 17.14.040 of the Davenport City Code, entitled *Zoning and Text Amendments*, provides the process for a Zoning Map amendment.

Analysis of Section 17.14.040.E of the Davenport City Code, entitled *Approval Standards* (**staff analysis in bold**).

E. Approval Standards

The Plan and Zoning Commission recommendation and the City Council decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Plan and

Zoning Commission and the City Council must consider the following standards. The approval of amendments is based on a balancing of these standards.

1. Approval Standards for Map Amendments

a. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.

The Davenport 2035 Residential General (RG) Future Land Use designation reads: *Neighborhoods are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.*

It is staff's opinion that the railroad is an edge where higher intensity may be considered. Additionally, the Village of East Davenport commercial district is to the east of the subject property. Higher intensity in the RG Future Land Use designation contemplates commercial development. If only residential development were contemplated along an edge, the language would read, "higher density may be considered".

It is staff's opinion that the C-T Zoning District would be compatible with the Comprehensive Plan.

b. The compatibility with the zoning of nearby property.

The C-T Commercial Transitional Zoning District is intended to accommodate low intensity limited office, service, and retail uses that may serve as a transition between residential areas and more intensely developed commercial or light industrial areas of the City. Low intensity mixed-use is allowed.

The scale of the existing building and uses permitted in the C-T Zoning District would allow it to be compatible with the zoning of the nearby property. It is staff opinion that the C-T Zoning District would be compatible with the zoning of nearby property.

c. The compatibility with established neighborhood character.

The scale of the existing building and uses permitted in the C-T Zoning District would allow it be compatible with the zoning of the nearby property.

It is staff opinion that the C-T Zoning District would be compatible with the established neighborhood character.

d. The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.

Residential development is in close proximity to the subject property. The C-T Commercial Transitional Zoning District would allow for a limited number of commercial uses, which would be compatible with the surrounding area.

It is staff's opinion that the C-T Zoning District would promote the public health, safety, and welfare of the City.

e. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.

The property is currently zoned R-4C Single-Family and Two-Family Residential Zoning District. It is staff's opinion that higher intensity use would be appropriate in this location because it is adjacent to the railroad and the Village of East Davenport commercial district is just to the east of the subject property. Additionally, the property is a legally established non-conforming use.

f. The extent to which the proposed amendment creates nonconformities.

The property is currently a legally established non-conforming use. The rezoning would eliminate nonconformity.

Findings:

1. The C-T Commercial Transitional Zoning District would eliminate the non-conforming use of the property; and
2. The proposed zoning map amendment would achieve consistency with approval standards enumerated in Section 17.14.040E.1 (A-F) of the Davenport City Code.

Recommendation:

Staff recommends that the Plan and Zoning Commission accept the two listed findings and forward Case REZ19-13 to the City Council with a recommendation for approval.

ATTACHMENTS:

Type	Description
☐ Ordinance	Ordinance
☐ Backup Material	Application
☐ Backup Material	Plan and Zoning Commission Pubic Hearing Notice
☐ Backup Material	Neighborhood meeting notice
☐ Backup Material	Zoning Use Matrix for C-T Zoning District
☐ Backup Material	Public Hearing Presentation
☐ Backup Material	P&Z Letter
☐ Backup Material	COW Public Notice

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Flynn, Matt	Approved	1/14/2020 - 4:13 PM
Community Development Committee	Berger, Bruce	Approved	1/15/2020 - 9:02 AM
City Clerk	Admin, Default	Approved	1/15/2020 - 4:22 PM

ORDINANCE NO. 2020 -

ORDINANCE for case REZ19-13 being the request of Alex Kelly on behalf of Pegasus 62 LCC for a zoning map amendment on 9,000 square feet, more or less, of property located at 2012 East 11th Street from R-4C Single-Family and Two-Family Residential Zoning District to C-T Commercial Transitional Zoning District. [Ward 5]

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to C-T, Commercial Transition District.

The property has the following legal description:

The East 45 feet of Lot 1 in Block 10 in the Village of East Davenport, now a part of the City of Davenport, Iowa.

and

The West Half of Lot 2, and that part of the East Half of said Lot 2, particularly described as follows: Commencing at the Northeast corner of said Lot 2, and running thence West 40 feet, more or less, along the South Line of the alley to the center of said Lot 2; thence South 150 feet to the East 11th Street (Formerly Main Street); thence in a northeasterly direction to the place of beginning, all in Block 10 in the Plat of East Davenport Proper, also called the Village of East Davenport, and now in the City of Davenport, Scott County, Iowa.

and

The South 30 feet of Lot 8 in Block 10 in the Village of East Davenport (now within the corporate limits of the City of Davenport, Iowa), as shown by the Plat recorded in Book "I" Land Deeds page 180, records of the Recorder's Office of Scott County, Iowa.

At its December 17, 2019 meeting, the Davenport Plan and Zoning Commission voted to recommend approval of the proposed rezoning.

Section 2. At its December 17, 2019 meeting, the Plan and Zoning Commission unanimously in favor of forwarding Case REZ19-13 to the City Council with a recommendation for denial with the following findings:

1. Rezoning the property would not be consistent with the Comprehensive Plan as it would allow for higher intensity development allowed in an area designated RG Residential General.
2. There is little demand for commercial development in this vicinity. More than 15 acres of vacant land zoned C-2 exists to the east of the site.
3. Additional commercially zoned land may have a negative impact on nearby neighborhoods and Ridgeview Park.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration:

Second Consideration:

Approved:

Mike Matson, Mayor

Attest: _____
Brian Krup, Deputy City Clerk

Published in the *Quad City Times* on _____



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

Property Address*

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

Applicant (Primary Contact)**

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

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

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

Zoning Board of Adjustment

Zoning Appeal ☐
 Special Use ☐
 Hardship Variance ☐

Engineer (if applicable)

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

Design Review Board

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

Architect (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness ☐
 Landmark Nomination ☐
 Demolition Request ☐

Administrative

Administrative Exception ☐
 Health Services and Congregate Living Permit ☐

Attorney (if applicable)

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

****If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

Request:Existing Zoning: Proposed Zoning Map Amendment:

Purpose of the Request:

Total Land Area: Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☐ Yes ☒ No**Submittal Requirements:**

- The completed application form.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- A legal description of the request if not easily described on the deed or contract for purchase.
- Required fee:
 - Zoning Map Amendment is less than 1 acre - \$400.
 - Zoning Map Amendment is one acre but less than 10 acres - \$750 plus \$25/acre.
 - Zoning Map Amendment is 10 acres or more - \$1,000 plus \$25/acre.
 - \$10.00 per sign; more than one sign may be required depending upon the area of the request.

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 hearings.

(2) Plan and Zoning Commission public hearing:

- The City shall post notification sign(s) in advance of the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request.
- The applicant shall make a presentation regarding the request at a neighborhood meeting. The purpose of meeting is to offer an opportunity for both applicant and neighboring residents/property owners to share ideas, offer suggestions, and air concerns in advance of the formal public hearing process. Planning staff will coordinate meeting date, time, and location and send notices to surrounding property owners.
- The Plan and Zoning Commission will hold a public hearing on the request. Planning staff will send notices to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the request:

- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council.
- If the Plan and Zoning Commission recommends denial, the request may only be approved by a favorable 3/4 vote of the City Council.

Purpose of the Request:

I am applying for a rezoning of the Former Aunt Rhodies Landscape & Design office. The subject property has been utilized for the past 30 + years as a design office and retail nursery for plants (via a non-conforming use). The subject property is neighboring a C-V zoning district and I think a C-T zoning is a suitable low-impact zoning that fits the neighborhood. My house neighbors the subject property to the North and I own the property to the west. I will be very particular about the use to ensure it fits the area and the property layout. Thanks for your consideration.

Formal Procedure (continued):

(4) City Council's consideration of the request:

- The Committee of the Whole (COW) will hold a public hearing on the request. Planning staff will send a public hearing notice to surrounding property owners.
- If property owners representing 20% or more of the area within 200 feet of the exterior boundaries of the request submit a written protest, the request may only be approved by a favorable 3/4 vote of the City Council. For the purpose of the 20% protest rate, formal protests will be accepted until the public hearing is closed.
- The City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

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:

Planning staff

Date:

Date of the Public Hearing:

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



Doc ID: 021825020003 Type: LAN
Recorded: 11/14/2018 at 12:57:19 PM
Fee Amt: \$426.20 Page 1 of 3
Revenue Tax: \$399.20
Scott County Iowa
Rita A. Vargas Recorder

File **2018-00052151**

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information:

Joseph C. Judge
Lane & Waterman LLP
220 N. Main Street, Suite 600
Davenport, IA 52801
Phone: (563) 324-3246

Taxpayer Information:

Pegasus 62 Iowa LLC
2019 E. 12th Street
Davenport, IA 52803

Return Document To:

Frank L. Nowinski
Katz Nowinski P.C.
1000 36th Avenue
Moline, IL 61265

Grantors:

Aunt Rhodie's Properties, LLC

Grantees:

Pegasus 62 Iowa, LLC

Legal Description: See Exhibit A on Page 3

Document or instrument number of previously recorded documents: N/A

EXHIBIT A

LEGAL DESCRIPTION OF REAL ESTATE

The East 45 feet of Lot 1 in Block 10 in the Village of East Davenport, now a part of the City of Davenport, Iowa.

and

The West Half of Lot 2, and that part of the East Half of said Lot 2, particularly described as follows: Commencing at the Northeast corner of said Lot, and running thence West 40 feet, more or less, along the South line of the alley to the center of said Lot 2; thence South 150 feet to the East 11th Street (formerly Main Street); thence in a northeasterly direction to the place of beginning, all in Block 10 in the Plat of East Davenport Proper, also called Village of East Davenport, and now in the City of Davenport, Scott County, Iowa.

and

The South 30 feet of Lot 8 in Block 10 in the Village of East Davenport (now within the corporate limits of the City of Davenport, Iowa), as shown by the Plat recorded in Book "I" Land Deeds, page 180, records of the Recorder's Office of Scott County, Iowa.

[Back to Dashboard \(/\)](#)

Iowa Secretary of State

321 East 12th Street

Des Moines, IA 50319

sos.iowa.gov

FILED

Date:

10/15/2018 10:28 AM

Corp No:

584815

Cert No:

FT0008989

Certificate of Organization - LLC

Information

CODE 489 DOMESTIC LIMITED LIABILITY COMPANY

Chapter

Pegasus 62 Iowa, LLC

Entity Name

Effective Date and Time

Perpetual

Expiration Date

Certificate of Organization - signed.pdf (/Uploads/Filings/20181015/a303a8b2-81ca-4769-a15b-9cdbc4c28dba.pdf)

Upload PDF

Registered Agent and Registered Office Address

CERTIFICATE OF ORGANIZATION

of

PEGASUS 62 IOWA, LLC

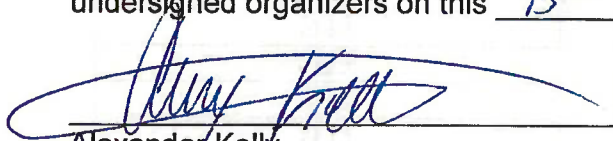
TO THE IOWA SECRETARY OF STATE:

Pursuant to Section 1201 of the Iowa Revised Uniform Limited Liability Company Act, the undersigned, acting as organizer of a limited liability company, adopts the following certificate of organization for the company.

1. **Name:** The name of the series limited liability company shall be **Pegasus 62 Iowa, LLC**.
2. **Principal Place of Business:** The location of the principal place of business of the limited liability company shall be **2019 E. 12th Street, Davenport, Iowa 52803**.
3. **Registered Office:** The registered office of the limited liability company shall be located at **256 E. 90th Street, Davenport, Iowa 52806**.
4. **Registered Agent:** The registered agent for the limited liability company upon whom process in any action or proceeding against the limited liability company may be served at the registered office shall be **Katz Nowinski P.C.**
5. **Business and Objectives:** The company, including any series created hereunder, shall be formed for any lawful purposes and shall have unlimited power to engage in and do any lawful act concerning any and all lawful businesses for which companies may be organized under the Iowa Limited Liability Company Act. In connection with the above-mentioned purposes, the company shall have the power to invest its funds in real property and securities, to acquire, own, and dispose of real and personal property, and to do all other acts incidental and necessary to the accomplishment of the foregoing purposes, to the extent permitted under the Iowa Limited Liability Company Act.
6. **Series LLC:** Pursuant to Section 489.1201, PEGASUS 62 IOWA, LLC is a series limited liability company. Each series shall be named as follows: Pegasus 62 Iowa, LLC [insert series number]. A list of series established with this Certificate of Organization is attached hereto and incorporated by this reference, but the company reserves the right to create additional series not included on the attached Exhibit A.

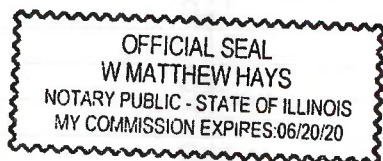
11. **Company Existence:** The existence of the limited liability company shall commence on the date on which the Secretary of State of the State of Iowa shall issue a Certificate of Organization for the limited liability company and shall thereafter be perpetual.
12. **Amendments:** The company reserves the right to amend, alter, change, or repeal any provision contained in this Certificate of Organization in the manner now or hereafter prescribed by statute and all rights conferred upon Members herein are granted subject to this reservation

This Certificate of Organization has been made, signed, and acknowledged by the undersigned organizers on this 15th day of October, 2018.


Alexander Kelly

STATE OF ILLINOIS)
)
COUNTY OF ROCK ISLAND) ss.

This instrument was acknowledged before me on this 15 day of October, 2018.




Notary Public

This instrument was prepared by:

W. Matthew Hays
Katz Nowinski P.C.
Attorneys at Law
1000 36th Avenue, Suite 100
Moline, IL 61265-7126
mhays@katzlawfirm.com

**OPERATING AGREEMENT
OF
PEGASUS 62 IOWA, LLC**

THIS LIMITED LIABILITY COMPANY OPERATING AGREEMENT ("Agreement") is made and entered into as of the 15th day of October, 2018, by Alexander Kelly of 2019 E. 12th Street, Davenport, Iowa, 52803, the sole member of PEGASUS 62 IOWA, LLC ("Company").

EXPLANATORY STATEMENTS

- A. The Company was formed as an Iowa limited liability company on the 15th day of October, 2018, by the filing of a Certificate of Organization with the Secretary of State of the State of Iowa.
- B. Alexander Kelly desires to provide for certain agreements governing the business and affairs of the Company.

AGREEMENTS

- 1. **Governing Law.** The Company has been formed under and is subject to the Iowa Revised Uniform Limited Liability Company Act ("Act"), Chapter 489 of the Code of Iowa, as amended.
- 2. **Name.** The name of the Company is Pegasus 62 Iowa, LLC; provided that the Manager may, from time to time, change the name of the Company to any name permitted by the Act.
- 3. **Registered Office and Registered Agent.** The Company's registered office in the State of Iowa is 256 E. 90th Street, Davenport, Iowa, 52806. The name of the Company's registered agent at such address is Katz Nowinski P.C. The Manager may, from time to time, change the registered office and the registered agent of the Company.
- 4. **Term.** The term of the Company shall be perpetual, unless the Company is earlier dissolved in accordance with the provisions of this Agreement.
- 5. **Business of the Company.** The business of the Company shall be to engage in any lawful businesses and activities for which limited liability companies may be organized under the laws of the State of Iowa.
- 6. **Ownership and Distributions.** As of the date hereof, Alexander Kelly is the sole Member of the Company and has 100% share of the Net Profits and Net Losses. All distributions will be made to the Members in proportion to their share of Net Profits and Net Losses. No Transferee shall be admitted as a Member of the

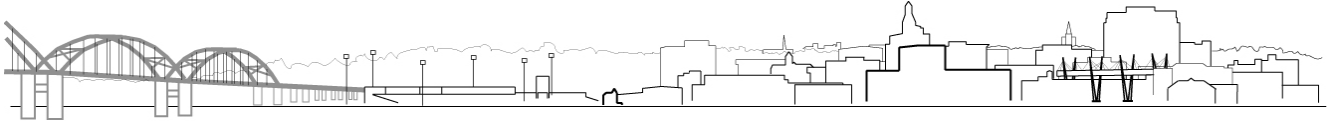
9. Indemnification. The Company (to the extent of all of its assets and without any obligation on the part of any Member to contribute funds to the Company, but subject to any lien or security interests held by any person) shall indemnify and hold harmless each Manager and each Member from any loss or damage incurred by it by reason of any act performed by it for and on behalf of the Company and in furtherance of the Company's interest, provided such act or acts were done in good faith and without malfeasance, gross negligence, or willful misconduct on the part of the Manager or Member. Except as otherwise expressly and specifically provided herein, a Member shall have no obligation or liability to any other Member or, except as otherwise expressly provided by the Act, to any other person or entity, in such Member's capacity as a Member.
10. Dissolution. The Company shall be dissolved pursuant to Section 489.701 of the Act.
11. Inconsistencies. In the event of any inconsistency between this Agreement and the Act, to the extent permitted by applicable law, the terms of this Agreement shall govern.
12. Applications of Iowa Law. This Agreement and its interpretation shall be governed exclusively by its terms and by the laws of the State of Iowa.
13. Amendments. This Agreement may not be amended except in writing by a majority in interest of the Members.
14. Heirs, Successors, and Assigns. This Agreement shall be binding on and inure to the benefit of the Members and their heirs, legal representatives, successors, and assigns.
15. Creditors. None of the provisions of this Agreement shall be for the benefit of or enforceable by any creditors of the Company.

IN WITNESS WHEREOF, the undersigned has executed this Agreement as of the date first written above.

MEMBER:


Alexander Kelly

**PUBLIC HEARING NOTICE
PLAN AND ZONING COMMISSION
CITY OF DAVENPORT**



Public Hearing Details:

Date: 12/3/2019
Time: 5:00 PM
Location of Public Hearing: 226 West 4th Street in City Hall Council Chambers.
Subject: Public hearing for a zoning map amendment.
Location of Property: 2012 East 11th Street
Case #: REZ19-13

Ward: 5th

To: All property owners within 200 feet of the subject property.

What is this All About?

This notice is being sent to inform you that a public hearing will be held for a request for a zoning map amendment. The purpose of the request is to allow the property developed for an unspecified commercial use.

Request Description:

Case REZ19-13: Request of Alex Kelly on behalf of Pegasus 62 LCC for a zoning map amendment on 9,000 square feet, more or less, of property located at 2012 East 11th Street from R-4C Single-Family and Two-Family Residential Zoning District to C-T Commercial Transitional Zoning District. [Ward 5]

What are the Next Steps after the Public Hearing?

The 12/3/2019 public hearing is the first step in the review/approval process. The Plan and Zoning Commission will meet on 12/17/2019 to vote (provide its recommendation) on the request. The Commission's recommendation will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment or Protest?

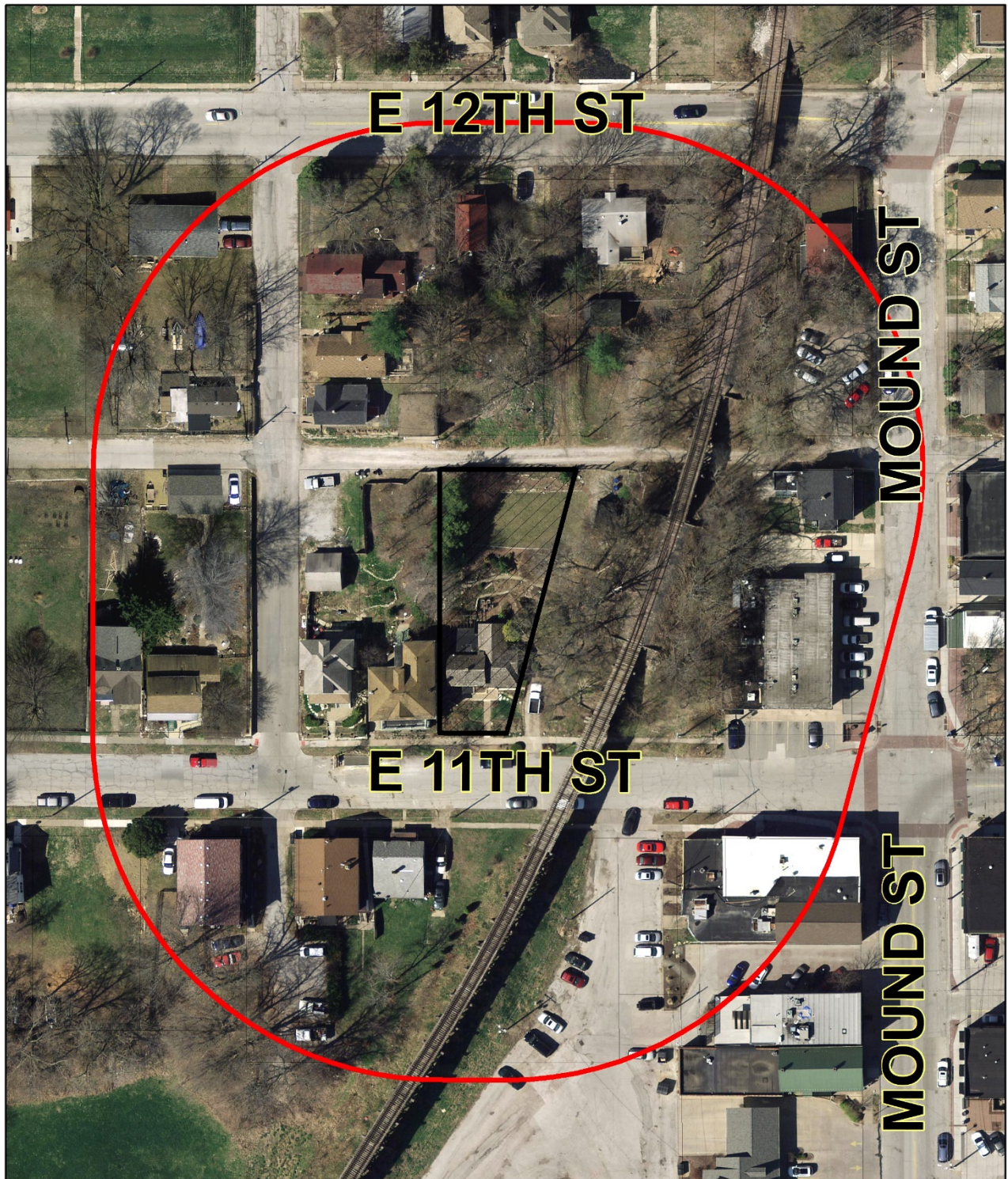
As a property owner within 200 feet of the subject property, you have the opportunity to officially comment or formally protest this request. These must be provided in writing.

If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the City Council public hearing, which is anticipated to be held on 1/8/2020. Please note that for a protest to be official, it needs to be in writing. Send comments to planning@ci.davenport.ia.us or CPED, 226 W 4th St, Davenport IA 52801.

Do You Have Any Questions?

If you have any questions on this request, or if you need accommodations for any reason, please contact Ryan Rusnak, AICP, the case planner assigned to this project at rrusnak@ci.davenport.ia.us or 563-888-2022. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the Petitioner or Commission/Board. If you are interested in the current schedule and outcome of this case, please contact the Community Planning Office at 563-326-7765 or planning@ci.davenport.ia.us for updates.



 Subject Property

 200 Foot Notification Radius





*Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com*

**NOTICE
NEIGHBORHOOD MEETING
MONDAY DECEMBER 2, 2020 – 5:30 P.M.
2012 EAST 11th STREET DAVENPORT, IOWA 52803**

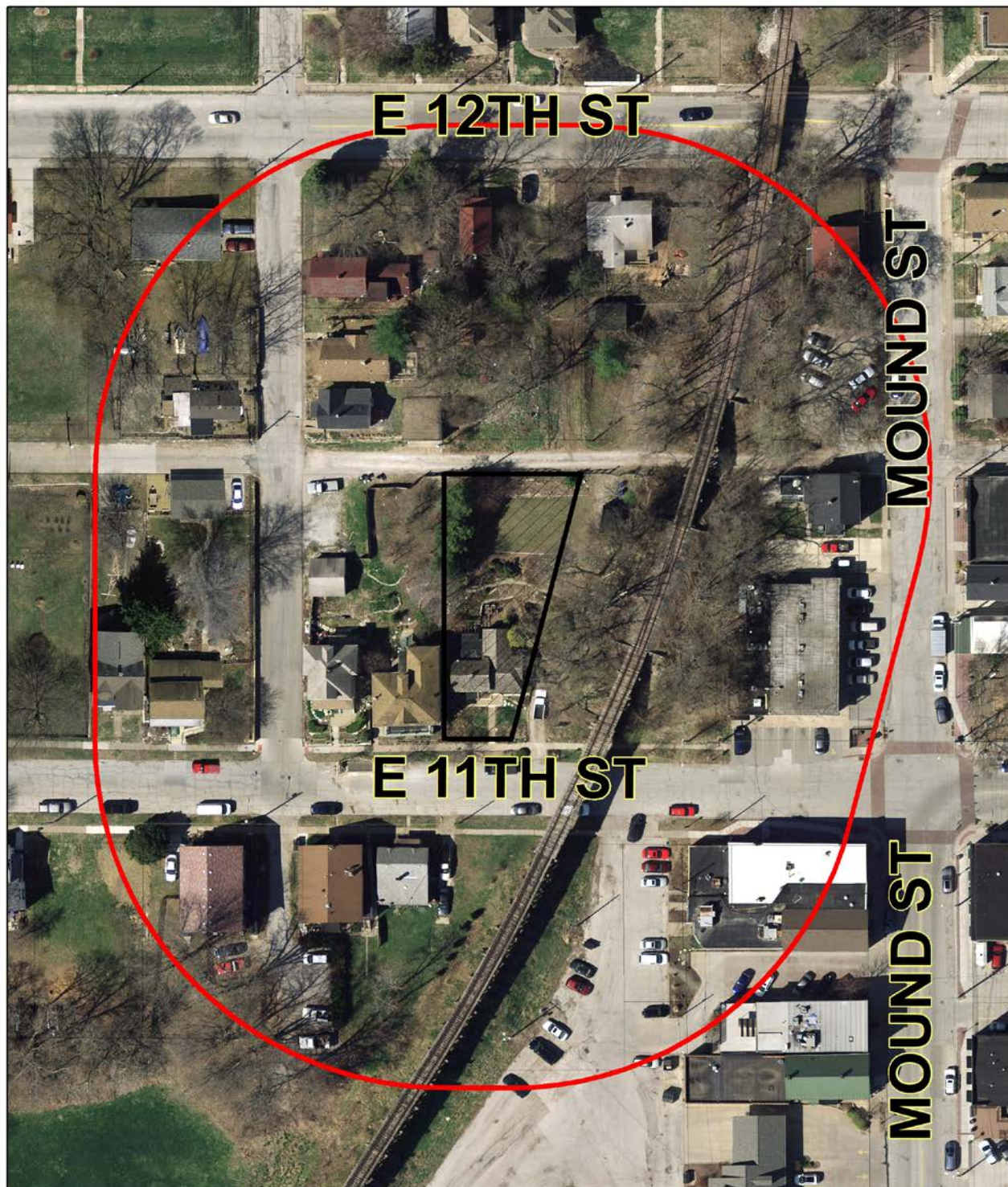
You are invited to a neighborhood meeting regarding the following request:

Case REZ19-13: Request of Alex Kelly on behalf of Pegasus 62 LCC for a zoning map amendment on 9,000 square feet, more or less, of property located at 2012 East 11th Street from R-4C Single-Family and Two-Family Residential Zoning District to C-T Commercial Transitional Zoning District. [Ward 5]

Please see map on the back for the property location.

The purpose of the meeting is to allow the applicant to describe the proposed development, answer any questions you have and hear any concerns about the proposed development.

If you have any questions on this request, or if you need accommodations for any reason, please contact Ryan Rusnak, AICP, the case planner assigned to this project at rrusnak@ci.davenport.ia.us or 563-888-2022.



Subject Property



200 Foot Notification Radius



TABLE 17.08-1: USE MATRIX																						
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Animal Care Facility – Small Animal							S	S	P	P		S	S	P	P		P	P			Sec. 17.08.030.B	
Art Gallery							P	P	P	P		P	P	P			P					
Arts and Fitness Studio							P	P	P	P		P	P	P			P					
Community Center	P	P	P	P	P		P	P	P	P		P	P	P			P	P	P	P		
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	Sec. 17.08.030.H	
Cultural Facility							P	P	P	P		P	P	P			P		P	P		
Day Care Center					P		P	P	P	P	P	P	P	P			P			P	Sec. 17.08.030.I	
Dwelling - Multi-Family					P		P	P	P	P		P	P	P			P				Sec. 17.08.030.N	
Dwelling - Townhouse					P		P	P	P	P		P	P	P			P				Sec. 17.08.030.O	
Dwelling - Single-Family	P	P	P	P			P	P	P				P								Sec. 17.08.030.O	
Dwelling - Single-Family Semi-Detached		P	P	P	P		P	P	P				P								Sec. 17.08.030.O	
Dwelling - Two-Family (New Construction)			P	P	P		P	P	P				P								Sec. 17.08.030.O	
Dwelling - Two-Family (Conversion)			S	S	P		P	P	P				P								Sec. 17.08.030.O	
Educational Facility - Vocational							S	S	S	P	P	P	S	P	P	P	P			P		
Financial Institution							P	P	P	P	P	P	P	P			P					
Funeral Home							S	S	S	P				P			P					
Government Office/Facility							P	P	P	P	P	P	P	P	P	P	P		P	P		
Lodge/Meeting Hall	S	S	S	S	S		P	P	P	P	P	P	P	P	P	P	P	P			Sec. 17.08.030.T	
Medical/Dental Office							P	P	P	P	P	P	P	P			P			P		
Office							P	P	P	P	P	P	P	P	P	P	P			P		
Personal Service Establishment							P	P	P	P	P	P	P	P	P		P			P		
Place of Worship	P	P	P	P	P		S	S	P	P		P	P	P				P		P		
Public Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		
Public Safety Facility					P		P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Retail Goods Establishment							P	P	P	P	P	P	P	P	P	P	P			P		
Wireless Telecommunications	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.030.EE	
Wireless Telecommunications – Stealth Design Antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.030.EE	
Wireless Telecommunications – DAS Co-Location	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.030.EE	
Wireless Telecommunications – DAS New Pole	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.030.EE	

REZ19-10

Request of Alex Kelly on behalf of Pegasus 62 LCC for a zoning map amendment on 9,000 square feet, more or less, of property located at 2012 East 11th Street from R-4C Single-Family and Two-Family Residential Zoning District to C-T Commercial Transitional Zoning District.
[Ward 5]





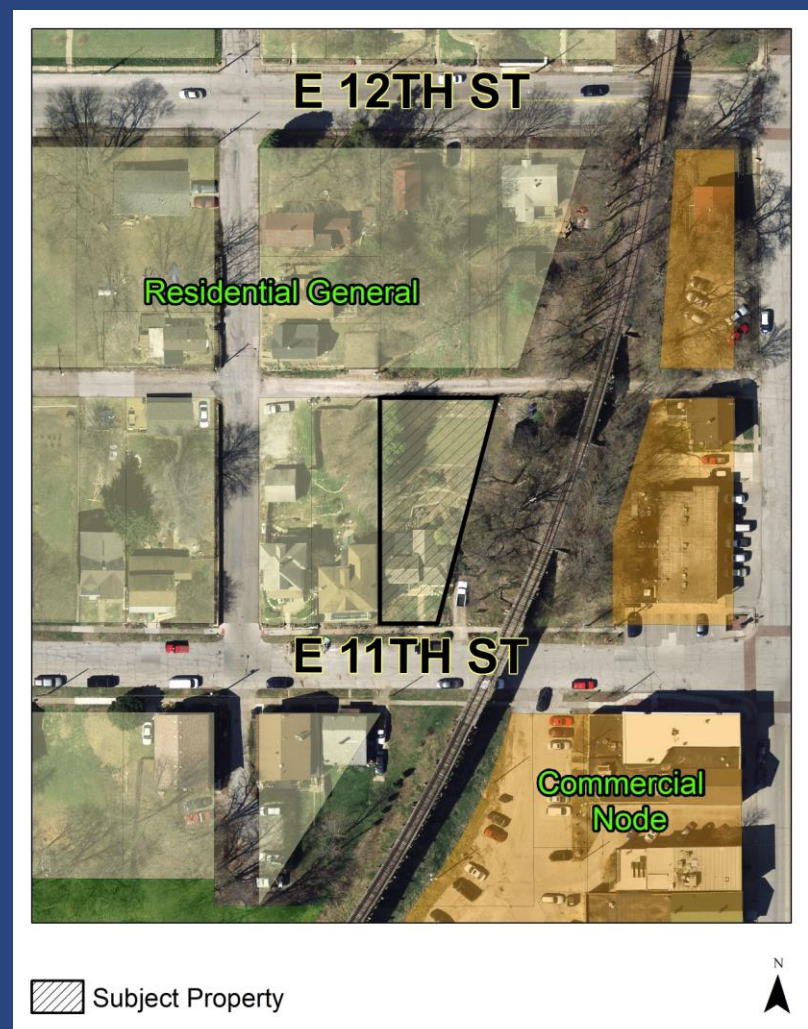
**Plan and Zoning Commission
December 3, 2019**



Zoning Map



Land Use Map



Plan and Zoning Commission
December 3, 2019



Zoning Ordinance Purpose Statement.

- The C-T Commercial Transitional Zoning District is intended to accommodate low intensity limited office, service, and retail uses that may serve as a transition between residential areas and more intensely developed commercial or light industrial areas of the City. Low intensity mixed-use is allowed.



Allowable uses

TABLE 17.08-1: USE MATRIX																						
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-1	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Animal Care Facility – Small Animal							S	S	P	P		S	S	P	P		P	P			Sec. 17.08.030.B	
Art Gallery							P	P	P	P		P	P	P			P					
Arts and Fitness Studio							P	P	P	P		P	P	P			P					
Community Center	P	P	P	P	P		P	P	P	P		P	P	P			P	P	P	P		
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	Sec. 17.08.030.H	
Cultural Facility							P	P	P	P		P	P	P			P		P	P		
Day Care Center					P		P	P	P	P	P	P	P	P			P			P	Sec. 17.08.030.I	
Dwelling - Multi-Family					P		P	P	P	P		P	P	P			P				Sec. 17.08.030.N	
Dwelling - Townhouse					P		P	P	P	P		P	P	P			P				Sec. 17.08.030.O	
Dwelling - Single-Family	P	P	P	P			P	P	P				P								Sec. 17.08.030.O	
Dwelling - Single-Family Semi-Detached		P	P	P	P		P	P	P				P								Sec. 17.08.030.O	
Dwelling - Two-Family (New Construction)			P	P	P		P	P	P				P								Sec. 17.08.030.O	
Dwelling - Two-Family (Conversion)			S	S	P		P	P	P				P								Sec. 17.08.030.O	
Educational Facility - Vocational							S	S	S	P	P	P	S	P	P	P	P			P		
Financial Institution							P	P	P	P	P	P	P	P			P					
Funeral Home							S	S	S	P				P			P					
Government Office/Facility							P	P	P	P	P	P	P	P	P	P	P		P	P		
Lodge/Meeting Hall	S	S	S	S	S		P	P	P	P	P	P	P	P	P	P	P	P			Sec. 17.08.030.T	
Medical/Dental Office							P	P	P	P	P	P	P	P			P			P		
Office							P	P	P	P	P	P	P	P	P	P	P			P		
Personal Service Establishment							P	P	P	P	P	P	P	P	P		P			P		
Place of Worship	P	P	P	P	P		S	S	P	P		P	P	P				P		P		
Public Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		
Public Safety Facility					P		P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Retail Goods Establishment							P	P	P	P	P	P	P	P	P	P	P			P		
Wireless Telecommunications	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.030.EE	
Wireless Telecommunications – Stealth Design Antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.030.EE	
Wireless Telecommunications – DAS Co-Location	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.030.EE	
Wireless Telecommunications – DAS New Pole	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.030.EE	

Public Input

- Notices were sent to property owners within 200 feet of the subject property.
- A neighborhood meeting was held on 12/2/2019. One area resident attended and did not appear to object to the request.



Recommendation

Recommendation will be provided at the 12/17/2019 Plan and Zoning Commission meeting.





January 10, 2020

To the Mayor and Council of the City of Davenport:

Please be informed of recent actions by the City of Davenport Plan and Zoning Commission:

Case REZ19-11: Request of Raju Penmatcha to rezone 7.04 acres located at the southwest corner of N. Division Street and W. 76th Street from R-MF, Residential Multifamily District to C-2, Corridor Commercial District. [Ward 8]

At its December 17, 2019 meeting, the Plan and Zoning Commission voted 3-2 to forward Case REZ19-11 to the City Council with a recommendation for denial.

Findings:

1. Rezoning the property would not be consistent with the Comprehensive Plan as it would allow for higher intensity development allowed in an area designated RG Residential General.
2. There is little demand for commercial development in this vicinity. More than 15 acres of vacant land zoned C-2 exists to the east of the site.
3. Additional commercially zoned land may have a negative impact on nearby neighborhoods and Ridgeview Park.

Case REZ19-13: Request of Alex Kelly on behalf of Pegasus 62 LCC for a zoning map amendment on 9,000 square feet, more or less, of property located at 2012 East 11th Street from R-4C Single-Family and Two-Family Residential Zoning District to C-T Commercial Transitional Zoning District. [Ward 5]

At its December 17, 2019 meeting, the Plan and Zoning Commission voted unanimously to forward Case No. REZ19-13 to the City Council with a recommendation for approval.

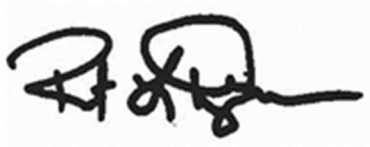
Findings:

1. The C-T Commercial Transitional Zoning District would eliminate the non-conforming use of the property;
2. The proposed zoning map amendment would achieve consistency with approval standards enumerated in Section 17.14.040E.1 (A-F) of the Davenport City Code.

Case REZ19-02: Request of Earle Glaus to vacate a portion of the original Division Street Right-of-Way located between Ridgeview Drive and W. 76th Street. [Ward 8].

At its January 7, 2020 meeting, the Plan and Zoning Commission voted unanimously to forward Case ROW 19-02 to the City Council with a recommendation to declare this Right-of-Way not needed for public purposes.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Inghram', with a long horizontal flourish extending to the right.

Robert Inghram, Chair
Davenport Plan and Zoning Commission

Friday, January 3, 2020

Please publish the following public notice in the earliest edition of the Quad City Times.

The PO number for this notice is: 2006732

Please provide proof of publication for our records. If you have any questions, please contact us at planning@ci.davenport.ia.us or 563-326-7765. Thank you!

**NOTICE
PUBLIC HEARING
WEDNESDAY, JANUARY 22, 2020 -5:30 P.M.
CITY OF DAVENPORT COMMITTEE OF THE WHOLE
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA**

There is on file in the Community Planning and Economic Development Department (CPED), on behalf of the Plan and Zoning Commission, the following request:

Case REZ19-11: Request of Raju Penmatcha to rezone 7.04 acres located at the southwest corner of N. Division Street and W. 76th Street from R-MF, Residential Multifamily District to C-2, Corridor Commercial District. [Ward 8]

The legal description is as follows:

Part of the Northeast Quarter of Section 3, Township 78 North Range 3 East of the 5th Principal Meridian, City of Davenport, Scott County, Iowa, more particularly described as follows:

Beginning at the northwest quarter of said Northeast Quarter, thence North 88 degrees 44 minutes 15 seconds East 494.07 feet along the north line of said Northeast Quarter to the westerly right-of-way line of Division Street; thence South 01 degrees 15 minutes 45 seconds East 35.00 feet along said right-of-way line to the beginning of a curve, concave southwesterly having a radius of 25.00 feet, the chord of which bears South 45 degrees 37 minutes 10 seconds East for a distance of 35.75 feet; thence along the arc of said curve and said right-of-way line for a distance of 39.83 feet to the beginning of a curve, concave westerly having a radius of 779.00 feet, the chord of which bears South 20 degrees 00 minutes 42 seconds West for a distance of 532.57 feet; thence South 39 degrees 52 minutes 30 seconds West 309.55 feet along said right-of-way line; thence North 46 degrees 48 minutes 19 seconds West 191.59 feet to the west line of the Northeast Quarter of said Section 3; thence North 00 degrees 00 minutes 38 seconds East 655.95 feet along said line to the point of beginning. Said Parcel "C" contains 7.039 acres, more or less.

At its December 17, 2019 meeting, the Davenport Plan and Zoning Commission voted to recommend denial of the proposed rezoning.

Case REZ19-13: Request of Alex Kelly on behalf of Pegasus 62 LCC for a zoning map amendment on 9,000 square feet, more or less, of property located at 2012 East 11th Street from R-4C Single-Family and Two-Family Residential Zoning District to C-T Commercial Transitional Zoning District. [Ward 5]

The legal description is as follows:

The East 45 feet of Lot 1 in Block 10 in the Village of East Davenport, now a part of the City of Davenport, Iowa.

and

The West Half of Lot 2, and that part of the East Half of said Lot 2, particularly described as follows: Commencing at the Northeast corner of said Lot 2, and running thence West 40 feet, more or less, along the South Line of the alley to the center of said Lot 2; thence South 150 feet to the East 11th Street (Formerly Main Street); thence in a northeasterly direction to the place of beginning, all in Block 10 in the Plat of East Davenport Proper, also called the Village of East Davenport, and now in the City of Davenport, Scott County, Iowa.

and

The South 30 feet of Lot 8 in Block 10 in the Village of East Davenport (now within the corporate limits of the City of Davenport, Iowa), as shown by the Plat recorded in Book "I" Land Deeds page 180, records of the Recorder's Office of Scott County, Iowa.

At its December 17, 2019 meeting, the Davenport Plan and Zoning Commission voted to recommend approval of the proposed rezoning.

Case ROW19-02: Request of Earle Glaus to vacate a portion of the original Division Street right-of-way located between Ridgeview Drive and W. 76th Street. [Ward 8]

The legal description of this property is as follows:

Part of the Right of Way of the old Division Street adjacent to Lot 10, Ridgeview Park Addition, an official plat in the City of Davenport, Scott County, Iowa described as follows:

Commencing of the North Corner of said section 3; thence South 88 degrees 06' 05" West along the North line of the Northwest ¼ of Section 3 Township 78 North Range 3 East of the 5th P. M., a distance of 33' to the East Line of said Lot 10; thence South 0 degrees 43'03" to the North Right of Way Line of Ridgeview Drive, Thence East along the North ROW line of Ridgeview Drive a distance of approximately 33 feet to a point on the East line of Section 3 Township 78 North Range 3 East of the 5th P. M. to a point; thence North 00 degrees, 00' – 38" East to a point on the South Line of 76th Street, Thence Westerly along the South line of 76th Street along a curve with a radius of 802 feet a distance of approximately 33 feet to the point of beginning containing 0.4712 acres, more or less.

At its public hearing held on January 7, 2020, the Plan and Zoning Commission vote to recommend approval of the right-of-way vacation.

The public hearing on the above matter is scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, January 22, 2020 in the Council Chambers at Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s). PO No. 2006732

Department of Community Planning & Economic Development
E-MAIL: planning@davenportiowa.com PHONE: 563-326-7765

City of Davenport

Agenda Group:
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 563-888-2286
Wards:

Action / Date
1/29/2020

Subject:

First Consideration: Ordinance for Case ROW19-02 being the request to vacate a portion of the original Division St right-of-way located between Ridgeview Dr and W 76th St (Earle Glaus, petitioner). [Ward 8]

Recommendation:
Adopt the Ordinance.

Background:

Property owner to the west requests this right-of-way be vacated. Records indicate the right-of-way is 33 feet wide which suggested an additional 33 feet has been vacated in the past. Upon review with County Auditor officials, staff believes the additional 33 feet of right-of-way never existed.

A Public Hearing was held at the December 17, 2019 meeting. The petitioner spoke in favor of the request.

At the January 7, 2020 meeting, the Plan and Zoning Commission voted unanimously to forward Case ROW 19-02 to the City Council with a recommendation to declare this right-of-way not needed for public purposes.

Technical review found no reason to maintain this property as public right-of-way.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance
▣ Backup Material	Application
▣ Backup Material	Legal Description
▣ Backup Material	Location Map
▣ Backup Material	Neighbor Letter
▣ Backup Material	P&Z Letter
▣ Backup Material	COW Notice

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Flynn, Matt	Approved	1/9/2020 - 3:38 PM

ORDINANCE NO.

ORDINANCE for Case ROW19-02: Request of Earle Glaus to vacate a portion of the original Division Street right-of-way located between Ridgeview Drive and W. 76th Street. [Ward 8]

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate is hereby vacated (abandoned).

The property has the following legal description:

Part of the Right of Way of the old Division Street adjacent to Lot 10, Ridgeview Park Addition, an official plat in the City of Davenport, Scott County, Iowa described as follows:

Commencing of the North Corner of said section 3; thence South 88 degrees 06' 05" West along the North line of the Northwest ¼ of Section 3 Township 78 North Range 3 East of the 5th P. M., a distance of 33' to the East Line of said Lot 10; thence South 0 degrees 43'03" to the North Right of Way Line of Ridgeview Drive, Thence East along the North ROW line of Ridgeview Drive a distance of approximately 33 feet to a point on the East line of Section 3 Township 78 North Range 3 East of the 5th P. M. to a point; thence North 00 degrees, 00' – 38" East to a point on the South Line of 76th Street, Thence Westerly along the South line of 76th Street along a curve with a radius of 802 feet a distance of approximately 33 feet to the point of beginning containing 0.4712 acres, more or less.

At its public hearing held on January 7, 2020, the Plan and Zoning Commission vote to recommend approval of the right-of-way vacation.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Mike Matson
Mayor

Attest: _____

Brian Krup
Deputy City Clerk

Published in the *Quad City Times* on _____



226 West 4th Street
Davenport, Iowa 52801
(563) 326-7765
Planning@ci.davenport.ia.us

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

Property Address*

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

Applicant (Primary Contact)

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

Owner (if different from Applicant)

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

Engineer (if applicable)

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

Architect (if applicable)

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

Attorney (if applicable)

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

Application Form Type:

Plan and Zoning Commission

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

Zoning Board of Adjustment

- Zoning Appeal ☐
Special Use ☐
Hardship Variance ☐

Design Review Board

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

Historic Preservation Commission

- Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Administrative

- Administrative Exception ☐
Health Services and Congregate Living Permit ☐

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:

Planning staff

Date:

Date of the Public Hearing:

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

Part of the Right of Way of the old Division Street adjacent to Lot 10, Ridgeview Park Addition, an official plat in the City of Davenport, Scott County, Iowa described as follows:

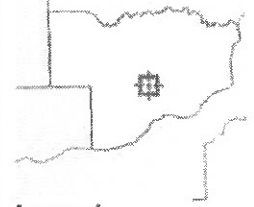
Commencing at the North Corner of said section 3; thence South 88 degrees 06' 05" West along the North line of the Northwest $\frac{1}{4}$ of Section 3 Township 78 North, Range 3 East of the 5th P.M., a distance of 33' to the East Line of said Lot 10; thence South 0 degrees 43' 03" to the point of beginning; thence continuing South 0 degrees 43' 03" to the North Right of Way Line of Ridgeview Drive; Thence East along the North ROW line of Ridgeview Drive a distance of approximately 33 feet to a point on the East line of Section 3 Township 78 North, Range 3 East of the 5th P.M. to a point; thence North 00 degrees 00' - 38' East to a point on the South Line of 76th Street, Thence Westerly along the South line of 76th Street along a curve with a radius of 802 feet a distance of approximately 33 feet to the point of beginning containing .4712 acres more or less.



Scott County / City of Davenport, Iowa



Overview



Legend

- ☐ Parcels
- ☒ Parcel Point
- ☐ Political Township
- All Roads**
 - Interstate
 - US Highway
 - State Highway
 - County Route
 - Major road
 - Local roads
 - Ramp
 - Alleyway/Access Road
 - Bike/Pedestrian Trail
 - Driveway
- ☐ Rights of Way
- ☐ Railroad
- ☒ County Boundary
- Major Rivers and Streams**
 - River Centerline
 - River Boundary
 - Major Stream
- Minor Streams, Other**
 - Minor Stream
 - Small Lake/Pond
 - - Drainageways, etc
 - - Island
- Major Rivers and Lake**
 - Lake
 - Major Stream
 - River
 - Minor Lakes and Ponds

Parcel ID W0303-22B
Sec/Twp/Rng n/a
Property Address

Alternate ID W09045
Class R
Acreage n/a

Owner Address GLAUS ERLEW
6 MUSKET CT
LE CLAIRE IA 52753

Legal Description

Part of the Right of Way of the old Division Street adjacent to Lot 10, Ridgeview Park Addition, an official plat in the City of Davenport, Scott County, Iowa described as follows:

Commencing of the North Corner of said section 3; thence South 88 degrees 06' 05" West along the North line of the Northwest $\frac{1}{4}$ of Section 3 Township 78 North Range 3 East of the 5th P. M., a distance of 33' to the East Line of said Lot 10; thence South 0 degrees 43'03" to the North Right of Way Line of Ridgeview Drive, Thence East along the North ROW line of Ridgeview Drive a distance of approximately 33 feet to a point on the East line of Section 3 Township 78 North Range 3 East of the 5th P. M. to a point; thence North 00 degrees, 00' – 38" East to a point on the South Line of 76th Street, Thence Westerly along the South line of 76th Street along a curve with a radius of 802 feet a distance of approximately 33 feet to the point of beginning containing 0.4712 acres, more or less.

ROW19-02 – Approximately 1930



2014





**PUBLIC HEARING NOTICE
PLAN AND ZONING COMMISSION
CITY OF DAVENPORT**



Public Hearing Details:

Date: December 17, 2019
Time: 5:00 PM
Location: Council Chambers at City Hall, 226 West 4th Street Davenport, Iowa
Subject: Public hearing for a rezoning before the Plan and Zoning Commission
Case #: ROW19-02

To: Adjacent owners of City-owned property (right-of-way) proposed to be vacated. This property was platted some time ago as Division Street. See map on reverse for specific location. [Ward 8]

What is this All About?

This notice is being sent to inform you that a public hearing will be held for a proposed right-of-way vacation.

What are the Next Steps after the Public Hearing?

This public hearing is the first step in the review/approval process. The Commission's recommendation from this public hearing will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing as you received this notice. The City Council will ultimately decide if the property is no longer needed for City purposes, and is eligible for vacation. At that point, the City Attorney's office will negotiate with adjacent property owners to determine the appropriate way to convey the property, and possibly, purchase price. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?

As a neighboring property owner, you may have an interest in commenting on the proposed request either in writing/email or in person at the public hearing. If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the public hearing. Send comments to planning@ci.davenport.ia.us or CPED, 226 W 4th St, Davenport IA 52801.

Do You Have Any Questions?

If you have any questions on this request, or if you need accommodations for any reason, please contact Matthew Flynn, AICP, the case planner assigned to this project at matt.flynn@ci.davenport.ia.us or at 563-888-2286. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the Petitioner or Commission/Board. If you are interested in the current schedule and outcome of this case, please contact the Community Planning Office at 563-326-7765 or planning@ci.davenport.ia.us for updates.



January 10, 2020

To the Mayor and Council of the City of Davenport:

Please be informed of recent actions by the City of Davenport Plan and Zoning Commission:

Case REZ19-11: Request of Raju Penmatcha to rezone 7.04 acres located at the southwest corner of N. Division Street and W. 76th Street from R-MF, Residential Multifamily District to C-2, Corridor Commercial District. [Ward 8]

At its December 17, 2019 meeting, the Plan and Zoning Commission voted 3-2 to forward Case REZ19-11 to the City Council with a recommendation for denial.

Findings:

1. Rezoning the property would not be consistent with the Comprehensive Plan as it would allow for higher intensity development allowed in an area designated RG Residential General.
2. There is little demand for commercial development in this vicinity. More than 15 acres of vacant land zoned C-2 exists to the east of the site.
3. Additional commercially zoned land may have a negative impact on nearby neighborhoods and Ridgeview Park.

Case REZ19-13: Request of Alex Kelly on behalf of Pegasus 62 LCC for a zoning map amendment on 9,000 square feet, more or less, of property located at 2012 East 11th Street from R-4C Single-Family and Two-Family Residential Zoning District to C-T Commercial Transitional Zoning District. [Ward 5]

At its December 17, 2019 meeting, the Plan and Zoning Commission voted unanimously to forward Case No. REZ19-13 to the City Council with a recommendation for approval.

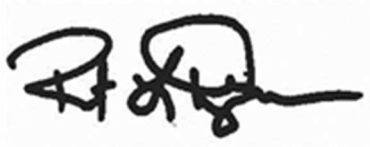
Findings:

1. The C-T Commercial Transitional Zoning District would eliminate the non-conforming use of the property;
2. The proposed zoning map amendment would achieve consistency with approval standards enumerated in Section 17.14.040E.1 (A-F) of the Davenport City Code.

Case REZ19-02: Request of Earle Glaus to vacate a portion of the original Division Street Right-of-Way located between Ridgeview Drive and W. 76th Street. [Ward 8].

At its January 7, 2020 meeting, the Plan and Zoning Commission voted unanimously to forward Case ROW 19-02 to the City Council with a recommendation to declare this Right-of-Way not needed for public purposes.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Inghram', with a long horizontal flourish extending to the right.

Robert Inghram, Chair
Davenport Plan and Zoning Commission

Friday, January 3, 2020

Please publish the following public notice in the earliest edition of the Quad City Times.

The PO number for this notice is: 2006732

Please provide proof of publication for our records. If you have any questions, please contact us at planning@ci.davenport.ia.us or 563-326-7765. Thank you!

**NOTICE
PUBLIC HEARING
WEDNESDAY, JANUARY 22, 2020 -5:30 P.M.
CITY OF DAVENPORT COMMITTEE OF THE WHOLE
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA**

There is on file in the Community Planning and Economic Development Department (CPED), on behalf of the Plan and Zoning Commission, the following request:

Case REZ19-11: Request of Raju Penmatcha to rezone 7.04 acres located at the southwest corner of N. Division Street and W. 76th Street from R-MF, Residential Multifamily District to C-2, Corridor Commercial District. [Ward 8]

The legal description is as follows:

Part of the Northeast Quarter of Section 3, Township 78 North Range 3 East of the 5th Principal Meridian, City of Davenport, Scott County, Iowa, more particularly described as follows:

Beginning at the northwest quarter of said Northeast Quarter, thence North 88 degrees 44 minutes 15 seconds East 494.07 feet along the north line of said Northeast Quarter to the westerly right-of-way line of Division Street; thence South 01 degrees 15 minutes 45 seconds East 35.00 feet along said right-of-way line to the beginning of a curve, concave southwesterly having a radius of 25.00 feet, the chord of which bears South 45 degrees 37 minutes 10 seconds East for a distance of 35.75 feet; thence along the arc of said curve and said right-of-way line for a distance of 39.83 feet to the beginning of a curve, concave westerly having a radius of 779.00 feet, the chord of which bears South 20 degrees 00 minutes 42 seconds West for a distance of 532.57 feet; thence South 39 degrees 52 minutes 30 seconds West 309.55 feet along said right-of-way line; thence North 46 degrees 48 minutes 19 seconds West 191.59 feet to the west line of the Northeast Quarter of said Section 3; thence North 00 degrees 00 minutes 38 seconds East 655.95 feet along said line to the point of beginning. Said Parcel "C" contains 7.039 acres, more or less.

At its December 17, 2019 meeting, the Davenport Plan and Zoning Commission voted to recommend denial of the proposed rezoning.

Case REZ19-13: Request of Alex Kelly on behalf of Pegasus 62 LCC for a zoning map amendment on 9,000 square feet, more or less, of property located at 2012 East 11th Street from R-4C Single-Family and Two-Family Residential Zoning District to C-T Commercial Transitional Zoning District. [Ward 5]

The legal description is as follows:

The East 45 feet of Lot 1 in Block 10 in the Village of East Davenport, now a part of the City of Davenport, Iowa.

and

The West Half of Lot 2, and that part of the East Half of said Lot 2, particularly described as follows: Commencing at the Northeast corner of said Lot 2, and running thence West 40 feet, more or less, along the South Line of the alley to the center of said Lot 2; thence South 150 feet to the East 11th Street (Formerly Main Street); thence in a northeasterly direction to the place of beginning, all in Block 10 in the Plat of East Davenport Proper, also called the Village of East Davenport, and now in the City of Davenport, Scott County, Iowa.

and

The South 30 feet of Lot 8 in Block 10 in the Village of East Davenport (now within the corporate limits of the City of Davenport, Iowa), as shown by the Plat recorded in Book "I" Land Deeds page 180, records of the Recorder's Office of Scott County, Iowa.

At its December 17, 2019 meeting, the Davenport Plan and Zoning Commission voted to recommend approval of the proposed rezoning.

Case ROW19-02: Request of Earle Glaus to vacate a portion of the original Division Street right-of-way located between Ridgeview Drive and W. 76th Street. [Ward 8]

The legal description of this property is as follows:

Part of the Right of Way of the old Division Street adjacent to Lot 10, Ridgeview Park Addition, an official plat in the City of Davenport, Scott County, Iowa described as follows:

Commencing of the North Corner of said section 3; thence South 88 degrees 06' 05" West along the North line of the Northwest ¼ of Section 3 Township 78 North Range 3 East of the 5th P. M., a distance of 33' to the East Line of said Lot 10; thence South 0 degrees 43'03" to the North Right of Way Line of Ridgeview Drive, Thence East along the North ROW line of Ridgeview Drive a distance of approximately 33 feet to a point on the East line of Section 3 Township 78 North Range 3 East of the 5th P. M. to a point; thence North 00 degrees, 00' – 38" East to a point on the South Line of 76th Street, Thence Westerly along the South line of 76th Street along a curve with a radius of 802 feet a distance of approximately 33 feet to the point of beginning containing 0.4712 acres, more or less.

At its public hearing held on January 7, 2020, the Plan and Zoning Commission vote to recommend approval of the right-of-way vacation.

The public hearing on the above matter is scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, January 22, 2020 in the Council Chambers at Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s). PO No. 2006732

Department of Community Planning & Economic Development
E-MAIL: planning@davenportiowa.com PHONE: 563-326-7765

City of Davenport

Agenda Group:
Department: Community Planning & Economic Development
Contact Info: Bruce Berger 563-326-7769
Wards:

Action / Date
1/29/2020

Subject:
Resolution supporting a Workforce Housing Tax Credit (WHTC) Disaster application to the State for the Pine Knoll project located at 2504 Telegraph Rd and approving an Urban Revitalization Tax Exemption (URTE) application for the same (Chris Ales, petitioner). [Ward 1]

Recommendation:
Adopt the Resolution.

Background:

Recently, to help provide assistance in counties impacted by flooding earlier this year, the State of Iowa allocated \$10 million in tax credit authority for the WHTC Program. The WHTC can assist developers to rehabilitate or build new housing units by reducing tax liabilities and/or raising equity to complete the project. The State intends to obligate these credits on a first come, first served basis.

Projects must include a Resolution of Support from the local government and show a local match commitment of at least \$1,000 per housing unit. This proposed project is located within the City's URTE area and the developer has applied for this assistance. The project is eligible and, if approved, the amount of tax exemption over 10 years would meet the State-required match for the WHTC Program.

This project is proposed by Pine Knoll LLC, (Chris Ales), who was involved with several local projects including the Marycrest Senior Housing campus, Gold Coast Apartments, and the former Buchanan School (Naval Reserve) project. The Pine Knoll project will create 23 senior, independent living apartments as a \$6 million adaptive reuse of the existing Pine Knoll building, previously owned/occupied by Vera French. The developer intends to apply for Low-Income Housing Tax Credits through the Iowa Finance Authority, with the balance of the project being financed through conventional debt, equity, WHTCs, and savings via the URTE program. There will be a mix of one- and two-bedroom units, with tenant household incomes limited to 80% of median family income.

Approval of this Resolution will authorize the execution of the Resolution of Support for the project and approval of the URTE application.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Resolution
▣ Cover Memo	Elevation drawing

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	1/15/2020 - 3:15 PM

City Clerk

Admin, Default

Approved

1/15/2020 - 4:42 PM

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION supporting a Workforce Housing Tax Credit application to the State for the Pine Knoll project located at 2504 Telegraph Road and approving a URTE application for the same (Pine Knoll, LLC, petitioner).

WHEREAS, recent flooding occurred across parts of Iowa, causing the President to declare several counties (including Scott County) a disaster area with unprecedented Mississippi River levels and duration in Davenport, negatively impacting properties with over 700 housing units in Davenport; and

WHEREAS, the Iowa Economic Development Authority (IEDA) is offering State tax incentives under the recent announcement of Disaster Assistance through the Workforce Housing Tax Credit (WHTC) Program; and

WHEREAS, housing developer, Pine Knoll, LLC (Chris Ales), has requested City support for its WHTC application to the State for a \$6 million, 23-unit senior apartment project located at 2504 Telegraph Road; and

WHEREAS, the application requirements for the WHTC program include a requirement for the submission of a Resolution in support of the housing project by the community where the project will be located and documentation of local matching funds pledged for the project in an amount not less than \$1,000 per dwelling unit; and

WHEREAS, the project is located within the City's Urban Revitalization Tax Exemption (URTE) area, the developer has applied for benefits through this program, and is eligible for the 10 year, 100% exemption; and

WHEREAS, the URTE benefit awarded will meet the minimum City contribution of \$1,000 per dwelling unit required by the WHTC program;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Pine Knoll project is fully supported in applying for the Iowa Workforce Housing Tax Credit Program and the URTE application for the project is hereby approved.

Approved:

Attest:

Mike Matson, Mayor

Brian Krup, Deputy City Clerk

**PINEKNOLL
REDEVELOPMENT**

DAVENPORT, IOWA 52807

SCHEMATIC DESIGN 9.27.19

**EXTERIOR
ELEVATIONS**

PROJECT 19002527.00

A201



City of Davenport

Agenda Group:
Department: Community Planning & Economic Development
Contact Info: Bruce Berger 563-326-7769
Wards:

Action / Date
1/22/2020

Subject:
Resolution supporting a Workforce Housing Tax Credit (WHTC) Disaster application to the State for the IH Bowstring Lofts project located at 601 W 2nd Street and approving an Urban Revitalization Tax Exemption (URTE) application for the same (O.V. Nielsen Family Trust, petitioner). [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
Recently, to help provide assistance in counties impacted by flooding earlier this year, the State of Iowa allocated \$10 million in tax credit authority for the WHTC Program. The WHTC can assist developers to rehabilitate or build new housing units by reducing tax liabilities and/or raising equity to complete the project. The State intends to obligate these credits on a first come, first served basis.

Projects must include a Resolution of Support from the local government and show a local match commitment of at least \$1,000 per housing unit. This proposed project is located within the City's URTE area and the developer has applied for this assistance. The project is eligible and, if approved, the amount of tax exemption over 10 years would meet the State-required match.

This project is proposed by the O.V. Nielsen Family Trust (Bill Nielsen) who has leased/owned the property for over 40 years with the primary use as Tri-City Florist Supply. The building was built in 1927-28 as the International Harvester Truck Supply (showroom) and Service Station. The family plans to create 23 market rate apartments as an adaptive reuse of this historic structure. They are proposing a mix of 4 studios, 12 one-bedrooms, and 7 two-bedroom units.

In addition to WHTCs, URTE savings, State and Federal Historic Tax Credits, and private financing, State Grayfield Tax Credits and Opportunity Zone funding is anticipated to help complete the \$4 million project. Approval of this Resolution will authorize the execution of the Resolution of Support for the project and approval of the URTE application.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Resolution
▣ Cover Memo	Elevation drawings

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	1/15/2020 - 3:15 PM
City Clerk	Admin, Default	Approved	1/15/2020 - 4:47 PM

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION supporting a Workforce Housing Tax Credit application to the State for the IH Bowstring Lofts project located at 601 W. 2nd Street and approving a URTE application for the same (O.V. Nielsen Family Trust, petitioner). [Ward 3]

WHEREAS, recent flooding occurred across parts of Iowa, causing the President to declare several counties (including Scott County) a disaster area with unprecedented Mississippi River levels and duration in Davenport, negatively impacting properties with over 700 housing units in Davenport; and

WHEREAS, the Iowa Economic Development Authority (IEDA) is offering State tax incentives under the recent announcement of Disaster Assistance through the Workforce Housing Tax Credit (WHTC) Program; and

WHEREAS, the owner, O.V. Nielsen Family Trust (Bill Nielsen), has requested City support for its WHTC application to the State for a \$4 million, 23-unit adaptive re-use apartment project located at 601 W. 2nd Street; and

WHEREAS, the application requirements for the WHTC program include a requirement for the submission of a Resolution in support of the housing project by the community where the project will be located and documentation of local matching funds pledged for the project in an amount not less than \$1,000 per dwelling unit; and

WHEREAS, the project is located within the City's Urban Revitalization Tax Exemption (URTE) area, the developer has applied for benefits through this program, and is eligible for the 10 year, 100% exemption; and

WHEREAS, the URTE benefit awarded will meet the minimum City contribution of \$1,000 per dwelling unit required by the WHTC program;

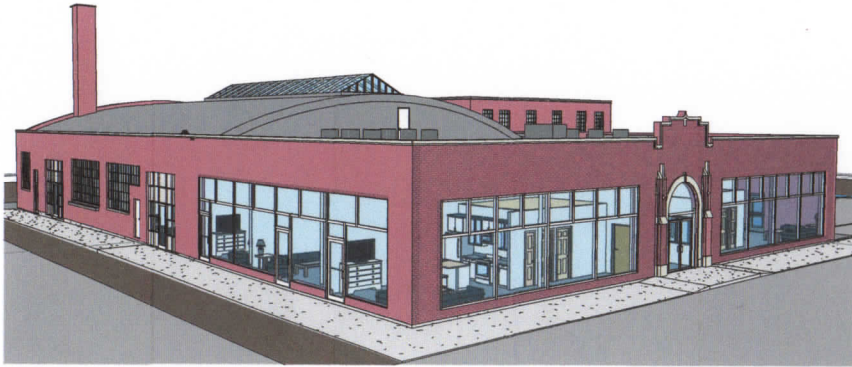
NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the IH Bowstring Lofts project is fully supported in applying for the Iowa Workforce Housing Tax Credit Program and the URTE application for the project is hereby approved.

Approved:

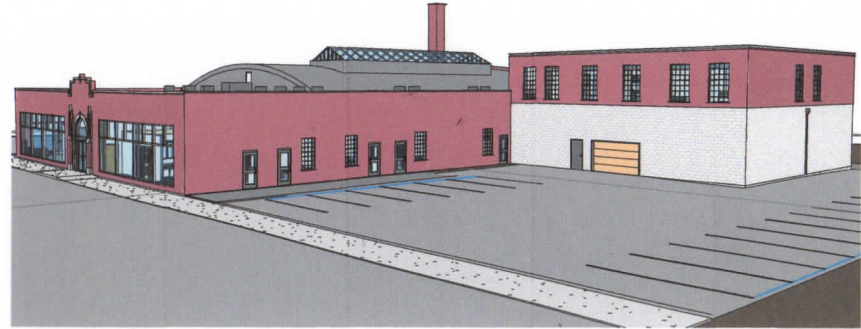
Attest:

Mike Matson, Mayor

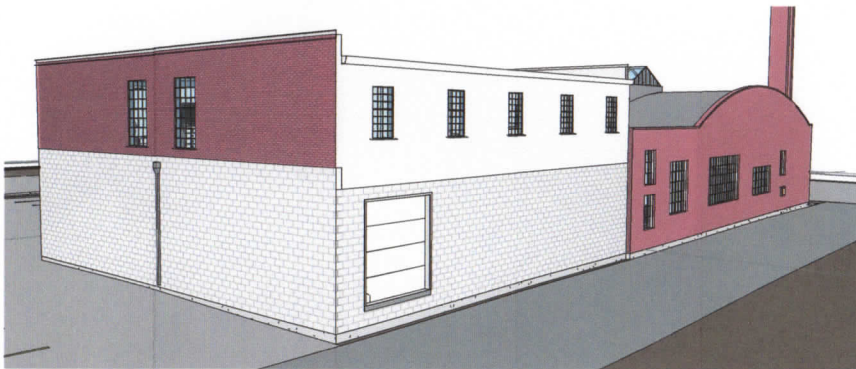
Brian Krup, Deputy City Clerk



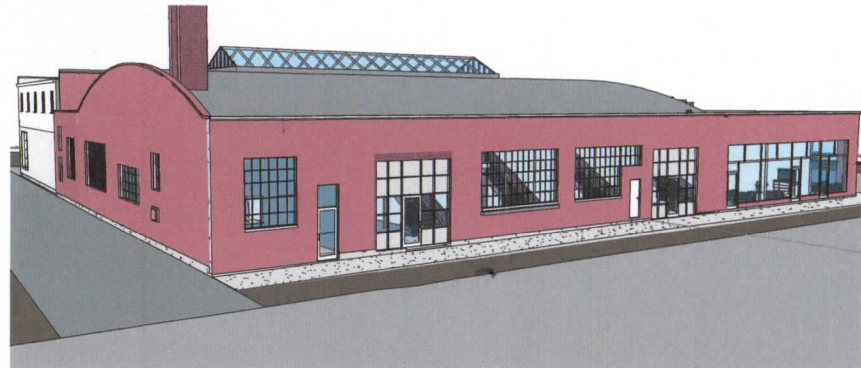
Exterior Rendering Looking Southwest-Proposed



Exterior Rendering Looking Southeast-Proposed



Exterior Rendering Looking Northeast-Proposed



Exterior Rendering Looking Northwest-Proposed



International Harvester Truck Sales and
Service Station
601 W. SECOND

Renderings	Project #	18-012
	Date	11-26-19
	Drawn-	Author
	Check-	Checker

HS-700

Scale

City of Davenport

Agenda Group:

Department: Community Planning & Economic Development

Contact Info: Brandon Melton 563-888-2221

Wards:

Action / Date

1/22/2020

Subject:

Resolution authorizing the Mayor to sign the Certified Local Government Form supporting the proposed National Register Historic Places: Davenport Commercial Historic District. [Ward 3]

Recommendation:

Adopt the Resolution.

Background:

The Downtown Davenport Partnership hired a consultant to explore if portions of Downtown Davenport could become a historic district. Historic properties may be able utilize historic tax credits to offset the cost of building rehabilitation. The consultant has submitted a nomination for the Davenport Commercial Historic District.

The boundaries of said district are outlined in the nomination application.

Findings:

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

The Historic Preservation Commission recommended approval of the Davenport Commercial Historic District and authorized the Chairperson to sign the Certified Local Government Review Form at its January 14, 2020 meeting.

The vote to approve was 6-yes, 0-no, 0-abstention.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	Nomination
▣ Backup Material	CLG Review Form
▣ Backup Material	CLG Notification

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	1/16/2020 - 3:14 PM

Resolution No. _____

Resolution offered by Kyle Gripp, Chairperson

RESOLVED by the City Council of the City of Davenport.

RESOLUTION authorizing the Mayor to sign the Certified Local Government Form supporting the proposed National Register Historic Places Davenport Commercial Historic District. [Ward 3].

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Mayor is authorized to sign the Certified Local Government Form supporting the proposed National Register Historic Places Davenport Commercial Historic District

and the Mayor and Deputy City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution.

Approved:

Attest:

Mayor Mike Matson

Brian Krup, Deputy City Clerk

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Davenport Downtown Commercial Historic District

other names/site number _____

Name of Multiple Property Listing _____

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

street & number Downtown Davenport 2nd St. to 5th St., Perry St. to Western Ave.

☐ not for publication

city or town Davenport

☐ vicinity

state Iowa

county Scott

zip code 52801

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: national statewide X local

Applicable National Register Criteria: X A B X C D

Signature of certifying official/Title: Deputy State Historic Preservation Officer

Date

State Historical Society of Iowa

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register

 determined eligible for the National Register

 determined not eligible for the National Register

 removed from the National Register

 other (explain:)

Signature of the Keeper

Date of Action

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5. Classification

Ownership of Property

(Check as many boxes as apply.)

- | | |
|-------------------------------------|------------------|
| ☒ | private |
| ☒ | public - Local |
| ☐ | public - State |
| ☒ | public - Federal |

Category of Property

(Check only **one** box.)

- | | |
|-------------------------------------|-------------|
| ☐ | building(s) |
| ☒ | district |
| ☐ | site |
| ☐ | structure |
| ☐ | object |

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
33	9	buildings
		site
1		structure
		object
34	9	Total

Number of contributing resources previously listed in the National Register: 33

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/multiple dwelling

DOMESTIC/hotel

COMMERCE/TRADE/professional

COMMERCE/TRADE/business

COMMERCE/TRADE/financial institution

COMMERCE/TRADE/specialty store

COMMERCE/TRADE/department store

COMMERCE/TRADE/restaurant

COMMERCE/TRADE/warehouse

SOCIAL/meeting hall

SOCIAL/clubhouse

GOVERNMENT/city hall

GOVERNMENT/fire station

GOVERNMENT/correctional facility

EDUCATION/library

RELIGION/religious facility

RELIGION/church school

RECREATION AND CULTURE/theater

AGRICULTURE/SUBSISTENCE/processing

AGRICULTURE/SUBSISTENCE/storage

Current Functions

(Enter categories from instructions.)

DOMESTIC/multiple dwelling

DOMESTIC/hotel

COMMERCE/TRADE/professional

COMMERCE/TRADE/business

COMMERCE/TRADE/financial institution

COMMERCE/TRADE/specialty store

COMMERCE/TRADE/restaurant

GOVERNMENT/city hall

GOVERNMENT/fire station

GOVERNMENT/correctional facility

GOVERNMENT/ courthouse

EDUCATION/college

EDUCATION/library

RELIGION/religious facility

HEALTH CARE/medical business/office

RECREATION AND CULTURE/theater

LANDSCAPE/parking lot

TRANSPORTATION/rail-related

TRANSPORTATION/road-related (vehicular)

WORK IN PROGRESS

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HEALTH CARE/medical business/office

VACANT/NOT IN USE

INDUSTRY/PROCESSING/EXTRACTION/manufacturing facility

OTHER

TRANSPORTATION/rail-related

TRANSPORTATION/road-related (vehicular)

OTHER

7. Description

Architectural Classification

(Enter categories from instructions.)

MID 19th CENTURY/Greek Revival

LATE VICTORIAN/Italianate

LATE VICTORIAN/Romanesque

LATE 19th AND 20th CENTURY AMERICAN MOVEMENTS/Comm Style

LATE 19th AND 20th CENTURY REVIVALS/ Classical Revival

LATE 19th AND 20th CENTURY AMERICAN MOVEMENTS/Skyscraper

LATE 19th AND 20th CENTURY AMERICAN MOVEMENTS/Prairie Style

MODERN MOVEMENT/Moderne

MODERN MOVEMENT/International Style

MODERN MOVEMENT/Art Deco

Materials

(Enter categories from instructions.)

foundation: STONE, BRICK, CONCRETE

walls: STONE, BRICK, CONCRETE

roof: SLATE, SYNTHETICS

other: TERRA COTTA

GLASS

Narrative Description

Summary Paragraph

(Briefly describe the current, general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

The Davenport, Iowa, site of the Davenport Downtown Commercial Historic District consists of approximately 14 blocks containing 75 buildings and one structure, an elevated railroad track that extends at the north end of the Historic District. The county seat of Scott County, Davenport is situated on the eastern border of Iowa, located along a prominent bend in the Mississippi River where the river flows west rather than its more typical southern flow. (Svendsen et al.) Directly across the river lies Rock Island, Illinois. The approximately 49-acre Historic District is bounded by the south side of W. 2nd Street at the southernmost, the north side of W. 5th Street and the west 500 block of Brady Street at the northernmost, east side of Perry Street at the easternmost, and east side of Western Avenue at the westernmost. The Historic District comprises the heart of the downtown Davenport commercial business district, and encompasses the extant remaining mid-19th- to mid 20th-century commercial, light industrial, entertainment, multiple dwelling, religious, and fraternal buildings plus two rail-related resources. The Davenport Downtown Commercial Historic District consists primarily of a concentration of attached and freestanding commercial, governmental, light industrial, fraternal, multi-family residential, theatre and entertainment, and religious buildings comprising the main portion of the downtown central business district and civic center with locally important government buildings and social and fraternal meeting places. The buildings together form a cohesive grouping that conveys the significance of the district as the heart of downtown where people have gathered for the purposes of a wide variety of commerce, government, socializing and fraternizing. The elevated train track as a linear resource represents an important railroad investment that demonstrates the local importance of transportation to commerce and industry, as

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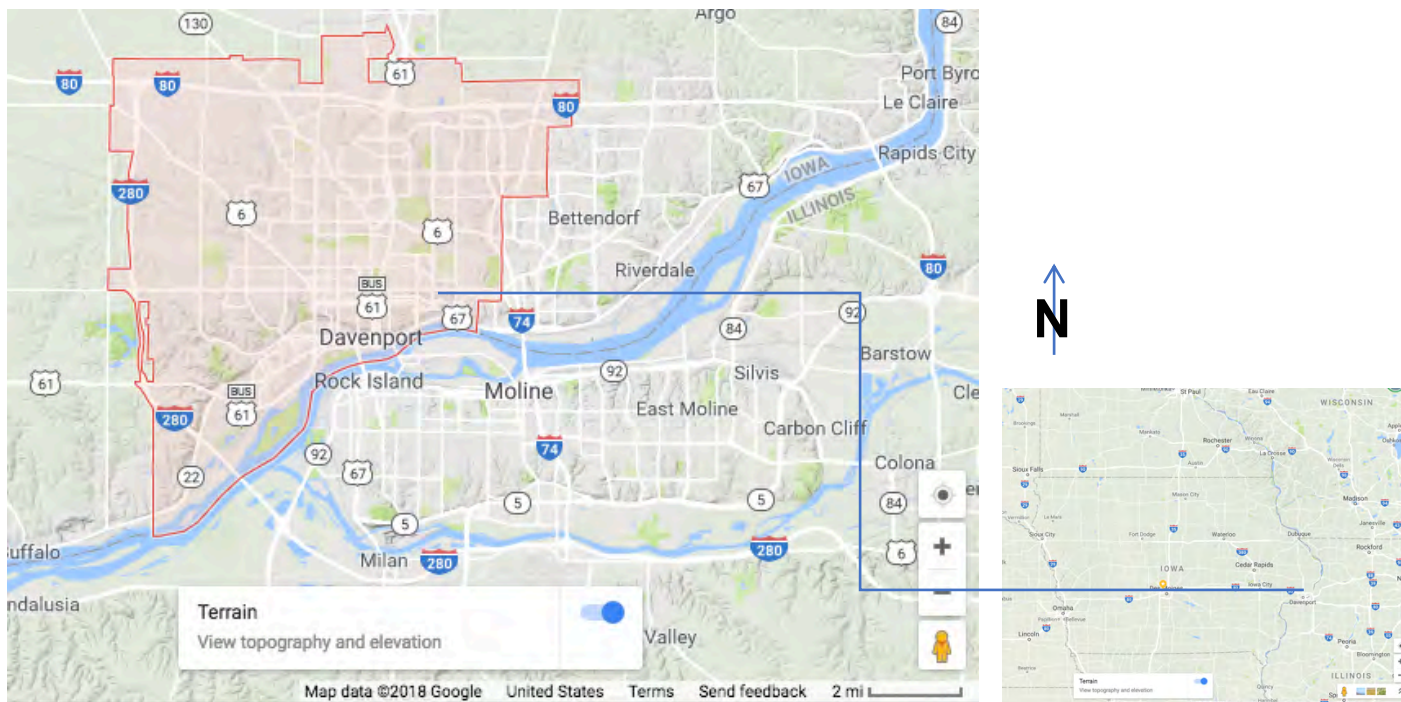
Name of Property

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does a storefront that served as an interurban railroad depot. Within the Davenport Downtown Commercial Historic District, the buildings and transportation resources are in good to excellent condition and retain historic integrity to portray their significance as part of the mid-19th- to mid-20th-century central business district, until the era of the Interstate freeway construction. Although river flooding, fires, building collapses, civic redevelopment projects, and parking lot development have eroded some of the historic building stock directly outside of these boundaries, this elevates the importance of these rare-surviving buildings within the Historic District boundaries.

Narrative Description (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

(Iowa SHPO Additional Instructions: After the main **Narrative Description**, discuss any physical alterations since the period of significance under the subheading **Alterations**, and the seven aspects of integrity as it applies to the resource in a **Statement of Integrity** with each aspect discussed in its own paragraph.)



Figures 1 and 2: Location terrain maps showing state of Iowa (right) and City of Davenport (left, outlined) and the other “Quad Cities” on the eastern border of Iowa and in Illinois across the Mississippi River. (Google, 2018)

Topography:

Topography has played a key role in shaping the development of this Historic District, which is broadly located between the Mississippi River and the northward-sloping bluffs above 5th and 6th streets. The first gridded plats were oriented toward the river, which played an important role early on for the commercial and industrial development of this area. Ferry connections and 1850s rail connections over the river helped spur growth near the waterfront; construction of the 1872 Rock Island Arsenal bridge (nonextant, replaced by the extant 1896 “Government Bridge”) further spurred commercial and light industrial development in what is today’s downtown Davenport. The grade in the Historic District slopes upward from 2nd Street to 5th Street. The lower-lying streets including 2nd Street have been prone to flooding over the decades, leading to most retail relocating outside of downtown beginning after World War II.

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Setting:

Davenport is the largest of five cities clustered along a stretch of the Mississippi River; together they constitute the self-defined “Quad Cities”—Bettendorf, Iowa, and Rock Island, Moline, and East Moline, Illinois. (Note: Although there are five cities, the name “Quad Cities” endures; see Statement of Significance below for further information.) A series of bridges over the river connect the cities, including two that enter at the east and west edges of the Davenport central business district: the 1896 “Government Bridge” (Rock Island Arsenal Bridge; NRHP 1969 as part of the Rock Island Arsenal Historic District), located a few blocks east of the Historic District at E. 2nd Street, and the 1940 Rock Island Centennial Bridge (formerly a toll bridge), located one block west of the Historic District at Gaines Street. The elevated train track that runs through the Historic District begins two blocks outside of the district boundaries, at the Government Bridge.



Figure 3: Map shows the greater downtown Davenport central business district, roughly bounded by the Mississippi River to the south, elevated railroad track to the north and east, and Western Avenue to the west. Three main plats underly the CBD, from west to east: Original Town of Davenport, Antoine LeClaire's (1st) Addition, and LeClaire's 2nd Addition. (Scott County Assessor base map, 2018)

Underpinning the built environment in the Historic District are the Original Town of Davenport plat west from Harrison Street, on the eastern half, LeClaire's 1st and 2nd Additions to the Original Plat filed by Davenport co-founder Antoine LeClaire. The 1836 Original Town plat was laid out by a land development company that included LeClaire and the eponymous George Davenport, among others, using a standard grid of square blocks. (Downer: 851-854; Svendsen et al.: 1-2) All three plats mostly employ square blocks bisected by east-west alleys, creating rectangular lots that mostly face north and south; the exceptions lie in the blocks on the north side of 4th Street, which historically were bisected by north-south alleys, and there are a few irregular lots north of 4th Street fronting Perry Street where the elevated train tracks curve at the northeastern corner of the Historic District.

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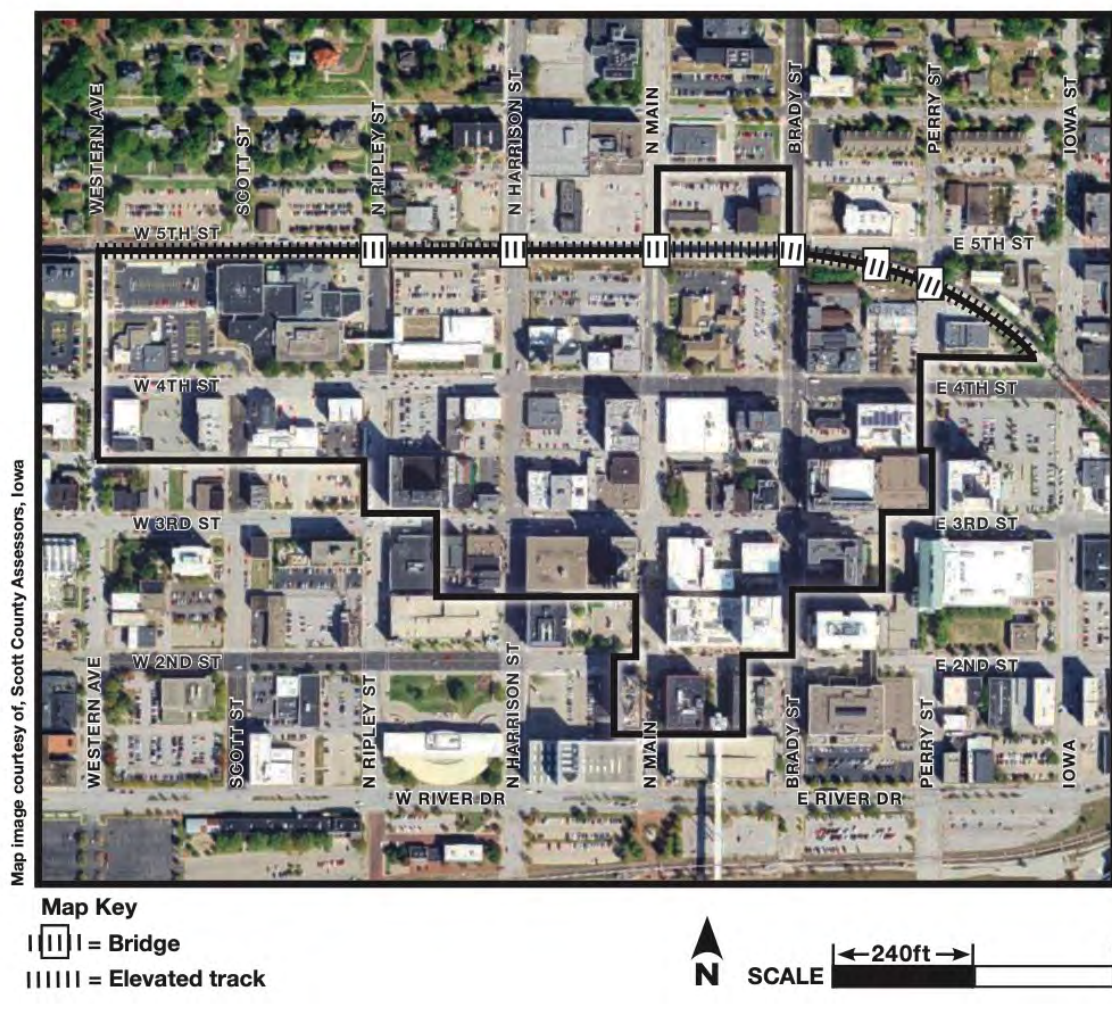


Figure 4: Map shows the Davenport Downtown Commercial Historic District boundaries. (Scott County Iowa Parcel Search base map, 2018)

The Historic District has numbered streets that run east-west, and named streets that run north-south. A note about directional orientation in downtown Davenport: Brady Street demarcates the east and west sides of downtown, with streets marked "East" (E.) or "West" (W.), depending on their location to Brady Street, and some named streets include "North" (N.). The east-west streets within the district are, from south to north: W. 2nd Street single lane two-way traffic with a mix of angled and parallel parking; E. and W. 3rd Street three-lane east-flowing one-way traffic with parallel parking; E. and W. 4th Street four-lane west-flowing one-way traffic with parallel parking; and W. 5th Street single-lane two-way traffic with parallel parking. The north-south streets within the district are, from east to west: Perry Street three-lane two-way traffic with parallel parking (north of E. Fourth Street); Brady Street (U.S. 61 northbound) three-lane north-flowing one-way; N. Main Street three-lane two-way traffic with parallel parking; N. Harrison Street (U.S. 61 southbound) four-lane south-flowing one-way; N. Ripley Street two-lane two-way traffic with a mix of angled and parallel parking; Scott Street single lane two-way traffic with parallel parking; and Western Avenue single lane two-way traffic with angle parking. Nearly all intersections are controlled by traffic signals. There are public concrete sidewalks on these streets, limited street trees, and typical municipal signage. East-west paved alleys exist between the south side of W. 2nd Street and south side of E. and W. 4th Street, and behind the north side of W. 5th Street. North-

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south paved alleys run on the north side of 4th Street between Perry and Brady Streets and between Main and Harrison Streets. Within the Historic District, many buildings front east-west streets: W. 2nd Street, E. and W. 3rd Street, E. and W. 4th Street, and E. and W. 5th Street; additional buildings front Perry Street, Brady Street, N. Main Street, N. Harrison Street, N. Ripley Street, and Western Avenue.

Superimposed on the grid is the 1901-1903 elevated rail track, with concrete retaining walls that support six plater girders and bridge spans, which allow vehicular and pedestrian traffic to flow freely on the streets below. The elevated track begins at the Government Bridge east of the Historic District and runs diagonally northwest toward E. 5th Street. The elevated track forms the northeastern boundary of the Historic District beginning at the embankment northwest of the intersection of E. 4th Street and Pershing Avenue, curving diagonally to E. 5th Street and Perry Street, then running linearly on the south side of 5th Street between Perry and Ripley streets, with the train track grade sloping down to street level between Ripley Street and Western Avenue. Within the Historic District, the elevated train track includes six viaduct bridges (some of which are 1920s replacements), which span Perry Street, the alley between Perry and Brady streets, Brady Street, N. Main Street, N. Harrison Street, and N. Ripley Street.

Within the Historic District, landscaping is minimal, given the zero-lot-line façade location of many of the buildings. As such, landscaping is primarily limited to some street trees and a few grassy lawns and planting beds at public and institutional buildings along 4th Street. The two main landscaped sites are the 1850s St. Anthony Catholic Church Complex, where the church is recessed from its corner site at W. 4th and N. Main streets, and grassy lawn with trees and planting beds is found. A century later, the 1956 Scott County Courthouse was recessed on its corner site at W. 4th and Ripley streets, and includes a shallow grassy lawn and trees. The 1895 Davenport City Hall is slightly recessed on its corner site at W. 4th and N. Harrison streets, and has a shallow grassy landscaped area. There are planting beds along the W. 4th Street secondary façade of the 1968 Davenport Public Library. And the non-contributing and abandoned Davenport Bank & Trust drive-through at the corner of Main and W. 3rd streets has fenced greenspace.

South beyond River Drive lies the flood-prone riverfront, which has a long history of flooding up to 2nd Street; a portion of the riverfront was turned into an early-20th-century park that includes the NRHP-listed 1918 Dillon Memorial fountain (NRHP 1983) and 1924 W.D. Petersen Memorial Music Pavilion bandshell (NRHP 1983). East of the Historic District lies the Davenport Motor Row and Industrial Historic District (NRHP 2019), occupying the easternmost portion of Davenport's central business district, historically a mixed-used neighborhood demised at Perry Street on the west extending east and north to the curving Chicago, Rock Island and Pacific elevated rail tracks and connecting Government Bridge. (James 2019: 7-1) Northeast of the Historic District, beyond the elevated train track, lies the Crescent Warehouse Historic District (NRHP 2003), which contains multi-story factory, warehouse, and rail-related buildings. (Svendson 2003: 7-1) Northwest of the Historic District resides the largely residential Hamburg Historic District (NRHP 1983, boundary adjusted 2017), which includes mostly 19th-century cottages to mansions built on the bluff. To the west of Ripley Street along W. 3rd Street is the W. Third Street Historic District (NRHP 1983), which contains smaller-scale mostly two-story retail and residential buildings tied to the Germanic history of Davenport.

Building and Resource Count:

The Davenport Downtown Commercial Historic District encompasses 66 contributing buildings dating from the 1850s through 1968, plus one structure, being the 1901-1903 elevated Chicago, Rock Island & Pacific railroad track. Overall the district contains 67 contributing historic resources and 9 non-contributing buildings. The Historic District properties with their contributing/noncontributing status are summarized in Table 1 at the end of this section. In counting buildings, separation via structural demising walls, the historical building record, as well as the duration of the functional relationship have been taken into consideration. It is acknowledged that remodeling of older commercial and light-industrial buildings via new facades, and expansion in some cases, complicates the building count.

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Of the contributing buildings, 33 have previously been listed in the National Register, the majority in 1983-1984 as part of the "Historical and Architectural Resources of Davenport, Iowa, MRA" (Multiple Resource Area; NRHP 1983), which came to include six historic districts and approximately 175 individually listed properties. Additional buildings have been listed to the National Register since then as part of historic tax credit rehabilitations. Some of the other contributing resources include properties and the elevated train track that were previously identified as individually eligible in the Davenport MRA, but due to owner objection in the 1980s, the properties were not listed. The 9 buildings classified as noncontributing were built after the Period of Significance (1853 to 1968), or currently lack sufficient integrity due to façade renovations that have removed or obscured significant historic fabric. However, some noncontributing resources potentially could become contributing upon resolution of integrity issues, as noted in Table 1.

The Davenport Downtown Commercial Historic District contains a variety of commercial, governmental, domestic, social, religious, recreational, and light industrial buildings, as well as some rail-related transportation resources. (Note: "light industrial" is defined here as relating to manufacturing that uses moderate quantities of power and partially processed materials, as well as wholesaling, jobbing, and warehousing.) This Historic District includes most of the commercial business district buildings spanning the 1850s through 1968 that survive between Perry Street at the east and Western Avenue at the west, and between 2nd Street at the south and 5th Street at the north. The commercial buildings generally are located on 2nd, 3rd, Brady, and N. Harrison streets; store buildings and financial institutions are two well-represented commercial building types. Governmental, social/fraternal, and religious buildings are located on or near 4th and 5th streets, and Brady and N. Main streets. Recreational buildings are largely located along 3rd Street. Domestic hotel buildings are located near historic depot locations, clustered along 3rd and Main streets; domestic apartment buildings are largely located on 3rd, 4th, and 5th streets, plus one rare-surviving Civil War-era house on Brady Street. Light industrial buildings are located on the northern and western fringes of the business district; these tend to be 19th-century industrial uses such as early factories and planing mill, as well as auto-related early-20th-century garages and service stations. The historic rail resources are located along 5th Street, where the elevated train tracks and viaducts stand, and at Brady Street, where a storefront interurban depot remains located along a former interurban route that used existing streetcar tracks no longer visible. Limited historic signs remain, including the rooftop "Kahl Building" sign, Capitol Theatre marquee, Mac's Tavern neon sign, and some painted "ghost signs." For many downtown buildings, the masonry structure from the period of significance remains largely intact and represents an important physical feature. Façade changes are commonplace for commercial buildings and often include first-floor storefront remodeling, upper-floor window alteration, and slipcover-type fronts.

A note about resource names: For buildings previously listed in the National Register, the listed name and spelling is generally used, with an exception being resources listed without a specific name (i.e. "Building") a more specific name is included based on newspaper coverage. Spellings reflect historic usage: The U.S. Court House is spelled as two words, reflecting the existing individual National Register listing, but Scott County Courthouse is spelled as one word reflecting the county's usage.

A note about addresses: Some buildings historically used an address of two cross streets or proximity to a larger business. Address numbering changed over time. Sanborn maps provide some addresses, but these do not always correspond with street numbers used in city directory listings (if addresses were listed). As such, current addresses are used as per the Scott County Assessor's Office, with any known historic and/or existing addresses noted in parentheses.

A note about building construction dates: The Scott County Assessor dates, where available, are included for reference. Dates that are different from the assessor's construction date are taken from newspaper coverage,

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National Register of Historic Places nominations, and/or related resources. Major additions and remodeling dates are also included where applicable and available.

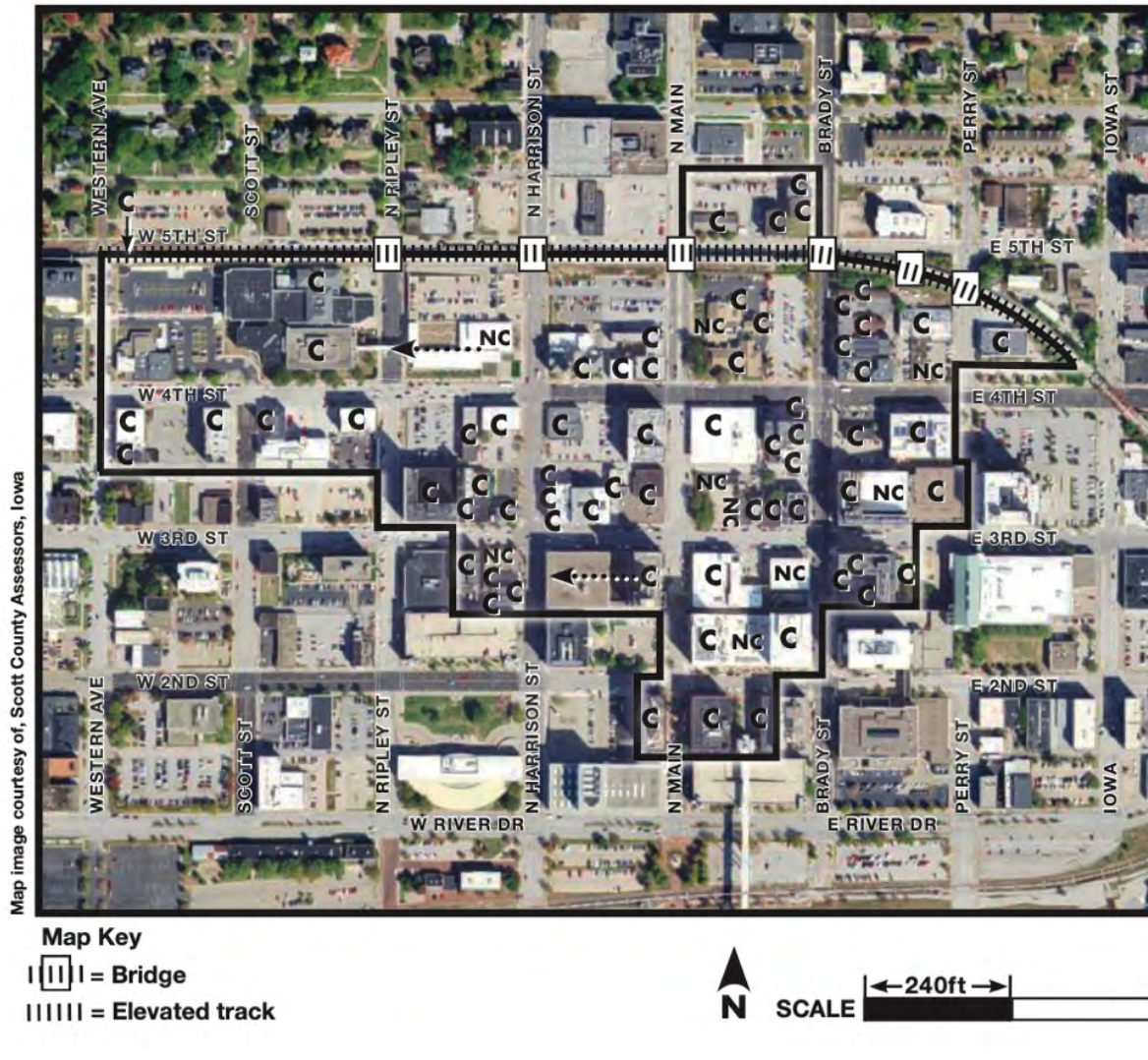


Figure 5: Map showing Historic District boundary with contributing and noncontributing properties as marked by C and NC; elevated rail track is shown by hash marks and rail bridges by white boxes. (Scott Country Assessor base map, 2018)

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Table 1: Contributing/Noncontributing Buildings and Resources

Main Street Commercial Historic District					
#	Address, historic address, assessor's legal description	Year(s) built (A= Assessor), historic name/use	Architect/builder, architectural style, building description, remodeling	Historical significance (P.O.S. = Period of Significance)	C/NC (NRHP = National Register of Historic Places)
2nd Street (south side)					
1	111 W. 2nd St. (111-113 W. 2 nd) LeClaire's 1st Add W/2 Lot: 007 Block: 041	1910 (A 1895) Beiderbecke – Abrahams Building 	<i>Clausen & Clausen architects Jasper Sievers, contractor</i> Commercial Style/Classical Revival 4-story commercial building of dark gray pressed brick with extensive stone enframing windows on façade (including Chicago-style upper windows), copper cornice. As is typical, the storefront was remodeled about every two to three decades.	Built by German immigrant Mrs. Louisa Beiderbecke as part of a 1910s downtown construction boom, it stands as one of a handful of extant downtown buildings built by women. The first-generation German Jewish Abrahams brothers' eponymous women's wear store operated here 1911-1991, during which time they built a national chain and used the store as a flagship before shifting operations to New York.	C
2	131 W. 2nd St. (121–131 W. 2nd St.) (LeClaire's 1 st Add Lot: W 40' Lot 9 all of Lot 10 Block: 41 AKA River Music Center Condos Lots: 001 & 002)	1892 (A 1892) J.H.C. Petersen's Sons Department Store – Petersen-Harned-Von Maur Store Building 	<i>F.G. Clausen, architect</i> Richardsonian Romanesque 4-story department store with basement of red brick, terracotta, highly decorative brickwork. Built to the corner with symmetrical wide double facades. The design was modeled on Chicago architect Daniel Burnham's 1888 Chicago Rookery Building.	Founder John H.C. Petersen immigrated from Schleswig (now Germany) and started a dry goods store with his three sons in 1872; their success led to this expansion during an 1890s building boom. In 1916, the Petersen family sold to competitors, who continued as Petersen-Harned-Von Maur through the P.O.S.	C NRHP 1983
Main Street intersects					
3	201 W. 2nd St. LeClair's 1st Add E 54' of Lot: 006 Block: 040	1923 (A 1924) First National Bank Building 	<i>O.H. Breidert, architect with Childs & Smith; Emil B. Scheibel, engineer; Adolph A. Weinman, artist; John Soller & Son, contractor</i> Renaissance Revival 9-story low-rise skyscraper bank and office building. Indiana limestone clad on steel frame on double facades, brick on side and rear, wide elaborate bracketed cornice. Details include stone carved sculptural figures above arched windows, and two-story fluted stone pilasters crowned by ornamental caps.	Noted as the "New Million Dollar Loop Skyscraper," built for bank founded in 1863 to replace prior structure lost to fire. Chicago-based architecture firm Childs & Smith's design incorporates a main entrance with elaborate bronze financial frieze by the designer of the half dollar.	C NRHP 1983

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2nd Street (north side)					
4	104 W. 2 nd St. (100 W. 2 nd St.) (LeClaire's 1 st Addition, Block 43, Lot 1+ AKA Parker Condominium Lot 1)	1922-1923, office remodels 1970s-2000s M.L. Parker Company Building 	<i>Peirce Anderson, architect with Graham, Anderson, Probst, and White; George A. Fuller, Chicago contractor</i> Chicago Commercial-style 7-story department store. Steel frame clad in brick with stone and terra-cotta detailing concentrated at lower two levels and seventh floor; this tripartite design is crowned with a cornice. Built to the corner, there are two façades with large storefront windows enframed in stone cladding, five bays on south, seven bays on east elevation.	The trustees of the W.C. Putnam Estate contracted Chicago architect Daniel H. Burnham to provide a concept (1908-1909) for developing the entire north 100 block of W. 2 nd Street with commercial properties to provide revenue to support the Davenport Academy of Sciences (now Putnam Museum and Science Center). After the successful 1910 Putnam Building, the Parker department store was planned in 1916, designed by the successor firm to Burnham—but war and high costs delayed construction.	C NRHP 2011
5	124 W. 2 nd St. (112-124 W. 2 nd St.) (LeClaire's 1 st Addition, Block 43, Lot 3+)	1957, remodel c. 1999 Putnam Center Building 	<i>Graham, Anderson, Probst, and White, architect</i> This 2-story connector is considered non-contributing due to recent past exterior changes. The post-war-era connector originally featured modernistic styling.	Constructed on behalf of the W.C. Putnam Estate as retail space, with lease profits benefitting the Davenport Academy of Sciences (now Putnam Museum).	NC (NC due to post-P.O.S. facade)
6	130 W. 2 nd St. (215 N. Main St.; 126-130 W. 2 nd St.) Parker Condominium Lot 2 (LeClaire's 1 st Addition, Block 43, Lot 5+)	1910, 1930 remodeling, 1990 hotel rehab Putnam Building 	<i>Peirce Anderson, architect Chicago-based D.H. Burnham and Co.; Gustav Wilke, Chicago contractor</i> Chicago Commercial-style 8-story office tower designed by Chicago-based architect Daniel C. Burnham's firm. Tripartite design is anchored with white stone base, red brick shaft, and crowned with ornate terra-cotta decoration featuring an oval-shaped motif.	Noted as the first office skyscraper in Davenport, and hailed as the work of Chicago's noted Daniel Burnham's office. Constructed by trustees of the W.C. Putnam Estate as a novel method of funding the Davenport Academy of Sciences (now Putnam Museum).	C NRHP 2011
3rd Street (south side)					
7	115 E. 3 rd St. LeClaire's 2nd Add 37.5' W 176.5' N/2 Blk 59	1895 (A 1900) F.T. Schmidt Building	Richardsonian Romanesque 3-story brown rock-faced sandstone building with heavily arched windows, swag-embellished metal cornice, blind loggia created by short engaged columns. An unusual choice of stone in the Davenport commercial historic district.	Architecturally notable business building, opened in 1895 by wholesale liquor dealer Fritz T. Schmidt & Son. Schmidt advertised upper flats with gas/electric light, steam heat. Prohibition led the family to enter real estate and insurance.	C NRHP 1983

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<i>Brady St. intersects</i>					
8	101 W. 3 rd St.* LeClair's 1st Add Block 043 Part of Lot 6 & 7 Exc Part Com Se Cor Lot 6	1976, 2017 remodel (A 1976) Citizens Federal Savings & Loan Association Building 	Originally built of glass and concrete, this multi-story building has been remodeled beyond recognition into Scott Community College Urban Campus building.	Built as the Citizens Federal Savings & Loan Association Building; prior to constructing this facility, the Citizens Federal Savings & Loan Association (founded in 1930) officed out of the Kahl Building for 25 years.	NC (Due to post-P.O.S. facade)
9	131 W. 3 rd St. (*Parcel now combined with 101 W. 3 rd St.) LeClair's 1st Add Block 43 Lots 8, 9, & 10	1966, c. 1975 and 2017 remodeling (A 1966) First Federal Savings and Loan Association Building 	<i>William F. Cann, architect with St. Louis-based Bank Building and Equipment Corp. design/build firm</i> Modernistic 3-story bank building defined by vertical stripes of alternating Vermont marble and tinted glazing above a base of granite and glass, with projecting circulation/service core.	The first of several modernistic financial buildings to rise in downtown Davenport in the 1960s. The savings and loan, founded in 1933, was later reorganized as a bank and in the 1990s moved out of the CBD.	C NRHP 2016
<i>Main St intersects</i>					
10	203 and 229 W. 3 rd St. (NRHP 201-209 W. 3 rd St.) LeClair's 1st Add N 1/2 of Blk 42 [approximate y: assessor lists three parcels]	1928, 1971 garage addition (A 1927, 1971) Davenport Bank & Trust Building and Garage  	<i>1928 Weary & Alford Co. of Chicago, architects; Clausen, Kruse & Klein, associated architects; Walsh Construction Co., contractor; 1971 Richard C. Rich and Associates of Detroit, addition architect/engineer</i> Classical Revival 12-story skyscraper topped by 7-story clocktower. The 1928 bank's façade and secondary facade feature polished granite first story, with limestone faced over steel above, arched windows, and decorative stonework. Interior features include a lavish marble-clad banking hall. The New Formalism 1971 addition includes a 3-story recessed glass banking office "hyphen" connecting to a 6-story concrete parking ramp.	At the height of its prosperity, the American Commercial and Savings Bank* built this \$2 million skyscraper, the city's largest, tallest office building. During construction, the Iowa National Bank merged with American, forming one of the largest banks in Iowa. In 1931 the bank was liquidated, and in 1932 Davenport Bank and Trust formed as the sole surviving bank in the city. In 1963, the bank announced plans for a large parking addition; after delay, the quarter-block addition was completed in 1971. (*Formed in 1869 as the German Savings Bank, American Commercial changed its name during WWI.)	C NRHP 1983, 2016 boundary expansion
<i>N. Harrison St. intersects</i>					
11	303 W. 3 rd St. Original Town N 60.95' Of E	1970 (A 1970)	1-story financial office. Built to corner. Exterior has graveled-type panels that appear to be non-original.	Replacement financial service office building for Merrill Lynch, Pierce, Fenner & Smith Inc.	NC

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	100' Lots 5 & 6 Block 8	Merrill Lynch Building 			(Due to post-P.O.S. facade)
12	311 W. 3 rd St. (311-317 W. 3 rd St.) Original Town Block: 008 Original Town E 76 4/12' Of W 211 4/12' of Lots 6, 7 & 8	1910 (A 1910) Dorothea Apartment Building 	<i>Clausen & Clausen, architect; A.A. Arnould, contractor</i> Revival Style symmetrical 4-story brown brick triple storefront and apartment building. Masonry features decorative basket-weave friezes below upper story windows and blind arches at corners of building, stone accents around storefronts, stone windowsills, square stone decorative accents at top of building.	Built by German-born Dorothea (Kurmeier) Runge, the apartment remains one of the few extant downtown buildings built by a woman. The building originally featured three storefronts and 12 furnished apartments. An early tenant was Kamback & Kettman wholesale shoe supplies.	C
<i>(WEST BOUNDARY Intersects)</i>					
3rd Street (north side)					
13	200 E. 3 rd St. (309 Perry St.) LeClaire's 2 nd Addition, Block 58 Lots 1 & 2	1915, 1920 addition, 1935-1950s remodeling, 2000s elevator addition, historic rehab (A 1914) Hotel Blackhawk 	<i>1915 and 1920 Temple & Burrows, architect; 1915 Arthur H. Ebeling, supervising architect; 1915 McCarthy Improvement Co., contractor; 1920 Walsh Co., contractor addition</i> Renaissance Revival 11-story dark brick hotel low-rise skyscraper with stone and terra-cotta accents, built as 7 stories in 1915 with 1920 4-story upper addition. The U-shape design inverts the light court away from street view to presents an impressive E. 3 rd St. façade at Perry St. East entrance is a post-P.O.S. addition.	Part of 1910s downtown building boom, the fireproof hotel was built on the site of an earlier hotel, to attract conventions. By 1920, the Blackhawk was part of the Iowa-based Miller Hotel Co. chain that included Hotel Davenport and Kahl Building offices, plus Hotel Fort Des Moines and Hotel Savery (both in Des Moines); H.C. Kahl owner of Kahl Building and Thomas Walsh (owner of Walsh Construction Co.) were officers in the Blackhawk Hotel and Miller Hotel Co.	C NRHP 1983
<i>Perry Street historic intersection</i>					
14	136 E. 3 rd St. LeClair's 2 nd Add Block: 057 Lots 4 & 5 & Pt Perry St Lying N ...	1983 (A 1983) RiverCenter North Building 	Brown brick convention building that connects RKO Orpheum Theater (aka Adler Theatre) and Hotel Blackhawk. Recessed transparent glazed entrance overlays the location of Perry Street. A skywalk connecting this building and the convention center on the south side of E. 3 rd St. is not included in the Historic District boundary.	Significant civic project that created convention and event space credited with supporting the historic rehabilitations and continuing use of the RKO Orpheum Theater (aka Adler Theatre) and Hotel Blackhawk.	NC (Due to post-P.O.S. date)
15	102 and 116 E. 3 rd St. (106 E. 3 rd St. in NRHP; 102-116 E. 3 rd St.)	1931, 2007 rehabilitation (A 1930) Hotel Mississippi-RKO Orpheum	<i>A.S. Graven Inc., Chicago architect; Henry Dreyfuss, New York theater designer; Lundoff-Bicknell Co., Chicago contractor,</i> Art Deco 10-story hotel with theater and street-level retail along E. 3 rd and Brady streets. Black glazed terra-cotta first	Significant as the last major downtown hotel constructed in the interwar era (200 rooms plus 50 furnished apartments) and as the largest movie theater built in Davenport. The building also calls attention to the work of two nationally significant	C NRHP 1998

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	LeClaire's 2nd Add block: 057 prt lots 1, 2 & 3...	Theater 	story, with the upper walls clad in a light gray brick; terra-cotta floral insets bracket the base and top, and metal spandrels between windows defining the shaft. (Svendsen 1998)	designers — Chicago architect A.W. Graven and New York theater designer Henry Dreyfuss, whose work on the project began in the 1920s.	
<i>Brady Street intersects</i>					
16	112 W. 3 rd St. (110-114 W. 3 rd St.) LeClair's 1st Add Pt of Lot 4 Com At Sw Cor	1887, 1889 (A 1890) Cruys Building 	Italianate 3-story brick commercial building with two storefronts. Upper stories feature segmental arch top windows, intact cornice; storefronts have recessed entries.	Built as 2-story commercial building in 1887 by laundryman and shirt maker C. Cruys, who added a third story and remodeled the façade in 1889 for multiple tenants.	C
17	114 W. 3 rd St. (116 W. 3 rd St.) LeClair's 1st Add Block: 045 E31' Of Lot 3	c. 1896 façade (A 1900) Donohue Building 	Richardsonian Romanesque 3-level brick façade includes walk-out ground-level storefront. Slightly recessed from modern sidewalk, with projecting center bay, arched sidewalk-level storefronts and upper windows. Stairs lead up to the elevated main level. Includes light court on west elevation that provided natural light/ventilation.	In circa-1896, James P. Donahue, head of the Davenport Water Company, remodeled an existing masonry building for use by the utility. By 1912 this was the offices for Walsh Construction Co., one of the major construction firms in the country.	C NRHP 1983
18	116 W. 3 rd St. (116-118 W. 3 rd St.) LeClair's 1st Add Block: 045 W/2 & W 10.5" of E/2 of Lot 3	1938, 1996 small rear addition (A 1939) Shannon's Dairy Lunch 	<i>Howard Muesse, architect; John Soller Construction Co., contractor</i> Masonry 1-story building with storefront windows flanking centered recessed entrance. EFIS-type cladding may cover up the 1938 Art Moderne cream-and-black structural glass façade with glass block entrance. Rear brick wall.	This \$20,000 building with air conditioning was built upon site of earlier building that was lost to the bank; it was a rare new construction project during the Great Depression, and as such garnered extensive press coverage. Noted as one of the few "modernistic" buildings built in 1938 in the business district. Restaurateurs Mr. and Mrs. C. Roy Shannon.	NC (Due to post-POS cladding; if cladding is removed, building could be re-evaluated)
19	128 W. 3 rd St. LeClair's 1st Add Block: 045 Lots 1 & 2	1968, 1998 remodel Davenport Bank & Trust Motor Bank 	Bank drive-through has canopy with multiple teller lanes; EFIS-clad building at west is 1998 construction that removed one teller lane. Landscaped area to west with metal fence. Comparison with period photo shows infill/ alterations to teller stations	Although announced in 1963 as part of the bank's expansion plans, construction was delayed until circa 1968. This prominent corner was used for surface parking after the 1941 removal of 19 th -century Masonic Temple. (<i>Quad City Times</i> , Davenport Bank to Expand Customer Area by 50 Pct., July 22, 1963: 14; "8-Year Project Near End," March 21, 1971: 2F)	NC (Due to post-P.O.S. alterations)
<i>Main Street intersects</i>					

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20	202 W. 3 rd St. (200-220 W. 3 rd and 306-314 W. Main St.) LeClair's 1st Add Block: 044 Lots 4 & 5	1916, remodel 1966 (A 1916) M.D. Petersen Estate Building 	Renaissance Revival 1-story multi-tenant retail store building built to corner with double facades. Featured structural steel, terra-cotta exterior, interior terrazzo floors. Cornice removed 1948; replaced with brick parapet.	Built to house nearly a dozen retail businesses and offices, the \$60,000 "new Peterson Building" was erected by the estate of M.D. Petersen. Tenants included the United Cigar store. Storefronts and other remodeling in 1966 (building permits).	C NRHP 1983
21	224 W. 3 rd St. (214 W. 3 rd) Condos (LeClair's 1st Add Block: 044 E 24'3" Of Lot 3)	1916 remodel of pre-1886 building (A 1890) Janssen's Refreshment and Amusement House 	Classical Revival 2-story narrow building extends to rear alley. The façade of white terra-cotta features enframed storefront windows and three window bays on the upper story. Brick on other elevations. The building dates prior to the 1886 Sanborn map and was part of the Woeber Carriage Works.	Auto dealer Orey Janssen remodeled a pre-existing building in 1916 at "a large expense" to match the terra-cotta cladding of "new Peterson building" to the east. Janssen's confectionary and ice cream shop was gutted by fire in 1917. Later tenants included clothing stores.	C
22	230 W. 3 rd St. (216-240 W. 3 rd St.) LeClair's 1st Add Block: 044 Lots 2-3 Exc E 24'3" of Lot 3	1904 remodel of pre-1886 building, 1907 east addition (A 1907) Central Office Building 	<i>Gustav Hanssen, architect 1904 western half; Clausen & Clausen, architect 1907 eastern half</i> Classical Revival-style 4-story masonry office building with 1 st story cast-iron storefronts. Upper stories contain seven bays defined by engaged red brick pilasters with stone capitals and decorative brickwork underlining trios of windows on east half, doubles of windows on west half. The building was built in two portions: 1904 remodel of a former Woeber Carriage Works-cum-furniture store building and 1907 west addition.	The western half of the building began as 1850s brick church remodeled 1866-circa 1881 by Woeber Brothers into a 4-story carriage production facility and showroom. In 1887, Henry F. Petersen (of J.H.C. Petersen's Sons' department store) remodeled the carriage building for a furniture store. In 1904, Petersen's Central Office Building opened as a \$24,000 office building designed by local architect Gustav Hanssen. Clausen & Clausen architects had offices in the building, and in 1906-1907 the firm designed an eastern extension.	C NRHP 1983
23	246 W. 3 rd St. (226-230 W. 3 rd and 301 Harrison; 242-248 W. 3 rd St.) LeClair's 1st Add Block: 044 S65' of Lot 1	1874, storefront modernized over time prior to 1983. (A 1840) Henry Berg Building	Italianate style 3-story corner brick commercial building with cant corner entrance. Elaborate polychromatic brickwork: round-arch-top windows defined by brick pilasters upon which spring arch window hoods with keystones rest, corbel table at cornice, beltcourse. First floor exterior remodeled prior to 1983 NRHP listing, with infill brick, windows. Newspaper reporting described the storefronts as three plate glass windows, with	One of the last remaining mid-1800s Victorian mercantile buildings in the downtown. Gunsmith Henry Berg constructed it for \$10,000 in 1874, with upper level offices and apartments. By 1890s through 1914, the business operated here as Berg & Son. Bond Drug Co. took the corner storefront in 1914; by 1951 Craton's sporting goods store occupied the corner.	C NRHP 1983

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			2 nd and 3 rd floors dedicated to apartments and offices		
<i>Harrison Street intersects</i>					
24	300 W. 3 rd St. (300-308 W. 3 rd St. and 302-304 Harrison St.) Original Town Lot: 004 Block: 020 Original Town S 40' of	1867, rear addition by 1892 Sanborn (A 1895 - incorrect) St. Charles Hotel 	Italianate 3-story red brick with hipped roof built to corner of W. 3 rd and Harrison. Five rounded-arch window bays on Harrison façade; seven on W. 3 rd St. plus rear brick addition of two bays. Oriented to Harrison Street upon opening as a hotel with meeting rooms for clubs. By 1886 Sanborn, first floor was dedicated to saloon and stove/tin shop. Additional storefronts added fronting W. 3 rd St. Brick parapet conceals hipped roof from view; decorative cornice removed.	In 1867 Mathew Reilly (sometimes misspelled Riley) constructed a 3-story building for \$10,000 for use as St. Charles Hotel and boarding house; he continued the operation for about two decades. Saloon and billiards operated on 1 st floor; hotel on 2 nd and 3 rd stories. As of the 1950 Sanborn map, the 1 st story had five storefronts and the upper stories were occupied by a hotel, as was the adjoining upper stories of 312 W. 3 rd St.	C
25	312 W. 3 rd St. (314 W. 3 rd St.) Original Town Block: 020 Original Town – Prt Lot 3 Com 189.9' Esw Cor Blk 20; -N65'; -E 7"; -N 85'; -E 41' M/L; -S 150'; -E To Pob; Also E 10' Lot 3 (Alley)	1857 rear, 1881 front, 1912 storefronts (A 1854) G. Hager & Co. Carriage Works / Davenport Plow Works  Front  Rear	Vernacular fieldstone 2-story building at rear alley dates to 1857; it is fronted by a restrained Italianate 1881 3-story brick plow works addition, with 1912 storefronts. The semi-attached building overlooks a narrow east alley and rear alley. Fieldstone hipped-roof section has segmental-arch-top windows east and rear and a post-P.O.S. porch. Brick flat-roofed addition has segmental arch-top windows south and east elevations with stone sills. Façade is symmetrical with two recessed storefronts and six bays of upper windows topped by decorative brickwork at parapet.	Rear stone building constructed for George Hager Carriage Works, the former partner of the Woeber Brothers carriage makers; Woebers bought out Hager in 1858 and may have operated in the stone building prior to moving to the 200 block of W. Third St. The stone building became part of multi-building complex built by Davenport Plow Works (1871-1886), reorganized in 1886-1887 briefly as Globe Plow Works. The brick front addition was built 1881. Attorney and real estate investor C.A. Ficke acquired the building in 1889 after the plow works failed; he remodeled it for leasable tenant space. Ficke was a generous benefactor to the Davenport Academy of Natural Sciences (now Putnam Museum).	C
26	316 W. 3 rd St. (316-318 W. 3 rd St.) Original Town Block: 020 Original Town E 22' of W 29'9" Of Lot 3 also E 7" Of W 30'4" Of N 85' of....	1871, 1919 remodel, 1925 rear remodel, c. 1934 glass front east storefront (A 1875) C.A. Ficke Building	Commercial style 2-story brick double storefront created 1919 by remodeling a remnant of a larger 1871 Davenport Plow Works building. Six rectangular double-hung upper windows. The eastern half extends to the alley and has c. 1934 Streamlined Moderne-style black-and-green structural glass storefront with vintage neon sign for "Mac's Tavern." The west storefront with the cast-iron rosetted beam	The pre-existing former Davenport Plow Works building was reduced by half to make way for the adjoining Kahl Building/Capitol Theatre. Owner-attorney C.A. Ficke sold H. Kahl the east adjoining corner lot and part of the plow building, then commenced remodeling this remnant with upper story brick façade appearing to date from that era. As of 1919, the Maehr Co.	C

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			captures the appearance of one of the four original Davenport Plow bays that stretched across the original 1871 façade; the rear of the west half is truncated due to the 1925 Capitol Theatre expansion.	served dinners and sold confections from the east storefront (316 W. 3 rd) until 1933; Mac's Tavern opened in 1934 following Prohibition and continues today. Ficke provided an option on the west storefront to H. Kahl that he exercised in 1925 to expand the theater that resulted in the rear of 318 W. 3 rd St. being truncated.	
27	326 W. 3 rd St. (312-336 W. 3 rd St.) Original Town Lots 1 & 2 & W 7'9" Of Lot 3	1920, 1925 rear addition (A 1920) Kahl Building  	<i>Rapp and Rapp (C.W. and George L. Rapp), Chicago architects; Arthur Ebling, AIA, associate architect; Walsh-Kahl Construction Co.; Clausen & Kruse theater expansion 1925; Priester Co. theater expansion 1925</i> Chicago-style Sullivanesque 10-story multi-use office, retail, and theater building. Clad in white-gray glazed terra-cotta and stone with elaborate wall decorations. Intact projecting theater marquee. Noted to be modeled after Adler & Sullivan's Wainwright Building in St. Louis, an iconic early skyscraper. In 1925, Kahl exercised an option on adjoining land to build a rear 7-story stage addition.	Erected by Henry C. Kahl, partner in the Walsh Construction Co. High quality office space was seen as crucial to accommodating pent-up demand. The \$1.5 million building was reported to be "one of the best equipped skyscrapers in the Middle-West." The building was fully leased before construction was complete. Theater operated as the Capitol, then part of the RKO circuit; it was the last of the movie palaces to operate when it closed in 1977. It later reopened for various performance uses.	C NRHP 1983
4rd Street (south side)					
<i>Perry Street and driveway intersect</i>					
28	131 E. 4 th St. LeClair's 2nd Add Block: 057 Lots 6,7 & 8	1931-1933, 1966 remodeling, c. 2004-2007 remodeling (A 1960) U.S. Post Office and Court House (aka Federal Building) 	<i>Seth J. Temple, architect</i> Restrained Art Deco 3-story rectangular plan with flat roof. The building features enduring stone: creamy Kasota limestone cladding (from Minnesota) above a granite base and steps, and interior with marble staircases, wainscoting, and trim. Windows are strongly vertical, with embossed diamond-patterned bronze spandrels uniting 2nd- and 3rd-story windows. The two facade entrances are outlined by carved vertical "pilasters" and outlined in granite trim.	Lobbying for a new post office had begun by the 1920s, when new office buildings and hotels increased mail in the downtown area. Influential Davenport architect Seth J. Temple began plans in 1931. In 1932, wrecking crews took down the 1889 Richardsonian Romanesque post office; the cornerstone was laid in fall 1932; and the project finished under budget in 1933. Remodeling occurred in the 1960s and 2000s; the post office departed in the early 2000s.	C NRHP 1983
<i>Brady St., Main St., Harrison St. intersect</i>					
29	315 W. 4 th St. LeClair's 1st Block: 044	1916, 1929 rear addition (A: 1925 – incorrect) Wagner Printery	Chicago-style 2-story masonry building with stylized geometric stone carvings featured on the facade. Stone outlines and enframes the storefront and trio	Wagner Printery erected this plant during the 1910s downtown building boom. Herman L. Wagner founded the company in 1879 on W. 3 rd	C

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	Lot 6 & E 44' of Lot 7	<i>Clausen & Kruse, architect</i> 	of upper window bays as well as the stepped parapet. Noted as "modern, fireproof construction," with a rear press room addition that brought the building to about 12,000 square feet of space for printing and paper supply.	Street, then moved to Harrison St., before construction this building. The company's printing work included City of Davenport projects; City Hall is located a half block east of this building. The company relocated in 1966 to a suburban-style industrial park, representing changing business practices that impacted downtown in the late 1960s.	
<i>Ripley Street</i>					
30	401 W. 4 th St. (401-411 W. 4 th St.) Original Town Block: 019 N 74' of E 105' of Lots 5 & Lot 6	1905 (1906 A) Schricker Flats 	<i>Clausen & Clausen</i> Colonial Revival/ Federal Revival 4-story brick apartment plus English basement. Built to a corner, the wide, symmetrical façade fronts 4 th St., with nine bays. Units divided into three blocks of five apartments, basement to 4 th floor, with each block having a separate entrance and rear light court. Stone defines the basement, door surrounds, lintels (double sets with keystones), windowsills. Building topped by wide flat cornice. (<i>Quad-City Times</i> , "May Be Let During Week," April 30, 1905: 7)	John C. Shricker replaced an old homestead with a \$40,000 apartment house with 25 flats, as the central business district expanded west. The John C. Schricker Company constructed the building, with Shricker as president and architect F.G. Clausen as vice-president. In 1949, J.C. Schricker remodeled the eastern section and subdivided units. (city permits)	C
31	425 W. 4 th St. (331 Scott St.) Original Town Block: 019 (N half, except Exc N 74' of East 25' Lots 5- 6)	1902, c. 2016 recessed addition Central Fire Station 	<i>Gustav Hanssen, architect</i> <i>Galante Architecture Studio, architect 2016 addition</i> Italianate / Classical Revival 2-story plus hose towers. Built on a corner, the main façade fronts 4 th St. with three arched apparatus bays, upper level of three sets of double arched windows, topped by a pediment. Buff brick with stone accents. An L-shaped recessed addition built in 2016 contains five new apparatus bays; a 1940 separate fire/city annex was removed to fit the addition.	Architect Gustav Hanssen visited Milwaukee and Chicago fire stations during the design phase to gather ideas. The resulting station continues to serve as Davenport's fire department headquarters.	C NRHP 1982
<i>Scott Street</i>					
32	501 W. 4 th St. Original Town Lot: 005 Block: 018	1923 (A 1924) Eagles Lodge and Danceland	<i>Clausen & Kruse, architects</i> <i>Central Engineering Co., contractor</i> The Georgian Revival 3-story fraternal hall built to corner with double facades of brown brick with gray granite-look terra-cotta at base, window trim, cornice, plus an eagle figure at the northeast corner. North elevation has five bays, east elevation has	The Eagles Davenport Aerie 235 formed as a group in 1902, but waited until its 20 th anniversary to announce plans for a lodge building. The interior was designed with 1 st story auto showroom/garage, 2 nd floor ballroom, and 3 rd floor club rooms. The ballroom hosted its first dance December 31, 1923. The Eagles held a naming	C

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			10 bays: rectangular storefronts, 2nd floor blind-arched windows and smaller pedimented windows, and 3rd floor tall rectangular windows.	competition for the auditorium in 1925 and changed the moniker to "Danceland."	
33	527 W. 4 th St. (525-529 W. 4 th St. and 321-329 Western Ave.) Original Town Block: 018 Lot: 008 (Exc S 46.23')	1904, c. 1945 rear connector (A 1921) Ferd Haak Cigar Company 	<i>Deat J. Harfst, architect</i> <i>Henry Tappendorf, contractor</i> <i>Rock Island, Illinois</i> Beaux Arts-style 3-story masonry building with raised 1 st floor features rusticated stone first story with pressed brown brick body. Stone trims the entrance, beltcourses, and sills. Wide Chicago-style windows repeat at the storefront level. The colonnaded arched recessed entry with double stone columns is centered between brick pilasters that enframe trios of windows under the bracketed cornice.	German immigrant and veteran cigar maker Ferd Haak built this showroom-factory after losing his Great Western Cigar factory north of the CBD in early 1904. This building adjoins the Haak-built 1903 Davenport Tobacco Leaf Co., a smaller factory and wholesale tobacco building (319 Western Ave.).	C
<i>Western Avenue intersects</i>					
4rd Street (north side)					
34	118 E. 4 th St. (120-122 E. 4 th St.) LeClair's 2nd Add Block 55 W/2 Lots 9 & 10 & Pt Lot 8	1965 or 1966, 1992 remodel (A 1965) State Liquor Store 	<i>Henry Schaefer, contractor</i> Simple Modern Movement 1-story rectangular plan 40x128-foot store; concrete block walls with brick veneer front. with central entrance flanked by storefront windows. Storefronts appear to have been altered; 1965 architect's sketch (no name given) showed double storefronts with each having a large window with separate recessed entrance. Built with off-street parking to the west, with alley access.	Fidlar & Chambers printing replaced its 4-story late-19 th -century building and former Mason Carriage Works building with a 1-story storefront. An architect's sketch was published in October 1965 showing a flat-roofed rectangular brick store building with double storefronts costing \$35,000. The printer leased the building to the Iowa Liquor Control Commission for 15 years. (Davenport Bank and Trust's addition claimed the prior liquor store location.) In 1981 Fidlar & Chambers moved into the building, and remodeled in 1992.	NC (Due to remodeled facade; building can be re-evaluated if further research shows otherwise)
<i>Brady St., Main St. intersect</i>					
35	210 W. 4 th St. (210-214 W. 4 th St.) LeClair's 1st Add Block: 046 W 60' of Lot 1 & W 60' of S 2' of Lot 2	1907 commercial remodel of pre-existing building, 1914 expansion and remodel (A 1900) Frey Apartments 	<i>B.W. Gartside Jr., architect for 1914 third-story addition; William Struve, 1914 contractor</i> Prairie-style 3-story brick apartment building with 1 st -story storefronts; semi-attached with west side alley. Symmetrical façade with three storefronts with thin cast-iron columns, plus door to apartments; upper levels have 4 bays of large windows with stone sills, shielded by wide horizontal eaves supported visually by four sets of oversize double brackets.	Owner-liveryman Charles Frey in 1906-1907 purchased and remodeled the c. 1880 2-story masonry former Eagle Steam Bakery into three storefronts with upper apartments, then in 1914 added a 3 rd story for \$6,000 per city permit. Variety of commercial tenants, included the Morris Plan Bank 1917-1919 (214 W. 4 th St.) headed by only woman bank manager in the system, Lucy B. Milligan. Also realtors, undertaking/ funeral chapel, dry cleaner, and Manger Auto Supply.	C

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36	226 W. 4th St. Le Claire's Add Block: 046 Lots 9 & 10	1895, 1963 rear annex (A 1893) Davenport City Hall 	<i>John W. Ross, architect 1895 Morrison Brothers, contractor</i> Richardsonian Romanesque 3.5-story civic building with 5-story bell/clock tower built to corner with façade fronting 4th St. Ohio Berea sandstone; shingled hipped roof punctuated by three towers along south façade, with center square bell/clock tower. Arches define fenestrations including the main entrance. Rear 1963 addition has 3-story stucco entrance and 2-story brick annex.	Seeking to replace the narrow old city hall at 510 Brady St., in 1893 the city invited architects to submit proposals for building an up to \$70,000 city hall at 4th and Harrison, across from the county courthouse square. The national competition resulted in Davenport architect John W. Ross's monumental design that cost \$80,000, a large sum during a time of national economic downturn—paid with reserves accumulated from city vice tax. (Wood)	C NRHP 1982
<i>Harrison St., Ripley St. intersects</i>					
37	400 W. 4th St. (428 Ripley St., 400 W. 5th St.) Original Town Block: 022 Courthouse Square	1898; rear additions 1983 and 2007 (A 1900) Scott County Jail  <i>5th St. facade</i>  <i>Ripley St. elevation</i>	<i>Clausen & Burrows, architects; Larkin, contractor</i> Romanesque Revival 3-story with raised basement jail of rusticated Bedford stone jail. Hipped roof is pierced by square centered tower, which projects from the original façade with an arched entrance door, flanked by six bays of windows on either side (rectangular, segmental arched, and arched). Built to front W. 5th Street, construction of the elevated railroad line led to reorienting entrance to Ripley Street. The 5th St. façade with tower remains readily visible as rail line slopes down to grade.	Jail designed by noted local architect Frederick G. Clausen in 1897; opening was delayed until the metal jail cells were completed in 1898. The building was sited behind the non-extant 1880s courthouse and connected via an underground tunnel. The jail remains the main detention facility for Scott County; rear additions expanded jail facilities increased safety.	C NRHP 1983
38	400 W. 4th St. Original Town Block: 022 Courthouse Square	1956, 2007 rear addition and police skywalk (A 1955) Scott County Courthouse 	<i>Chester C. Woodburn, Dougher Rich & Woodburn—Woodburn & O'Neil, architects; Arthur H. Ebeling, associated architect; Priester Construction, contractor</i> Modern Movement 3-story aluminum clad and granite civic building. Built on a corner site, but recessed on site with front grassy lawn. Symmetrical façade fronts 4th St. Stone foundation and surround around centered front entrance (no longer used). Flat aluminum panels enframe a wall of aluminum windows arranged in vertical columns with fluted aluminum spandrels, with window groupings separated by aluminum mullions. The building included air conditioning. A rear parking lot occupied the space between the 282x111-foot courthouse and the 1898 jail; additions now infill this area, and entrance into the county facility now occurs through a 2007 recessed west addition.	Architectural planning for a new courthouse began in the 1940s due to termite damage and settling sustained to the 1880s courthouse. But disagreements over location, design, and cost delayed the project and resulted in redesigns. The Des Moines architecture firm Dougher Rich & Woodburn employed the International Style and aluminum in their modernistic design. Previously the firm designed a series of "PWA Moderne" county buildings in Iowa during the Public Works Administration era (roughly 1933-1944). Aluminum was selected as a less expensive alternative to stone and because it was locally produced by Alcoa, which had recently opened a plant in Davenport.	C

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Name of Property

County and State

Western Avenue intersects at the county parking lot

5th St. (south side)

39	Roughly between Perry Street and Western Avenue	1901-1903, 1920s replacement bridges, various repairs Chicago Rock Island and Pacific Railroad Elevated Track  <i>Bridge over N. Main St. at W. 5th St.</i>	Concrete walls, five through plate steel girder rail bridges at street crossings (Perry, Brady, N. Main, N. Harrison, N. Ripley) plus steel stringer bridge over alley between Perry and Brady. The retaining walls are concrete, with some repairs and patching such as where alleys once crossed under and have been abandoned. The track elevation reduces down to street level between Ripley and Western. The rail line remains active.	The elevated track was only the second such built by the CRI&P, with the 1890s Chicago elevated track being the first. It required a major investment by the railroad that was done in part due to the railroad's strong Davenport ties. The elevated track allowed rail traffic to flow through downtown without disrupting street traffic. The elevated track was controversial when proposed due to the impact on property.	C
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5th Street (north side)

40	108 W. 5 th St. (108-112 W. 5 th St.) LeClair's 2nd Add Lot: 004 Block: 048	1912 (A 1900) Walker Flats 	<i>Deat J. Harfst, architect</i> Prairie-style 4-story apartment building with raised basement on stone foundation; The units are arranged with two separate exterior entrances defined by oversized stone door surrounds with stylized stone brackets; the two stair landings are lit by staggered windows, topped at the 4 th story with demilune windows above stone square-arched hood molds. Stylized stone brackets underscore a thin projecting brick and stone cornice expression.	L. R. Walker erected the \$50,000 apartment building as an investment. He died in 1914, but the apartment name has endured. The building was designed with two entrances serving three sections of apartments. It features Prairie Style design elements.	C
41	130 W. 5 th St. LeClair's 2nd Add Block: 048 S70' of Lots 1 & 2	1873 (A 1872) City Market 	<i>T.W. McClelland, architect</i> Italianate red brick 1-story rectangular masonry, side-gabled building. Multiple doorways, wagon bays, and segmental arch-top windows. The Main St. gable end has brick piers meeting diagonal brick structure at the roofline subdividing the façade with 3 arch-top fenestrations topped with keystones and an oculus window.	Built as a public market, the concept proved unprofitable, leading to its use as a jail until the 1898 county jail opened, then it shifted to a women's jail overseen by a police matron, plus city patrol/ambulance station. The city boasted of its early adaptation of a police matron, used to register prostitutes for vice taxation. (<i>Quad City-Times</i> , "City Council Proceedings," April 24, 1873: 1; Bowers and Svendsen, "City Market", NRHP 1981; Wood)	C NRHP 1984

Main Street intersects

Perry St. (east side)

E. 4th Street intersects

42	415 Perry St. LeClair's 2nd Add Block: 056 N76' of Lots 1 & 2 also S/2 of vacated alley	1922 façade, remodeling of 1867 opera house after fire (A 1870)	<i>Zimmerman, Saxe & Zimmerman, Chicago architects; John Soller & Sons, contractor</i> Renaissance Revival 1-story office building conversion of 1867 opera house following a fire that destroyed the interior. The 1921-1922 remodeling reused	After the 1921 Burtis Opera House fire, the long-time opera house operator-owner and outdoor advertising businessman Charles T. Kindt remodeled the building for the Chicago-based Thomas Cusack Co. outdoor advertising firm, of	C
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	lying N Of sd lots, exc triangle 8' 6"X 10' at E end	Thomas Cusack Co. District Headquarters 	the extant walls of the Burtis Opera House, which were undamaged by the fire. The \$40,000 remodeling updated the façade and created front offices and rear artist studios, workshops, paint rooms, and storage rooms for the Thomas Cusack Co. outdoor advertising Davenport regional office.	which he was district manager of the Davenport branch. Chicago-based architects Zimmerman, Saxe & Zimmerman worked nationally for Cusack, the world's largest outdoor ad firm. In the mid 1920s after Cusack's death, General Outdoor Advertising Co. took over the plant through circa 1939. Later uses included a VFW post and state offices.	
Perry Street (west side)					
43	414 Perry St. (416 Perry St.; 414-418 Perry St.) LeClair's 2nd Add Block: 055 S 12' of Lot 7 all of Lot 8 & N 13 1/2' of E 63' of Lot 9 & ...	1937 (1920 A) Blackhawk Garage 	<i>Rudolph Schindler, contractor</i> Restrained Art Deco 1-story auto garage that boasted the largest open ("post-free") floor space in the city at its opening. Stepped parapet with stone coping, behind which is trussed arched roof. Variegated buff brick façade (90-foot-wide) is divided by four brick piers topped with carved fluted stonework; centered auto bay flanked by large storefront windows (plywood covered). Concrete block sidewalls extend 150 feet to alley.	Returning prosperity under President Roosevelt prompted one-time Yellow Cab Co. owner Edward Slavin to construct this \$17,000 garage, noted as one of the largest car storage garages in the Tri Cities. At the March 1937 opening, Fred Willey (president of Yellow Cab and Hertz Drive-It-Yourself cab lines), offered car leasing, 150-car storage capacity, and auto servicing. Represents the growth of automobile usage in downtown Davenport.	C
Brady Street (east side)					
44	217 Brady St. (217-219 Brady St.) LeClair's 2nd Add Block: 059 Subd of N/2 of Blk 59 Lots 1&2	1870 (A 1883) Hender Hardware / Iowa & Illinois Interurban Depot 	Italianate 3-story masonry double storefront semi-attached. Symmetrical red brick façade features two storefronts (remodeled over time), two entrances to upper stories, six upper bays of segmental-arch-top windows with keystones, and deep cornice. The south side commercial alley allowed for bay windows fronting the alley and a basement business entrance.	Built by English immigrant Walter Hender for his stove and hardware store, the building featured 2 nd floor offices and 3 rd floor flats. Hender's son drove the business into bankruptcy in 1904. The Iowa & Illinois Interurban depot and waiting room occupied 217 Brady c. 1904 –1921; passengers boarded from the street. Western Union Telegraph Co. offices occupied 219 Brady 1915 – 1955+.	C
45	221 Brady St. LeClair's 2nd Add Block: 059 Lot 3 Pt Blk Com In W/L....	1934 remodel of c. 1870s storefront (A 1885) DeLuxe Cafe 	The building was built c. 1870s as an Italianate double-storefront matching the adjoining Hender building (217-219 Brady); however its north storefront (223 Brady) was demolished to build the 1924 Union bank skyscraper; the south storefront was modernized c. 1934. (<i>Quad-City Times</i> , "Building slow," August 5, 1934: 13)	Owner Mrs. Emma Wulf remodeled the storefront and presumably the Italianate upper facade for \$1,300 in 1934 for longtime tenant DeLuxe Café (c. 1922-1940); Open Door café succeeded (1940-1953). Arthur Murray Dance Studio moved into 2nd floor 1957; plastic Arthur Murray Dance Studio sign projects from building.	C
46	229 Brady St.	1924 skyscraper expansion of 1909 1-story bank, 1946-	<i>Temple, Burrows & McLane, architect 1909; Temple & Burrows, architect 1924;</i>	The building is associated with Davenport's financial prosperity in the early 20 th century, with	C NRHP 1983

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	(also entrance on E. 3 rd St.) LeClair's 2 nd Add Subd of Pt of N/2 of Blk 59 Lot 4 & 5 Also Com 98.8' E of Nw Cor	1947 Union Arcade remodel Union Savings Bank and Trust Co. 	<i>Hoggson Bros., contractor New York bank builders 1924; Kruse & Parish, architect 1946 ; Tunnick Construction Co., contractor 1946</i> Classical Revival style 8-story low-rise skyscraper built and remodeled over time (1909-1947). Started as small 1-story limestone bank in 1909. A 1924 L-shaped expansion added 6 stories atop, clad in stone, plus full rear 7-story addition with leased offices above an expanded lavish banking hall. The 1946-1947 remodel subdivided the banking hall with a mezzanine, replaced windows, removed Brady St. columns and installed flat pilasters.	the 1923-24 expansion of Union-Davenport Bank and the 1926 consolidation with Scott County Savings Bank to form Union Savings Bank and Trust Co. demonstrating its financial strength. (Svendsen) In 1932 the bank voluntarily liquidated after a run on deposits caused by failure of another bank. Post-war, the ownership invested \$75,000 in subdividing the banking hall for 2 stories of retail stores—called the Union Arcade Building. (<i>Quad-City Times</i> , "Give Contract for New Union Savings Bank," July 23, 1923: 3)	
<i>E/W 3rd St. intersects</i>					
47	327 Brady St. (Fourth and Brady) LeClair's 2 nd Add Block: 057 N80' of Lots 9 & 10	c. 1936, c. 1964 addition (A 1940) Jesse Hawley Super Service Station 	Art Deco 2-story brick super service station with stone accents setback on its corner lot, reflecting historic location of gas pumps. Cant corner, highly decorative brickwork on engaged pilasters with stone bases and capitals that enframe upper story windows and pedestrian doors and garage bays. C. 1964 1-story north side addition obscures multiple garage bays, but the building continues to showcase late 1930s Depression-era architecture.	This super service station is associated with the growth of the automobile. Built on a corner lot that had been used for used car sales, Jesse Hawley's Super Service Station was operating here by 1936. Hawley sold Mobil products and in the late 1930s advertised complete service from 6 a.m. to midnight. Converted to non-filling station uses after 1950 Sanborn map.	C
<i>E/W 4th St intersect</i>					
48	401 Brady St. (401-405 Brady St.; rear addition 112-114 E. 4 th St.) LeClair's 2 nd Add Lot: 001 Block: 055	1877 with 1888 rear addition, 1908 and 1919 remodel (A 1875) Forrest Block  Brady St. facade  112-114 E. 4 th St. at right	<i>F.G. Clausen, architect; J.H. Whittaker, contractor; Clausen and Kruse, architects 1919</i> Italianate 3-story red brick double storefront with center entrance to upper floors flanked by storefronts. The building survived with few exterior alterations, retaining a substantial metal cornice, cast-iron storefront columns, decorative window hoods, and projecting facade center frontispiece. Built to the corner, the symmetrical façade fronts Brady St. with seven bays. The 4 th St. secondary façade is subdivided with brick pilasters and has 17 window bays on upper stories including an 1888 rear addition that includes an arched opening that led to a driveway (now inner courtyard).	Politician and developer John Forrest redeveloped his homestead where he resided for 33 years into a 3-story double business block in 1877, and added rear extension in 1888. The multi-tenant building included the Y.M.C.A. on 2 nd floor, and a hall on 3 rd floor used by Ancient Order of United Workmen (AOUW). The post office established an outpost in the corner storefront in 1889 – 1896. The Forrest Block was the longtime office location for pioneering woman physician Dr. Jennie McCowen, a locally important leader for women's rights. (Wood) The building took the name Henley Block in 1901; upper stories converted to Henley Apartments c. 1908.	C NRHP 1983

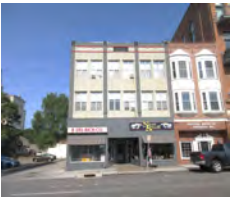
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49	411 Brady St. (407-411 Brady St.) LeClair's 2nd Add Lot: 002 Block: 055	1924 (A 1920) Democrat Building 	<i>Clausen & Kruse, architect</i> Sullivan-esque 2-story newspaper office and printing plant with mezzanine and basement, designed by Davenport architect Rudolph Clausen. Symmetrical façade features polished granite base, ashlar Bedford stone enframing grouped windows (upper windows with decorative metal frames and spandrels), decorative balconies; carved stone floral and geometric designs; elaborate stone and terra-cotta cornice, onto which is incised the name of the newspaper, "The Democrat."	The building is associated with both the original occupant, <i>The Davenport Democrat and Leader</i> newspaper (which vacated the building in 1951 after consolidating with <i>The Daily Times</i>), and the <i>Catholic Messenger</i> (which published here 1956-1970s). The building's architecture has been noted as a locally important example of Chicago architect Louis Sullivan's influence. (Bowers and Svendsen; <i>Quad-City Times</i> , "New \$300,000 Plant on Brady Street to be Dedicated April 1...." December 31, 1923: 15)	C NRHP 1983
50	421 Brady St. (417-423 Brady St.) LeClair's 2nd Add Lot: 003 Block: 055	1892 expansion of 1856 church, 1951 remodel (A 1885) Hibernia Hall 	<i>Frederick G. Clausen, architect ; Struck & Jaeger, contractors</i> Richardsonian Romanesque 3-story red brick double storefront and clubroom extension built onto and incorporating a former freestanding c. 1856 brick church. Red brick symmetrical façade includes a large arched center entrance with cast-iron storefronts, decorative brickwork, an arcade of arched windows at the 3 rd -story. Rear of building shows former church sanctuary with 2-story gabled house-style structure attached. Fire in 1951 resulted in some remodeling.	The Irish Catholic Ancient Order of Hibernians fraternal club purchased a former church in 1889 for use as a hall. Clausen's 1892 facade expansion demonstrates the local tradition of remodeling older masonry structures, and the design has been noted as an exceptional local example of Richardsonian Romanesque architecture. The club rooms were used by a variety of fraternal organizations, and the <i>Catholic Messenger</i> newspaper officed here for about 40 years. The club disbanded and sold the building in 1937.	C NRHP 1983
51, 52	425 Brady St. (421 Brady St.; 425-427 Brady St.) LeClair's 2nd Add Lot: 004 Block: 055	1863 house/office 1882 livery (A: 1862, 1900 additions) Philip Worley House 	Greek Revival 1863 red brick 2-story side-gabled house with small front porch and recessed 1-story attached physician's office addition to north. Italianate 2-story red brick semi-attached livery stands to the north. House is three bays with double chimneys; livery has three segmental-arch-top windows on upper story. House is set back with shallow grassy front yard.	This property is a rare-surviving mid-1800s single-family house in what became the central business district. The house with office was completed in 1863 for physician Dr. Philip Worley. Son Dr. H.A. Worley later lived/practiced medicine here until 1882, when another son, Charles H. Worley built the livery. In 1890, Charles Worley sold the livery business, but later bought the property back. (Cordes, 2014)	C Philip Worley House C Charles Worley Livery NRHP 1983
<i>Elevated CRI&P rail line intersects</i>					
Brady Street (west side)					
53	302 Brady St. (300-302 Brady St.; 101 W. 3 rd St.)	1919; 1942 and 1962 remodels (A 1918) Scott County Savings Bank / First Trust & Savings Bank	<i>Clausen & Kruse, architects</i> Classical Revival style stone bank building built as tall 1-story building and subdivided on the interior into 3 stories in 1962. Clausen & Kruse's 1919 design framed tall windows with engaged pilasters; clad in	Founded 1883, the Scott County Savings Bank drew 25,000 visitors to its 1919 open house. The flat roof was intended as the base of a future skyscraper, with 8 additional stories planned; permission to build a skyscraper was denied	C

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	(Condos; LeClaire's 1 st Add Block 45 Lot 4 E 16' of S 87', Lot 5 except N 62'...)		Rockport, Mass., granite and built with entrance lobbies off both Brady and W. 3 rd Streets. The 1962 remodeling cut the 2-story volume banking hall in half and expanded into the attic level, bringing the building to 3 stories total, staircases and elevator installed, air conditioning added, and Alcoa "sunbeam" windows and doors.	by the federal government during WWI. In 1926, the bank merged with Union-Davenport Bank (229 Brady St.). Bechtel Trust Co., occupied the building by 1930; in 1935, the institution was renamed First Trust & Savings Bank and remodeled in 1962. The bank outgrew the space, and moved to the First National Bank Building skyscraper (201 W. 2 nd St.).	
<i>Alley intersects</i>					
54	318 Brady St. (318-320 Brady St.) LeClaire's 1st Add Block: 045 N21' Of S 58' of Lots 6 & 7	1901 (A 1900) Winecke Block 	<i>Edward S. Hammett, architect; Gerhard Neuenhaus, contractor</i> Commercial-style 3-story masonry double storefront designed by Davenport architect E.S. Hammett. Four pilasters topped by floral capitals divide the façade; which has cast-iron storefronts with recessed entrances. On Upper levels, horizontal bands separate each story and underscore the cornice, which includes the name "WINECKE." Despite post-P.O.S. parging, the building still contributes due to its massing, vertical and horizontal design elements, fenestrations, name block, cast-iron storefronts.	Tailor William Winecke moved his business here into a previously existing building in 1890, but the building was damaged by the Renwick Building fire of 1900. Winecke rebuilt a 3-story gray St. Louis brick double storefront. (<i>Davenport Morning Star</i> , "From Out of the Ruins," February 21, 1901: 7; <i>Quad-City Times</i> , "Other Buildings," March 8, 1901: 4)	C
55	322 Brady St. LeClaire's 1st Add Block: 045 S37' of Lots 6 & 7	1901, various (A 1900) M.J. Eagal Block 	<i>Edward S. Hammett, architect; Gerhard Neuenhaus, contractor</i> Queen Anne-style 3-story narrow commercial brick building designed by Davenport architect E.S. Hammett. The 2-story bay windows beneath the center "M.J. EAGAL" name block and a cast-iron beam with rosettes, which separates upper stories from the single storefront (post-POS remodeled with brick). When built, it cost \$12,000 and featured St. Louis hydraulic pressed brick laid with clipped bond; brick is now painted. Building contributes despite remodeled storefront.	The M.J. Eagal building was damaged when the neighboring Renwick Building burned in late 1900; a year later the Golden Eagal store opened in the new M.J. Eagal Block. It was hailed as "the model grocery of the city" with fresh baked bread, fresh meats, and a line of bottled wines and liquors. He also dealt in mail order business and was secretary of the Business Men's Association in 1900. Building in 1901 featured 10 office suites 2 nd floor, and two flats on 3 rd floor. (<i>Davenport Morning Star</i> , "From Out of the Ruins," February 21, 1901: 7; "The Golden Eagal," December 5, 1901: 6)	C
56	324 Brady St. (324-328 Brady St.) LeClair's 1st Add Block: 045 S60' of N	1901 (A 1897) Renwick Building	<i>Clausen & Burrows, architects C.E. Osborn and John Peters, contractors</i> Chicago Style 4-story red brick commercial building, with cast-iron storefront, tall windows on upper stories, topped by Romanesque Revival arched	Sisters Margaret and Rebecca Renwick first constructed a 4-story commercial building on this site in 1893; fire destroyed it in 1900. The sisters rebuilt in 1901, and tailored the 40,000 square foot investment property for tenant Drake Furniture &	C NRHP 1983

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	92' of Lots 6 & 7		windows at the fourth floor. Bracketed deep cornice. Red brick. (<i>The Daily Times</i> , "The contractor for the erection of the Renwick building..." May 16, 1901: 5)	Carpet Co. The Renwicks also built other buildings around 2 nd and Brady downtown; this building has been misattributed to their brother, William. Furniture companies continued using the building for decades.	
57	330 Brady St. LeClaire's 1st Add Block: 045 N 32' Lot S 6 & 7 (Exc W 28')	1966 (A 1966) Avco Finance Office 	Simple Modern Movement 1-story white painted brick office building built to corner, with recessed entry doors and storefront windows on both street elevations. Windows extend to horizontal course above and nearly to sidewalk.	Avco offered personal loans. It expanded in the 1960s through acquisition including two Iowa financial institutions. The office was the 87 th opened by the company in 1966. (<i>Quad-City Times</i> , December 18, 1966: 3F)	C
4 th St., 5 th St. intersects					
58	508 Brady St. (508-510 Brady St.) LeClaire's 2nd Add Block: 048 pt of Lot 5 Beg 56'6" N Of Se Cor	c. 1859 (A 1857) Wupperman Block/I.O.O.F. Hall 	Italianate 3-story commercial block with two storefronts and stair hall entrance. Upper levels have seven bays of rectangular windows with arched window hoods. The brick cornice features a geometric pattern. The early use had retail stores, with 2 nd floor leased rooms and 3 rd floor Independent Order of Odd Fellows (I.O.O.F.) clubhouse and ballroom.	H.A. Wupperman built the 3-story brick building with an upper level hall noted as "Union Hall," prior to leasing to the Davenport Lodge No. 7 Independent Order of Odd Fellows (I.O.O.F.). Other organizations also used the hall such as Knights of Pythias. Remained active Odd Fellows Hall until c. 1979.	C NRHP 1983
59	514 Brady St. LeClaire's 2nd Add Lot: 005 Block: 048	1900 remodel of 1857 old city hall (A 1857, 1920) Old City Hall 	J.G. Birtness, contractor 1900 Classical Revival 3-story apartment building created by remodeling the vacated old city hall. The narrow brick building (three bays) received an updated façade while creating two flats per floor reached via an offset entrance door. On the upper floors the center section of the brown brick façade projects slightly and has a 2-story bay windows flanked by windows with stone sills and flat arches at either side. Cornice crowns building.	Built in 1857 by the city as an engine house for volunteer fire brigade, the city council adapted the building as city hall until construction of the new city hall on 4 th St. was completed in 1896. The city in 1900 sold the building to John Ochs' Sons realty firm, which converted the building to six flats, renaming the building Oxford Flats. Reflects the trend of building "flat buildings" on the edge of the central business district.	C NRHP 1983
Main Street (east side)					
60	321 Main Street LeClaire's Add w 39.7' Lot 8; Also lots 9 & 10 (library)	1968 (A 1963) Davenport Public Library	Edward Durrell Stone, FAIA Steward-Robison-Laffan associate architects New Formalism 2-story rectangular massed concrete-and-tinted glass building built to corner. The building is constructed of poured concrete and white pre-cast concrete block. The symmetrical façade fronts Main Street with broad "pierced" overhang projecting	In 1965 the library commissioned noted modernist architect Edward Durrell Stone, FAIA, founder of New Formalism architecture style, to design a new library building on the site of the former 1904 Carnegie library at 4 th and Main streets. (The old building suffered structural damage.) Stone incorporated an existing rear 1963 children's addition.	C

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			from flat roof to form a portico supported by six rectangular columns; overhang continues on sides. The façade features white precast concrete block squares in a stacked bond with five dark tinted glazed fenestrations extending the height of the building with a vertical pattern of muntins and centered doors.	The open-concept interior includes a floating terrazzo staircase to the mezzanine and columns that double as air-handling through vents; lower-level archives. (Groskopf) (<i>Quad City Times</i> , "New Library Work Okayed," July 8, 1965: 4) The building repeats themes Durrell developed on his pioneering New Formalism celebrated 1954-1959 U.S. Embassy in New Delhi, India.	
<i>W. 4th Street intersect</i>					
61, 62, 63, 64	401 Main St. (407-417 Main St.) LeClaire's 1 st Addition, Church Square	1853 stone church, 1887 addition with 1948 Permastone 1838 church-turned-school with 1945 Permastone Rectory addition with 1945 Permastone c. 2010 church hall (A 1837, 1850, 2010) St. Anthony's Roman Catholic Church Complex 	Greek Revival church of ashlar limestone fronts Main Street and has round-arch fenestrations; brick transepts and a rear 1887 chancel addition clad in 1948 Permastone. Contributing to the church site are a 2-story side-gabled 1838 church building with additions repurposed as the parochial school in 1853, and clad in 1945 Permastone, as well as Permastone-clad rectory addition. The rectory itself has been removed, and a c. 2010 church hall is located at the north end of the site. The grounds are grass-covered along Main Street; a parking lot is located behind the buildings.	The St. Anthony's Church Complex focuses attention on pioneer religious and social movements in Davenport. The church square was part of city founder and promoter Antoine LeClaire's 1 st Addition to the Original Town plat, designated in 1838 for church use as a philanthropic gesture. (Wilkie: 66) St. Anthony's was the first Christian congregations to organize in Davenport, and its sanctuary and school hosted meetings, lectures, and concerts. The Permastone added to brick portions of the complex reflects post-war improvements to match the 1853 stone church.	C (61) Church C (62) School C (63) rectory addition NRHP 1984 NC (64) 2010 church hall (Due to post-P.O.S. age)
<i>Main Street (west side)</i>					
65	324 Main St. LeClaire's 1 st Addition, Block 44, Parcel 6 & E 44' Lot 7	1907, 1928 remodel, 1939 fire remodel (A 1906) Davenport Hotel 	<i>Temple & Burrows, P.T. Burrows, architect in charge George J. Jobst, contractor</i> Renaissance Revival 6-story C-shaped hotel with retail and office space incorporated; the 2-story front entrance clad in stone opens into the lobby. Built to corner, fronting Main Street, with retail storefronts along 4 th St. The red brick building has oversize quoining on the corners, Bedford stone balustrade on the 2-story entrance roofline, and substantial cut stonework.	In 1905, stockholders incorporated the Davenport Hotel Company to build a modern hotel roughly equidistance from the two passenger depots. The hotel highlighted its steel and concrete fireproof design, dining room, private baths, and 6 th -floor convention hall. A large fire struck in 1939; the cornice appears to have been lost at this time.	C NRHP 1983
<i>E.W. 4th Street intersect</i>					
66	400 Main St. LeClaire's 1 st Add Block: 046 E90' Lot 1; Lot 2 (Exc W 60' S 2');...	1906 (A 1905) Davenport Commercial Club	<i>Temple, Burrows & McLane, architects; Tri-City Construction, contractor</i> Beaux Art-style 3-story brick clubhouse built on prominent corner. The symmetrical façade fronts Main Street and includes stone 1 st story, 2-story-tall stone	The building demonstrates the strength of the business community, which constructed the clubhouse to attract and retain businesses. The club organized in 1905 and collected subscriptions to build the clubhouse. A who's who of	C

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			columns supporting a stone pediment, and large arched windows with muntins forming patterns, and smaller rectangular windows on the top story, under the wide overhang of the deep cornice.	Davenport businessmen subscribed, including W.D. Petersen, W.C. Putnam, C.A. Ficke, and George M. Bechtel. The commercial club became the chamber of commerce. Other fraternal groups also used the club rooms.	
67	418 Main St.* (408-410 Main St.) LeClaire's 1st Add Block: 046 Lot 3; & S 10' Lot 4 (*now combined by assessor with 400 Main St.)	1913, 1914 addition (A 1905) Dempsey Hotel and Annex 	<i>Arthur H. Ebeling, architect; Central Engineering Co., general contractor</i> Prairie Style 3-story masonry hotel designed by Davenport architect Arthur H. Ebeling. Brick façade has stone foundation, brick piers at 1 st story contains geometric stone designs. Upper piers rise to enframe windows, defined by stone horizontal sill courses and lintel courses. The façade is asymmetrical due to 1914 3-story addition added to north. The wide overhanging cornice supported by oversize brackets has been removed.	This independently owned hotel building is associated with the early-20 th -century local hotel trade, demonstrating Davenport's importance for rail travel and trade conventions. Proprietors George S. and Anna Dempsey constructed the hotel in two stages, starting with 40 rooms, adding 30 rooms in 1914. Located a half-block south of the Rock Island depot, it was formerly the site of the Cottage Hotel. The Dempseys advertised the hotel as modern and fireproof. Post WWII, the building became a single-room occupancy hotel and low-rent apartments.	C
Harrison Street (east side)					
68	305 Harrison St.* (*now combined by assessor with 248 W. 3 rd St.)	1893, unknown storefront remodel (A 1840) Julius Eckhardt Building 	<i>Possible Clausen design</i> Romanesque Revival 4-story masonry with three upper bays of windows. Rusticated stone arches highlight windows on 3 rd floor and three pairs of smaller arched windows on 4 th floor. A stone beltcourse marks division to the lower storefront, which includes cast-iron columns; the storefront windows have been infilled with post-P.O.S. brick. Ornate intact bracketed cornice. Building contributes despite infilled storefront.	Butcher Julius Eckhardt, a native of Schleswig-Holstein, Germany, built a new building for his meat market in 1893 with upper apartments. In 1910, Eckhardt retired as the oldest butcher in the city; attorney C.A. Ficke purchased the building. At that point, Ficke owned the adjoining Berg Block. Ficke was a prominent Davenport attorney responsible for building or renovating numerous properties in the downtown area.	C
69	307 Harrison St. (307-309 Harrison St.) LeClaire's 1 st Addition, Block 44, S 45' of N 85' of Lot 1	1899, unknown storefront (A 1899) (H.E.) Ficke Building 	<i>Clausen & Burrows, architects</i> Queen Anne-style 4-story "flat building" (apartments) of red brick with stone accents (including 1899 date stone). Includes 1st-floor cast-iron storefront (and post-P.O.S. brick infill), and upper stories feature with projecting two-story bay windows decorated with floral-swagged spandrels flanking arched windows, crowned with elaborate bracketed cornice. (<i>Davenport Weekly Republican</i> , "Ficke Building," February 4, 1899: 5; <i>The Daily Times</i> , "Some Observations," March 25, 1899: 13)	Henry E. Ficke, a Hamburg, Germany, native and farm implement dealer, built the 9-flat building in 1899 for \$6,000. The storefront originally housed through c. 1904 the McCormick Harvesting Machine Company agricultural equipment dealership, which became a division of International Harvester in 1902; the Wareham pool hall (1912-1950) was a longtime tenant. The property remained in the Ficke family for more than five decades.	C NRHP 1983

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W. 3 rd Street intersects					
70	325 Harrison St. (323-325 Harrison St.; 223-227 4 th St.) LeClair's 1st Add Lot: 009 Block: 044 LeClair's 1st Add N86 2/3' Of Lot 10 & N 86 2/3' Of W/2 Of	1909 and 1916, 1946 remodel (A 1920) Davenport Electric Contract / Kambach & Kettman, Inc. 	Hanssen & Harfst, architects 1909; Harry W. Phillips, contractor 1909 Prairie Style 1-story masonry buildings that were functionally combined in 1946, during the period of significance. The 1909 multi-storefront faces 4 th St. and features a curved corner, brown brick piers with stone bases and capitals enframing three storefronts with large display windows, and a horizontal band of buff brick underscoring the wide overhanging cornice supported by simple brackets. The adjoining 1916 Thomsen Motor Co. garage adapts the same architectural materials and style, with a centered bifold wood garage door flanked by display window openings.	Two early-20 th century buildings were functionally combined in 1946: Independent Realty Co. engineered the 1909 W. 4 th St. multi-tenant building to support a future 3-story vertical addition (never built); early tenants included stores and a saloon, until the 1916 state prohibition. The Harrison St. 1916 garage was built for a Mitchell auto distributorship; the fireproof garage included a front display room for cars and parts, office, and rear service center. Reflective of the tumultuous early auto industry, the Mitchell dealership changed hands four months after opening. In 1946 Davenport Electric Contract united the two buildings. In 1959 shoe supply wholesaler Kambach & Kettman purchased the facility and remains there.	C
Harrison Street (west side)					
71	218 Harrison St. Original Town S 26'3 & 7/8" Of E 100'of Lots 5 & 6 Also all That Pt Of N 25' Of S 50' Of E 100' Of Sd Lots 5 & 6	1897, 1960 remodel (A 1900) Farmers' and Mechanics' Savings Bank / Morris Plan Bank 	John W. Ross, architect Richardsonian Romanesque 3-story narrow stone and brick bank building (25x100 feet), with a secondary façade facing an east-west alley. A hefty stone column supports the arched recessed entrance trimmed with rusticated stone. A 1960 remodel by the Morris Plan Bank removed a corner tower and added cover-up storefront, since removed.	Founded in 1892, the Farmers' and Mechanics' Savings Bank weathered the 1893 financial panic and in 1896 announced plans to build its own quarters, hiring prominent local architect Ross. In 1919, Farmers' and Mechanics' merged with American Commercial & Savings Bank. The Morris Plan Bank purchased the property in 1919, selling installment credit; the bank remodeled in 1960.	C
72	220 Harrison St. Original Town Pt lots 5 & 6	1955 remodel of c. 1880s saloon building (A 1890) Italian Village Restaurant Building 	Modern Movement remodel of 1886 3-story masonry building, with four bays of double-hung windows on upper levels, asymmetrical angled storefront with recessed entrance door and one small window. The 1955 projecting sign still hangs on the front, along with a flag pole mounted near the roofline. There is no cornice.	Built c. 1880s as a 3-story brick saloon, the façade and 1 st floor interior were remodeled in 1955 for \$35,000 to tailor the building into a restaurant specializing in pizza and pasta. The Italian Village operated from 1955-1992 under various owners; its closing was tied to the economic downturn in the downtown.	C
73	222 Harrison St. (222-224 Harrison St.)	c. 1909 (A 1900)	Commercial-style 1-story masonry double storefront with elegant thin cast-iron storefront system and cornice. Post-POS	The storefronts appear on the 1910 Sanborn map, when a grocery store operated to the south, and the Star Theatre movie house to the north. The	C

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	Original Town Block: 008 Original Town S39.06' Of N 100' Of 100' of Lots 5 & 6	Double storefront/Star Theatre 	storefronts are recessed slightly, preserving cast-iron system.	Star Theatre is listed as operating at 224 Harrison St. from 1909 – 1946, becoming an adult theater in the 1940s before closing.	
<i>W. 3rd St. intersects</i>					
74	332 Harrison St. (328-332 Harrison St.) Original Town Block: 020 N 63' of Lot 5 & N 63' Of 25' Of...	1875, various (A 1880) U.N. Roberts & Co. Block/ Jacobsen Cigar 	<i>F.G. Clausen, architect (attributed)</i> <i>John Hiller, stonemason</i> <i>Clark & Parker, masons</i> Italianate 3-story brick planing mill built on corner lot. On Harrison St. façade, four brick piers demise three main sections, with each containing a trio of segmental-arch-top windows on the upper floors with brick hoods and keystones; a similar treatment wraps to secondary façade facing W. 4 th St. with plentiful windows. Storefronts remodeled since original construction.	Planing mill operator Uriah N. Roberts constructed this building in 1875 as larger quarters for his production of window sash, doors, blinds, and molding. The firm continued here until 1894, then moved to larger quarters. (Later becoming part of Gordon -Van Tine Co.) In 1903, cigar maker Peter N. Jacobsen, Jr., expanded his cigar factory to this building. Operations continued into the 1940s. Jacobsen was the largest cigar manufacturer in Davenport (of 8) by the 1930s; cigarette popularity diminished the business. (Bowers and Svendsen)	C
<i>W. 4th St. intersects</i>					
75	416 Harrison St. Original Town Block: 021	2007 Davenport Police Station	2-story building dominated by glazed curtain wall that extends along secondary façade on W. 4 th St. Rear attached parking garage; skywalk across Ripley Street connects to the northwest rear corner of the Scott County Courthouse, 400 W. 4 th St.	The police station building is located between the Davenport City Hall and Scott County Courthouse/Scott County Jail. It continues the tradition of building government and institutional buildings on 4 th Street.	NC (Due to recent age)
Western Avenue (east side)					
76	319 Western Ave. Original Town Block: 018 S46.23' Lot 8 & S31.61' W/2 Lot 7 (Exc E 5' S 42' W/2 Lot 7)	1903, c. 1918 addition (A 1903) Davenport Leaf Tobacco Co. / Victor Animatograph Co. 	<i>Clausen & Burrows, architects 1903; Clausen & Klein, c. 1918; John Peters, contractor 1903</i> Commercial-style 3-story cigar factory and wholesale tobacco building; detached, with south side adjoining alley. Stone foundation, brown pressed brick façade with two arched divided-light windows. Upper-level front windows are rectangular framed under repeating arched brickwork at parapet wall. In circa 1918 Clausen & Klein remodeled and presumably designed the 2-story north addition with arched window detail repeated.	Built for the Ferd Haak cigar company's subsidiary Davenport Leaf Tobacco Co. Circa 1920, the Haak company leased the building before selling it and adjoining showroom/factory, 527 4 th St., to Victor Animatograph Co., manufacturer of moving picture machines and stereopticon slides; Victor expanded outside the CBD in 1948.	C

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DOWNTOWN BUILDING DAMAGED BY FIRE—The Hibernian hall, 421 Brady street, Davenport, which was damaged by fire Sunday, is shown here after the blaze was brought under control. The three-alarm fire was fought by practically all of the city's fire fighting equipment. All off-duty firemen also were summoned. (Times Photo.)

Figure: In the 1950s, fire damaged the old Hibernia Hall building in the 400 block of Brady Street. Note the elevated train viaduct over Brady Street in the background. (The Daily Times, December 24, 1951: 11)

Building Alteration and Loss

As this nomination attests, this downtown commercial historic district has been in the making and remaking since its founding. Flooding and fire have claimed a number of buildings through the decades, and reshaped others through post-disaster rebuilding and new construction. Large destructive fires and repeated flooding up to 2nd Street have made front-page news. Scattered single-family residential use continued through the period of significance, but most housing has been accomplished via flats above storefronts, hotels, and purpose-built apartment buildings. Blight removal has underpinned post-war government and private redevelopment projects—and these efforts have removed several blocks of pre-WWII building stock between River Drive and 5th Street. The rise of the automobile also has played a role in reshaping the 19th-century landscape: Creation of parking lots has occurred since the mid 20th century, to serve customers and to clean up buildings deemed to be in poor condition. The loss of buildings in these ways, although unfortunate, further elevates the importance of those buildings that remain. Flooding from the Mississippi River continues to plague businesses along Front Street (formerly 1st Street) and 2nd Street; this historic flooding pattern contributed to businesses leaving the central business district. Major floods in the 1950s, 1960s, 1993, and 2019 among others particularly affected buildings located on 2nd Street. A number of buildings within and around the district suffered disastrous fires, some of which caused complete or partial losses. For example, First National Bank built its 1923 skyscraper after it lost its earlier bank to fire. And Hotel Davenport lost its cornice during a fire that sent flames shooting out its upper windows. The county began work on replacing its 1880s courthouse, which had sustained termite damage and structural damage; the new Modern Movement courthouse opened in 1956. The city built its new 1968 library after the earlier building was damaged while adding an addition to the rear of the building.

Overall the contributing buildings retain their original form, ornament, and portrayal of their original use and design. Many of the windows have been replaced and storefronts have been remodeled through the decades, as is typical for commercial buildings of their age and style. Although individual buildings have been altered, as a whole the district retains integrity of design, location, workmanship, setting, feeling, association, and

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materials. Few buildings have been altered so that they are no longer recognizable as contributing to the district. The buildings within the district retain facades that date to the period of significance, and there are few modern intrusions. Where buildings have been demolished, or lost to fires and flooding, parking lots or open space most often have replaced them, with most of these located outside of the district. Some paving/parking is historic auto-related paving.

Prior Study and Historic Preservation Efforts

Historic preservation in Davenport began in earnest the mid 1970s. Successful bicentennial-era preservation projects led Davenport to become the first Iowa city to hire a full-time historic planner, Marlys Svendsen, with a state grant in 1979. Svendsen undertook and directed surveys and National Register nominations, culminating in the 1982 publication with Martha Bowers of *Davenport, Where the Mississippi Runs West: A Survey of Davenport History & Architecture*, followed by the listing to the National Register of Multiple Resource Area with multiple historic districts and scores of individual buildings—the most of any Iowa city. (Svendsen et al.; Meginnis: 6) Civic projects in the 1980s and 1990s included the award-winning rehabilitation of the RKO Orpheum Theatre (now the Adler Theatre). Private investors have continued to utilize historic tax credits to assist with restoring historic buildings, leading to additional National Register of Historic Places nominations, such as the 2000s rehabilitations of Hotel Blackhawk and Putnam Building into boutique hotels, and creation of unique loft apartments in buildings such as the Forrest Block and Hibernia Hall, both on Brady Street.

Integrity of the District:

While some changes and limited parking lots have been the result of tenants and property owners remodeling or rebuilding to attract customers and tenants during the period of significance, other changes have occurred due to flooding, fires, and building collapses. Fires and natural disasters have damaged and destroyed buildings that once stood adjacent to the historic district and others that could have contributed to the district. The nearby convention center and parking garage development also has occurred post-P.O.S. Despite such alterations, the district as a whole retains a significant group of buildings containing essential physical features set within the historic layout along the grid street system to represent the significance to the community. Examining the seven aspects of integrity demonstrates this:

Location: The Historic District and buildings within it remain in their original locations. With regard to location, its integrity is excellent.

Design: The grid and alley layout of the Historic District was established by early-19th-century developers and further shaped by merchants and local government seeing the need and opportunity for commerce above the flood-prone river bottoms. Buildings within the district range from simple Greek Revival to high style Modernistic architectural statements. These groupings of buildings and the streetscapes they create—particularly along 3rd, 4th, Brady, Main, and Harrison streets—are largely intact and historic. All elements of the district contribute to the form, plan, space, setting, and style of a Midwestern midsize downtown commercial district developed and continually redeveloped from the mid 19th century through the mid 20th century. Some buildings exhibit excellent integrity of design. Other buildings retain fair to very good integrity, contributing via massing and streetscape continuity.

Setting: Overall the integrity of setting is good to fair, depending where in the district one is standing. The character of the district remains intact. Sidewalks, streets, and alleys remain in place and operational, as is the elevated train track and viaducts. The removal of commercial buildings outside the Historic District boundaries, particularly to the east and south of the district, began during the period of significance. Some building loss has been mitigated to a degree within the last decade by construction of sensitively designed infill mixed-use development that retains the historic building profile of the greater downtown area.

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Materials: The integrity of materials remains good to excellent. Buildings within the Historic District retain character-defining features and historic fabric including decorative brickwork, stonework, and terra-cotta; cast-iron storefront systems with columns and at least one sleek structural glass storefront; and decorative cornices and parapets. Missing cornices, upper-level window changes, and storefront window and entrance doorway remodeling have resulted in loss of some historic fabric—although some of these changes should be considered historic given that they occurred during the period of significance. Other changes are cosmetic, with cover-up materials merely obscuring original materials.

Workmanship: The integrity of workmanship is good to excellent. The craftsmanship of the district is largely that of masons who neatly laid brick and applied terra-cotta, with tidy fenestration openings, decorative inlaid patterns and detailing on parapet walls, as well as some detailed carved stone elements. The craftsmanship of stoneworkers is represented in masonry buildings featuring carved, rusticated, and chiseled stone walls and architectural elements.

Feeling: Collectively, the buildings within the district portray the neighborhood's commercial, governmental, social, recreational, domestic, rail-related transportation, and limited industrial heritage through the decades—and reflect the continual evolution of a midsize Midwestern downtown. Architectural details on the retail buildings and streetscapes within the district continue to express the unique historic character of the area and help visitors to experience the history and importance of the Davenport Downtown Commercial Historic District as a distinctive place of retail shopping, finance, and entertainment with offices and residences in upper levels.

Association: Viewed together, the buildings retain a high degree of association because the surviving physical features and streetscapes, which directly connect visitors to the history of the Historic District as the main center for commerce, finance, communications, local government, and entertainment and social outlets, , located in the shadow of the elevated train tracks. The buildings represent some of the best and/or rare-surviving works by Davenport architects as well as some out-of-state firms. Due to a new generation of building owners, merchants, and residents, the Historic District is undergoing a retail and housing renaissance: Once again, the streets bustle with pedestrians, cyclists, and automobiles on their way to places within the district that continue their historic uses mainly as storefront retail establishments with upper-level offices and residences, as well as finance, government uses, and some entertainment venues. Rail transportation is also still represented through the continuously used elevated train tracks.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

COMMERCE

SOCIAL HISTORY

ARCHITECTURE

Period of Significance

1853–1968

Significant Dates

1853

1968

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation (if applicable)

Architect/Builder

A.S. Graven Inc.

Arnould, A.A.

Bank Building and Equipment Corp.

Birtness, J.G.

Central Engineering Co.

Childs & Smith

Clausen & Burrows

Clausen & Clausen

Clausen & Klein

Clausen & Kruse

Clausen, F.G.

D.H. Burnham & Co

Dougher, Rich & Woodburn

Ebeling, Arthur H.

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Architect/Builder (cont.)

Fuller, George A.

Galante Architecture Studio

Gartside, B.W. Jr.

Graham, Anderson, Probst, and White

Hammett, Edward S.

Hanssen & Harfst

Hanssen, Gustav

Harfst, Deat J.

Hoggson Bros.

Jobst, George J

John Soller & Son

Kruse & Parish

Lundoff-Bicknell Co

McCarthy Improvement Co.

McClelland, T.W.

Morrison Brothers

Muesse, Howard

Neuenhaus, Gerhard

Osborn, C.E.

Peters, John

Phillips, Harry W.

Priester Co.

Priester Construction

Rapp and Rapp

Richard C. Rich and Associates

Ross, John W.

Schaefer, Henry

Schindler, Rudolph

Sievers, Jasper

Steward-Robison-Laffan

Stone, Edward Durrell

Struck & Jaeger

Struve, William

Temple & Burrows

Temple, Burrows & McLane

Temple, Seth J.

Tri-City Construction

Tunnichliff Construction Co.

Walsh Construction Co.

Walsh-Kahl Construction Co.

Weary & Alford Co.

Whittaker, J.H.

Wilke, Gustav

Woodburn & O'Neil

Zimmerman, Saxe & Zimmerman

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Statement of Significance

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The Davenport Downtown Commercial Historic District is locally significant under Criterion A for Commerce, and Social History. The Historic District also is locally significant under Criterion C for Architecture. The downtown commercial district represents the growth of the City of Davenport as the leading commercial district serving the Iowa–Illinois Mississippi River region known as the “Tri Cities” and later the “Quad Cities.” Overall the Historic District provides a rare-surviving grouping of mid-19th-century through mid-20th-century commercial, social, architectural properties in Davenport. The district’s building stock includes locally rare-surviving examples of building types and styles in an evolution of architectural styles and responses; also included is the 1901-1903 elevated train tracks that facilitated commerce and allowed commercial business district traffic to pass unimpeded beneath the elevated tracks. Criterion A–Commerce is represented via office buildings, financial institutions, department stores, specialty stores, auto-related commercial buildings, restaurants, hotels, theaters, newspapers, light industrial facilities some of which had sales functions, investment apartment buildings, and rail-related resources that illustrate the commercial importance of the Historic District. Commerce-related transportation is represented via rail-related resources including the elevated C.R.I&P. rail tracks with viaduct bridges that allowed traffic to flow beneath the busy train tracks above, as well as the building used as a storefront interurban depot for several decades; goods were shipped via interurban as well as passenger travel. Criterion A–Social History is represented by extant social and fraternal halls, Eagles Danceland auditorium, fraternal clubhouses, Davenport Public Library as a community gathering place, and the St. Anthony Catholic Church Complex where a variety of organizations have met including anti-vice efforts that led to closing 24-hour saloons and other vice in the early 20th century and mid 20th century civil rights support that culminated in a prominent 1963 protest march that began at the church. Selected buildings are significant locally via Criterion C–Architecture as intact examples of the work of locally significant or nationally significant architect, or artistic renditions of influential architectural styles applied to downtown commercial buildings. The architecturally significant buildings include a number of civic and semi-public buildings clustered along 4th Street, a pattern set into motion with the Town of Davenport’s co-founder Antoine LeClaire philanthropically donating two square blocks in the 1830s, one for a courthouse square and the other for a church square for St. Anthony’s on W. 4th Street, both of which have been continuously used as such. The period of significance is 1853, the date of the earliest resource in the district, to 1968, the year of the last major governmental building project within the Historic District during the 20th century and the year of closure of the downtown C.R.I&P. elevated passenger depot in downtown Davenport. The year 1968 also is the year prior to the Quad Cities’ second suburban-style shopping mall was announced, which spurred additional development oriented toward Interstate 80 (substantially completed across Iowa in 1966) some two miles north of downtown, which accelerated loss of retail businesses downtown along with other changes in downtown development.

There are 33 previously listed resources: Central Fire Station; Central Office Building; City Market; Davenport Bank & Trust; Davenport City Hall; Davenport Hotel; Democrat Building; Donohue Building; F.T. Schmidt Block (Building); First Federal Savings and Loan Association Building; First National Bank Building; Forrest Block; (H.E.) Ficke Building; Henry Berg Building; Hibernia Hall; Hotel Blackhawk; Hotel Mississippi–RKO Orpheum Theater; Kahl Building; (M.D. Petersen Estate) Building (202 W. 3rd St.); M.L. Parker Company Building; Old City Hall (Oxford Flats); Philip Worley House (and Charles Worley Livery) (2 resources: house and livery); Putnam Building; Renwick Building; Scott County Jail; St. Anthony’s Roman Catholic Church Complex (3 contributing resources: church, school, and rectory addition); Union Savings Bank and Trust Co. (Union Arcade Building); United States Post Office and Court House; Wupperman Block/I.O.O.F. Hall.

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Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

(Iowa SHPO Additional Instructions: For properties not nominated under Criterion D, include a statement about whether any archaeological remains within or beyond the footprint of the property were assessed as part of this nomination under the subheading **Archaeological Assessment**.)

Commercial Background: Community Building, River Transportation, and Commercial Development of Davenport, 1830s–1840s

Early Plats in Davenport: Davenport began in 1836 as a Mississippi riverfront town established in the recently surveyed Black Hawk Purchase within the Iowa District of the Wisconsin Territory, opposite the military Fort Armstrong located on the Rock Island (now Arsenal Island, Illinois). Part of Davenport's commercial business district (and the western half of the Historic District) was platted by a group of land company stockholders that included George Davenport, whose name graces the city, and Antoine LeClaire, a French-Indian interpreter, lawyer, and speculator, the first plat laid out three park squares, a public levee, and 36 gridded blocks plus six half blocks, all oriented toward the river. The plat extended from Harrison Street west to Warren Street, and the public river levee north to today's Seventh Street.

In 1837 the territorial legislature established Scott County and provided for an election to determine the county seat, with Davenport one of the competitors (the county was named for General Winfield Scott, presiding officer at the signing of the peace treaty ending the Black Hawk War). In 1838, Iowa became a separate territory upon Wisconsin becoming a state, and Iowa statehood followed in 1846. (Wilkie: 32-33; Svendsen et al.: 1-2) During a competition for the county seat that extended 1838 through 1840, LeClaire and Davenport donated one of their plat's park squares for a public courthouse square, helping to secure the county seat in Davenport. The county seat status brought additional commercial opportunities to Davenport that helped the business trade increase rapidly during the 19th century through the mid 20th century. (Svendsen et al.: 1-2–1-4)

After a slow start to lot sales due to title uncertainty, beginning in 1838 LeClair platted additions to the east on a reserve of land with clear title. (LeClaire had been granted the land while he was official American interpreter for the 1832 Black Hawk Treaty, which ended the Black Hawk War and turned over most of the former Sac and Fox land to the United States Government.) LeClaire set aside a "Church Square" to the Catholic Church in his 1838 1st Addition, and donated both the land and the funds toward the building of the first Davenport church, St. Anthony's, as well as providing assistance to other denominations. St. Anthony's provided an early important civic meeting place. The newly founded county held the first Scott County District Court at St. Anthony's Church in 1838, an example of the community use beyond religious purposes that St. Anthony's Catholic Church Complex has played during the Period of Significance. Both the courthouse and church squares are located along W. 4th Street and continue to be used for their original governmental and church/civic uses. (Svendsen et al.)

Commercial Back Ground: Transportation Drives Commerce, Davenport as a Regional Commercial Center, 1850s – 1960s

River traffic and the status as the state's first city to have railroad service in the 1850s placed Davenport at a national crossroads of trade, attracting a greater share of commercial, industrial, and residential growth than most other Iowa communities at the time, as noted by historian Sharon Wood. (Wood: 10; Federal Writers: 213) For a century, three key rail-related forms of transportation connected through Davenport—railroads, streetcars, and later interurbans—providing crucial transport of raw and finished goods, as well as passenger travel. Thanks to a century of sustained rail transport and early-20th-century highways, Davenport increasingly became a jobbing center, distribution point, and diversified manufacturing location, with a mix of local industries and branch factories for national corporations—which influenced the general commercial health of the city and the banking sector.

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The earliest commercial and industrial development occurred along the Davenport riverfront. Ferries landed at Main Street and steamboats from St. Louis brought passengers, cheap bulk goods, and commerce. But railroads would revolutionize Davenport's role as a gateway to the west and reshape the commercial and industrial riverfront. In the 1840s, Davenport promoters began investing in the bringing of a rail line from Chicago to Rock Island, Illinois. Re-chartered as the Chicago and Rock Island Railroad, it was completed to the Mississippi River in 1854; Davenport lawyer and jurist Judge James Grant became president of the company. A private bridge company formed in 1853 to build the first rail bridge to cross this segment of the Mississippi River, the Rock Island Arsenal Bridge, completed in 1856. (Svendsen and Bowers 1982: 3-1-3-2)

Meanwhile, in 1852 LeClaire and other Davenport residents, joined by the City of Davenport and Scott County governments, invested in building a rail line from Davenport west across Iowa to Council Bluffs, Iowa; first incorporated as the Mississippi & Missouri Railroad Company, the line merged with the Rock Island Railroad after the Civil War to become the Chicago, Rock Island & Pacific Railroad—with Council Bluffs and transcontinental connection to California from Omaha both reached in 1869. (Wood: 10) Other railroads followed in Davenport and the Illinois side, opening additional avenues for trade while decreasing importance of river traffic. Historians Marlys Svendsen and Martha Bowers, in their 1982 *Davenport, Where the Mississippi Runs West: A Survey of Davenport History & Architecture*, documented how Davenport's geographical location afforded it a competitive advantage that would lead it to become a regional hub: "Illinois communities opposite Davenport were favored with similar transportation advantages, but Davenport's location on the western side of the Mississippi proved a special aid. With the tide of settlers moving from east to west it was logical and economical to unload supplies and people closer to the area of expansion." (Svendsen and Bowers 1982: 1-4) According to Svendsen et al.: "Construction of the various railroads between 1865 and 1900 caused significant changes for Davenport.... [T]he railroad construction boom caused local land values to soar, commerce and industry to expand and compete more vigorously.... Davenport's position as a regional center was enhanced. Business from western communities funneled into the city from both the main line and branches.... Davenport became the place for consolidating and warehousing shipments and for farmers to gather to market their products." (Svendsen and Bowers 1982: 3-5) As noted by Svendsen and Bowers, Davenport's location at the boundary between east and west continental railroad rate structures allowed businesses to ship either direction at cheaper rates, giving local wholesalers in lines such as tobacco and cigars, dry goods, and hardware an advantage over interior Iowa and Illinois cities. (Svendsen and Bowers 1982: 5-3)

Historically, rail and vehicle traffic have flowed into downtown Davenport over a series of bridges since 1856 located east of the central business district. As the rail hub on the west side of the Mississippi River, Davenport was considered a gateway to the West. This opened up opportunities for wholesaling, distribution, and even commerce to Gold Rush miners traveling to California in the mid 1800s. The current bridge, the Government Bridge, dates to 1896 and remains open and is the oldest surviving Mississippi River rail crossing in the Iowa-Illinois region, connecting at E. 2nd Street in Davenport. The first-generation wood Rock Island Arsenal Bridge, built in 1856 east of the current Government Bridge, was the nation's first permanent rail bridge across the Mississippi River, and its presence led to steamboat companies suing over its presence; attorney Abraham Lincoln represented the M&M and Rock Island railroads. Government Bridge traffic congestion led Congress in 1895 to authorize the War Department to build a larger bridge, with double lanes as well as the double deck. Designed by Chicago engineer Ralph Modjeski, the remodeled substructure with new superstructure was completed in 1896. (Moy and Karlowicz: 89; HAER 1968; HAER 1985: 1-5) From the 1850s through the mid 1930s, the Government Bridge provided the only rail/vehicle/pedestrian entrance point into the City of Davenport from Illinois, aside from ferry and barge. In 1898, the bridge averaged 5,000 people a day in good weather, via streetcar (190 streetcar trips), horse-drawn vehicles (about 1,200 teams), and by foot (more than 3,200) — excluding passenger trains. (*The Davenport Democrat*, "Items in Brief," October 7, 1898: 1) In the 1930s, motor traffic on the Government Bridge averaged 9 million vehicles a year; in contrast, the Iowa-Illinois Bridge only saw 600,000 vehicles its first year. (*Quad-City Times*, "Happy 60th, Centennial

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Bridge,” July 11, 2000: B1) This traffic combined with other rail traffic brought great numbers of residents of Iowa and Illinois through the Davenport commercial business district.

After 1900, railroads improved upon existing systems, with the 1901-1903 downtown elevated tracks for the C.R.I.&P. being an extraordinary example. With heavy rail traffic coming and going across the Government Bridge and passing through the commercial business district, and due to connections with Davenport business interests, C.R.I.&P. offered to elevate the double tracks (later expanded to triple tracks) that passed through the central business district as it had done in Chicago. Newspaper coverage the 1900 elevated track proposal details pros and cons of building a structure on the northern end of the business district. The Davenport City Council in November 1900 read a draft ordinance to permit the CRI&P to build concrete-retaining walls supporting elevated tracks along Fifth Street between Perry and Western streets, with double-track viaducts supported by metal pillars at Perry Street, Brady Street, Main Street, Harrison Street, and Ripley Street with specific instructions on street grading; vacation of Scott Street; steel structure to allow traffic through the Perry-Brady alley; and a new elevated depot between Main and Ripley streets. Protests were also given, particularly for property owners along 5th Street who likened the elevated track to a “Chinese wall” and from St. Anthony’s church about condemnation of church land for the elevated track. (*Daily Leader*, “Track Elevation,” November 14, 1900:6) The elevated track ordinance passed in winter 1901, and construction began later that year. (*The Daily Times*, “An Important Meeting,” February 7, 1901: 4; “Railway Notes,” August 27, 1901: 4)

In 1902, a newspaper reported that other Iowa cities were now looking at the benefits of elevated tracks, summarizing the win-win benefits for the railroad and city: “It would enable the company to make station improvements that would soon greatly need, to make fast time through the city without danger to life and limb, and to meet those needs at a time when the improvement would not be costly. On the other hand, it would do an even greater favor to Davenport by taking the surface road off the street thus relieving people from railroad blockades of principal streets, with all the resulting dangers involved.” (*Quad-City Times*, “They’re After Us,” September 17, 1902: 8) The final retaining wall work was completed in 1903. As part of the new elevated tracks was a new elevated depot (nonextant). Previously the depot had been located at street-grade at Perry and Fifth streets (nonextant); the new C.R.I.&P. elevated depot sat above 5th Street between Main and Harrison streets and operated until closure in 1968.

In the 20th century, CRI&P was the only Iowa railroad which had both north-south and east-west transcontinental service. (Thompson: 172-173) The elevated depot was a hub of 24-hour activity, as a 1912 snapshot demonstrates: 30 passenger trains, six freight trains, and two local passenger trains every 24 hours operated during 1912, and three competing rail lines saw additional passenger and freight traffic. “[F]ew argue over the fact that it was the creation of the Quad-Cities as a great railroad center that welded this area into a mighty industrial and commercial center,” opined the *Quad-City Times*, successor to the *Times-Democrat*, in 1968 at the closure of the “Rock Island Depot” and passenger rail service in Davenport, (*Quad-City Times*, “It’s Here, It’s Here, the Iron Horse,” October 16, 1968: 1D)

The elevated tracks remain active, with rail lines operated by Iowa Interstate Railroad continuing to traverse streets on through plate girder bridges and steel stringer bridges over alleys (one alley bridge remains extant, at least one other has been infilled). Also, the downtown Davenport historical pattern of hotels clustering near rail lines demonstrates the architectural response to rail transportation and those remaining hotel buildings help convey the importance of rail transit in Davenport.

Davenport also was served by streetcars and also interurbans, which ran over the streets. Five street railway companies constructed lines in the Davenport area, with lines running on east-west 3rd St. starting 1869 and north-south Brady Street in 1870, among others. Street car electrification was completed in 1890, one of the first to be electrified in the country. Tri-City Railway and Light Company formed in 1895, controlled by the United Light and Railway Company of Grand Rapids, Michigan; it continued earlier service across the

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Mississippi River to Rock Island and Moline, providing easy access for Illinois customers to shop, play, and otherwise spend dollars in Davenport. In 1904 another streetcar line began running on east-west 4th St. (Thompson: 116) Broadly, development of business blocks on these streets pays homage to the streetcar lines; no resources beyond the streets themselves have been identified. The interurban Iowa and Illinois Railway ran a 33-mile route from Davenport to Clinton, Iowa; a Davenport to Muscatine route began in 1912. At its peak during the 1910s, 15 daily trains ran from Clinton to Davenport and 12 between Davenport and Muscatine. Passengers boarded from city streets. (Thompson: 127) The I&I Depot operated in a storefront at 216 Brady St. from circa 1904 through the early 1920s.

With so much traffic entering Davenport through both bridges, the business community responded with an ever-evolving mix of commerce that served not only Davenport but also Illinois residents and businesses. Also during the early 20th century, local business leaders advocated for Davenport as the starting point for highways across Iowa, including the Davenport-to-Council Bluffs River-to-River Road and Great White Way road, bringing early auto and truck traffic into the business district. (*Quad-City Times*, "The Davenport Plan," January 27, 1914: 6)

In summary, the C.R.I.&P. Railroad's strength provided an influx of goods, raw materials, and people traveling to, from, and through Davenport east to Chicago and west to California during the Period of Significance; in the early 20th century Davenport also became the easternmost point on various highways across Iowa. This transportation nexus assisted Davenport in developing into an important distribution point, financial center, and retail and light industrial innovator.

Significance: Criterion A – Commerce

The Historic District is significant locally in the areas of Commerce with commercial and related development initially clustered near the riverfront, with 2nd Street and cross streets developing a strong retail tradition, 3rd Street and cross streets developing offices, financial institutions, entertainment, and some hotels, 4th Street and 5th Street and cross streets developing government and institutional uses, as well as social and fraternal organizations, and apartment buildings. The types of commerce initially focused on dry goods, groceries, specialty stores, wholesale goods including liquor, banking, and hotels, and light industrial including wood planning, and manufacturing of carriages and plows. In the late 19th century and early 20th century, the commercial mix expanded to include host of locally owned business, including fashionable department stores such as J.H.C. Petersen's & Sons and M.L. Parker, travel- and convention-oriented hotels such as Hotel Dempsey and Hotel Blackhawk, vaudeville and movie theaters including the Star Theatre and larger RKO Capital and Orpheum theaters, farm implement and auto dealerships for national brands including McCormick Harvesting/International Harvester and Cadillac, and banks from the small Morris Plan office to the large American Commercial/Davenport Bank & Trust and the Bechtel Trust/First Trust & Savings. Light industrial uses within the central business district shifted as carriage works, plow works, and planing moved out, making way for cigar making, auto service, printing, and construction trades. Architectural historians David Gebhard and Gerald Mansheim describe the city's commercial success as such: "From its beginnings Davenport was both fortunate and aggressive in its economic development.... By the seventies (1870s), the city was a major railway center for both east-west and north-south traffic. From its earliest years the city also profited by its proximity to the industrial cities of Moline and Rock Island across the river in Illinois." (Gebhard and Mansheim: 65) Davenport parlayed its advantages into a regional commercial center that drove the city's economy, as described in a 1930s chapter on Davenport in a guide to Iowa written by the Federal Writers' Project of the Works Progress Administration: "The city has many and varied industries, but it is noted chiefly as a shopping and trading mart. Second and Third Street shops cater to the farming and small-town people on the Iowa side and also attract shoppers from the larger centers on the Illinois side, for the Tri-Cities constitute a closely-knit community with a large interchange of business." (Federal Writers: 212)

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Figures: Left: The stone shop for Hager carriage works was advertised as new in 1857. (*Daily Iowa State Democrat*, July 27, ad Hager & Co, 1857: 1) Right: St. Charles Hotel advertised its 1867 opening. (*Daily Davenport Democrat*, August 29, 1867: 1)

1850s: The pioneer city saw its population double every few years during the 1850s, from nearly 2,000 in 1850 to more than 11,000 in 1860. "By 1850, a boom mentality infected the city. The rapid influx of German and Irish immigrants and the accompanying commercial expansion encouraged real estate speculation and dreams of becoming a big city," note Svendsen and Bowers. (Svendsen and Bowers 1982: 5-1) The 1850s commercial and related construction saw vernacular frame, stone, and brick construction, although the few extant buildings are of stone or brick, few pre-Civil War buildings remain extant in the central business district. The 1857 financial panic slowed the pace and led to some business failures. Even still, by 1858, the city boasted about 400 retail operations; the solidly constructed 1859 Italianate Wupperman's Block (508 Brady St.) with its double storefront and upper fraternal lodge hall is the oldest storefront building within the Historic District. The stone G. Hager & Co. Carriage Works (rear of 312 W. 3rd St.) is the oldest commercial-related building within the Historic District and represents manufacturing facilities that also sold its products; an 1857 advertisement for George Hager Carriage Manufacturer states: "New Carriage Manufactory. George Hager, formerly in company with A. & G. Woeber has now associated himself with Charles Griesel, in the new stone shop on Third between Harrison and Ripley streets, where they are prepared to manufacture to order all kinds of Carriages, Buggies, Spring Wagons, &c." (*Iowa State Democrat*, August 1, 1857: 1)

1860s: Due to the railroad and river traffic, by the 1860s Davenport had become a notable city on the Mississippi, although smaller than Dubuque and St. Louis. Its population grew from some nearly doubled to about 19,000 during this decade. (Svendsen and Bowers 1982: 1-4) The Civil War brought prosperity to Davenport as it was named the state's military headquarters. Changes in state and federal banking regulations ushered in a new era of banking with stabilized lending and monetary supply; the First National Bank of Davenport became the first bank in the country chartered under the National Banking and Currency Act of 1863. (Christensen: 279) Although no bank buildings survive from this era, successor institutions would go on to flourish and build grand banking facilities in later decades. (Svendsen and Bowers 1982: 5-3-5-4; Richter, January 9, 1921: 3+) New hotels opened in the city, with the 1867 Italianate St. Charles Hotel (302 W. 3rd St.) being a rare-surviving early extant example (it is missing its cornice but otherwise appears intact). Mathew Reilly (sometimes misspelled Riley) constructed the 3-story red brick Italianate building for \$10,000 for use as St. Charles Hotel and boarding house; he continued the operation for about two decades. Saloon and billiards operated on 1st floor; hotel on 2nd and 3rd stories. (*Daily Davenport Democrat*, "Improvements on

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Harrison Street," May 9, 1867: 1; November 16, 1867: 1) As of the 1950 Sanborn map, the 1st story had five storefronts and the upper stories were occupied by a hotel, as were the adjoining upper stories of 312 W. 3rd St., demonstrating long-time use. The Philip Worley House with attached doctor's office demonstrates the early location of housing close to the commercial core.

1870s: In the 1870s, population growth (to a high of nearly 22,000) and commercial growth continued, despite the financial panic of 1873. (Svendsen and Bowers 1982: 1-5, 5-3) The 1870s saw Italianate-style construction, with mainly two- and three-story buildings surviving; few buildings from this era remain extant in the central business district. The 1870 Hender Hardware Building (217 Brady St.) is a rare-surviving well-designed (likely by an unknown contractor) Italianate 3-story masonry storefront that housed Hender's stove and hardware store, two entrances to upper stories (originally 2nd floor offices and 3rd floor flats), and a side basement entrance located on the side alley. (*The Daily Times*, "Walter Hender & Sons," March 1, 1888: 16) The 1874 Henry Berg Building (246 W. 3rd St.) offered a similar set up, with highly decorative stone window hoods contrasting with the red brick walls setting apart Berg's gunsmithing operation. (*Daily Davenport Democrat*, "Handsome Improvement: Henry Berg to Erect a Block of Stores..." February 17, 1874: 1; *The Daily Times*, "Still an Active Gunsmith at 77," April 21, 1951: 19) The 1877 red brick Italianate Forrest Block (401 Brady St.) demonstrates the rapid expansion of commercial activity into former residential areas and again with enduring construction: politician and developer John Forrest redeveloped his personal homestead where he resided for 33 years into a 3-story double Italianate business block with upper rental halls. (*Quad-City Times*, "Improving Fourth Street," May 24, 1888: 1) The founding of J.H.C. Petersen's dry goods store in 1872 has been noted as the most important retail development of the decade; Petersen quickly moved into wholesaling along with developing a retail chain of stores that continues today (Von Maur department store). Davenport Plow Works founded in 1871 experienced boom times before decline and demise in the mid 1880s. Another 1870s light industrial building that remains at the edge of the commercial district is the U.N. Roberts & Co. Block, used by the planing company before it moved outside of the central business district to larger quarters. The 1873 brick City Market quickly proved unsustainable, perhaps due to the proximity to the railroad tracks (noted to have frightened the horses of farmers); it was soon after converted to a calaboose. (Christensen: 273-272)



Two-car train in downtown Davenport.
(Courtesy: Iowa Illinois Gas & Electric Company)



Figures: Right: Circa 1915 view of interurban running on Brady Street with 1870 Hender Hardware, site of Iowa & Illinois Interurban depot at right. (Thompson: 129) Left: Circa 1880s view of Davenport Plow Works, 316 and 314 W. 3rd St. Courtesy of Putnam Museum.)

1880s: During the 1880s, continued German immigration helped boost the city's population to nearly 27,000 by the decade's end. The 1890 census showed about a quarter of the residents of Scott County to be of

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German natives. (Svendsen and Bowers 1982: 1-7) Commerce grew, too, with wholesaling increasing due to cheaper rail shipping rates for Davenport businesses due to the continental railroad rate boundary at the Mississippi River. New bank charters occurred in the 1880s and 1890s, that helped the commercial environment. (Svendsen and Bowers: 1-5, 5-3, 5-4) However, some manufacturing that had boomed in earlier decades bottomed out, with Davenport Plow Works/Globe Plow Works shuttered and the large Woeber Brothers carriage works transferred to Denver. The 1880s saw Italianate-style construction, mainly two- and three-story buildings remain extant; few buildings from this era remain in the central business district. The 1882 Charles Worley Livery (425 Brady St.) is a simple Italianate 2-story brick semi-attached livery with three segmental-arch-top windows on upper story built by Charles Worley adjoining his childhood home. (David Cordes, ISIF, 2014) Between 1887-1889, laundryman and shirt maker C. Cruys built an Italianate brick commercial building for his business C.O.D. Laundry and tenants (112 W. 3rd St.) and added a third story in 1889. (*Davenport Weekly Republican*, brief, August 10, 1889: 1; *Davenport Democrat*, "New Barber Shop," January 19, 1890: 5) And Forrest built a large addition to his Forrest Block (112-114 E. 4th St.) making it one of the largest mixed-use buildings in the downtown; design attributed to Clausen. (Newspaper coverage did not list contractors or designers.)

1890s: The 1890s saw population growth to more than 35,000 that came not primarily from European immigration but from growth of jobs luring workers such from rural Iowa and Illinois, as well as Easterners. (Svendsen and Bowers 1982: 1-5, 5-3) The influx of residents sparked an overall building boom, despite the 1893 panic that slowed construction nationally. As the century turned, new construction included downtown apartments, as noted by *The Daily Times* in 1899: "The era of the flat building and of the apartment house is upon us. With our increasing population they have become a necessity. Easterners moving into this city with their families much prefer the uncomfortableness and crampedness of a downtown flat than the freedom of a dwelling in a remote part of the city. The influx of population must constantly increase instead of diminish, and this by the grace of the new [Government] bridge... will come factories and with them artisans and operatives while the manufacture of small arms [at the Rock Island Arsenal] must employ thousands from outside cities...." (*The Daily Times*, "Some Observations," March 25, 1899: 13) New banks entered the marketplace such as the Farmers' and Mechanics' Savings Bank (218 Harrison Street), begun in 1892 in leased quarters and in 1897 completed construction of its own Richardsonian Romanesque bank building designed by noted local architect John W. Ross, who also designed the 1895 Davenport City Hall Building. (*The Davenport Weekly Leader*, "A New Bank Building," July 10, 1896: 1) The city held a national call for city hall designs, which brought the spotlight on Ross after his Richardsonian Romanesque design was selected. Ross may have had a hand in designing many of the fine but unattributed other extant Romanesque Revival buildings that remain downtown. The Scott County Jail (400 W. 4th St.), opened in 1898, is located across the street from city hall; the 3-story jail is also of stone in the Richardsonian Romanesque style and remains in use.

Existing businesses invested in more substantial buildings such as the 1892 J.H.C. Petersen's & Sons grand department store (121-131 W. 2nd St.), which would become the flagship for the successor department store Von Maur, which continues today. Davenport's own F.G. Clausen detailed a Richardsonian Romanesque 4-story department store of red brick, terracotta, and highly decorative brickwork modeled on Chicago architect Daniel Burnham's 1888 Chicago Rookery Building, which had been publicized for combining steel framing and large plate glass expanses with elaborate brickwork and Romanesque ornamentation. (Bowers and Svendsen, "J.H.C. Petersen Building," NRHP, 1983; *The Daily Times*, "A Great New Building," April 24, 1891: 4; *Quad-City Times*, "Proposals to Remove," January 13, 1892: 1; advertisement, October 7, 1892: 1; Bowers and Svendsen, "J.H.C. Petersen Building," NRHP, 1983) Also the 1893 Julius Eckhardt Building (305 Harrison St.), a Romanesque Revival 4-story masonry commercial building with Eckhardt's meat market on the first story and three upper levels of leased flats; Eckhardt continued at this location until his retirement in 1910. (*The Daily Times*, "Harrison Street Real Estate Sold," November 2, 1910: 14; "Obituary: Eckhardt," June 8, 1914: 7; *Quad-City Times*, "Oldest Butcher in City Retires," June 30, 1910: 12) The c. 1896 Donohue Building (114 W. 3rd St.) calls attention to the Davenport Water Company, founded in 1872 with an exclusive franchise from the city. The company efficiently provided water and received a renewed franchise in 1889. (Christensen:

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304-305) Company president James P. Donohue remodeled an existing building on W. 3rd Street in the Romanesque Revival style for the utility corporation.

Wholesaling also expanded, with the 1895 F.T. Schmidt & Son wholesale liquor house (115 E. 3rd St.) being one such extant example finely detailed in Richardsonian Romanesque on a smaller scale building; it included tenant space on upper levels. An industrial history of Scott County notes that near the end of the 19th century, the county, with operations centered in Davenport, supported 150 some wholesaling firms. Also during this era, national companies began to have a growing presence, such as the McCormick Harvesting Machine Company agricultural equipment dealership that found a home in the 1899 H.E. Ficke Building (307 Harrison St.) showroom. (*Quad-City Times*, "Getting Planted," November 1, 1899: 4; city directories) Owner Henry E. Ficke, a Hamburg, Germany, native and farm implement dealer, built nine flats on the upper three stories. *The Daily Times* noted it as one of seven new "flat buildings" (apartment buildings) being constructed in 1899 near the central business district, with more needed to provide up-to-date family accommodations for the city's growing population. (*Davenport Weekly Republican*, "Ficke Building," February 4, 1899: 5; *The Daily Times*, "Some Observations," March 25, 1899: 13) The property remained in the Ficke family for more than five decades. (*The Daily Times*, "Close Pool Hall After 50 years," July 1, 1950: 9)

1900s: The turn of the century witnessed Davenport continue as the dominant of the three Tri-Cities in population (Davenport reached 43,000 population by decade end), commercial growth, and local finely designed and built architecture. Downtown buildings of taller heights appeared, and revival styles that took cues from Chicago architecture appeared. New buildings appeared farther north from the riverfront. The 1906 Beaux Arts-style Commercial Club's clubhouse at W. 4th and N. Main streets and the 1907 classical-styled Davenport Hotel across the street provided modern amenities that appealed to businessmen and business travelers. The 3-story Commercial Club would become a powerful voice for continued business district improvements through the 20th century, becoming the chamber of commerce. (*Quad City Times*, "Authorized a Contract," February 23, 1906: 10) The Renaissance Revival 6-story Davenport Hotel (324 Main St.) included retail storefronts along 4th St. In 1905, stockholders incorporated the Davenport Hotel Company to build a modern hotel roughly equidistance from the two passenger depots; the hotel highlighted its steel and concrete fireproof design, dining room, rooms most with private baths, and 6th-floor convention hall. (*The Daily Times*, "Ready to Start on Steel Work," July 12, 1906: 4; "Davenport Hotel Observing 25th Birthday," November 3, 1932: 6) Hotels and theaters were two important downtown Davenport early 20th century property types; the oldest extant theatre building in the Historic District is a double storefront that was home to the Star Theatre (222 Harrison St.) from 1909 to 1946. (City directories)



Figures: Left: Schricker Flats were celebrated for their modern amenities. (*Quad-City Times*, August 13, 1905: 6) Right: The Davenport Hotel and Commercial Club were popular postcard images in the early 1900s and

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1910s. This view looks south down Main Street; St. Anthony church square to left, Commercial Club to right, with W. 4th Street crossing, and next block has old Carnegie library (nonextant on left) and Davenport Hotel on right. (Postcard from collection of Jennifer James)

The 1900s saw a number of redevelopment projects, as new construction replaced fire-damaged buildings such as the 4-story Renwick Building rebuilt in 1901 by sisters Margaret and Rebecca Renwick for a furniture store tenant (324 Brady St.) as part of their commercial investment properties. (*The Daily Times*, "The contractor for the erection of the Renwick building..." May 16, 1901: 5; "Big Store Opens," October 12, 1901: 5; "Aged Member of Old Family is Called to Rest," August 13, 1919: 16; *Quad-City Times*, "Rebecca Renwick Estate Valued at \$148,881.65..." January 29, 1933: 10) The Renwick Building fire also damaged neighboring buildings, leading to reconstructed Winecke Block (tailor shop, 318 Brady St.) and M.J. Eagal Building (grocery, 320 Brady St.), two owner-occupied businesses with additional leasable offices and flats. (*Davenport Morning Star*, "From Out of the Ruins," February 21, 1901: 7; "The Golden Eagal," December 5, 1901: 6) The Ferd Haak tobacco wholesaler and cigar manufacturer built new facilities west of the main central business district, after losing his factory to fire; his 1903 Davenport Leaf Tobacco Co. (319 Western Ave.) and Beaux Arts-styled showroom and cigar factory (527 W. 4th St.) was just a block from the new 1901-1902 Central Fire Station (425 W. 4th St.), which provided improved fire protection for the business district. (*Quad-City Times*, "Will Wait," June 11, 1901: 4; "The New Station," May 24, 1902: 5; *The Daily Times*, "Big New Factory Is to be Built," March 14, 1903: 4; *The Daily Times*, "In Possession of New Factory," November 19, 1904: 11)

The 1901-1903 elevated train track at 5th Street ended traffic jams caused by the frequent trains through the city, also increasing public safety as well as convenience. Another rail-related resource, the Iowa & Illinois Interurban depot and waiting room moved into the 217 Brady St. storefront c. 1904 and remained there until 1921; passengers boarded from the street. Other storefronts supported entertainment: the Star Theatre began operations c. 1909 in half of a double storefront (222 Harrison St.) Commercial-style 1-story masonry double storefront with elegant thin cast-iron storefront system and cornice. A movie theater operated there until 1947.

Buildings continued to be remodeled to update mid-19th-century buildings for the 20th century: the 1904 Central Office Building (224 W. 3rd St.), for example, reworked an 1860s Woeber Brothers carriage works plant into office suites, so successful that the owner doubled the size with a large 1907 addition of more office space. (*The Daily Times*, brief, May 27, 1907: 5) (*The Davenport Democrat and Leader*, "Cordes Building Is to Be Transformed," April 24, 1904: 5; *The Daily Times*, "Schiller Company has Grand Opening," October 24, 1904: 6) And the city sold the cramped 1850s Old City Hall (514 Brady St.) to John Ochs' Sons realty firm, which converted the building to six flats called the Oxford Flats. (*The Morning Democrat*, "The new engine house..." September 16, 1857; *Daily Leader*, "Oxford Flats," March 1, 1900: 4) Other apartment buildings such as the 25-unit Schricker Flats (401 W. 4th St.) replaced aging houses with up-to-date apartment units, which provided convenient housing for downtown employees and an important investment for marble and granite dealer John C. Schricker, who continued to manage the property until the 1950s. (*Quad-City Times*, "May Be Let During Week," April 30, 1905: 7; city permits; "Purchases Building," January 26, 1955: 9; "Revisiting Schricker's Glory Days," June 24, 2003: B1)

1910s: The 1910s saw the largest downtown construction boom of the 20th century, mirroring the city's largest population gain, totaling more than 56,000 residents by decade end. "World War I served as a catalyst for the city's population boom that occurred between 1910 and 1920. Thousands of additional workers found employment on the Government's Arsenal Island [accessed via the Government Bridge] and this spurred greater housing construction. Davenport acquired 13,000 new residents during the decade, bringing its total population to 46,727 in 1920. This decade of tremendous numerical gain has never been exceeded." (Svendsen and Bowers 1982: 1-5) The city's first low-risk skyscrapers arose, in part as a response to the limited available land within the commercial district due to the elevated train track, Mississippi River, and industrial development ringing it. Early low-rise skyscrapers included the 8-story Putnam Building (offices, 130

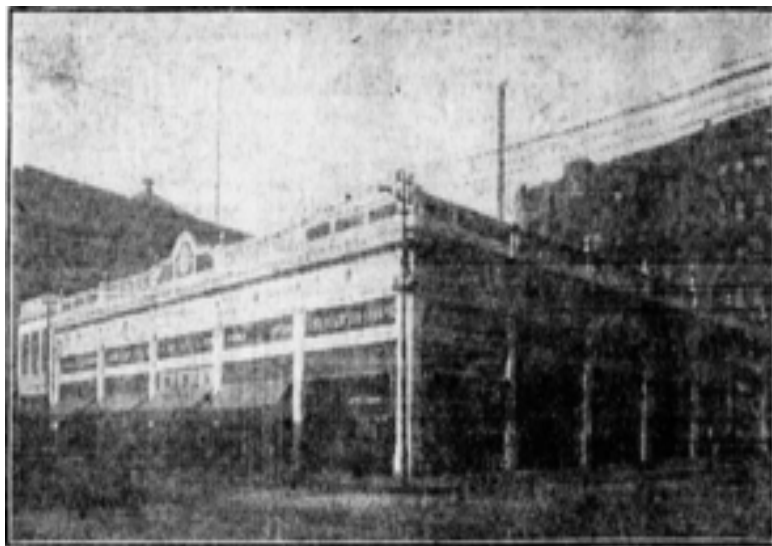
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W. 2nd St.) designed by Daniel Burnham's Chicago architectural firm and 7-story Hotel Blackhawk (200 E. 3rd St.) in 1915, then added onto in 1920-1921 to become 11 stories to attract conventions in the post-saloon era. (McCarley, "Putnam-Parker Block, 2011; *The Daily Times*, "Hotel Complete One Year After Blasting Began," February 17, 1915: 39; "To Enlarge Blackhawk," January 17, 1920: 7; "How Blackhawk Hotel Will Appear After Addition of Four Stories," May 11, 1920: 8) One of the last buildings completed during this decade, the Classical Revival 1919 Scott County Savings Bank (302 Brady St.) was built as 1-story skyscraper base with granite exterior and engaged pilastered framing tall windows as designed by Clausen & Kruse, intended to support 8 additional stories; but permission to build a skyscraper was denied by the federal government during WWI. (*Quad City Times*, opening ad, October 24, 1919: 21; "New Home of Scott County Savings Bank," October 24, 1919: 23; "25,000 Persons Are Received at Bank Home," October 26, 1919: 13)



Figures: Left: 1916 Janssen's Refreshment and Amusement House calls attention to the state prohibition that banned alcohol in 1916. (*The Daily Times*, "New Third Street Business House," December 30, 1916: 27) Right: 1916 M.D. Petersen Estate Building featured a dozen storefronts with large windows and terrazzo floors. (*Quad-City Times*, "Improvement on Northwest Corner Third and Main," December 31, 1916: 25)

Overall, financial institutions grew in prominence, claiming Davenport as the state's financial center and the "Richest City." (Svendsen and Bowers 1982: 5-3) Hotel construction increased as the city sought to attract trade conventions and travelers to replace vice that had flourished openly on the east end of the business district where prostitution, gambling, and 24-hour saloons were permitted until state vice laws tightened and included the 1916 state prohibition. Two smaller buildings that include finely detailed rendering are the 1916 Janssen's Refreshment and Amusement House (224 W. 3rd St.) with white terra-cotta façade hosted a "refreshment and amusement house" that opened the year that the Iowa prohibition began; it calls attention to the architectural response to the state prohibition. It adjoins a large multi-tenant corner storefront building, the M.D. Petersen Estate Building, which featured a dozen storefronts with large windows and terrazzo floors including a popular cigar store. (*Quad-City Times*, "Improvement on Northwest Corner Third and Main," December 31, 1916: 25)

During the same time as the state prohibition took effect, World War I hostilities toward Germany and Germans increased, forcing changes in Davenport's business community, which included many German immigrants, according to Steven Wrede's study of Americanization in Scott County between 1914 and 1918. (Wrede) At the time, up to one-third of Scott County residents were of Germanic heritage, four of Davenport's mayors between 1890 and World War I were German-Americans, and 80 percent of children in Davenport public schools were studying German. (Wrede: 633-634) Congress passed an Espionage law in 1917 that banned foreign language newspapers such as those in Davenport, and Iowa Governor William Harding in

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1918 signed an English-only language proclamation. (Wrede: 627, 633) Rapid elimination of German language included banning German language instruction in schools and burning German language books, ending German church services, and banning German speaking in clubs. (Wrede) Germanic businesses had to take a pro-American stand or close. The German language newspaper *Der Demokrat* closed in 1918, and newspapers such as the *Davenport Democrat and Leader* took a strong stance on Americanization. (Wrede: 638) Other Germanic businesses changed their names and instituted English only policies in business transactions; for example, the powerful German Savings Bank, reputedly the state's largest bank, changed its name to the American Commercial & Savings Bank in 1918 and would go on to build the city's tallest building in 1928 (Davenport Trust). (Wrede: 628; *The Davenport Democrat and Leader*, "Will Chisel Out Name," November 19, 1918: 15)



Figures: Left: German immigrant Dorothea Runge built this 4-story retail with upper level apartments. (*The Daily Times*, *Dorothea Flats*, December 30, 1910: 14) Right: This ad attributes the Dempsey Hotel business to George Dempsey, but later newspaper coverage included George and Anna Dempsey as a husband-wife hotelier team. (*The Daily Times*, *Hotel Dempsey ad*, December 29, 1914: 8)

At least four extant 4-story masonry buildings from this decade demonstrate women successfully developing and managing commercial properties and businesses:

- 1910 Louisa Beiderbecke Building (111 W. 2nd St.), a 4-story specialty store which became home to the successful Abrahams women's clothing store that grew into a large national chain of stores. (*The Daily Times*, "Plan New Building on Second Street," March 23, 1910: 6; *Quad-City Times*, "New Store Will be Opened Soon: Beiderbecke Bldg. ..." September 12, 1911: 13)

- 1910 Dorothea Flats (311-317 W. 3rd St.), 4-story triple storefront with upper apartments, erected by German immigrant Dorothea Runge. (*The Daily Times*, "New Four Story Flat on Third," March 1, 1910: 6; "Old Resident of City Dies," January 13, 1915: 10; "Dorothea Flat Building Sold for \$125,000," October 2, 1919: 5)

- 1913-1914 Hotel Dempsey and Annex (410 Main St.), a 3-story Prairie Style masonry hotel designed by Davenport architect Arthur H. Ebeling. This independently owned hotel building is associated with the early-20th-century local hotel trade, demonstrating Davenport's importance for rail travel and trade conventions. Proprietors George S. and Anna Dempsey constructed the hotel in two stages, starting with 40

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rooms, adding 30 rooms in 1914. Located a half-block south of the Rock Island depot, it was formerly the site of the Cottage Hotel. The Dempseys advertised the hotel as modern and fireproof, constructed of concrete, brick, and steel. (*Quad-City Times*, "Hotel Dempsey is Enlarged..." December 29, 1914: 8; "George S. Dempsey, Hotel Man, Davenport Civic Leader, Is Dead," March 19, 1944: 1)

- Between 1917-1919 the Morris Plan Bank (Frey Apartments commercial space, 214 W. 4th St.) was headed by the only woman bank manager in the system, Lucy B. Milligan, until 1919. (*Quad-City Times*, "Manager for Morris Plan Bank Resigns," August 8, 1919: 5; city directories)

The rise of the automobile led to horse-powered transit liveryes and carriage-related buildings giving way to new auto dealerships and service centers. (Svendsen and Bowers 1982: 5-3) For example, the 1916 Thomsen Motor Co. garage (325 Harrison St., now combined with 223-227 W. 4th St.) a 1-story Prairie Style auto dealership garage that includes centered bifold garage door; reflective of the tumultuous early auto industry, the Mitchell dealership changed hands four months after opening and operated as Mitchell Car Co. of Davenport. (*Quad-City Times*, "Thomsen Motor Co. Will Build," March 9, 1916: 14) Overall construction trends saw Prairie Style, Commercial Style, and Classical Revival styles predominate, with Chicago architecture continuing to inspire local designs. The 1912 4-story Walker Flats (108 W. 5th St.) features stylized Prairie-style stone and brickwork details. The 1914 Frey Apartments (210 W. 4th St.) feature oversize Prairie-style brackets supporting dramatically horizontal overhangs over windows.

The 1916 Wagner Printery represents a long-established company making an investment in the commercial district, with a Chicago-style 2-story masonry printing plant built during the 1910s downtown building boom. Herman L. Wagner founded the company in 1879 on W. 3rd Street, then moved to Harrison St., before constructing this "modern, fireproof" facility would in 1929 receive a rear press room addition. (*The Daily Times*, "Wagner Printery Success..." July 11, 1936: 129 50th anniversary) The company's printing work included City of Davenport projects; City Hall is located a half block east of this building. The Wagner firm would come to represent changing business practices in 1966, when the company relocated to a suburban-style industrial park as the interstate freeway system and suburban-style development drew businesses away from downtown. (*Quad-City Times*, "Wagner's Printery Buys Out Offset Printing Firm," November 8, 1946: 4; *The Dispatch* (Moline, Illinois), "Printing firm credits success..." February 7, 1993: AA14)

1920s: Davenport's population growth slowed in the 1920s, adding only 4,000 new residents to about 60,000 residents. Construction at the beginning of the decade proceeded to new heights—the city's tallest buildings were built during this decade. The 1920s in Iowa also included a growing farm crisis that had financial reverberations for all. Construction in this era stretched higher with low-rise skyscrapers changing the skyline, saw a move away from brick facades, and referenced Chicago architecture. The 10-story terra-cotta-clad Kahl Building with Capitol Theatre (326 W. 3rd St.) showcased the Rapp and Rapp Chicago architecture firm, specialists in theater design, along with Davenport associate architect Arthur Ebling, AIA, and Walsh-Kahl Construction Co. building the Sullivanesque 10-story office skyscraper. Portrayed as a high class office building, when it was completed in 1920 all suites were leased and the vaudeville/movie theater was noted for its luxury, that soon merited a theater stage addition in 1925. (*Quad-City Times*, "Kahl Building Puts Davenport in Skyscraper Class," May 23, 1920: 3) As previously mentioned, the Hotel Blackhawk expanded to 11 stories with a vertical addition designed by Temple & Burrows, architect for 1915 main building, completed in the early 1920s. The 1922 7-story M.L. Parker department store building (104 W. 2nd St.), erected by the Putnam Estate to match its 1910 Putnam Building, brought back the Chicago architecture firm that succeeded Daniel Burnham to design the low-rise skyscraper department store. The Chicago Commercial-style 7-story department store is the same height as the adjoining Putnam Building, but has taller ceiling heights and thus is a story shorter. The Parker department store operated here until it was sold to competitor Petersen-Harned-Von Maur in the early 1970s and closed in 1975 as part of the retail departure from downtown. (McCarley, "Putnam-Parker Block, 2011)

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The skyscrapers that brought the most attention to the city were banks. Banks built skyscrapers clustered around 2nd and 3rd streets, projecting their wealth and stability through architecture. Davenport played an important role in regional financing in eastern Iowa and beyond, as the largest city in the region and heavily financed in the early 20th century, boasting some nine banks. (*The Daily Times*, "Nine Banks," November 12: 1938: 72) The architectural legacy showcases local architects as well as regional bank designers from Chicago and beyond. (By 1932, all nine of the city's banks had merged, closed, or failed due to the 1920s farm crisis and Great Depression. In their place, two new banks arose in the 1930s.)



Figure: Left: Construction of the Kahl Building generated intense newspaper coverage. (*Quad-City Times*, "Cream Terra Cotta Will be Exterior Finish..." October 8, 1919: 14) Middle: Expansion of the Hotel Blackhawk captured local attention. (*The Daily Times*, Dec 30, 1920: 19) Right: Rendering of \$1 million First National Bank. (*Quad City Times*, July 17, 1924)

Three locally significant and architecturally significant banks were constructed downtown Davenport in the 1920s:

- In 1923 the Renaissance Revival 9-story First National Bank Building (201 W. 2nd St.) opened, noted as the "New Million Dollar Loop Skyscraper" designed by Chicago architect O.H. Breidert with Childs & Smith. Artist Adolph A. Weinman, who designed the silver dollar, detailed the elaborate metal friezes on the building, highlighting the richly appointed decorative arts aspects that 1920s banks adopted. The prosperous bank, which began in 1863 as the first under the National Banking Act of 1863, constructed the new building to replace one lost to fire with professional offices included in the tower. (*Daily Democrat and News*, "National Bank Meeting," June 1, 1863: 1; *The Davenport Democrat and Leader*, "Architecture of Bank Home Wins Highest Praise," December 10, 1924: 9)

- In contrast, in 1924, Union-Davenport Bank erected a Classical Revival style L-shaped low-rise skyscraper on top of its 1909 1-story bank building, to create a 7-story skyscraper (229 Brady St.). Davenport-based Temple, Burrows & McLane designed the small 1-story 1909 limestone bank and developed the vertical addition described as a thrifty solution: "To avoid needless expense, the architects have used the present bank wall to the north and west as a base, the architectural motif to be continued over the entire ground area. ..." (*Quad-City Times*, "Give Contract for New Union Savings Bank," July 23, 1923: 3) Chartered in 1891, the bank expanded over time by absorbing other local financial institutions. The 1923-1924 skyscraper expansion

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for Union–Davenport Bank Building cost \$820,000 and created an important interwar office building noted as “ultra-metropolitan, modern, and substantial.” (*Quad City Times*, “The New Union Savings Bank Building,” January 25, 1909: 10; *The Daily Times*, “Union-Davenport Bank Building Edition,” September 30, 1924, special section) The building is associated with Davenport’s financial prosperity in the early 20th century, with the 1926 consolidation with Scott County Savings Bank to form Union Savings Bank & Trust Co. (Svendsen)

- In 1928, American Commercial and Savings Bank built the tallest building in the city, the Classical Revival 12-story skyscraper topped by a four-faced clocktower (203 W. 3rd St.). Designed by architecture firm Weary & Alford Co. of Chicago, the bank spent \$2 million for the office building—the city’s largest. Local architects and contractor provided local coordination. During construction, the Iowa National Bank merged with American, forming one of the largest banks in Iowa, if not the largest. For all its long history (formed in 1869), the bank was liquidated in 1931 during the Great Depression. (*The Daily Times*, “American and Iowa National Merge,” August 30, 1927: 1; “American Commercial & Savings Bank Building,” July 27, 1928: special section; *Quad City Times*, “Will Build \$1,500,000 Bank Here,” August 2, 1926: 1; “Davenport at One Time Had Eleven Banks,” December 27, 1932: 2; Davenport Bank to Expand Customer Area by 50 Pct.,” July 22, 1963: 14; “8-Year Project Near End,” March 21, 1971: 2F)

Three other high profile buildings from the early 1920s are also important to note: the Cusack Co. office, the Eagles clubhouse, and the Democrat newspaper plant. Chicago architects Zimmerman, Saxe & Zimmerman designed the 1922 Thomas Cusack Co. office, turning the tragedy of the Burtis Opera House (415 Perry St.) fire into a Phoenix-like new commercial opportunity for the property owner, who merged his outdoor advertising side business with that of the country’s largest, the Cusack Co. After the 1921 fire, the long-time Burtis Opera House operator–owner and outdoor advertising businessman Charles T. Kindt remodeled the building for the Chicago-based Thomas Cusack Co. outdoor advertising firm, of which he was district manager of the Davenport branch. The Chicago-based architects Zimmerman, Saxe & Zimmerman worked nationally for Cusack and other corporate clients. The 1921-1922 remodeling reused the extant walls of the Burtis Opera House, which were undamaged by the fire. The \$40,000 remodeling updated the façade and created front offices and rear artist studios, workshops, paint rooms, and storage rooms for the Thomas Cusack Co. outdoor advertising Davenport regional office. (*Quad City Times*, “Old Burtis Opera House to be Repaired and to be Leased to Cusack Co.,” July 14, 1921: 15; “To Start Work Soon on Cusack Building Here,” July 29, 1921: 9) The Cusack company was noted as the world’s largest outdoor ad firm in 1921. The Davenport office negotiated display advertising placement and distributed poster ads and painted display signs to eastern Iowa and western Illinois. In the mid 1920s after Cusack’s death, General Outdoor Advertising Co. took over the plant, and remained in the building until circa 1939. (*The Daily Times*, “Business Begun in 1890 Continued by Advertising Firm,” July 11, 1936: 84) By 1943, the D.M. King post VFW club house was using the space. And by 1954, the Iowa State Employment Service officed in the building. (*The Daily Times*, “New District Headquarters of Cusack Co.,” January 31, 1922: 10; “The City Council,” November 11, 1943: 15; “Chas. T. Kindt, ‘Grand Old Man of Theater,’ Dies at 86,” July 11, 1947: 1-2)

Davenport architects Clausen & Kruse architects designed both the Eagles clubhouse and the Democrat newspaper plant. The firm’s 1923 Georgian Revival Eagles lodge and ballroom (501 W. 4th St.) provided elegant private clubrooms, a ballroom opened to the public, and street-level auto showroom. The building generated press coverage for its strong local architectural direction. (*The Daily Times*, ad, February 18, 1924: 28) The 1924 Democrat newspaper plant (407 Brady St.) also by Clausen & Kruse, drew on Louis Sullivan’s aesthetic with a smooth ashlar Bedford stone wall surface embellished with carved stone floral and geometric designs and elaborate stone and terra-cotta cornice, onto which is incised the name of the newspaper, “The Democrat.” to create an enduring unique statement for the outspoken press. (*Quad-City Times*, “New \$300,000 Plant on Brady Street to be Dedicated April 1....” December 31, 1923: 15; Bowers and Svendsen) The building is associated with both the original occupant, *The Davenport Democrat and Leader* newspaper, noted as one of the leading newspapers in the state. The newspaper operated here until 1951, after consolidating with *The Daily Times*. (Christensen: 297) The *Catholic Messenger* then published from the plant

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from 1956 into the 1970s. (*Quad-City Times*, “Suggest Democrat Building as Home for Art Gallery,” November 16, 1951: 15; “Messenger Occupies New Home,” December 3, 1956: 20) The building’s architecture has been noted as a locally important example of Chicago architect Louis Sullivan’s influence. (Bowers and Svendsen)

1930s: During the Great Depression, the city’s population grew more slowly, adding some 5,000 residents to about 66,000 total. The early 1930s saw projects that had begun before the stock market crash completed such as the 10-story Art Deco Hotel Mississippi with Orpheum Theatre. Government construction also occurred, with the U.S. Court House and Post Office Building being an excellent example of “PWA Moderne” streamlined style. Bank failures and merges led to the winnowing of Davenport’s banks to just two. Despite these challenges, the late 1930s saw smaller-scale commercial buildings, many with auto-related ties. The major works of architecture and commercial achievements for the decade:

- 1931: Hotel Mississippi–RKO Orpheum Theater (106 E. 3rd St.). Art Deco 10-story hotel cost \$2 million by owner/developer George M. Bechtel, known as “father of Iowa municipal bonds” for his company George M. Bechtel Co., founded in 1891, and noted as the most important bond house in Iowa serving most municipalities and school districts in the state. (Christensen: 284-285) Bechtel relocated his firm across the street from the hotel site. Locally significant as the last of the major downtown Davenport hotels and as the largest movie theater built prior to World War II in Davenport, it survives as the most important local example of the Art Deco style and theater has been rehabilitated. The building also calls attention to the work of two nationally significant designers — Chicago architect A.W. Graven and New York theater designer Henry Dreyfuss, whose work on the project began in the 1920s during the end of the golden age of American theater construction. (Svendsen 1998; *The Daily Times*, Hotel Mississippi special section, November 23, 1931)



Figures: Left: Hotel Mississippi 1932 view; (image courtesy Richardson-Sloane Special Collections Center, Davenport Public Library. Located behind the hotel is the super service station. Right: Jesse Hawley Super Service Station (*The Daily Times*, Jesse Hawley’s Super Service Station ad, November 12, 1938: 4)

- 1933: U.S. Court House and Post Office (aka Federal Building, 131 E. 4th St.) Restrained Art Deco 3-story building of Kasota stone and granite with strongly vertical windows and patterned metal spandrels. Davenport architect Seth J. Temple began plans for a \$665,000 post office and U.S. court house by 1931; the project finished in 1933 under budget, costing just \$500,000. Lobbying for a new post office had begun by the 1920s, when new office buildings and hotels increased mail in the downtown area. The old post office, a 1889 rusticated stone Romanesque Revival, had been enlarged but was deemed insufficient. In 1932, wrecking crews took down the building and the new cornerstone was laid in October 1932. Remodeling took place in

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1966, and the post office's central station departed in the early 2000s. (*Quad-City Times*, "Last Trip from the Old Stand," September 6, 1931: 6; "Plans for Davenport's New \$655,000 Post Office Nearing Completion," October 22, 1931: 1; "You'll Get No More Mail in this Building," April 11, 1932: 3; "Cornerstone of Post Office Laid Without Ceremony," October 3, 1932: 2; "Plan Banquet on Dedication of Post Office," September 11, 1933: 13; "Uncle Sam's Year's Biggest Builder..." December 31, 1933: "Things are changing up..." March 11, 1966: 26; "Federal Building Design Approved," May 30, 2004: 4; "Workers returning to federal building," March 18, 2006: 1)



Figure: Blackhawk Garage, completed 1937. (*The Davenport Democrat and Leader*, "Garage Has Biggest Unbroken Floor Space," January 3, 1938: 3) Right: Mac's Tavern, circa 1936. (James, 2018)

- c. 1934: Mac's Tavern (316 W. 3rd St.) The Depression-era remodeled storefront features structural glass in green and black, plus a vintage neon sign.

- c. 1936: Jesse Hawley Super Service Station (327 Brady St.) Art Deco 2-story brick super service station with stone accents setback on its corner lot, reflecting historic location of gas pumps. Cant corner is original; highly decorative brickwork on engaged pilasters with stone bases and capitals that enframe upper story windows and pedestrian doors and garage bays. 1-story north side addition added c. 1964. (building permits) Associated with the growth of the automobile. Corner lot that had been used for used car sales built for Jesse Hawley's Super Service Station by 1936. Hawley sold Mobil products and in the late 1930s advertised complete service from 6 a.m. to midnight. Converted to non-filling station uses after 1950 Sanborn map.

- 1937: Blackhawk Garage (414 Perry St.) Restrained Art Deco 1-story auto garage with brick piers topped by fluted stonework by an unknown architect; boasted the largest open ("post-free") floor space in the city at its opening in 1937. Nearly symmetrical façade of variegated buff brick divided by four brick piers topped with carved fluted stonework; between piers is a centered auto bay flanked by large storefront windows (covered). Stepped parapet with stone coping fronts the trussed arched roof. Side walls are concrete block. Wide frontage of about 90 feet, extending 150 feet to rear alley, where a rear garage bay (infilled) provided through circulation. (*The Davenport Democrat and Leader*, "New Building Gains," November 19, 1936: 13) Construction began in November 1936 of the \$17,000 garage, noted as one of the largest car storage garages in the Tri Cities. (*The Davenport Democrat and Leader*, "Slavin to Build Garage 90 by 150 Feet, on Perry Street Near East Fourth," October 16, 1936: 2) At the March 1937 opening, the garage was leased by Fred Willey (president of Yellow Cab and Hertz Drive-It-Yourself cab lines), with car leasing, 150-car storage capacity, and auto servicing. (*The Daily Times*, "New Blackhawk Garage Will Be Opened

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Thursday," March 31, 1937: 13) A 1938 newspaper photograph of the new garage proclaimed: "The new Blackhawk garage, 416 Perry Street, which was completed in 1937, has the largest unbroken floor space of any building in Davenport." (*The Davenport Democrat and Leader*, "Garage Has Biggest Unbroken Floor Space," January 3, 1938: 3) The building represents the growth of automobile usage in downtown Davenport.

1940s-1950s: During the war and post-war eras, Davenport's population and business district benefitted from war manufacturing at the Rock Island Arsenal. In 1940 the city population was 66,000; in 1950 the population was 74,500, and in 1960, it had reached about 89,000. As noted by architectural historian Michael Allen, Davenport continued to enjoy economic growth and its status as the undisputed leader in the Quad Cities for financial services and commerce, which propelled suburbanization. (Allen: 8-12) As in most cities, new construction shifted to occurring outside of downtown, as merchants began relocating to follow suburban-style development on the outskirts of the city. Parking, traffic flow, and land use became key areas for planning and construction, with the city hiring circa 1945 planning engineers Harland Bartholomew and Associates of St. Louis to conduct various studies concentrated on the central business district. In a 1946 report for the city the planners proposed using part of the river levee area for parking and adding surface and concrete parking ramps (nonextant), which the city executed (Harland Bartholomew and Associates 1946). And in the 1947 report on public buildings, the planners proposed expanding 4th Street as a corridor for public and semi-public use, with a new county courthouse, removal of older commercial buildings along the west side of the 400 block of Brady Street for a surface parking for St. Anthony's, and introduction of landscaped public areas in place of older commercial buildings. (Harland Bartholomew and Associates 1946). One-way streets were introduced in 1954.

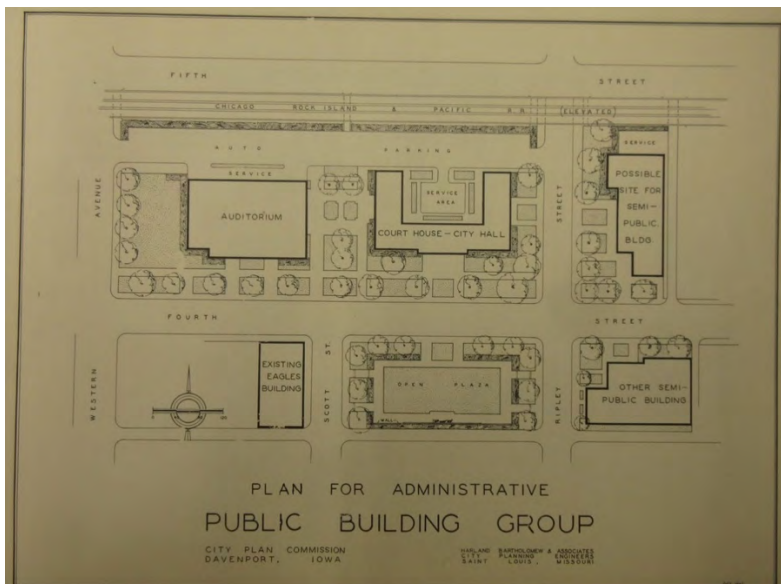
Against this backdrop, in the 1940s, remodeling and planning for projects that would be completed in the 1950s constituted most of the extant downtown construction activity. For example, St. Anthony's invested in PermaStone recladding of brick at St. Anthony's school, rectory addition, and rear church addition in 1945 and 1948. And in 1946 the former Union Savings bank building, bereft of its financial use, converted the former 2-story-volume banking hall into the "Union Arcade," with retail shops located in an upper mezzanine above the original 2-story banking hall and pilasters replacing large facade stone columns. Also in the 1940s the county began laying the groundwork for replacing the 1880s courthouse, culminating in a new county building opened in 1956, clad in aluminum panels that literally reflected the importance of the aluminum-producing Alcoa Corp. manufacturing plant in Davenport. In these ways, experimental materials and Modern Movement architectural styles defined some of the architecture in this era.

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Figures: Left: Harland Bartholomew and Associates conducted planning surveys and studies for the City of Davenport during the 1940s and 1950s, including this 1947 plan that would remove most existing buildings from 4th Street to create new public buildings, and add landscaping and parking around selected existing buildings. (Harland Bartholomew and Associates 1947) Right: In 1945 and 1948, St. Anthony's Church invested funds in applying Permastone over brick portions of the school, rear church addition, and rectory. (The Daily Times, "St. Anthony's Church Gets a 'Face Lifting,'" July 19, 1948:14) Right:

The major downtown architectural feat in the post-war era was completion of the 1956 Scott County Courthouse (400 W. 4th St.). The Modern Movement 3-story aluminum-and-granite clad civic building was designed by Des Moines architect Chester C. Woodburn of Dougher, Rich & Woodburn and successor Woodburn & O'Neil with Davenport associated architect Arthur Ebeling. The symmetrical façade fronts 4th Street with flat aluminum panels enframing a wall of International Style aluminum windows arranged in vertical columns with fluted aluminum spandrels, with window groupings separated by aluminum mullions, grounded by a granite foundation and stone surround around a centered front entrance. The aluminum windows reflected the use of air conditioning. The architect recessed the building on its site to include a small grassy front lawn with street trees. The Des Moines architecture firm had designed a series of stone-clad county buildings during the PWA era. In Davenport, aluminum cladding was selected as a less expensive alternative to stone and because it was locally produced by aluminum manufacturer Alcoa Corp., which had recently opened a plant in Davenport that included an administration building clad in thin aluminum curtain walls as designed by New York-based Harrison & Abramovitz. (*Architectural Forum*, "Thin Lightweight Curtain Walls," March 1950: 95) *The Quad-City Times* reported at the 1956 county courthouse dedication: "It stands as a monument to a progressive community—the only county building in the country with aluminum-clad walls." (*Quad-City Times*, "Features New Building Ideas," October 21, 1956: 23; "Many Obstacles Overcome In Building Courthouse," October 21, 1956: 25)

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Figure: 1956 image of the new Scott County Courthouse. (Courtesy of Richardson-Sloan Photo Collection)

1960s: Although Davenport remained the largest of the Quad Cities communities and the city's population grew during the 1960s, from nearly 89,000 to 98,500, downtown struggled to retain its regional commercial dominance as competition increased from suburban-style development, which accelerated after the 1966 completion of Interstate 80 in eastern Iowa north of the city. In the face of competition, the central business district sought to use modern architecture to “reaffirm the importance of downtown to regional commerce,” as noted by historian Michael Allen. (Allen: 8-14) The First Federal Savings and Loan Association building with its New Formalism style vertical stripes of stone and tinted glazing brought modernism to the city's downtown banks; it is the first (extant) example of new bank architecture constructed downtown since the late 1920s. The other large modernistic project occurred just one block away, with the city's new downtown library designed by internationally renowned architect Edward Durrell Stone, FAIA, noted as the founder of New Formalism. Durrell's library design of tinted glazing and concrete would be the last large civic project downtown until the 1980s. Shopping mall construction along with the aforementioned Interstate 80 freeway completion during and after the 1960s would lead to most new construction being concentrated on the suburban fringes of the Quad Cities.

- The 1966 First Federal Savings and Loan Association Building (131 W. 3rd St.) was the first new bank building constructed downtown since the late 1920s. The design incorporates vertical stripes of alternating Vermont marble and tinted glazing above a base of granite and glass. The savings and loan, founded in 1933, hired architect William F. Cann, with St. Louis-based Bank Building and Equipment Corp., a specialty design/build firm, to execute a Modernistic 3-story bank building. An elevator/stair/service tower within the rectangular façade projects as a solid mass from the façade defined by vertical stripes of alternating Vermont marble and tinted glazing above a base of granite and glass. The original design placed a drive-through facility within the main building; 1975 remodeling moved the drive-through teller to a small rear addition. As noted by historian Allen in his National Register nomination for the bank building: “Leading corporations such as the First Federal Savings and Loan Association took deliberate acts to ensure that downtown Davenport would be revitalized in the postwar era through a wave of new construction that brought the styles of the Modern Movement to the city, and the work of nationally-renowned designers including Edward Durrell Stone. First Federal's selection of the Bank Building and Equipment Corporation (BBEC) to design its new downtown headquarters occurred early in this growth period, and helped set the architectural tone for subsequent downtown projects.” (Allen: 8-14) It remains the best extant example of Modernistic bank architecture in downtown Davenport; other 1960s and 1970s bank buildings have been remodeled and lost integrity. The 1971 addition to the Davenport Bank and Trust, planning for which began in 1963, provides an inventive architectural solution to parking and additional office space.

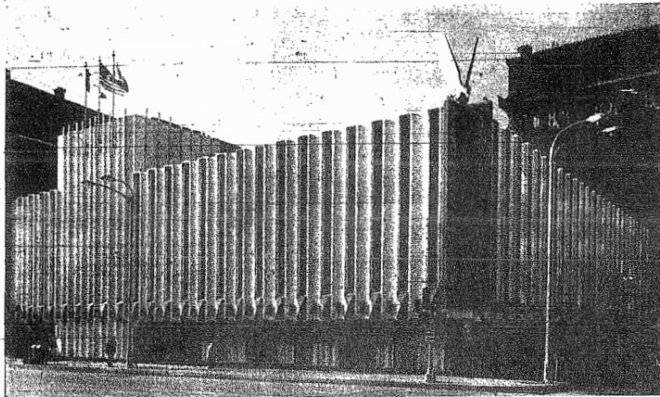
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First Federal Savings Celebrates Open House in Striking New Marble Building at Third and Main



Figures: Left First Federal's 1966 modernistic bank design. (First Federal Savings Advertising Section, Davenport Times-Democrat, June 26, 1966 as cited in Allen) Right: View of Edward Durrell Stone's New Formalism downtown public library in 1969 at night, with light grid illuminated. (Photo courtesy of Davenport Public Library, Amy Groskopf)

• Edward Durrell Stone, FAIA, 's New Formalism Davenport Public Library (321 Main St.), begun in 1965 and completed in 1968, provided modern facilities unavailable in the previous structurally compromised Carnegie Library, and brought internationally acclaimed modernistic architecture to downtown. The 2-story rectangular massed concrete-and-tinted glass building is constructed of poured concrete and white pre-cast concrete block. The symmetrical façade fronts Main Street with broad "pierced" overhang projecting from flat roof to form a portico supported by six rectangular columns; overhang continues on sides. The façade features white precast concrete block squares in a stacked bond with five dark tinted glazed fenestrations extending the height of the building with a vertical pattern of muntins and centered doors. The open-concept interior includes a floating terrazzo staircase to the mezzanine and columns that also serve as air-handling. (Groskopf) (The 1904 old library building was vacated after suffering structural damage caused by a 1963 children's addition that damaged the loose base sand float underpinning the former library, causing cracking and displacing of walls.) Stone retained the rear children's addition. (*Quad City Times*, "New Library Work Okayed," July 8, 1965: 4) The building repeats themes Durrell developed on his 1959 U.S. Embassy in New Delhi, India. (Edward Durrell Stone)

Significance – Criterion A - Social History

The Davenport Downtown Commercial Historic District is further significant under Criterion A—Social History. Several of the district's commercial buildings possess historical associations with civic, fraternal, and religious organizations via lodge halls, meeting rooms, churches, and other gathering places that hosted important social and cultural activities. In the midcentury, three groups built or remodeled new meeting halls on the fringes of the commercial district, again shaping growth and development. The upper levels of downtown commercial buildings served as meeting halls for a number of fraternal organizations, as well as women's and children's groups. At least two organizations constructed downtown buildings with leased tenant retail space and upper lodge halls: Hibernia Hall and the Eagles building. Men, women, and youth lodge groups met downtown through the period of significance. The one extant church complex is included for its role in providing meeting space for the community, as well as for religious fraternal organizations. As is typical for a commercial district, fraternal and social organizations used and built halls and clubhouses. The following represent extant purpose-built or remodeled buildings tailored to the needs of the fraternal or social organizations. These groups provided networking and amenities to local businessmen, as well as added to the recreational offerings of the city. Some of the fraternal lodge halls moved out of the central business district during the Period of Significance, such as the Masons, who in 1924 moved into a larger lodge facility

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north of downtown, vacating their old (nonextant) location at W. 3rd and Main streets. Other organizations met in buildings that are non-extant, including the American Legion after founding in 1919 met at the Armory (non-extant) on Fifth St. and Brady. Note: The dates listed below reflect dates of construction for the buildings where social history activities took place.

- 1838-1886: St. Anthony Catholic Church Complex (407 Main St.) The oldest building on the church complex is a 2-story side-gabled 1838 church, repurposed as the parochial school in 1853 upon completion of the Greek Revival limestone church in Latin cross plan with round-arch windows. In 1887 rear transepts and chancel addition were added. These and an addition to the non-extant rectory were clad in Permastone in circa 1953. Public lectures were held at the church such as an 1857 series delivered to the Catholic Literary Institute. (*Quad-City Times*, lecture ad, June 4, 1857: 2) St. Mary's Council, Knights of Father Matthew, a fraternal beneficiary organization, met at St. Anthony's school hall in the early 1900s. The Knights of Columbus chapter, the second in Iowa, held special masses at St. Anthony's Church, in the early 1900s. Women's groups such as the 1917 Young Ladies Sodality of St. Anthony's also found meeting space at the church complex. The parish also played key roles in the fight against vice, with church leaders and members protesting city policies that taxed prostitution, gambling, and 24-hour saloons to the benefit of city coffers and the detriment of the community. In the post-war era, the church again was active in civic justice issues particularly racial injustice. St. Ambrose University professors also played a role in Catholic social action beginning in the 1940s, becoming what has been reported as the first Catholic campus to establish an NAACP Chapter, then a League for Social Justice, which evolved into the Catholic Interracial Council. Founding of the Catholic Interracial Council in 1957 is credited with playing a critical role in Davenport's Civil Rights Movement; civil rights activist Charles Toney was a founder of CIC and led the group 1959-1969. St. Anthony's was a meeting place for the local "March on Davenport." Areas of concern for CIC included jobs, housing, law enforcement, and equal access to businesses for service and job hiring. In August 1963, some 2,000 marchers packed LeClaire Park along the riverfront south of downtown to demonstrate in support of the Iowa Fair Housing Act. In April 1965, the Diocese of Davenport awarded the "Pacem In Terris" Peace and Freedom Award to Rev. Martin Luther King Jr., the third such recipient. (*The Catholic Messenger*, "Catholics Played Role in Civil Rights Movement," January 13, 2010. <Available online at www.catholicmessenger.net>; St. Ambrose University, "Civil Rights: Honoring a Commitment to Justice," December 20, 2016. <Available online at www.sau.edu>. *Quad-City Times*, "Davenport to honor civil rights movement," April 16, 2011.)

- 1859: I.O.O.F. Hall in Wupperman Block (508 Brady St.) H.A. Wupperman built the 3-story brick building with an upper level hall noted as "Union Hall," prior to leasing to the Davenport Lodge No. 7 Independent Order of Odd Fellows (I.O.O.F.). (*Morning Democrat*, "Odd Fellows' Hall, August 22, 1859: 1) The group's hall was dedicated in December 1859, and noted as being on Brady "above Fifth." (*The Morning Democrat*, "Dedication," December 19, 1859: 2) An 1897 schedule showed the I.O.O.F. hall hosting English and German-speaking encampments and lodge meetings, women's Rebekah meetings. Other organizations also used the hall such as Knights of Pythias. Third floor has been noted as the historic Independent Order of Odd Fellows (I.O.O.F.) clubhouse and ballroom. In 1920, Odd Fellows lodge Scott No. 37 purchased the interest of the Lodge No. 7 with plans to building a new building; Odd Fellows kept meeting at the Brady St. building until moving out in c. 1979. (*The Daily Times*, "Scott Lodge, Odd Fellows, Buys Building," August 4, 1920: 8).

- 1877: Forrest Block Hall (401 Brady Street) The Forrest Block was the longtime location of the office of the prominent and pioneering woman physician Dr. Jennie McCowen, an important leader for women's rights. She participated in various local and national organizations including the Association for the Advancement of Women, Davenport's Charitable Alliance focused on eradicating prostitution, and one of the founder in the local "Lend A Hand Club" movement for women that culminated in construction of a non-extant Lend A Hand clubhouse at the levee and Main Street that provided housing, meals, and support to working women. McCowen also participated in the Scott County Medical Society. (Wood: 48-78) The multi-tenant building included the Y.M.C.A. on 2nd floor, and a hall on 3rd floor used by Ancient Order of United Workmen (AOUW)

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in the late 19th century per Sanborn fire insurance map notations. (By the 1930s the upper levels were converted to apartments.)

- 1892: Hibernia Hall (421 Brady St.) The Irish Catholic Ancient Order of Hibernians purchased a former church in 1889 for use as a hall. Architect F. Clausen's expansion demonstrates the local tradition of remodeling older masonry structures, and the design has been noted as an exception local example of Richardsonian Romanesque architecture. (Bowers and Svendsen) The club rooms were used by other fraternal organizations; the Hibernian Club disbanded in the 1930s and sold the building in 1937. The *Catholic Messenger* newspaper occupied quarters for about 40 years. (*Quad-City Times*, "A Church Sold," March 27, 1889: 1; *The Daily Times*, "A Beautiful Building," May 5, 1891: 3; *Daily Leader*, "Proposals," January 18, 1892: 3; *Davenport Morning Star*, "The Old and the New," May 18, 1892: 4; *The Daily Times*, "The Davenport Club," January 4, 1893: 4; *The Daily Times*, "Old Hibernian Hall Sold to Hickey Brothers; Plan New Building Eventually," December 21, 1937: 1)



Figures: Left: Circa 1910 view of the Davenport Commercial Club (Courtesy of Richardson-Sloan Photo Collection) Right: Eagles Lodge and Auditorium "The Finest in the Middle West" (*Quad-City Times*, "New Davenport Eagles Building..." December 31, 1923: 19)

- 1906: Davenport Commercial Club (400 Main St.) This three-story brick building demonstrates the strength of the business community, which constructed the clubhouse as part of its attraction and retention of businesses. The high styled Beaux Arts architecture imbued fashionable dignity to the club rooms. Other fraternal groups also used the club rooms including the Davenport Club. The club organized in 1905, a successor of the Davenport Businessmen's Association and earlier business groups; as a testament to the Commercial Club's and collected subscriptions to build this clubhouse. A who's who of Davenport businessmen subscribed, including department store owner, downtown property owner, and philanthropist W.D. Petersen; attorney, influential downtown property owner, and museum benefactor W.C. Putnam; two-time mayor, attorney, banker, real estate dealer, and museum backer C.A. Ficke; financier and investment banker George M. Bechtel. (Meyer: 483; Iowa's Notable Dead: 399-400) The commercial club by 1920 became the Davenport Chamber of Commerce, which continued to occupy the building into the 1980s, at which time the building was adapted to commercial offices. (*The Daily Times*, "Men Who Have Helped Bring Club..." December 14, 1906: 16; *Quad-City Times*, "Davenport's Executive Square gets boost," January 20, 1985: C1)

- 1923: Eagles Lodge and Auditorium/Danceland (501 W. 4th St.) The Georgian Revival 3-story fraternal lodge built to corner with double facades included income-generating 1st story tenant space (an auto showroom/garage), 2nd floor ballroom opened to the public, and 3rd floor private club rooms. The Eagles Aerie No. 235 formed in 1902 but waited nearly two decades before forming a building association to secure a site

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for a lodge hall in 1921. (*Quad-City Times*, "Eagles Select Officers..." May 5, 1921: 15; *Quad-City Times*, "Eagles Build New Home..." May 7, 1922: 32) The interior was designed with 1st story auto showroom/garage for tenant income, 2nd floor ballroom, and 3rd floor club rooms. Early tenants included Galbraith Motor Company and Erdice Cadillac. (*The Daily Times*, ad, February 18, 1924: 28) From 1933 – 1957+ William Grampp's Studebaker dealership. (*The Daily Times*, "Experience is Asset to Grampp," January 18, 1957: 31.) formed as a group in 1902, but waited until 20th anniversary of founding to announce plans for a club building.) The ballroom hosted its first dance December 31, 1923, and the auto tenant on the 1st floor moved in 1923. The Eagles hosted a competition and changed the auditorium name in 1925 to "Danceland." Later the building became known as the Eagles Club.

• Other organizations leased space in hotels such as the Y.W.C.A. in the Davenport Hotel as noted on the 1910 Sanborn, as well as rooms in buildings such as the post-WWII American Legion in the former Thomas Cusack Co. building. And the Davenport Public Library has served as an important meeting place downtown.

Postscript: From Death Spiral to Historic Preservation Renaissance, 1970s–present

The central business district lost traction with development of suburban-style shopping malls in the Quad Cities area and changing retail patterns. Changes in transportation, such as the opening of the eastern portion of Interstate 80 in 1966 and the ending of passenger rail service to the C.R.I.&P. elevated depot in 1968 brought less traffic into the downtown. (The city removed the depot in 1973 to make way for a parking lot; *Quad City Times*, "Slate Hearing on Demolition," July 5, 1973: 2)

Historic preservation in Davenport began in earnest the mid 1970s after city officials decided against building a central business district bypass from the Centennial Bridge at the southwest corner of the central business district to Interstate 80 to the north. Successful bicentennial-era historic preservation projects led Davenport in 1979 to become the first city in Iowa to hire a full-time historic planner, Marlys Svendsen, with a state grant. Svendsen undertook and directed surveys and National Register nominations, culminating in the 1982 publication with Martha Bowers of *Davenport, Where the Mississippi Runs West: A Survey of Davenport History & Architecture*, followed by the listing to the National Register of a dozen historic districts and nearly 250 individual buildings—the most in the Register of any Iowa city. (Svendsen et al.; Meginnis: 6; Gebhard and Mansheim: 68) However, some of the interwar buildings in the area were not surveyed, as they were not yet eligible for the National Register, not having yet met the typical 50-year threshold. The city in 1986 added a historic preservation amendment to its comprehensive plan.

At the same time, the 1980s farm crisis hit Davenport hard and impacted Davenport's economy deeply. Aging buildings slid into disrepair, and the area became associated with crime and unsavory activities. "Historic preservation took a backseat to survival," according to Davenport historic preservation consultant Marion Meginnis' 2016 report *Heritage in the Heartland: A Plan for Davenport*. "About the same time, "Rejuvenate Davenport," was organized to find ways to revitalize a struggling downtown and a sagging regional economy. Their solution was to purchase and demolish buildings in the central business district, believing that the cleared parcels could entice developers. When the final building fell, more than fifty structures, some recently included in the National Register listing process, were gone." (Meginnis: 6) However, some of the new construction that took place on cleared land leveraged historic preservation projects and spurred additional rehabilitation, such as the 1980s RiverCenter convention center that adjoined the Hotel Blackhawk (which underwent a \$10 million renovation completed 1979) and the Hotel Mississippi and historic Orpheum theater (renamed Adler Theatre in 1986 after a \$4.4 million renovation). (*Quad-City Times*, "RiverCenter Place: A "Can-Do Spirit," Powering Up for the 21st Century special section, April 30, 1995: 3)

In addition, long-time businesses like First Trust & Savings Bank committed to restoring buildings: In 1985 the bank moved into the rehabbed 1923 First National Bank Building skyscraper (201 W. 2nd St.), which First National vacated in 1931 when it merged with another bank. The resplendent banking hall was again returned to financial use, having been used for several decades as a Walgreens. In 2000, Rejuvenate Davenport

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petitioned to designate as a City Landmark the stone 1850s carriage works building in the rear of 312 W. 3rd Street (note: built 1857 by George Haber and not 1854 by Woeber Brothers); the Historic Preservation Commission approved the designation of the then-vacant building that has since been repaired and returned to active business use. Private investors continue to utilize historic tax credits to assist with restoring historic buildings such as the 2000s rehabilitations of Hotel Blackhawk and Putnam Building into boutique hotels, and creation of unique loft apartments in buildings such as the Forrest Block and Hibernia Hall, both on Brady Street.

Significance Under C: Architecture

Davenport as a leading regional city developed a rich local architectural heritage. And with its direct connection to Chicago via the Chicago, Rock Island & Pacific railroad, local architects and business owners looked to the larger Midwestern city for architectural inspiration and sometimes for Chicago-based architects. Financial architecture and government architecture have drawn commissions from outside architects, as businesses and government agencies sought to define their identity with architecture. At the same time, Davenport architects and contractors—such as pioneer Davenport architects John W. Ross and F.C. Clausen and Clausen's successor firms, along with Walsh Construction Co., one of the major U.S. contractors—designed, built, and officed out of buildings within the Historic District. Local boosters invested in multi-tenant retail buildings, office buildings, apartment buildings, and hotels, generally selecting local architects and builders. As noted by Svendsen and Bowers, Davenport developed a reputation for investing in its home community, with the goal of high quality architecture sending some property investors like the Putnam Estate, banks, and theater investors to Chicago and other out-of-state specialty architects, designers, and contractors. (Svendsen and Bowers 1982: 5-3)

Many of the extant buildings within the district demonstrate local significance under Criterion A – Commerce and Criterion C—Architecture, representing the growth and design of the Davenport commercial business district over time, with the extant resources spanning from the 1850s through the 1960s. Although Davenport was not the only Iowa city located on the Mississippi River, it had a unique location in that the riverfront provide early steamboat connection and the Government Bridge provided the first Illinois-Iowa rail connection over the Mississippi River. (Originally self-identified as the “Tri Cities,” with Davenport the larger than Rock Island and Moline, Illinois; the industrial growth of Bettendorf in the early 20th century boosted the number of cities to four; growth of East Moline has added it to the metropolitan area, but the name “Quad Cities” endures.) These buildings include a mix of one- to 14-story masonry buildings. Many of the commercial, governmental, and specialty buildings are distinguished through architectural design. The smaller number of light industrial buildings are distinguished through materials such as fireproof masonry and concrete construction. The architecture includes many works designed and built by Davenport building professionals, along with several Chicago and out-of-state firms.

The late-19th-century buildings within the Historic District are stylistically Greek Revival, Italianate, Richardsonian Romanesque, and Queen Anne. Common details on Greek Revival, Italianate, and Richardsonian Romanesque buildings include arched windows (round top and segmental), stone windowsills and lintels, and pressed metal cornices. The ashlar limestone St. Anthony Church illustrates the Greek Revival style, with front gabled roof with cornice returns. The Forrest Block is an excellent example of the Italianate style expressed via arched-top windows, highly decorative window hoods, and bracketed cornice. The limestone Davenport City Hall and brick and stone J.C.H. Petersen & Sons Department Store are two very good examples of the Richardsonian Romanesque style. Details on the Queen Anne buildings include bay windows and textured masonry wall surfaces, such as found on the upper stories of the M.J. Eagal Block and H.E. Ficke Building. Indeed, Davenport became one of the Midwestern centers for Richardsonian Romanesque architecture, as noted in a study on Midwestern regional adaptation, *The Spirit of H.H. Richardson on the Midland Prairies*. (Larson: 132)

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The early-20th-century buildings in the Historic District range from Beaux Arts, Commercial Style, Chicago Style, Sullivanesque, Prairie/Craftsman Style, and Classical Revival. Details on early-20th-century buildings vary from decorative brickwork, stonework, and terra-cotta; bracketed cornices; and decorated entrance doorways. The Ferd Haak Cigar Company Building is an excellent example of Beaux Arts style, with rusticated first story, elaborately arched entrance with double sets of columns, and pediments rising to the bracketed deep cornice. Pre-World War II multi-story commercial, entertainment, and residential buildings generally have tripartite designs, with storefronts visually separated from the upper stories and cornice treatments. The Chicago Style is epitomized in Daniel Burnham's Putnam Building, the city's first low-rise office skyscraper with a tripartite design of stone base and brick shaft crowned with ornate terra-cotta decoration; the Renwick Building is an earlier locally designed example with a cast-iron storefront. The Beiderbecke Building combines Commercial Style with Classical Revival elements, including stonework that enframes upper-story windows, and a wide bracketed copper cornice. Prairie/Craftsman Style commercial buildings include the Frey Apartments, with oversized brackets supporting wide horizontal overhanging eaves above windows, and the Dempsey Hotel, with wide horizontal stone courses and decorative details on brick piers (original wide brackets have been removed). The Kahl Building clad in white terra-cotta typifies Sullivanesque design elements, including a tripartite (three-part) composition of terra-cotta decorated base, shaft with recessed windows and terra-cotta spandrels, and capital with an elaborate frieze beneath the cornice. Several banks provide strong examples of Classical Revival and/or Italian Renaissance detailing, including the Davenport Bank and Trust skyscraper, the tallest in the Historic District, with symmetrical facades, stone pilasters, elaborate stone decorations, large arched windows, and a 7-story central clock tower. A few of the buildings have garage bays incorporated, reflecting auto-related uses as well as shipping and receiving functions.

The mid-20th-century Modern Movement architecture in the Historic District includes Art Deco, Streamlined Moderne, and Modern Movement examples including New Formalism. These buildings incorporate terra-cotta, brick, concrete, tinted glass, metal, and stone in a variety of applications, particularly found on government and bank commissions. The 1931 Hotel Mississippi Building incorporates Art Deco verticality via brick piers and windows arranged into columns with floral patterned terra-cotta panels adding bas relief. A streamlined Art Deco style is demonstrated aptly by the Kasota stone and granite U.S. Post Office and Court House, with strongly vertical windows and patterned metal spandrels. The 1930s Streamlined Moderne Mac's Tavern storefront of structural glass includes a period neon sign. The Modern Movement Scott County Courthouse literally and figuratively reflects the community's 1950s post-war optimism in the new Davenport Alcoa aluminum plant with aluminum panels enframing a rhythmic arrangement of aluminum windows and spandrel panels that rest on a base of granite. First Federal Savings and Loan Association's 1966 building brought an abstract modernistic palette to financial institutions, showcasing dark granite at the sidewalk level, over which vertical ribs of Vermont marble intersperse with tinted glass. Edward Durell Stone's Davenport Public Library opened in 1968, and interprets New Formalism via concrete on the exterior and interior, featuring patterned concrete "tiles" as well as overhang and ceiling treatments, and slender concrete columns.

Architects Represented in the Historic District

As noted above, the Davenport Downtown Commercial Historic District is notable in architectural terms for select examples of notable Richardsonian Romanesque, Classical Revival, Prairie style, Georgian Revival, and Modern Movement works. The architectural significance is noted as a local level; future research may yield findings of statewide significance. Davenport as a regional leading city developed a rich local architectural heritage. And with its direct connection to Chicago via Chicago, Rock Island & Pacific railroad, local architects and business owners looked to the larger city for architectural inspiration and sometimes for Chicago-based architects. Financial architecture and government architecture have drawn commissions from outside architects. Businesses and government agencies sought to define their identity with architecture. The following is an alphabetical list of architects and architectural firms known to have designed buildings within the Historic District. A note about architects and builders in Davenport: Given the long span of time, many generations contributed to the building of downtown. Additional future research into the professionals and

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craftsmen behind the buildings may be warranted. Below is a list of known building professionals whose work was represented in downtown; however, many newspaper references to new construction do not specify the building professional. Below is a list of architects, as well as primary architecture styles employed on buildings within the Historic District; years of practice are indicated in parentheses after the architect or firm name; birth and death dates are listed in the text if known.

Bank Building and Equipment Corp., St. Louis

- 1966: First Federal Savings and Loan Association Building (131 W. 3rd St.). Modernistic bank building with vertical slices of marble, granite, and glass designed by architect William F. Cann with St. Louis-based design/build firm BBEC.

D.H. Burnham & Co. and successor firm Graham, Anderson, Probst, and White, Chicago

The preeminent Chicago architect Daniel H. Burnham was an early designer of skyscrapers and city planning. After his death in 1912, Graham, Anderson, Probst and White succeeded.

- 1910: Putnam Building (130 W. 2nd St.). Chicago Commercial-style 8-story office tower with first-story retail designed by architect Peirce Anderson. Tripartite design is anchored with stone base, brick shaft, and crowned with ornate terra-cotta decoration.
- 1922-23: M.L. Parker Company Building (104 W. 2nd St.). Chicago Commercial-style 7-story department store of steel frame with stone-clad base, brick shaft, and terra-cotta and brick cornice treatment. Designed by architect Peirce Anderson.
- 1957: Putnam Center Building (124 W. 2nd St.); original modernistic façade has been remodeled beyond recognition.

Childs & Smith, Chicago

Frank A. Childs and William Jones Smith principals attended the Ecole des Beaux-Arts in Paris. (Gebhard and Mansheim: 69) The firm practiced nationally and designed a number of banks.

- 1923: First National Bank Building (201 W. 2nd St.). Renaissance Revival 9-story low-rise skyscraper bank and office building designed by architect O.H. Breidert. Artistic rendering set the bank apart and made this a choice location for professional offices. Artist Adolph A. Weinman, designer of U.S. half dollar, quarter, and dime, designed the bronze entrance door's financial-related artistic frieze. "The entrance and lobby were "influenced by the Italian Renaissance and by the metal compositions of the *rejas* of the Spanish Renaissance." (Gebhard and Mansheim: 69, 514, quoting *Architecture* magazine, "The First National Bank Building, Davenport, Iowa, Childs and Smith," 51:4 (April 1925): 125-126.)

Clausen, Fritz G., Davenport (1871-1896), and successor firms Clausen & Burrows (1896-1904), Clausen & Clausen (1904-1914), Clausen & Kruse (c. 1914-1925), Clause, Kruse & Klein (c. 1925+)

Influential Davenport architect Fritz G. Clausen immigrated to the city in 1869 from the German-speaking Danish duchy of Schleswig. He partnered with architect Parke T. Burrows for a time, then was joined by son Rudolph J. Clausen. The elder Clausen retired from architecture practice in 1914. Rudolph partnered with Walter O. "Stub" Kruse and later Carrol Klein.

- 1875: U.N. Roberts & Co. Block / Jacobsen Cigar (332 Harrison St.) Italianate 3-story red brick planing mill attributed to F. Clausen.
- 1877: Forrest Block (401 Brady St.) Italianate 3-story red brick commercial block with double storefronts, decorative window hoods on upper stories. F. G. Clausen
- 1888: Forrest Block Addition (112-114 E. 4th St.) Italianate 3-story red brick double storefront addition attributed to F.G. Clausen.
- 1892: J.H.C. Petersen's Sons Department Store (121-131 W. 2nd St.). Richardsonian Romanesque 4-story department store with basement of red brick, terracotta, highly decorative brickwork. Built to the corner, the symmetrical wide double facades face Main St. and W. 2nd St. The design was modeled on Chicago architect Daniel Burnham's 1888 Chicago Rookery Building, which combined steel framing and large plate glass

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expanses with elaborate brickwork and Romanesque ornamentation. (Bowers and Svendsen, "J.H.C. Petersen Building," NRHP, 1983) F.G. Clausen

- 1899: H.E. Ficke Building (307 Harrison St.) Queen Anne-style 4-story double storefront with upper apartments.
- 1901: Renwick Building (324 Brady St.) Chicago Style 4-story red brick commercial building by Clausen & Burrows, with cast-iron storefront, tall windows on upper stories, topped by Romanesque Revival arched windows at the fourth floor.
- 1903: Davenport Leaf Tobacco Co. (319 Western Ave.) Commercial-style 3-story cigar factory and wholesale tobacco building. Clausen & Burrows. Includes 1918 addition designed by Clausen & Kruse.
- 1905: Schricker Apartments (401 W. 4th St.) The John C. Schricker Company constructed the Colonial Revival/ Federal Revival 4-story 25-unit building, with Schricker as president and architect F.G. Clausen as vice-president.
- 1907: Central Office Building/Peterson Building (230 W. 3rd St.) Eastern addition to Classical Revival-style 4-story professional office building with 1st story storefronts; 1904 western façade designed by Gustav Hanssen. Addition used the same design with subtle differences.
- 1910: Beiderbecke Building (111 W. 2nd St.). Commercial Style/Classical Revival 4-story brick-and-stone retail store building built by German immigrant Mrs. Louisa Beiderbecke, who leased out the building. Beiderbecke was one of a small number of women who built commercial buildings within the downtown in the late 19th and early 20th century. Clausen & Clausen.
- 1910: Dorothea Flats (311-317 W. 3rd St.). Revival Style 4-story brick storefronts with upper residential flats. Clausen & Clausen
- 1919: Scott County Savings Bank (302 Brady St.) Classical Revival style stone bank building built as 1-story skyscraper base in 1919 with granite exterior and engaged pilastered framing tall windows as designed by Clausen & Kruse.
- 1923: Eagles Auditorium/Danceland (501 W. 4th St.) Georgian Renaissance 3-story fraternal hall. Clausen & Kruse
- 1924: The Democrat Building (407 Brady St.) Sullivanesque 2-story newspaper office and printing plant with mezzanine and basement, designed by Davenport architect Rudolph Clausen of Clausen & Kruse.
- 1925: Kahl Building/Capitol Theatre expansion (326 W. 3rd St.) Five years after opening, H. Kahl added a rear addition to enlarge the stage. Clausen & Kruse.
- 1928: American Commercial and Savings Bank / Davenport Bank & Trust (203 and 229 W. 3rd St.). Associated architect as Clausen, Kruse & Klein.

Ebeling, Arthur, H. (1908-1958) Davenport

Ebeling (c. 1882-1965) enjoyed a 50+year architectural career and served as president of the Citizens Federal Savings and Loan Association. He apprenticed with Gustav Hanssen before starting his solo practice in 1908. After acting as superintending architect of the Kahl Building, he moved his office there.

- 1913-1914: Hotel Dempsey (410 Main St.) Prairie Style 3-story masonry hotel.
- 1914-1915: Blackhawk Hotel (E. 3rd St.). Superintending architect for the project designed by Temple & Burrows.
- 1919-1920: Kahl Building (3rd St.) Superintending architect for the project designed by Chicago firm Rapp & Rapp.
- 1955: Scott County Courthouse (428 W. 4th St.) Planning began in 1950 and involved visits to Alcoa Corp.'s headquarters in Pittsburg and an aluminum-clad hospital in Bradford, Pennsylvania to examine experimental use of aluminum exterior panels; Ebeling was associate architect with C.C. Woodburn. (*Quad-City Times*, "Supervisors Plan Trip to Pennsylvania," July 11, 1950: 11; "Arthur H. Ebeling, 83, Architect, Dies," August 11, 1965:6)

Gartside, Benjamin "Ben" W. Jr. (c. 1913-1925), architect for Gordon-Van Tine Co. (1926-c. 1946), Davenport
Gartside Jr.'s (c. 1886-1958) architect father Benjamin W. Gartside Sr. worked for T.W. McClelland Planing Mill as secretary in 1914. Gartside Jr. graduated from University of Illinois and practiced solo for more than a

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decade before joining Gordon-Van Tine Co. as in-house architect. (*Quad-City Times*, "Ben Gartside Hurt May 22 Fall, Dies," June 4, 1958: 8.)

- 1914: Frey Apartments (210 W. 4th St.). Prairie-style 3-story apartment building addition and probable façade.

Graven, A.S. (d. 1932), Chicago

Nationally significant Chicago architect Anker Sverre Graven formerly practiced at theater architecture firm Rapp & Rapp before starting his own firm (Scheider)

- 1931: Hotel Mississippi–RKO Orpheum Theater (106 E. 3rd St.). Graven partnered with New York theater designer Henry Dreyfuss Art Deco 10-story hotel built to corner with theater and street-level retail along E. 3rd and Brady streets.

Hammett, Edward S. (1883-c. 1907)

New York native Hammett (1856-1907) attended Lehigh University and MIT, and worked under Henry Hobson Richardson (of Richardsonian Romanesque invention) and Boston and New York firms. He designed a number of Episcopal churches in Iowa as well as houses.

- 1901: Winecke Block (318 Brady St.) Commercial-style 3-story masonry double storefront semi-attached, designed by Davenport architect Edward S. Hammett.
- 1901: M.J. Eagal Block (322 Brady St.) Queen Anne-style 3-story narrow commercial building masonry single storefront two bays wide designed by Davenport architect E.S. Hammett.

Hanssen, Gustav A. (1890-c. 1902, 1904-1905); Hanssen & Dietz (c. 1902-1903), Hanssen & Harfst (1906-10), Davenport

Hanssen (1869-1944) was a Davenport native, son of Louis Hanssen Hardware Co. who received an architecture degree from University of Illinois. He relocated to California in 1910 to design buildings affiliated with the Panama Canal. (*Quad-City Times*, "Local Architect Leaves for Coast," April 17, 1910: 12; *The Daily Times*, "Local Architects Form New Firm," February 1, 1906: 7; "Hanssen," obituary January 5, 1944: 4.)

- 1901: Central Fire Station (425 W. 4th St.) Italianate/Classical revival 2-story fire station with hose towers.
- 1904: Central Office Building (224 W. 3rd St.) Classical Revival-style 4-story professional office building with 1st story storefront; Hanssen designed the 1904 remodel of the former Woeber Carriage production/showroom building that H. Petersen had remodeled for a furniture showroom. In 1907, the building was nearly doubled in size with an eastern addition by Clausen & Clausen.

Harfst, Dietrick "Deat" J., (? – 1905, 1910-1913), Hanssen & Harfst (1906-1910), Davenport

German immigrant Dietrick "Deat" J. Harfst (1874-1913) immigrated to Davenport as a child. He worked for architect Gustav Hanssen, practiced solo, then partnered as Hanssen & Harfst before taking over the practice when Harfst moved to California. (*Quad-City Times*, "Architect Who Died Thursday," March 7, 1913: 8)

- 1904: Ferd Haak Co. (527 W. 4th St.). Beaux-Arts 3-story cigar company showroom and factory building of brick with stonework by Deat J. Harfst,
- 1909: Independent Realty Co. Building (223-227 W. 4th St., now part of 325 Harrison St.) Prairie Style 1-story multi-tenant building of brick and stone designed by Hanssen & Harfst.
- 1912: Walker Flats (108 W. 5th St.) Prairie-style 4-story apartment building with raised basement on stone foundation by Deat J. Harfst.

Muesse, Howard, Davenport (c. 1930s-1940s)

- 1938: Shannon's Dairy Lunch (116 W. 3rd St.). Currently non-contributing due to EFIS on facade; Muesse designed the Art Moderne-styled restaurant building with a structural glass front.

Rapp & Rapp (c. 1900s – c. 1930s), Chicago

Brothers Cornelius W. Rapp and George L. Rapp specialized in theaters, designing some 400 of them across the country.

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- 1920: Kahl Building/Capitol Theatre (326 W. 3rd St.) Sullivanesque 10-story office skyscraper clad in white-gray terra-cotta with a tripartite (three-part) composition of terra-cotta decorated base, shaft with recessed windows and terra-cotta spandrels, and capital with an elaborate frieze beneath the cornice. Said to be patterned after the 1890 terra-cotta Wainwright Building St. Louis skyscraper by Adler & Sullivan.

Richard C. Rich and Associates, Detroit,

Parking engineer Rich specialized in parking garages and worked across the nation. (<http://richassoc.com/>)

- 1971: Davenport Bank & Trust Addition (203 and 229 W. 3rd St.). Addition planning began in 1963 for New Formalism bank annex and parking ramp.

Ross, John W. (1874-c. 1911), Davenport.

Ross (1830-1914) moved from Massachusetts to Davenport in 1874. He oversaw construction of the Scott County courthouse, designed at least one fire station, and other governmental buildings and private residences and business designs in Davenport and other cities in Iowa and Illinois.

- 1896: Davenport City Hall (4th St.) Largest extant Romanesque building in downtown; 3.5 story plus 5-story clocktower of Bedford stone with flanking lower towers; arched recessed entrance.
- 1897: Farmers' and Mechanics' Savings Bank / Morris Plan Bank (218 Harrison St.) Richardsonian Romanesque 3-story narrow brick and stone bank building.

Stone, Edward Durrell, FAIA, (1936– 1974), with Edward Durrell Stone & Associates, New York

Stone (1902-1978) was an experienced architect at the time of the Davenport commission. He pioneered the New Formalism Modern Movement style, exemplified by his AIA Honor Award-winning 1959 U.S. Embassy in New Delhi, India.

- 1968: Davenport Public Library (321 Main St.) New Formalism 2-story concrete-and-tinted glazing library with broad overhang supported by columns.

Temple, Burrows & McLane (1904-1910); Temple & Burrows (1910-1925); Temple, Seth J., (1925-1940); Temple & Temple (1940-1949), Davenport

Influential Davenport architects Parke Burrows and Seth J. Temple practiced together beginning in 1904 through Burrows' death in 1925. Previously Burrows had practiced with Fritz Clause as Clausen & Burrows (1895-1904). Temple practiced solo until joined by his son Arthur in 1940. Temple attended Columbia University and the Ecole des Beaux-Arts in Paris.

- 1897: Scott County Jail (See Clausen & Burrows above)
- 1906: Davenport Commercial Club (400 Main St.) Beaux Arts-style 3-story brick clubhouse built to corner with design by Temple, Burrows & McLane.
- 1907: Davenport Hotel (324 Main St.) Renaissance Revival 6-story C-shaped hotel with retail and office space designed by Temple & Burrows, P.T. Burrows, architect in charge.
- 1915, 1921: Hotel Blackhawk/Blackhawk Hotel (200 E. 3rd St.) 11-story Renaissance Revival hotel, built in two phases (four stories added on top). Arthur Ebeling was supervising architect for the 1915 hotel building. Temple & Burrows

- 1924: Union Savings Bank and Trust (skyscraper expansion of 1910 smaller bank)

- 1933: Federal Building (aka Post Office/Federal Courthouse, 131 E. 4th St.) Streamlined Moderne 3-story stone building. Seth J. Temple.

(Davenport Public Library, Richardson-Sloane Special Collections Center, "Build a Better Davenport: Temple and Burrows Architects," 2017)

Weary & Alford Co., Chicago

Edwin D. Weary and W.H. Alford partnered in 1903 and came to specialize in banks, with a nationwide practice.

- 1928: American Commercial and Savings Bank / Davenport Bank & Trust (203 and 229 W. 3rd St.)

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Woodburn, Chester C. of Dougher, Rich & Woodburn (1923 – 1954), Woodburn & O'Neil (1954+), Des Moines

Woodburn (c. 1894-1960) graduated with an architecture degree from Cornell (College) University and did graduate work at the University of Southern California. He was past-president of the Des Moines Engineering Club and the Iowa chapter of the AIA. His firm designed a number of courthouses, plus other civic, fraternal, and religious buildings.

- 1956: Scott County Courthouse (400 W. 4th St.) Modern Movement/International Style 3-story aluminum clad and granite civic building; noted as the only aluminum-clad U.S. county building at its opening.

Zimmerman, Saxe & Zimmerman (c. 1916 – 1932), Chicago architects

Zimmerman, W. (William) Carbys (1859-1932) , MIT graduate and Illinois state architect (1905-c. 1915), partnered with his son-in-law Saxe, Albert Moore (1888-1953), a University of Illinois graduate, and son Zimmerman, Ralph Waldo (1889-1976) circa 1916. The firm worked nationally for Chicago-based Thomas Cusack Co. and other corporate clients, along with residential projects.

- 1922: Thomas Cusack Co. District Headquarters (415 Perry St.) Renaissance Revival 1-story office building conversion of 1867 opera house following a fire that destroyed the interior. Remodeled building leased to the Davenport regional office of Chicago-based Thomas Cusack Co. outdoor advertising firm, the world's largest.

Archaeological Assessment

The potential for archaeology was not assessed as part of the present National Register nomination. The successive redevelopment, zero-lot line building footprints for most properties, and limited presence of paved parking areas associated with buildings in the historic district increases the likelihood that repeated ground disturbance (resulting from the construction of those elements) has possibly destroyed any localized archaeological resources. However, paving may have been laid over ground previously occupied by pioneer- and Victorian-era residences (as well as resources pre-dating the housing) with a minimum of earth movement. In that case, archaeological resource may merely have been encapsulated. In the future, any significant excavation and/or grading should take into consideration the possibility that archaeological and/or sub-grade historic or prehistoric resources may remain.

Davenport Downtown Commercial Historic District

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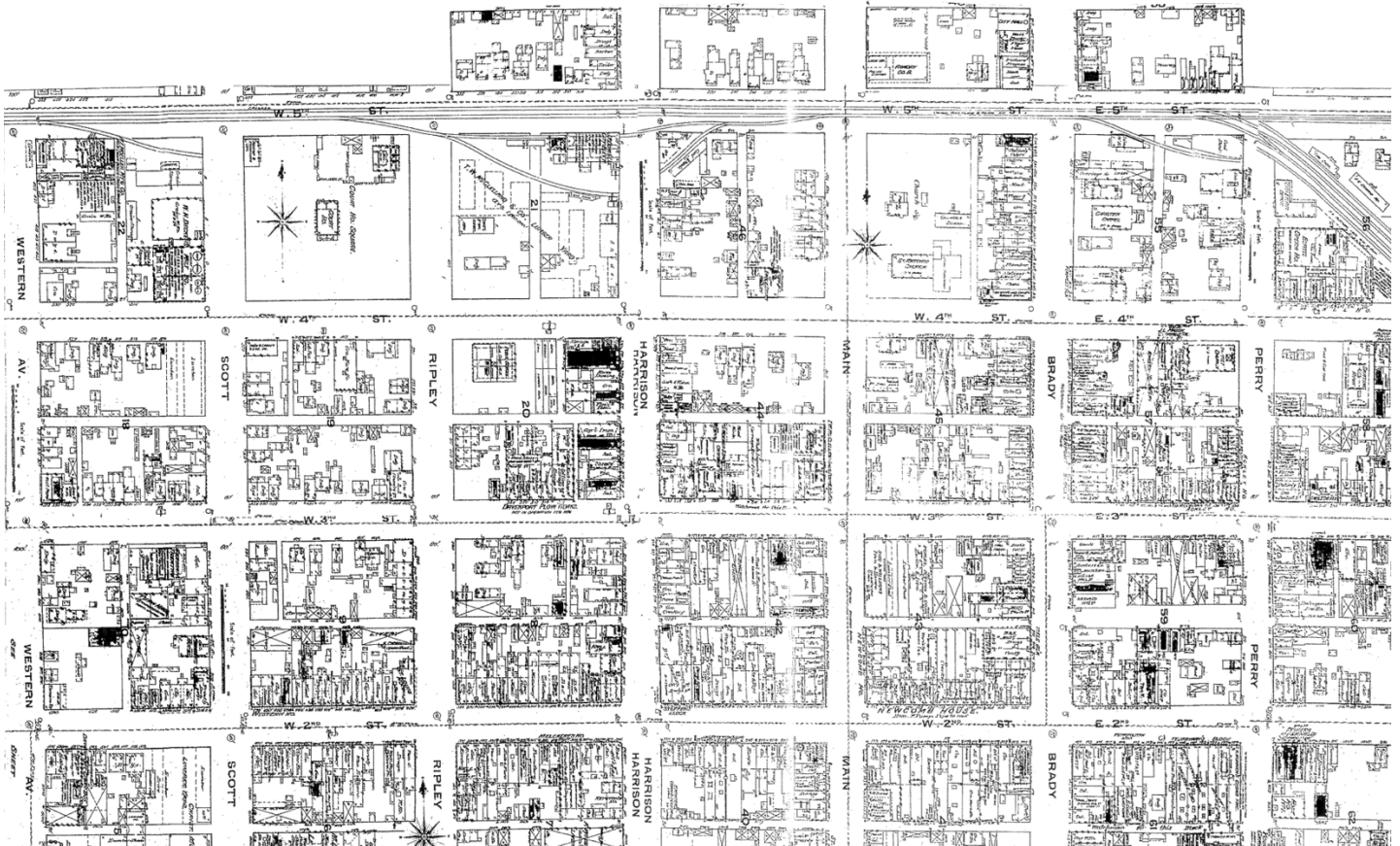


Figure: 1886 Sanborn map pages showing central business district. North is the top of the map, showing east side of Western Avenue at far left, west side of Perry Street at far right; east-west alley north of 5th Street at top and east-west alley south of 2nd street at bottom. (Sanborn map pages assembled by John Zeller)

Davenport Downtown Commercial Historic District

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Name of Property

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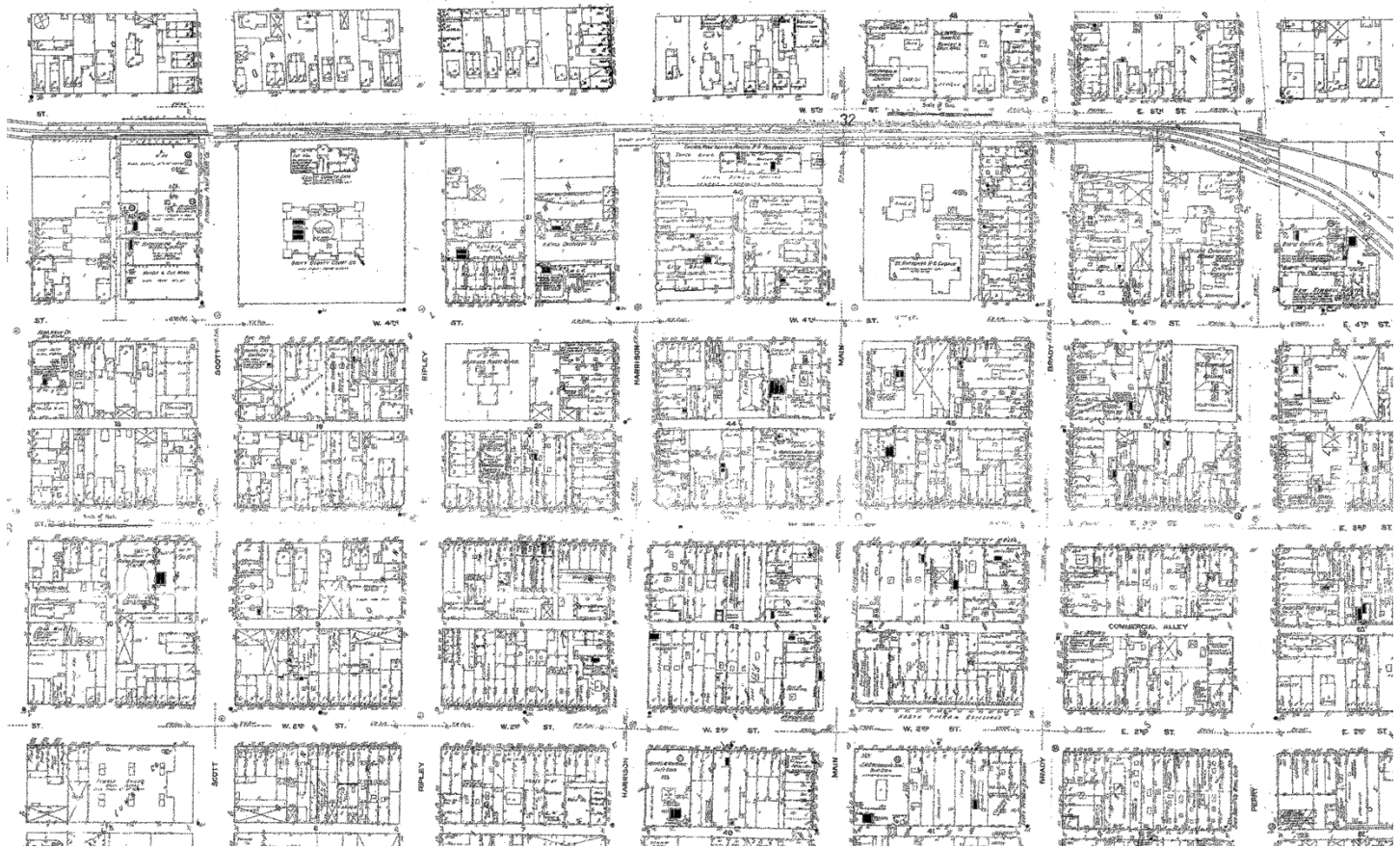


Figure: 1910 Sanborn map pages showing central business district. North is the top of the map, showing east side of Western Avenue at far left, west side of Perry Street at far right; east-west alley north of 5th Street at top and east-west alley south of 2nd street at bottom. (Sanborn map pages assembled by John Zeller)

Davenport Downtown Commercial Historic District

Scott, Iowa

Name of Property

County and State

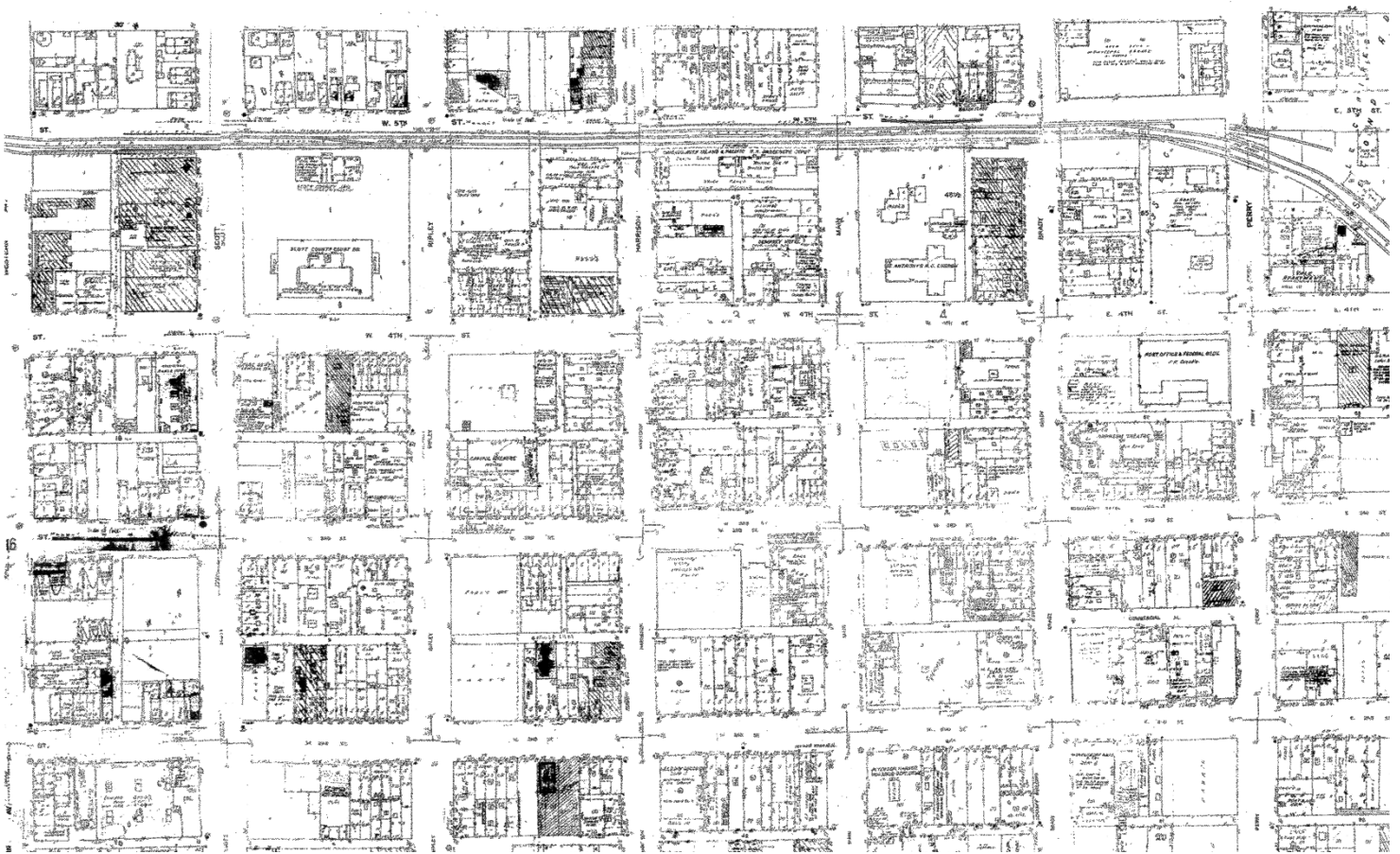


Figure: 1950 Sanborn map pages showing central business district. North is the top of the map, showing east side of Western Avenue at far left, west side of Perry Street at far right; east-west alley north of 5th Street at top and east-west alley south of 2nd street at bottom. (Sanborn map pages assembled by John Zeller)

Davenport Downtown Commercial Historic District

Scott, Iowa

Name of Property

County and State

9. Major Bibliographical References

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Davenport Downtown Commercial Historic District

Scott, Iowa

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* Special thanks to Kyle Carter, executive director of the Downtown Davenport Partnership for his vision and leadership; Downtown Davenport Partnership for funding of this district; Davenport Public Library Director Amy Groskopf and staff for assistance with the library's rich architectural history and the Richardson-Sloane Special

Davenport Downtown Commercial Historic District

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Collections; historic preservation consultant Marion Meginnis for sharing her invaluable research and insights; the Putnam Museum for guidance on historic photographs; the State Historic Preservation Office for feedback and guidance; and John Zeller for newspaper and Sanborn map research assistance.

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested
☒ previously listed in the National Register
☒ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey #
☐ recorded by Historic American Engineering Record #
☐ recorded by Historic American Landscape Survey #

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State Agency
☐ Federal Agency
☐ Local Government
☐ University
☒ Other

Name of repository: Richardson-Sloane Special Collections Center, Davenport Public Library,
321 N. Main Street, Davenport, Iowa

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property about 49 acres

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

Davenport Downtown Commercial Historic District

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1	<u>2,439,484.3641</u>	<u>568,827.0417</u>	3	<u>2,440,986.1002</u>	<u>557,530.1667</u>
	Latitude	Longitude		Latitude	Longitude
2	<u>2,422,098.9474</u>	<u>568,604.8194</u>	4	<u>2,439,495.2148</u>	<u>568,282.3368</u>
	Latitude	Longitude		Latitude	Longitude

Verbal Boundary Description (Describe the boundaries of the property.)

The Davenport Downtown Commercial Historic District boundaries on the east jog from Perry Street to Brady Street; at the south they extend to portions of the 100-200 blocks of W. 2nd Street and jog to 3rd Street; at the west they extend to Western Avenue, jogging to N. Main Street; at the north they extend to the south side of W. 5th Street, the north side of W. 5th Street, and the west side of the 500 block of Brady Street being the northernmost point; running through the northern portion of the district and forming part of the northern boundary is an elevated train track stretching from the east side of Perry Street to Western Avenue.

Boundary Justification (Explain why the boundaries were selected.)

These boundaries encompass the heart of the Davenport central business district containing buildings constructed from the 1850s through the 1960s, the period of significance.

11. Form Prepared By

name/title	<u>Jennifer Irsfeld James, MAHP</u>	date	<u>November 2019</u>
organization	<u>Jennifer James Communications, LC</u>	telephone	<u>515-250-7196</u>
street & number	<u>4209 Kingman Blvd.</u>	email	<u>Jenjames123@gmail.com</u>
city or town	<u>Des Moines</u>	state	<u>Iowa</u> zip code <u>50311</u>

Additional Documentation

Submit the following items with the completed form:

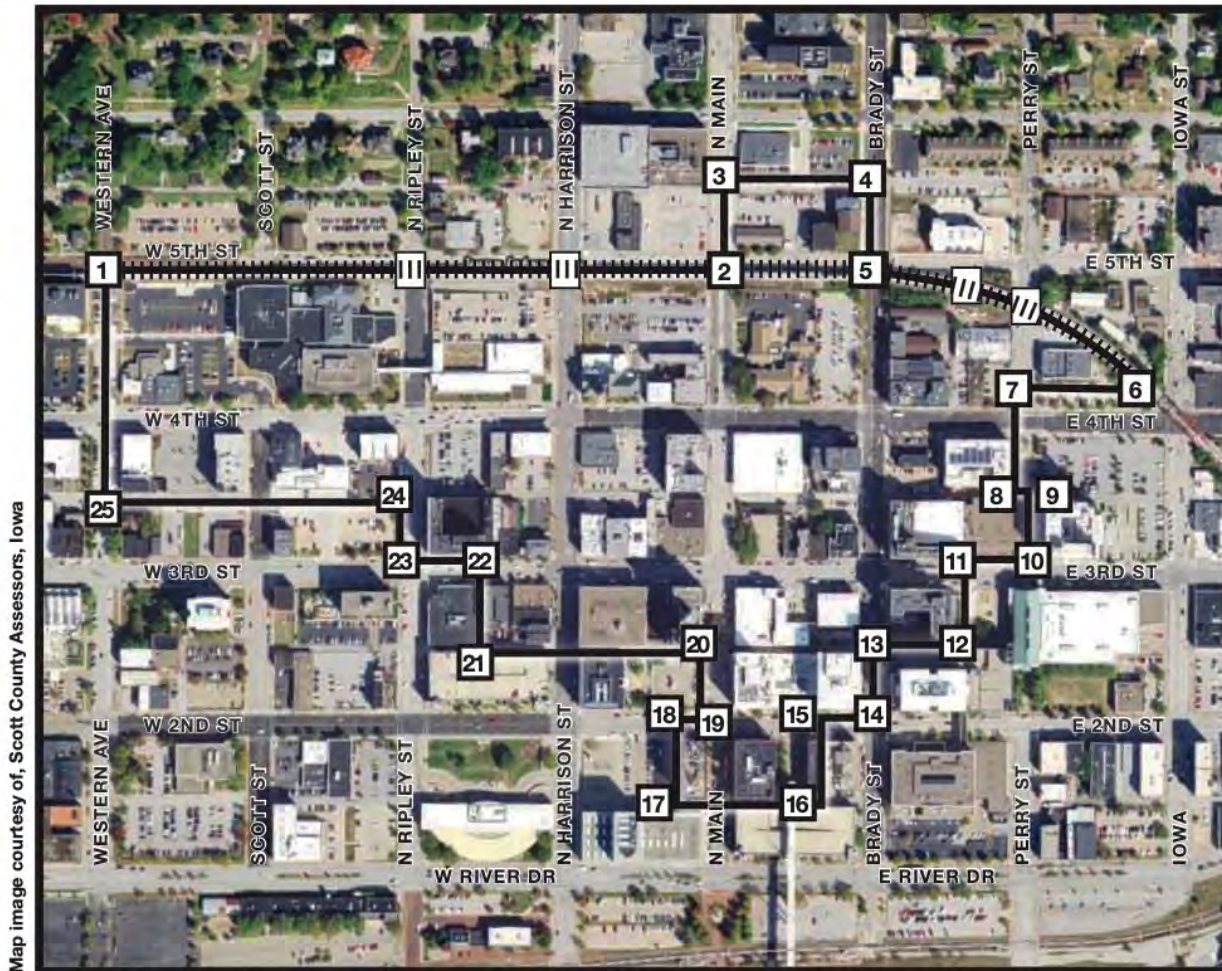
- **GIS Location Map (Google Earth or BING)**
- **Local Location Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Key all photographs to this map and insert immediately after the photo log and before the list of figures).

Davenport Downtown Commercial Historic District

Scott, Iowa

Name of Property

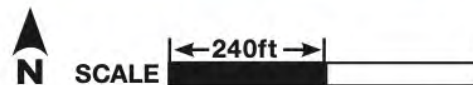
County and State



Map image courtesy of, Scott County Assessors, Iowa

Map Key

- ||| = Bridge
- ||||| = Elevated track



Coordinates: 1: 2,439,484.3641, 568,827.0417 2: 2,441,012.1419, 568,896.4861 3: 2,441,001.7252, 569,129.1250
4: 2,441,411.4474, 569,136.0694 5: 2,441,404.5030, 568,893.0139 6: 2,442,098.9474, 568,604.8194 7: 2,441,826.3780,
568,599.6111 8: 2,441,822.9058, 568,380.8611 9: 2,441,871.5169, 568,377.3889 10: 2,441,888.8780, 568,193.3611
11: 2,441,690.0933, 568,191.6250 12: 2,441,696.1697, 567,975.4792 13: 2,441,496.5169, 567,967.6667 14:
2,441,510.4058, 567,787.1111 15: 2,441,337.6627, 567,782.7708 16: 2,441,350.6835, 567,548.3958 17:
2,440,986.1002, 567,530.1667 18: 2,440,954.8502, 567,752.3889 19: 2,441,055.5447, 567,766.2778 20:
2,441,045.1280, 567,919.0555 21: 2,440,451.3780, 567,919.0555 22: 2,440,440.9613, 568,144.7500
23: 2,440,232.6280, 568,148.2222 24: 2,440,225.6835, 568,294.0555 25: 2,439,495.2148, 568,282.3368

Davenport Downtown Commercial Historic District

Scott, Iowa

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Photographs:

Submit clear and descriptive photographs under separate cover. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and does not need to be labeled on every photograph.

Photo Log

Name of Property: Davenport Downtown Commercial Historic District

City or Vicinity: Davenport

County: Scott **State:** Iowa

Photographer: Jennifer Irsfeld James

Date Photographed: 2018-2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo 1 of 26: IA_Scott_DavenportDowntownCommercialHD_0001
W. 2nd Street, First National Bank Building and J.H.C. Petersen's Sons Department Store at right and Putnam and Parker Buildings at left, camera facing east.

Photo 2 of 26: IA_Scott_DavenportDowntownCommercialHD_0002
First National Bank Building, 201 W. 2nd Street, camera facing south.

Photo 3 of 26: IA_Scott_DavenportDowntownCommercialHD_0003
M.L. Parker Company Building, 104 W. 2nd Street, camera facing northwest.

Photo 4 of 26: IA_Scott_DavenportDowntownCommercialHD_0004
First Federal Savings and Loan Association Building, 131 W. 3rd St., with Putnam Building in background, camera facing southeast.

Photo 5 of 26: IA_Scott_DavenportDowntownCommercialHD_0005
Scott County Savings Bank / First Trust & Savings Bank Building, 302 Brady Street, camera facing northwest.

Photo 6 of 26: IA_Scott_DavenportDowntownCommercialHD_0006
Hotel Mississippi-RKO Orpheum Theater Building, E. 3rd Street at Brady Street, camera facing northeast.

Photo 7 of 26: IA_Scott_DavenportDowntownCommercialHD_0007
Perry Street south of the elevated train track, with Thomas Cusack Co. District Headquarters/ General Outdoor Advertising Co. Building at left and Blackhawk Garage Building at right, and Hotel Blackhawk and the U.S. Federal Building in the background, camera facing south.

Photo 8 of 26: IA_Scott_DavenportDowntownCommercialHD_0008
W. 3rd Street looking east from Kahl Building's Capitol Theatre Building marquee, camera facing east.

Photo 9 of 26: IA_Scott_DavenportDowntownCommercialHD_0009
On the corner, St. Charles Hotel Building, 300 W. 3rd St., with Davenport Plow Works Building and Kahl Building in background, camera facing northwest.

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Photo 10 of 26: IA_Scott_DavenportDowntownCommercialHD_0010

The 1857 stone G. Hager & Co. Carriage Works Building with 1881 brick Davenport Plow addition to left, camera facing west.

Photo 11 of 26: IA_Scott_DavenportDowntownCommercialHD_0011

N. Harrison Street at W. 3rd Street, with St. Charles Hotel at left and Berg Building at right, with background showing U.N. Roberts & Co. Block/ Jacobsen Cigar Building and Davenport City Hall at W. 4th Street, camera facing north.

Photo 12 of 26: IA_Scott_DavenportDowntownCommercialHD_0012

N. Harrison Street at east-west midblock alley looking north with the Farmers' and Mechanics' Savings Bank / Morris Plan Bank Building, 218 N. Harrison St., at immediate left and Davenport Bank & Trust office and parking ramp addition, 229 W. 3rd St., at right, camera facing north.

Photo 13 of 26: IA_Scott_DavenportDowntownCommercialHD_0013

The M.D. Petersen Estate Building, 202 W. 3rd St., was built with multi-tenant storefronts at the corner of W. 3rd and N. Main streets, camera facing northwest.

Photo 14 of 26: IA_Scott_DavenportDowntownCommercialHD_0014

At the corner of E. 3rd and Brady streets, the Union Savings Bank and Trust Co. Building (Union Arcade Building), 229 Brady St., is one of the low-rise skyscrapers in the Historic District, camera facing southeast.

Photo 15 of 26: IA_Scott_DavenportDowntownCommercialHD_0015

At the corner of W. 4th and Brady streets, the 4-story Renwick Building is the most prominent on the block, camera facing southwest.

Photo 16 of 26: IA_Scott_DavenportDowntownCommercialHD_0016

The 400 block of Brady Street includes some of the oldest buildings in the Historic District, including the 1877 Forrest Block at the corner, 1924 Democrat Building, and 1892 Hibernia Hall expansion of an 1850s church, camera facing northeast.

Photo 17 of 26: IA_Scott_DavenportDowntownCommercialHD_0017

The 1906 Davenport Commercial Club Building at W. 4th and N. Main streets is flanked by the Dempsey Hotel to the right and the Frey Apartments to the left, camera facing northwest.

Photo 18 of 26: IA_Scott_DavenportDowntownCommercialHD_0018

Edward Durrell Stone's Davenport Public Library Building, 321 N. Main St., is of concrete rendered in the New Formalism architecture style, camera facing northeast.

Photo 19 of 26: IA_Scott_DavenportDowntownCommercialHD_0019

The Historic District includes several examples of Prairie Style commercial buildings, including the Independent Realty Co. Building (1909) and Thomsen Motor Co. Building (1916), 325 N. Harrison St., which were united during the period of significance, camera facing southeast.

Photo 20 of 26: IA_Scott_DavenportDowntownCommercialHD_0020

The 1875 U.N. Roberts & Co. Block, 332 N. Harrison St., was converted into the Jacobsen Cigar Building in 1903, camera facing southwest.

Photo 21 of 26: IA_Scott_DavenportDowntownCommercialHD_0021

Government buildings line 4th Street, including the 1956 Scott County Courthouse, left, and 1902 Davenport Central Fire Station, right, camera facing east.

Davenport Downtown Commercial Historic District

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Photo 22 of 26: IA_Scott_DavenportDowntownCommercialHD_0022

The 1923 Eagles Lodge, 501 W. 4th St., is one of several fraternal organizations represented in the Historic District; the building includes a third-floor "Danceland" ballroom, camera facing southwest.

Photo 23 of 26: IA_Scott_DavenportDowntownCommercialHD_0023

The Ferd Haak Cigar Company built this showroom–factory building in 1904 at W. 4th Street and Western Avenue, adjoining its 1903 Davenport Tobacco Leaf Co. wholesale tobacco building, camera facing southeast.

Photo 24 of 26: IA_Scott_DavenportDowntownCommercialHD_0024

The 1898 Scott County Jail was built fronting W. 5th Street, prior to construction of the 1901-1903 elevated train track that runs through the Historic District and lowers in grade between Ripley Street and Western Avenue, camera facing south.

Photo 25 of 26: IA_Scott_DavenportDowntownCommercialHD_0025

The 1874 City Market Building, 130 W. 5th St., is located across the street from the 1901-1903 Chicago, Rock Island and Pacific Railroad Elevated Track, which includes several steel rail bridges, camera facing south.

Photo 26 of 26: IA_Scott_DavenportDowntownCommercialHD_0026s

Walker Flats, 108 W. 5th St., is one of several apartment flat buildings constructed within the district near the turn of the 20th century, camera facing northeast.

Davenport Downtown Commercial Historic District

Scott, Iowa

Name of Property

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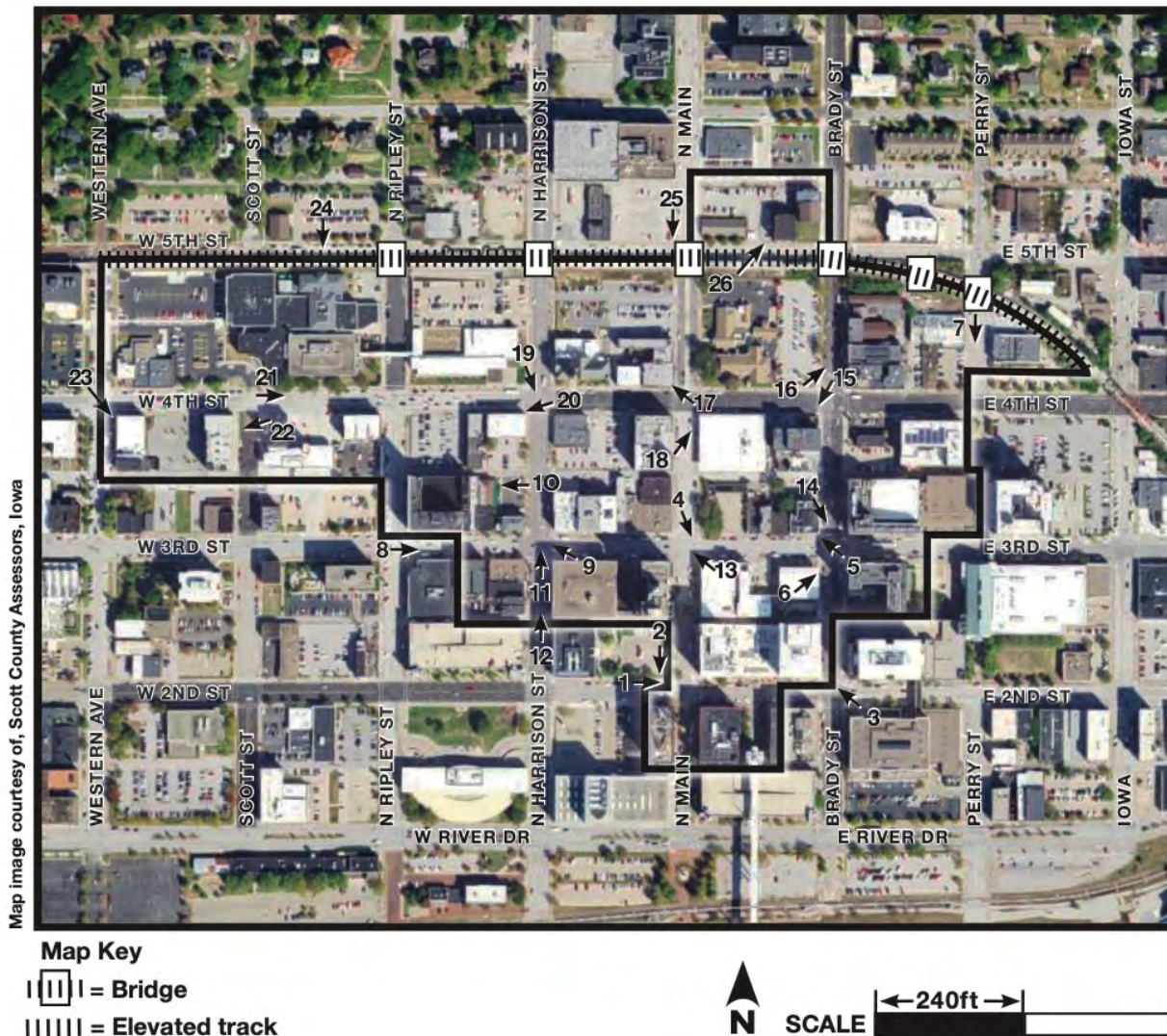


Photo key showing photos 1 through 26, with historic district boundary included.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

CERTIFIED LOCAL GOVERNMENT NATIONAL REGISTER NOMINATION EVALUATION REPORT FORM

As a participant in the Certified Local Government Program (CLG), the Historic Preservation Commission is required to review and comment on proposed National Register nominations of properties within its jurisdiction. The State is required to provide the CLG with a 60-day period for the review prior to a State Nominations Review Committee (SNRC) meeting. This form must be received by the State Historic Preservation Office (SHPO) five days in advance of the State Nomination Review Committee (SNRC) meeting.

(Please print clearly)

Historic Property Name: Davenport Commercial Historic District

Address: Bounded by the south side of W. 2nd Street at the southernmost, the north side of W. 5th Street and the west 500 block of Brady Street at the northernmost, east side of Perry Street at the easternmost, and east side of Western Avenue at the westernmost.

Certified Local Government Name: City of Davenport Historic Preservation Commission

Date of public meeting for nomination review: 1/14/2020

Applicable Criteria: (Please Check the Appropriate Box)

☒ Criterion A (Historical Events)

☐ Criterion B (Important Person)

☒ Criterion C (Architecture)

☐ Criterion D (Archaeological)

Please check the following box that is appropriate to the nomination (Please print clearly).

☒ The Commission recommends that the property should be listed on the National Register of Historic Places.

☐ The Commission recommends that the property should not be listed in the National Register for the following reasons: _____

☐ The Commission chooses not to make a recommendation on this nomination for the following reasons: _____

☐ The Commission would like to make the following recommendations regarding the nomination: (use additional sheets if necessary) : _____

Official Signatures Required Below

Historic Review Board Chair or Representative

Print Name: John Frueh

Approved ☒ Not Approved ☐

Signature: _____

Chief Elected Official

Print Name: Mayor Mike Matson

Approved ☒ Not Approved ☐

Signature: _____

Professional Evaluation

Print Name: _____

Approved ☐ Not Approved ☐

Signature: _____

December 4, 2019

Ryan Rusnak, John Frueh
Davenport Historic Preservation Commission
rrusnak@ci.davenport.ia.us, jlfdav02@yahoo.com
Via Email

RE: **Davenport Commercial Historic District**
https://drive.google.com/drive/folders/1C2pqCaH0eK9_V7yTU4iAzjhl2Yoz2nln?usp=sharing

Dear Friends:

The State Nominations Review Committee (SNRC) plans to consider the property referenced above for nomination to the National Register of Historic Places during their February 14, 2020, meeting. To view or download the associated nomination and photographs, click on the link listed above.

As a participant in the Certified Local Government Program, the Historic Preservation Commission is required to review and comment on proposed National Register nominations of properties within its jurisdiction. The State is required to provide you with a 60-day period for the review, unless we mutually agree to expedite the process. I am contacting you to ask that you initiate the review process for the Historic Preservation Commission. As an attachment to this notification email is a copy of the review form.

The review process will require the following:

- ◆ The Historic Preservation Commission should review the nomination during one of their meetings. In advance of the meeting, please send a formal invitation to your chief local elected official (the mayor or chair of the Board of Supervisors) with a copy of the nomination. You also need to send a formal invitation to the property owner/owners. If they are not familiar with the National Register of Historic Places, information about listing and the benefits of nomination is available at <http://www.nps.gov/nr/> (see especially the Frequently Asked Questions and Owners sections): You also need to make available copies of the nomination for public review before the meeting. For example, leave a review copy at the courthouse and public library. Please indicate in your public meeting announcement that a review copy of the nomination is available and where the review copies can be found.
- ◆ The question for the Historic Preservation Commission to answer when reviewing the nomination is whether the nominated property meets the National Register of Historic Places criteria for significance and integrity (see Bulletin 15, How to Apply the National Register Criteria for Evaluation). If the Commission feels that the property and the nomination meets the criteria, the Commission should check the box recommending that the property be listed. If the Commission feels that the property does not meet the criteria, then check the box recommending that the property not be listed. Your chief local elected official should use the same approach when reviewing the nomination.
- ◆ You might want to invite the individual who prepared the nomination to attend the public meeting and present the nomination. Please keep a record of the meeting (copy of the public notice, agenda, minutes, list

of attendees). At the conclusion of the meeting, the Commission should make a motion regarding their recommendation. The Chairman of the Commission will complete Item #1, the Commission's portion of the review form. Be sure to fill in the date of the public meeting, sign the signature line and record any comments made by commission members during the meeting. If your chief local elected official attended the public meeting, inquire if he/she is prepared to sign the review form.

- ◆ In the event that your chief local elected official was unable to attend the meeting, the Commission Chairman should forward the review form to him/her for review and comment. Have your chief local elected official sign the form and return it to the Historic Preservation Commission.
- ◆ Item #3 on the Review form asks for the review and signature of a preservation professional. If your commission does not have a professionally qualified historian or architectural historian who can complete this part of the form, you may leave Item #3 blank and I will arrange to have a SHPO staff member complete that part of the form.
- ◆ After you have completed Items #1 through #2 (through #3 if a preservation professional is available), please make a copy of the completed review forms for your file and send the original copies of the completed forms to me.
- ◆ The Commission should keep the nomination and photographs. File them in your inventory, as you will need the information for future reference.

If the Historic Preservation Commission and your chief local elected official disagree with one another on the property's National Register eligibility, both views will be presented to the SNRC for their consideration during review of the nomination. If both the Historic Preservation Commission (by Commission majority) and the Mayor do not consider the property eligible for National Register listing, we must halt the nomination. Be advised that when a nomination is halted, the property owner, the person who prepared the nomination or any interested party may appeal the decision. In addition, the nomination will still go forward to the National Park Service for an official "Determination of Eligibility."

Please contact Paula Mohr at 515-281-6826 or paula.mohr@iowa.gov with any questions or concerns regarding the CLG program or the process for this review. You can find the answers to frequently asked questions on our website, such as the meaning of being listed on the National Register of Historic Places or the National Register process <https://iowaculture.gov/history/preservation/national-register-historic-places>.

Sincerely,



Laura Sadowsky
State Historian
State Historical Society of Iowa

City of Davenport

Agenda Group:
Department: Public Safety
Contact Info: Brian Krup 563-326-6163
Wards:

Action / Date
1/29/2020

Subject:

Resolution closing various street(s), lane(s), or public grounds on the listed date(s) to hold events.

Center for Active Seniors, Inc; St. Patrick's Day Race; Downtown; Saturday, March 14, 2020;
Closures: 5:00 a.m. - 12:00 p.m. 2nd St from Harrison to Brady; 8:00 a.m. - 11:00 a.m. 2nd St from Harrison to Ripley; 8:30 a.m. - 11:00 a.m. two westernmost travel lanes and parking lane on Brady St from 2nd to 3rd; 8:30 a.m. - 11:00 a.m. 3rd St from Brady to Gaines; 9:30 a.m. - 11:00 a.m. 3rd St from Gaines to Division; 9:50 a.m. - 10:10 a.m. all lanes of Brady from River Dr to 3rd St. [Ward 3]

St. Patrick's Society; St. Patrick's Day Grand Parade XXXV; Saturday, March 14, 2020 11:00 a.m. - approximately 2:00 p.m.; Downtown; **Closures:** Gaines St from the Centennial Bridge to 3rd St; 3rd St from Gaines St to Iowa St; Iowa St from 2nd St to 4th St for parade entries to disband. [Ward 3]

Lynn Hunt; Gathering of the Green Conference; RiverCenter 136 E 3rd St; **Closure (for vendor unloading and loading):** Pershing Ave between River Dr and E 3rd St 7:00 a.m. Sunday, March 15, 2020 through 2:00 p.m. Monday, March 23, 2020. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:

Per the City's Special Events Policy, City Council will approve street/lane/public grounds closures based on the recommendation of the Special Events Committee.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	Resolution
▢ Backup Material	St. Patrick's Day Race Map
▢ Backup Material	St. Patrick's Day Parade Map
▢ Backup Material	Gathering of the Green Map
▢ Backup Material	Gathering of the Green Email

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	1/16/2020 - 3:26 PM

Resolution No. _____

Resolution offered by Alderman Ambrose

Resolution closing various street(s), lane(s), or public grounds on the listed date(s) to hold outdoor event(s).

RESOLVED by the City Council of the City of Davenport.

WHEREAS, the City through its Special Events Policy has accepted the following application(s) to hold outdoor event(s) on the following date(s), and

WHEREAS, upon review of the application(s) it has been determined that the street(s), lane(s), or public grounds on the date(s) listed below will need to be closed, and

NOW, THEREFORE, BE IT RESOLVED that the City Council approves and directs the staff to proceed with the temporary closure of the following street(s), lane(s), or public grounds on the following date(s) and time(s):

Center for Active Seniors, Inc; St. Patrick's Day Race; Downtown; Saturday, March 14, 2020;

Closures: 5:00 a.m. - 12:00 p.m. 2nd St from Harrison to Brady; 8:00 a.m. - 11:00 a.m. 2nd St from Harrison to Ripley; 8:30 a.m. - 11:00 a.m. two westernmost travel lanes and parking lane on Brady St from 2nd to 3rd; 8:30 a.m. - 11:00 a.m. 3rd St from Brady to Gaines; 9:30 a.m. - 11:00 a.m. 3rd St from Gaines to Division; 9:50 a.m. - 10:10 a.m. all lanes of Brady from River Dr to 3rd St. [Ward 3]

St. Patrick's Society; St. Patrick's Day Grand Parade XXXV; Saturday, March 14, 2020 11:00 a.m. – approximately 2:00 p.m.; Downtown; Closures: Gaines St from the Centennial Bridge to 3rd St; 3rd St from Gaines St to Iowa St; Iowa St from 2nd St to 4th St for parade entries to disband. [Ward 3]

Lynn Hunt; Gathering of the Green Conference; RiverCenter 136 E 3rd St; Closure (for vendor unloading and loading): Pershing Ave between River Dr and E 3rd St 7:00 a.m. Sunday, March 15, 2020 through 2:00 p.m. Monday, March 23, 2020. [Ward 3]

Approved:

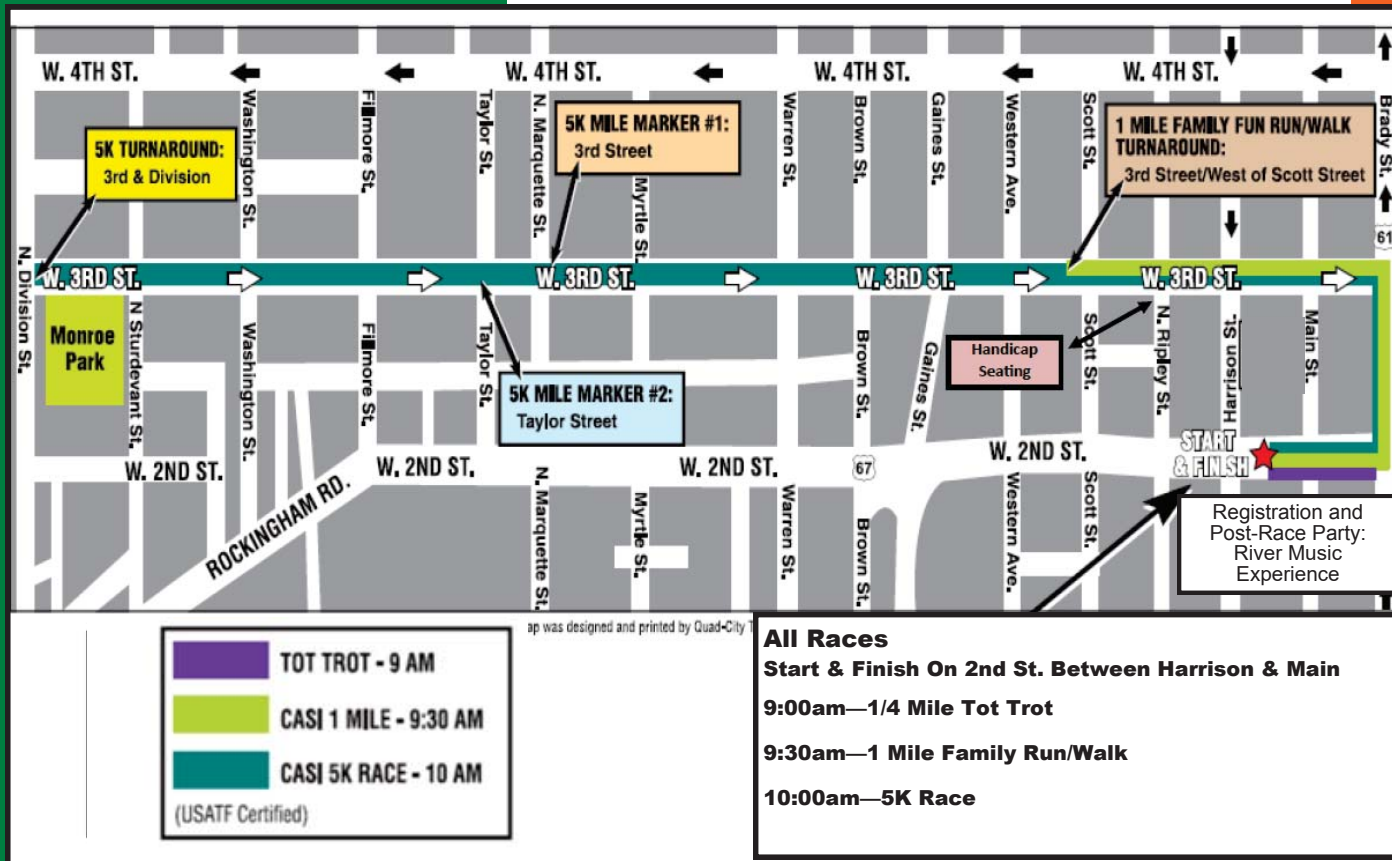
Attest:

Mike Matson, Mayor

Brian Krup, Deputy City Clerk



St. Patrick's Day Race



All Races

Start & Finish On 2nd St. Between Harrison & Main

9:00am—1/4 Mile Tot Trot

9:30am—1 Mile Family Run/Walk

10:00am—5K Race

Friday, March 13th

Noon—6:00pm

**Packet Pick-up
Late Registration**

Saturday, March 14th

7:00am—9:30am

**Packet Pick-up
Late Registration**

9:00am

1/4 mile Tot Trot

9:30am

1 Mile Family Run/Walk

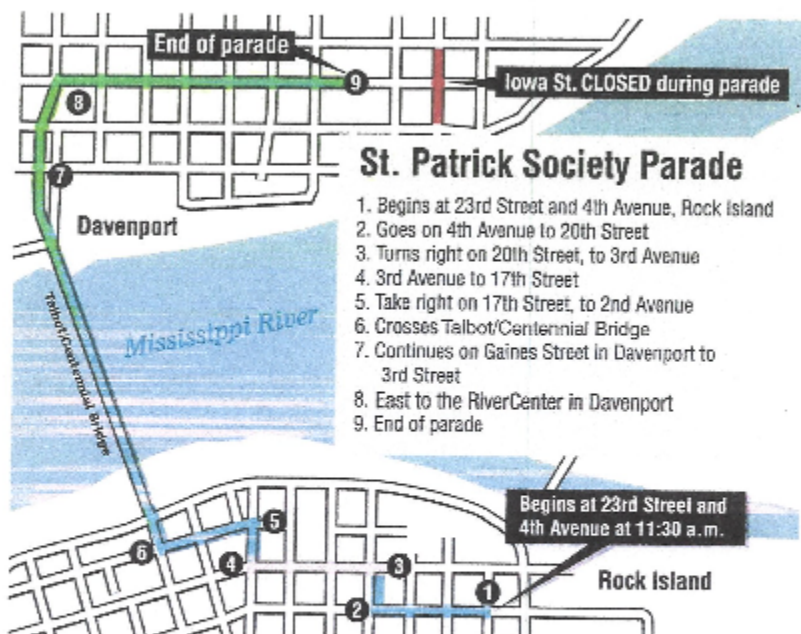
10:00am

5K Race

**Presented by
Vibrant Credit
Union**

11:00am

**Awards/Post Race
Party At River Music
Experience (RME)**



PLEASE NOTE: We are asking for street closures beginning at 11:00AM on Saturday, March 14. River Bend Foodbank will conduct a fundraising drive along the parade route app. 30 minutes before the parade starts at 11:30AM.



City of Davenport

City Administration

226 West Fourth Street • Davenport, Iowa 52801

Telephone: 563-326-7763 Fax: 563-326-7736

www.cityofdavenportiowa.com

December 19, 2019

Dear Ms. Hunt:

Below is the Traffic Engineering approved map for the street closure for the Gathering of the Green Conference in March. Please use this map to coordinate the rental of barricades with Bi-State Barricade Rental at 309-792-1980. This is a new process the City implemented within the last few months. In the past, the City would order and pay for the barricades and then bill the event organizer. If any issue arose with the barricades (late delivery, no delivery, etc.), the City was contacted and then would need to contact the barricade contractor to figure out the issue. This new process will help create a direct line of communication between event organizers and the barricade contractor, eliminating the City as the middleperson.

The closure is pending City Council approval and is scheduled for the second Council cycle in January with final approval on January 29. **Pershing Ave between River Dr and E 3rd St beginning at 7:00 a.m. on March 15, 2020 through 2:00 p.m. Monday, March 23, 2020** is the closure details being presented to Council for approval. Pershing Ave will remain closed the entire time. If this is not correct, please contact me before Friday, January 17 so the appropriate changes can be made.

Please keep in mind, particularly after this past year, there is always the threat of early flooding, and think of how this could affect your event closure. If possible, have a backup plan in the event of early flooding again.

Take care and do not hesitate to reach out if you have any further questions/concerns.

Sincerely,

Brian Krup

Deputy City Clerk





City of Davenport

City Administration

226 West Fourth Street • Davenport, Iowa 52801

Telephone: 563-326-7763 Fax: 563-326-7736

www.cityofdavenportiowa.com



"Davenport – Iowa's Front Porch"



Krup, Brian

From: Lynn Hunt <lhunt@visitquadcities.com>
Sent: Friday, November 22, 2019 11:32 AM
To: Krup, Brian
Subject: RE: Gathering of the Green Conference

Hi Brian,

Yes, for sure, that is on our action plan! Visit Quad Cities will send a written note and make a personal visit to those locations that will be impacted by Road Closures. We will also be doing the same to let all the downtown businesses know we will have 3,000 John Deere enthusiast downtown for a few days. In addition, we will coordinate with DDP to make sure all are aware.

Happy Friday and Festival of Trees weekend! Joan and Nicki in our office took 3 meeting planners from the Des Moines area to the Silent Disco last night and they had a blast! They get to attend the Premier tonight too, so hopefully they will be back with their meeting and convention clients.

Lynn Hunt

Vice President, Business Growth & Service

VISIT QUAD CITIES

1601 River Drive, Suite 110, Moline, IL. 61265
Direct: 309-736-6823 | toll-free 800-747-7800 ext. 823
Fax: 309-764-9443

[Lhunt@visitquadcities.com](mailto:lhunt@visitquadcities.com)

Visit us at visitquadcities.com | [Facebook](#) | [Twitter](#) | [YouTube](#)



From: Krup, Brian <bkrup@ci.davenport.ia.us>
Sent: Thursday, November 21, 2019 3:16 PM
To: Lynn Hunt <lhunt@visitquadcities.com>
Subject: Gathering of the Green Conference

Good afternoon, Lynn!

I wanted to touch base about the conference in March. Will there be any notification sent to the businesses along the closure, such as those indicated below? That way they can make alternative plans for parking or accessing their buildings if need be.



Regards,

Brian Krup

Deputy City Clerk

City of Davenport

226 W 4th St

Davenport, IA 52801

563-326-6163 (p)

www.cityofdavenportiowa.com

Please note: Pursuant to Iowa State Law and City of Davenport administrative policy, E-mail communication to and from this address may be subject to public disclosure.

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Eric Gravert 563-327-5125
Wards:

Action / Date
1/22/2020

Subject:
Resolution accepting the Silver Creek Bank Stabilization Project completed by Langman Construction, Inc of Rock Island, IL. The project was completed with a final contract amount of \$190,085, CIP #33022. [Ward 2]

Recommendation:
Adopt the Resolution.

Background:
The work involved thinning trees, grading slopes, armoring the tow with rip rap, and re-vegetating all disturbed areas of approximately 1500 LF of Silver Creek from Kimberly Rd south.

The project was completed in accordance with the City of Davenport requirements with a final amount of \$190,085.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	PW Pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/14/2020 - 3:54 PM
Public Works Committee	Lechvar, Gina	Approved	1/16/2020 - 12:34 PM
City Clerk	Admin, Default	Approved	1/16/2020 - 4:36 PM

Resolution No. _____

RESOLUTION offered by Alderman Dunn

RESOLUTION of acceptance for the Silver Creek Bank Stabilization project completed by Langman Construction of Rock Island, IL.

WHEREAS, City of Davenport, Iowa entered into a contract with Langman Construction for the Silver Creek Bank Stabilization; and

WHEREAS, work on the project has been satisfactorily completed

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Davenport, Iowa, that the Silver Creek Bank Stabilization project is hereby accepted.

Passed and approved this 29th day of January, 2020

Approved:

Attest:

Mike Matson, Mayor

Brian Krup, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Brian Schadt 563-326-7923
Wards:

Action / Date
1/22/2020

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the Intake Repair Program, CIP #33034. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
This project will repair or replace damaged intakes at various locations around the City. The estimate of cost for this project is \$100,000. CIP #33034.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	PW Pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/16/2020 - 12:36 PM
Public Works Committee	Lechvar, Gina	Approved	1/16/2020 - 12:36 PM
City Clerk	Admin, Default	Approved	1/16/2020 - 4:38 PM

Resolution No. _____

RESOLUTION offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the Intake Repair Program, CIP #33034.

WHEREAS, plans, specifications, form of contract, and an estimate of cost were filed with the City Clerk of Davenport, Iowa, for the Intake Repair Program, CIP #33034.

WHEREAS, notice of Public Hearing on plans, specifications, and form of contract was published as required by law:

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, that said plans, specifications, forms of contract, and estimate of cost are hereby approved as the plans, specifications, forms of contract, and estimate of cost for said Intake Repair Program.

Passed and approved this 29th day of January, 2020.

Approved:

Attest:

Mike Matson, Mayor

Brian Krup, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Brian Schadt 563-326-7923
Wards:

Action / Date
1/29/2020

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the N Elmwood Ave Reconstruction between W 61st St and W 62nd St project, CIP #35040. [Ward 2]

Recommendation:
Adopt the Resolution.

Background:
This project will remove the existing section of roadway and replace with new HMA surface, PCC curb and gutter, and subdrains, and repair damaged areas of sidewalk. The estimate of cost for this project is \$296,000, CIP #35040.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW Pg 2
▣ Exhibit	Location Map

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/16/2020 - 12:38 PM
Public Works Committee	Lechvar, Gina	Approved	1/16/2020 - 12:38 PM
City Clerk	Admin, Default	Approved	1/16/2020 - 4:41 PM

Resolution No. _____

RESOLUTION offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the N Elmwood Ave Reconstruction between 61st St and W 62nd St project, CIP #35040.

WHEREAS, plans, specifications, form of contract, and an estimate of cost were filed with the City Clerk of Davenport, Iowa, for the N Elmwood Ave Reconstruction between 61st St and W 62nd St project, CIP #35040.

WHEREAS, notice of Public Hearing on plans, specifications, and form of contract was published as required by law:

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for said N Elmwood Ave Reconstruction between 61st St and W 62nd St project.

Passed and approved this 29th day of January, 2020.

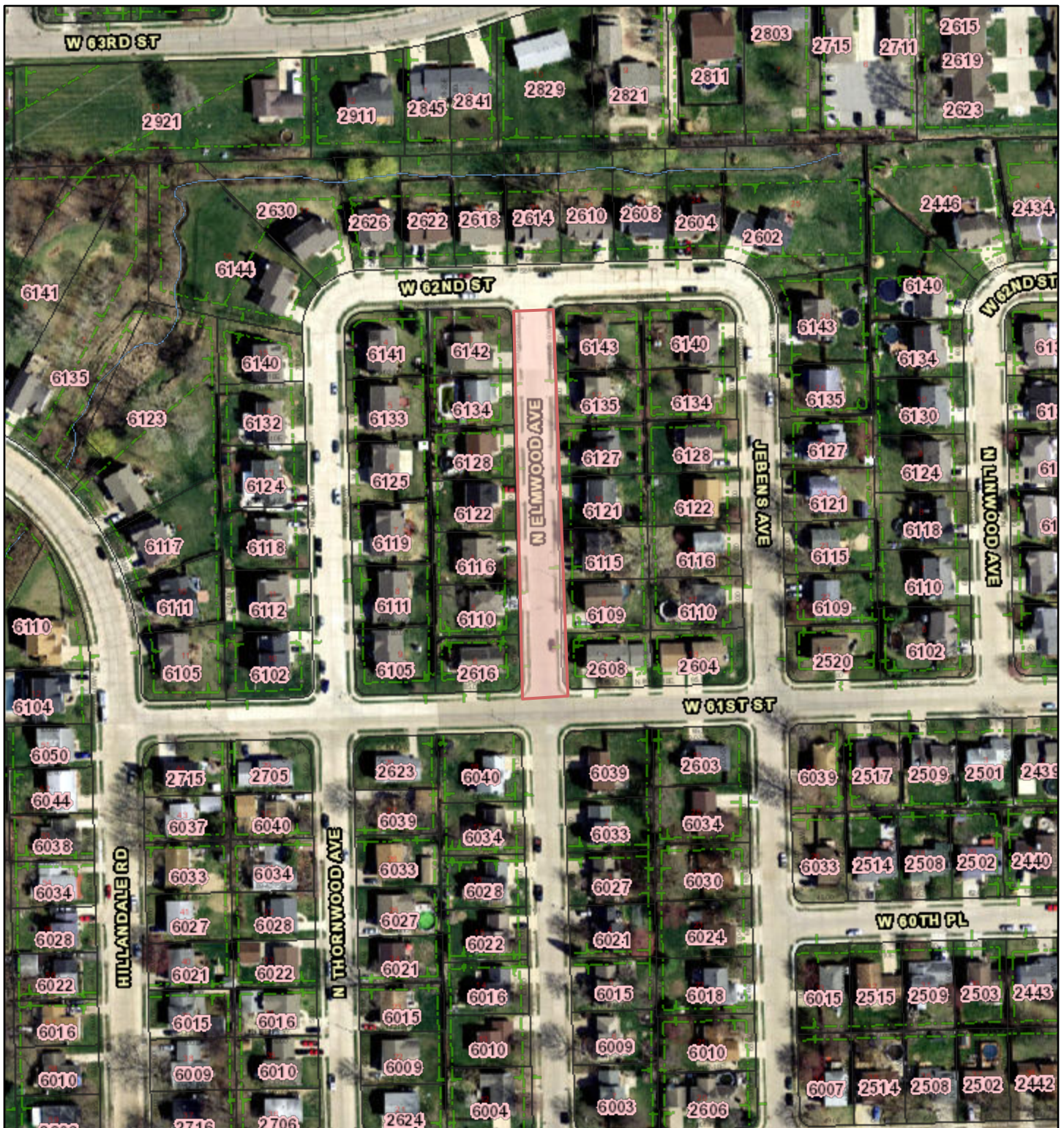
Approved:

Attest:

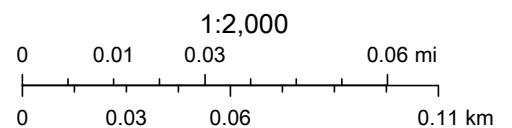
Mike Matson, Mayor

Brian Krup, Deputy City Clerk

N Elmwood Ave 61st to 62nd



1/8/2020, 10:34:22 AM



Scott County Iowa, Bi-State Regional Commission

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Brian Schadt 563-326-7923
Wards:

Action / Date
1/29/2020

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the Slopertown Reconstruction - Division to Harrison Project, CIP #35033. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:

This project will reconstruct Slopertown Rd between Division St and Harrison St including: removal of existing pavement, excavation, subgrade preparation and cement treatment, staking, reinforced PCC driving surface, granular shoulders, backfill, and seeding. Estimate of cost for this project is \$1,650,000, CIP #35033.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW Pg 2
▣ Exhibit	Location Map

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/14/2020 - 3:56 PM
Public Works Committee	Lechvar, Gina	Approved	1/16/2020 - 12:34 PM
City Clerk	Admin, Default	Approved	1/16/2020 - 4:44 PM

Resolution No. _____

RESOLUTION offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the Slopertown Reconstruction - Division to Harrison project, CIP #35033.

WHEREAS, plans, specifications, form of contract, and an estimate of cost were filed with the City Clerk of Davenport, Iowa, for the Slopertown Reconstruction - Division to Harrison project, CIP #35033.

WHEREAS, notice of Public Hearing on plans, specifications ,and form of contract was published as required by law:

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for said Slopertown Reconstruction - Division to Harrison project.

Passed and approved this 29th day of January, 2020.

Approved:

Attest:

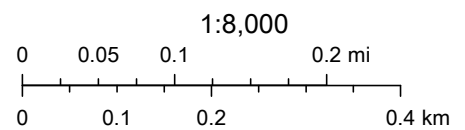
Mike Matson, Mayor

Brian Krup, Deputy City Clerk

Slopertown - Division to Harrison



1/8/2020, 11:03:56 AM



Scott County Iowa, Bi-State Regional Commission

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Brian Schadt 563-326-7923
Wards:

Action / Date
1/29/2020

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the Seawall and Safety Railing System Repairs. [Wards 1 & 3]

Recommendation:
Adopt the Resolution.

Background:
Repairs to seawall and safety railing system at locations damaged by the barge hitting and truck driving through. Estimate of cost is \$180,000 to be funded from the Risk fund.

ATTACHMENTS:

Type	Description
▯ Resolution Letter	PW Pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/17/2020 - 9:03 AM
Public Works Committee	Lechvar, Gina	Approved	1/17/2020 - 9:10 AM
City Clerk	Admin, Default	Approved	1/17/2020 - 9:53 AM

Resolution No. _____

RESOLUTION offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

Resolution approving the plans, specifications, forms of contract, and estimate of cost for the Seawall and Safety Railing System Repairs.

WHEREAS, plans, specifications, forms of contract, and an estimate of cost were filed with the City Clerk of Davenport, Iowa, for the Seawall and Safety Railing System Repairs.

WHEREAS, Notice of Hearing on plans, specifications and form of contract was published as required by law:

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, that said plans, specifications, forms of contract, and estimate of cost are hereby approved as the plans, specifications, forms of contract, and estimate of cost for said Seawall and Safety Railing System Repairs.

Passed and approved this 29th day of January, 2020.

Approved:

Attest:

Mike Matson, Mayor

Brian Krup, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Ron Hocker 563-327-5169
Wards:

Action / Date
1/29/2020

Subject:
Resolution approving a contract amendment to the FY20 Contract Milling Program with Tri-City Blacktop, Inc in the amount of \$88,757.96, CIP #35041. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
This program is a partnership effort with local contractors to provide asphalt rotomilling ahead of the City's in-house asphalt resurfacing crew.

Funds for the FY20 Contract Milling Program are budgeted in CIP #35041.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW Pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	1/16/2020 - 12:49 PM
Public Works Committee	Lechvar, Gina	Approved	1/16/2020 - 12:49 PM
City Clerk	Admin, Default	Approved	1/16/2020 - 4:47 PM

Resolution No. _____

Resolution offered by Alderman Dunn

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving a contract amendment to the FY2020 Contract Milling Program with Tri-City Blacktop, Inc in the amount of \$88,757.96, CIP #35041. [All Wards]

WHEREAS, the City of Davenport entered into a contract Tri-City Blacktop, Inc of Bettendorf, Iowa for the FY20 Contract Milling Program, and

WHEREAS, street repair work has been identified and deemed necessary, and

WHEREAS, funds have been budgeted for said work;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the contract amendment in the amount of \$88,757.96 for the FY20 Contract Milling Program with Tri-City Blacktop, Inc is hereby approved, and the Project Manager is hereby authorized to execute said document.

Passed and approved this 29th day of January, 2020.

Approved:

Attest:

Mike Matson, Mayor

Brian Krup, Deputy City Clerk

City of Davenport

Agenda Group:

Department: Public Works - Admin

Contact Info: Eric Gravert 563-327-5125

Wards:

Action / Date

1/29/2020

Subject:

Resolution accepting the Parks and Recreation Department maintenance building at Vander Veer project completed by Bi-State Masonry, Inc of Rock Island, IL. The project was completed with a final contract amount of \$158,568.60, CIP #10519. [Ward 7]

Recommendation:

Adopt the Resolution.

Background:

The Parks and Recreation Department Maintenance Building for Vander Veer Park was in need of major repairs. The building is located at 214 W Central Park Ave. Repairs consisted of concrete demolition and removal, structural steel framing, concrete slab repairs, concrete slab on steel deck, and concrete footing construction.

The project was completed in accordance with the City of Davenport requirements with a final amount of \$158,568.60 from account #10519.

ATTACHMENTS:

Type	Description
□ Resolution Letter	Resolution Letter

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/14/2020 - 3:32 PM
Public Works Committee	Lechvar, Gina	Approved	1/16/2020 - 12:39 PM
City Clerk	Admin, Default	Approved	1/16/2020 - 5:41 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLUTION of acceptance for the repairs of the Parks and Recreation Department Maintenance Building at Vander Veer Project completed by Bi-State Masonry, Inc of Rock Island, IL.

WHEREAS, the City of Davenport entered into a contract with Bi-State Masonry, Inc of Rock Island, IL for construction work; and

WHEREAS, work on the project has been satisfactorily completed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa: that the repairs of the Parks and Recreation Department Maintenance Building at Vander Veer Project is hereby accepted.

Passed and approved this 29th day of January, 2020.

Approved:

Attest:

Mike Matson, Mayor

Brian Krup, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Nicole Gleason 563-327-5150
Wards:

Action / Date
1/22/2020

Subject:
Resolution approving the contract to purchase five (5) sedans from Karl Chevrolet of Ankeny, IA from State Bid # MA 005 20095, in the amount of \$102,381.60 funded in CIP #24020. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
The State of Iowa processed an Invitation to Bid for 4-door sedans. This was awarded to Karl Chevrolet on State Contract MA 005 30095.

The City of Davenport Transit staff have been driving sedans past their useful life. Two of the cars have been taken out of service (cost of repairs exceeds the value of the vehicle). The other vehicles will be disposed of at auction.

The Transit Division recently received an FTA grant to cover 90% of the cost. The City will be reimbursed that amount.

The five Malibu sedans will be purchased for \$102,381.60. The city will be reimbursed \$92,143.44. The net cost to the City will be \$10,238.16. This is funded in CIP #24020 for Transit service vehicles.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	PW_RES_Five Sedans for Transit

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	1/14/2020 - 3:35 PM
Public Works Committee	Lechvar, Gina	Approved	1/16/2020 - 12:41 PM
City Clerk	Admin, Default	Approved	1/16/2020 - 5:44 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for the purchase of five (5) 4-door sedans from the State of Iowa bid, with Karl Chevrolet of Ankeny, IA and authorizing Mayor Mike Matson or designee to sign and manage any related agreements.

WHEREAS, the City needs to purchase five (5) new 4-door sedans for the Transit Division; and

WHEREAS, Karl Chevrolet of Ankeny, IA was awarded the State of Iowa contract as the lowest responsive and responsible bidder;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. Approving the contract for the purchase of five (5) 4-door sedans from the State of Iowa bid, with Karl Chevrolet of Ankeny, IA; and
2. Mayor Mike Matson or designee is authorized to sign and manage any related agreements;

Attest:

Approved:

Brian Krup
Deputy City Clerk

Mike Matson
Mayor

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Nicole Gleason 563-327-5150
Wards:

Action / Date
1/29/2020

Subject:
Resolution awarding the contract for the installation of a new air handler unit at the Main Library - Phase II, to Hometown Plumbing & Heating Co, Inc of Davenport, IA in the amount of \$540,000, CIP #23038. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
On December 3, 2019, an Invitation to Bid was issued and sent to contractors. On January 13, 2020, the Purchasing Division opened and read five (5) bids. Hometown Plumbing & Heating Co, Inc of Davenport, IA was the lowest responsive and responsible bid. See bid tab attached.

There are several air handling units in the Main Library building. This is phase II of the replacement process.

Hometown Plumbing & Heating Co, Inc of Davenport, IA has successfully performed projects for the City in the past.

Funding for this project is from CIP #77068680 530350 23038 Main Library Air Handler Replacement.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW_RES_Main Library Air Handler Upgrade - Phase II
▣ Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	1/16/2020 - 12:45 PM
Public Works Committee	Lechvar, Gina	Approved	1/16/2020 - 12:45 PM
City Clerk	Admin, Default	Approved	1/16/2020 - 5:50 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for the Main Library Air Handler Replacement - Phase II to Hometown Plumbing & Heating Co, Inc of Davenport, IA in the amount of \$540,000, and authorizing Mayor Mike Matson or designee to sign and manage any related agreements.

WHEREAS, the City needs to contract for the Main Library Air Handler Replacement - Phase II; and

WHEREAS, Hometown Plumbing & Heating Co, Inc of Davenport, IA was the lowest responsive and responsible bidders;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. Approving the contract for the Main Library Air Handler Replacement - Phase II to Hometown Plumbing & Heating Co, Inc of Davenport, IA; and
2. Mayor Mike Matson or designee is authorized to sign and manage any related agreements;

Attest:

Approved:

Brian Krup
Deputy City Clerk

Mike Matson
Mayor

CITY OF DAVENPORT, IOWA
RFP TABULATION

DESCRIPTION: AIR HANDLER MAIN LIBRARY PHSE II

BID NUMBER: 20-69

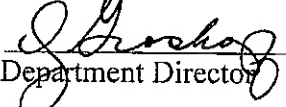
OPENING DATE: JANUARY 13, 2020

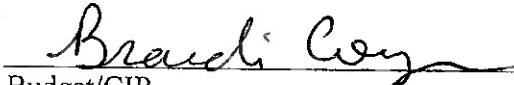
GL ACCOUNT NUMBER: 77068680 530350 23038

RECOMMENDATION: AWARD THE CONTRACT TO HOMETOWN PLUMBING
& HEATING OF DAVENPORT IA

<u>VENDOR NAME</u>	<u>PRICE</u>
Hometown Plumbing & Heating of Davenport	\$540,000
Schebler Company of Bettendorf IA	\$581,700
Crawford Company of Rock Island IL	\$615,000
Johnson Controls of Moline IL	\$659,750
Modern Piping of the Quad Cities of Moline IL	\$665,851

Approved By  1/14/2020
Purchasing Date

Approved By  1/14/2020
Department Director Date

Approved By  1-14-2020
Budget/CIP Date

Approved By  1-14-2020
Chief Financial Officer Date

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Eric Gravert 563-327-5125
Wards:

Action / Date
1/29/2020

Subject:
Resolution accepting the 2019 General Street Resurfacing project completed by Hawkeye Paving Corporation of Bettendorf, IA. The project was completed with a final contract amount of \$614,276.41, CIP #35035. [Wards 1, 5, & 6]

Recommendation:
Adopt the Resolution.

Background:

This was a single bid for a single contractor to resurface three street locations as part of the City's pavement management program. The three street locations were: 1) Rockingham Rd from the east edge of the northeast curb return at S Fairmount St to the west curb return of S Concord St, 2) Jersey Ridge Rd from the south curb return of E Locust St to the south curb return of E Central Park Ave, and 3) E Locust St from the east curb of Iowa St to the east curb return of Grand Ave.

The project was completed in accordance with the City of Davenport requirements with a final amount of \$614, 276.41 from account #35035.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution letter

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/14/2020 - 3:31 PM
Public Works Committee	Lechvar, Gina	Approved	1/16/2020 - 12:42 PM
City Clerk	Admin, Default	Approved	1/16/2020 - 5:54 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLUTION of acceptance for the construction of the 2019 General Street Resurfacing Project completed by Hawkeye Paving Corporation of Bettendorf, IA.

WHEREAS, the City of Davenport entered into a contract with Hawkeye Paving Corporation of Bettendorf, IA for construction work; and

WHEREAS, work on the project has been satisfactorily completed

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the 2019 General Street Resurfacing Project is hereby accepted.

Passed and approved this 29th day of January, 2020.

Approved:

Attest:

Mayor Mike Matson

Brian Krup, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Jim Odean 563-326-7739
Wards:

Action / Date
1/29/2020

Subject:
Resolution establishing special assessment interest rates. [All Wards]

Recommendation:
Adopt the Resolution.

Background:

The City of Davenport bills customers for clean water projects, alley repair, boarding up buildings, brush and debris removal, building demolition, sidewalk replacement, snow removal, tree removal, weed cutting, sewer lateral repair, and water service repair. Outstanding balances are eligible to be assessed against a property sixty days after the bill date.

Assessed properties with a balance of \$500.00 or under are added to the property owner's property taxes the following year, while balances over \$500.00 are divided by ten and added to property taxes over the next ten years.

This resolution establishes the interest rate annually for all assessments. The interest rate is calculated by evaluating the 10-year US Treasury yield curve, rounding it to the nearest percentage and adding one percent.

Based on this criteria, the assessment interest rate for calendar year 2020 is 3%. The established interest rate will be in line with market rates and provides an incentive for residents to pay.

ATTACHMENTS:

Type	Description
□ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Wright, Brandon	Approved	1/17/2020 - 9:07 AM
Finance Committee	Wright, Brandon	Approved	1/17/2020 - 9:08 AM
City Clerk	Admin, Default	Approved	1/17/2020 - 9:38 AM

Resolution No. _____

Resolution offered by Alderman Condon

RESOLVED by the City Council of the City of Davenport.

RESOLUTION establishing the method and timing of interest rates for all special assessments.

WHEREAS, the City of Davenport regularly bills and assesses properties for outstanding balances for work performed on a specific parcel; and

WHEREAS, in January each year, City Council will approve an updated interest rate for assessments; and

WHEREAS, using the 10-year US Treasury as a basis of the interest rate assessed will ensure the interest rate is in line with market conditions; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the interest rate for calendar year 2020 shall be set at 3% and all special assessments levied against properties within the City of Davenport shall be established annually by the Finance Department and approved by City Council.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Corri Spiegel 563-888-3384
Wards:

Action / Date
1/22/2020

Subject:
Resolution approving the contract for the City-wide printing services to Davenport Printing Company of Davenport. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
On November 26, 2019, a Request for Proposals was issued and sent to 106 registered vendors. On January 6, 2020, the Purchasing Division opened and read one responsive and responsible proposal, from Davenport Printing Company.

The Request for Proposals requested pricing for business cards, letterhead, notecards, and several different sizes of envelopes. Samples of past work were to be submitted to the Purchasing Division.

Davenport Printing Company submitted their proposal and samples. They have successfully done printing projects for the city in the past.

Funding will be from each Department/Division's individual budgets.

ATTACHMENTS:

Type	Description
▣ Cover Memo	FIN_RES_City-Wide Printing Services
▣ Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Wright, Brandon	Approved	1/17/2020 - 9:05 AM
Finance Committee	Wright, Brandon	Approved	1/17/2020 - 9:05 AM
City Clerk	Admin, Default	Approved	1/17/2020 - 9:39 AM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for the City-Wide Printing Services for business cards, note cards, letterhead and envelopes to Davenport Printing Company of Davenport, and authorizing Mayor Mike Matson or designee to sign and manage any related agreements.

WHEREAS, the City needs to contract for the City-Wide Printing Services project; and

WHEREAS, Davenport Printing Company of Davenport, was the lowest responsive and responsible bidder;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. Approving the contract for the City-Wide Printing Services for business cards, note cards, letterhead and envelopes to Davenport Printing Company of Davenport; and
2. Mayor Mike Maton or designee is authorized to sign and manage any related agreements;

Attest:

Approved:

Brian Krup
Deputy City Clerk

Mike Matson
Mayor

CITY OF DAVENPORT, IOWA
RFP TABULATION

DESCRIPTION: CITY-WIDE PRINTING SERVICES

BID NUMBER: 20-68

OPENING DATE: JANUARY 6, 2020

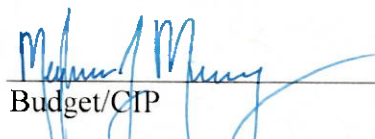
GL ACCOUNT NUMBER: PAID FOR BY EACH DEPARTMENT'S BUDGET

RECOMMENDATION: AWARD THE CONTRACT TO DAVENPORT PRINTING
COMPANY OF DAVENPORT IA

<u>VENDOR NAME</u>	<u>LOCATION</u>
Davenport Printing Company	Davenport IA

Approved By  1/14/2020
Purchasing Date

Approved By  1/13/2020
Department Director Date

Approved By  1/14/2020
Budget/CIP Date

Approved By  1-14-2020
Chief Financial Officer Date

City of Davenport

Agenda Group:
Department: Community Planning & Economic Development
Contact Info: Bruce Berger 563-326-7769
Wards:

Action / Date
1/29/2020

Subject:
Motion approving the Citizens Advisory Committee's recommendations for the reprogramming of the unspent and unobligated Community Development Block Grant (CDBG) funds from CDBG Year 44 ending June 30, 2019. [All Wards]

Recommendation:
Pass the Motion.

Background:

Each year, the Citizens Advisory Committee's (CAC) recommends allocating the unspent and unobligated Community Development Block Grant (CDBG) funds from the prior fiscal year; as of 6/30/2019 there remained \$199,892.25 in CDBG funds. Due to federal regulations limiting the amount of funding able to be allocated to specific categories of activities, no additional funds could be awarded in the Public Services category. The funds came from the following programs funded in Year 44:

• Family Resources	\$	54.66
• Vera French	\$	1,954.62
• Salvation Army	\$	13,981.63
• Planning & Admin	\$	55,352.46
• City Housing Rehabilitation Staff & Supplies	\$	128,548.88

Reprogramming Requests:

According to the CAC's approved reprogramming process, programs under contract for the current program year in the non-public service category (which is not capped by HUD regulations) could apply for reprogrammable funds. This year, the following non-public service programs with active Year 44 CDBG awards were notified of the ability to apply for reprogrammable funds and the following requests were received:

• CDBG Planning & Administration	\$	30,000.00
• Housing Rehab & Neighborhood Revitalization Fund	\$	169,892.25

CAC Recommendation:

At the November 4, 2019 CAC meeting the committee considered the reprogramming request. The Committee first voted to determine whether the requests received were eligible. The vote was unanimous that the requests were eligible. The CAC next voted to make the following recommendation:

• CDBG Planning & Development	\$	30,000.00
• Housing Rehab & Neighborhood Revitalization Fund	\$	169,892.25

Following Council action, the current year's Action Plan will be amended, with notice published in The Quad City Times and submission of the amendment to HUD.

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	1/15/2020 - 9:17 AM
Community Development Committee	Berger, Bruce	Approved	1/15/2020 - 9:18 AM
City Clerk	Admin, Default	Approved	1/15/2020 - 4:51 PM

City of Davenport

Agenda Group:
Department: Public Safety
Contact Info: Brian Krup 563-326-6163
Wards:

Action / Date
1/29/2020

Subject:
Motion approving noise variance request(s) for various events on the listed dates and times.

St. Patrick's Society; St. Patrick's Day Grand Parade XXXV; Saturday, March 14, 2020 12:00 p.m. - 1:30 p.m.; Downtown; Outdoor music/performances, over 50 dBa. [Ward 3]

Recommendation:
Pass the Motion.

Background:
The following requests for noise variances have been received pursuant to the Davenport Municipal Code Chapter 8.19 Noise Abatement, Section 8.19.090 Special Variances.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	1/16/2020 - 3:27 PM

City of Davenport

Agenda Group:
Department: Public Safety
Contact Info: Sherry Eastman 563-326-7795
Wards:

Action / Date
1/29/2020

Subject:
Motion approving beer and liquor license applications.

A. New License, new owner, temporary permit, temporary outdoor area, location transfer, etc. (as noted):

Ward 6

Links (KJT Holdings LLC) - 5619 Utica Ridge Rd, Ste 300 - License Type: C Liquor

Northgate Place (Hy-Vee, Inc) - 1823 E Kimberly Rd - Location Transfer to 1815 E Kimberly Rd
Hy-Vee - License Type: E Liquor

Ward 7

Assumption High School (Assumption High School) - 1020 W Central Park Ave - Temporary Permit April 24, 2020 "April Knight Fundraiser" - License Type: C Liquor

Costa Del Mar Mexican Grill and Seafood (Costa Del Mar Inc) - 3852 N Brady St - License Type: C Liquor

Ward 8

Residence Inn Davenport (S & S Hotels, Inc) - 120 E 55th St - License Type: B Liquor

B. Annual license renewals (with outdoor area renewals as noted):

Ward 2

Wal-Mart Supercenter #5115 (Wal-Mart Stores, Inc) - 3101 W Kimberly Rd - License Type: E Liquor

Ward 4

Kwik Star #123 (Kwik Trip, Inc) - 2850 W Locust St - License Type: C Beer

Ward 6

Wal-Mart Supercenter #1241 (Wal-Mart Stores, Inc) - 5811 Elmore Ave - License Type: E Liquor

Recommendation:
Pass the Motion.

Background:

The following applications have been reviewed by the Police, Fire, and Zoning Departments.

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Wright, Brandon	Approved	1/17/2020 - 9:08 AM
Finance Committee	Wright, Brandon	Approved	1/17/2020 - 9:08 AM
City Clerk	Admin, Default	Approved	1/17/2020 - 10:54 AM

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Brad Guy 563-327-5105
Wards:

Action / Date
1/22/2020

Subject:
Motion to ratify change orders #1 & #2 for the Eastern Ave Reconstruction Project contracted with Langman Construction, Inc in the amount of \$51,942, CIP #35035. [Wards 6 & 7]

Recommendation:
Pass the Motion.

Background:

During initial construction activities, additional repair work was identified by the City's project team and contractor. This work increased the bid item quantities for Crushed Rock Stabilization and PCC Pavement. A line item for Intake Repair was also added to reconstruct storm water intakes that were found to be deficient. This work was captured in change order #1.

Change order #2 includes the award of a \$5,000 early completion bonus, as outlined in the contract documents for this project, and final bid item quantity adjustment for additional PCC pavement removal and replacement.

Each of these change orders have been approved by the appropriate staff per the City's purchasing policy. The totality of change orders #1 & #2 have exceeded \$50,000 since the last time the Council approved the contract; therefore this greensheet is notifying the Council of these approved changes.

CONTRACT SUMMARY:

Original Contract Amount	\$466,421.65
Change Order #1	\$37,500.00 (Staff Approved)
Change Order #2	\$14,442.00 (Staff Approved & Pending <u>Council Ratification</u>)
Total Amended Contract	\$518,363.65

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/14/2020 - 3:57 PM
Public Works Committee	Lechvar, Gina	Approved	1/16/2020 - 12:44 PM
City Clerk	Admin, Default	Approved	1/17/2020 - 9:55 AM

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Eric Gravert 563-327-5125
Wards:

Action / Date
1/29/2020

Subject:
Motion to ratify change orders #1 - #5 for the Main Street Landing - Phase I project to Hawkeye Paving in the amount of \$62,600.47, CIP #68004. [Ward 3]

Recommendation:
Pass the Motion.

Background:
During construction a number of unforeseen items, independent of one another, occurred that are not part of the existing contract. Each of these change orders have been approved by the appropriate staff per the City's purchasing policy. Change order five is finalizing the contract's final cost; and the totality of change orders #1 - #5 have exceeded \$50,000 since the last time the Council approved the contract; therefore, this greensheet is notifying the Council of these approved changes.

CHANGE ORDER SUMMARY:

Change Order #1 - Provide additional working days to handle utility delays beyond the contractor's control.

Change Order #2 - Additional foundation depth of the seven light poles due to poor sub-grade soil conditions. Hawkeye Paving has agreed to change order #2 work for \$6,125.

Change Order #3 - Additional haul and equipment time due to contaminated sub-grade soils. Hawkeye Paving has agreed to change order #3 work for \$4,342.97.

Change Order #4 - Additional foundation depth of the twenty-two catenary light poles due to the sub-grade soil conditions. Hawkeye Paving has agreed to change order #4 work for \$19,250.

Change Order #5 - Additional excavation and stabilization rock around the seat wall foundations, material and installation costs for dirt backfill inside the seat wall areas, and flood clean activities. Hawkeye Paving has agreed to change order #5 work for \$32,882.50.

CONTRACT SUMMARY:

Original Contract Amount	\$652,807.00
Change Order #1	\$0.00 (Staff Approved on 9/5/2018)
Change Order #2	\$6,125.00 (Staff Approved on 10/1/2018)
Change Order #3	\$4,342.97 (Staff Approved on 10/15/2018)
Change Order #4	\$19,250.00 (Staff Approved on 8/7/2019)
<u>Change Order #5</u>	<u>\$32,882.50 (Staff Approved & Pending Council Ratification)</u>
Total Amended Contract	\$715,407.47

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/14/2020 - 1:52 PM
Public Works Committee	Lechvar, Gina	Approved	1/16/2020 - 12:40 PM
City Clerk	Admin, Default	Approved	1/17/2020 - 10:58 AM

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Sarah Ott 326-6167
Wards:

Action / Date
1/22/2020

Subject:
Motion approving a contract with Mindfire Communications of LeClaire, IA for communication consulting services not-to-exceed \$75,000 annually. [All Wards]

Recommendation:
Pass the Motion.

Background:
City Administration will be working with Mindfire Communications of LeClaire, IA for communication consulting services with an annual paid amount not-to-exceed \$75,000.

Projects will include, but are not limited to, social media platforms and flood communication plans. The total amount billed to date is \$12,500 with future charges expected to reach \$50,000.

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Wright, Brandon	Approved	1/17/2020 - 10:37 AM
Finance Committee	Wright, Brandon	Approved	1/17/2020 - 10:38 AM
City Clerk	Admin, Default	Approved	1/17/2020 - 10:59 AM

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Brandon Wright 563-326-7750
Wards:

Action / Date
1/22/2020

Subject:
Motion approving the contract for the Adler Stage Floor Replacement to WRS Construction Inc of Davenport, IA in the amount of \$83,205, CIP #69015. [Ward 3]

Recommendation:
Pass the Motion.

Background:
An Invitation to Bid was issued and sent to contractors on November 15, 2019. On January 7, 2020, the Purchasing Division opened and read three responsive and responsible bids. WRS Construction Inc was the lowest bid.

WRS has successfully performed many projects for the City in the past.

This project will take place during the middle of the summer, from mid-June until mid-August. There are no events scheduled for the stage at this time to allow for the floor replacement. The current floor is chipped and cracked.

This project will be paid for with the CIP account #76031675 530350 69015 Adler Theatre Stage Floor Replacement, with a current balance of \$125,000. These funds are from Hotel/Motel tax.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Wright, Brandon	Approved	1/17/2020 - 9:01 AM
Finance Committee	Wright, Brandon	Approved	1/17/2020 - 9:01 AM
City Clerk	Admin, Default	Approved	1/17/2020 - 9:45 AM

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: ADLER STAGE FLOOR REPLACEMENT

BID NUMBER: 20-65

OPENING DATE: JANUARY 7, 2020

GL ACCOUNT NUMBER: 76033675 530350 69017

RECOMMENDATION: AWARD THE CONTRACT TO WRS CONSTRUCTION
INC. OF DAVENPORT IA

<u>VENDOR NAME</u>	<u>PRICE</u>
WRS Construction Inc. of Davenport	\$83,205
Swanson Construction Co. of Bettendorf IA	\$128,693
General Constructors Inc. of Bettendorf IA	\$237,362

Approved By Kristi Keller 1-13-2020
Purchasing Date

Approved By BZ 1-13-2020
Department Director Date

Approved By Braedi Coy 1-13-2020
Budget/CIP Date

Approved By BZ 1-13-2020
Chief Financial Officer Date

City of Davenport

Agenda Group:

Department: City Clerk

Contact Info: Brian Krup 563-326-6163

Wards:

Action / Date

1/29/2020

Subject:

To discuss strategy with counsel in matters involving litigation pursuant to Iowa Code Section 21.5(1)(c).

REVIEWERS:

Department

Reviewer

Action

Date

City Clerk

Admin, Default

Approved

1/6/2020 - 1:36 PM