

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, September 10, 2024; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

I. Call to Order

II. Secretary's Report

1. Consideration of the August 13, 2024 meeting minutes.

III. Communications

IV. Old Business

V. New Business

1. Case COA24-16: Request for the installation of a new roof at 628 Ripley Street. The William H. and Emma A. Ruser House is located within the Hamburg Local Landmark Historic District. David LaRoque, petitioner. [Ward 3]
2. Case COA24-17: Request for the installation of a new roof at 709 Brown Street. The William H. Wiese Residence is located within the Hamburg Local Landmark Historic District. Dawn Santiago, petitioner. [Ward 3]
3. Case DNRHP24-01: Request for demolition of the detached garage at 739 Perry Street. The Roslyn Flats is individually listed on the National Register of Historic Places. Palmer College Foundation, petitioner. [Ward 3]

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Meeting: October 8, 2024

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
9/10/2024

Subject:
Consideration of the August 13, 2024 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The August 13, 2024 meeting minutes are attached.

Attachments:
1. Meeting Minutes 8-13-24

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, AUGUST 13, 2024; 10:00 AM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

Chairperson Hustedde called the meeting to order.

Present: McGivern, Hustedde, Powers, Franken, Kretz

Staff Present: Werderitch

II. Secretary's Report

1. Consideration of the July 17, 2024 meeting minutes.

Motion by McGivern, second by Powers, to approve the July 17, 2024 meeting minutes.

Minutes were unanimously approved by voice vote (5-0).

III. Communications

Werderitch provided an update on the Heart of Downtown Davenport Walking Tours. Staff also informed the Commission of two Certificates of Public Hazard issued for 1649 West 3rd Street and 418 East 2nd Street.

IV. Old Business

V. New Business

1. Case COA24-15: Request for the installation of replacement windows, restoration of the southside bay window, and painting lintels at 712 West 8th Street. The August and Fredrika (Wittenberg) Warnebold House is a contributing structure in the Hamburg Local Landmark Historic District. Matt and Ellie McClean, petitioner. [Ward 3]

Staff presented a history of the property and prior Certificate of Appropriateness Application approved at the July meeting. The scope of work includes the replacement of attic and basement windows, restoration of the southside bay windows, and painting of lintels.

Staff made a recommendation to approve the Certificate of Appropriateness for the installation of replacement windows, restoration of the southside bay window, and painting lintels at 712 West 8th Street in accordance with the submitted material and subject to the following conditions:

1. The replacement window units shall fit within the dimensions of the existing openings.

2. Using evidence of the existing windows, the replacement units shall match the old in terms of style of grid pattern.
3. Remove damaged or deteriorated paint only to the next sound layer using the gentlest method possible prior to repainting. Apply a compatible paint coating system following proper surface preparation.

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

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

Matt McClean, property owner, was in attendance to discuss the scope of work.

Motion by McGivern, second by Franken, to approve Case COA24-15 in accordance with staff recommendation and subject to the following additional condition:

City staff may administratively approve additional replacement windows if consistent with the submitted specifications and plans.

Motion to approve passed by a roll call vote (5-0).

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

Motion by McGivern, second by Powers, to adjourn the meeting. Motion passed by a voice vote (5-0). The meeting adjourned at 5:23pm.

IX. Next Commission Meeting: September 10, 2024

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
9/10/2024

Subject:

Case COA24-16: Request for the installation of a new roof at 628 Ripley Street. The William H. and Emma A. Ruser House is located within the Hamburg Local Landmark Historic District. David LaRoque, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness to install a new roof at 628 Ripley Street in accordance with the submitted material.

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

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

Background:

The William H. and Emma A. Ruser House is a classic 2-story Queen Anne residence constructed in 1896. The single-family home is considered a contributing structure within the Hamburg Historic District. Building materials consist of a stone foundation, a combination of hip and gable roofs with asphalt shingles, and wood siding. Prominent architectural details include bow windows, decorative windows, decorative gables, porches, and wide eaves.

Request: Installation of a new roof and gutters. The proposed replacement product is Owens Corning TruDefinition Duration Shingles.

Scope of Work:

1. Remove layer of old existing shingles from house and place into dumpster and haul away.
2. Replace bad plywood decking.
3. Install new drop edge.
4. Install ice and water barrier by code to all eaves and valleys.
5. Install specific underlayment to roof deck.
6. Install synthetic underlayment.
7. Install Owens Corning TruDefinition shingles.
8. Install new flashing, pipes and boots.

9. Install new flashing around the chimney.
10. Install new water gutters and down spouts

Project Review:

The historic property inventory sheet identifies the roofing material as asphalt shingle. Based on prior building permits, the existing roof appears to be a 3-tab shingle. The benefits of the proposed architectural shingle include enhanced durability, better wind resistance, improved waterproofing capabilities, and a more dimensional appearance for added curb appeal. Staff consider the installation of an architectural shingle to be a replacement in-kind. In addition, the installation of new gutters will keep both structures in a good state of repair by draining water away from the building foundations. Staff believe gutters will keep the property in a good state of repair while having minimal impact on the historic characteristics of the home.

Attachments:

1. Application
2. Photos
3. Historic Property Inventory Sheet
4. Historic Preservation Ordinance Review Standards



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION

APPLICANT INFORMATION	
Application Name	BRIEF OVERVIEW OF THE PROJECT (not a scope of work)
Address	
City State Zip	
Phone	
Secondary Phone	
E-Mail Address	APPLICABILITY PRIOR to any work on applicable Historic Resources: A Certificate of Appropriateness must be submitted & approved PRIOR to the commencement of the following: - Any Building or Sign Permit changing the exterior (except demo) - New construction/Addition or exterior alteration of a structure - Sign installation or alteration Demolition of any local or national historic resources shall require a Historic Demolition Request Application
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements. I understand I am responsible for attendance at the meeting as shown on the historic preservation commission calendar. The City reserves the right to require further site studies as necessary. By checking this box and typing my name below, I am electronically signing this application. Type Applicant's Name here to serve as a signature Date	
ALL SUBMITTALS SHALL INCLUDE: Full Scope of Work (SOW) attached as a .PDF all work & materials shall be described & itemized/listed in detail Photos or renderings of all existing building/sign façades Proposed color building/sign elevations to scale rendered showing existing and/or proposed building materials Material specs: type, dimensions, color & manufacturer MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*: Dimensioned Site Plan (proposed & existing buildings/site items) Grading Plan with 2 foot intervals (if needed) Mechanical Screening shall be shown Materials Board of sample building materials proposed * Major Additions & New Buildings may require more extensive information	
DEVELOPMENT TEAM	
Property Owner	
Address	
Phone	Secondary Phone
E-Mail Address	
Project Manager/Other	
Address	
Phone	Secondary Phone
E-Mail Address	
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. <u>Inaccurate or incomplete applications may result in delay of applicant's scheduled meetings.</u> (2) Scope of Commission's Consideration: - Only work described in the application may be approved. - If insufficient information exists to make a proper judgment on the application, the Commission may continue the consideration a maximum of 60 days, excluding applicant's continuances. (3) Post Commission Ruling: - An approved Cert. of Appropriateness does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities. - Appeals to determinations are \$75 made to City Council and shall be in writing submitted to the Zoning Administrator within 30 calendar days of Commission's decision.	
Application Fee: NONE	
Submit this form with attachments to: planning@davenportiowa.com	

Werderitch, Matt

From: DAVID & MONICA <laroque24@msn.com>
Sent: Friday, August 30, 2024 9:18 AM
To: Werderitch, Matt
Subject: [EXT] Fwd: Certificate of Appropriateness application
Attachments: image001.png; Historic Preservation Commission-Certificate of Appropriateness Application.pdf

ATTENTION: This is an external email.

Sent from my iPhone

Begin forwarded message:

From: "Laroque, David" <david.laroque@corebridgefinancial.com>
Date: August 30, 2024 at 9:17:06 AM CDT
To: LAROQUE24@msn.com
Subject: Certificate of Appropriateness application

Scope of Work:

- * Remove layer of old existing shingles from house and place into dumpster and haul away.
- * Replace bad plywood decking.
- * Install new drop edge.
- * Install ice and water barrier by code to all eaves and valleys
- * Install specific underlayment to roof deck
- * Install synthetic underlayment
- * Install Owens Corning TruDefinition shingles.
- * Install new flashing, pipes and boots
- * Install new flashing around the chimney
- * Install new water gutters and down spouts

In Your Service,

David LaRoque

Want to speak?

For a **45 minute planning discussion:** [CLICK HERE!](#)

Please note: if none of the available times work for you, please email or text me directly.

David LaRoque
Financial Advisor
Corebridge Financial

13220 Metcalf Ave., Suite 360 | Overland Park, KS 66213
Cell 563.484.9948 | Fax 855.462.0801 | Client Care Center: 800.448.2542
david.laroque@corebridgefinancial.com | www.corebridgefinancial.com/wealthmanagement

THE PROOF IS IN THE SURENAIL STRIP®



TruDefinition® DURATION®

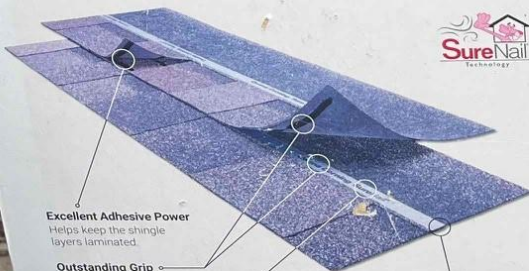
- Shingles feature the advanced performance of patented SureNail® Technology
- Popular colors with bold, lively contrast and complementing shadow lines for dramatic dimension
- Limited Lifetime Warranty** (for as long as you own your home) with 130-MPH Wind Resistance Limited Warranty*
- StreakGuard™ Protection with a 25-year Algae Resistance Limited Warranty^{3/5}



Don't let black streaks lower the value or curb appeal of your home. Owens Corning blends specialized copper-aluminum pigments, developed by 3M, a leading producer of roofing granules, into our colorful shingles. This helps resist blue-green algae growth.

THE PROOF IS IN THE PERFORMANCE

Proven performance is what truly sets Owens Corning® architectural shingles above the rest. We brought our Duration® Series shingles into the lab to test their performance against wide, single-layer nail zone shingles in three major strength tests*. And in each test, the Triple Layer Protection® of SureNail® Technology outperformed the competition where it matters most—in the nailing zone.



Excellent Adhesive Power
Helps keep the shingle layers laminated.

Outstanding Grip
The SureNail® strip enhances the already amazing grip of our proprietary Tru Bond™ sealant for exceptional wind resistance of a 130-MPH wind warranty*.



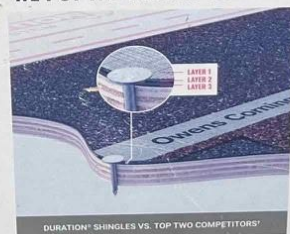
Breakthrough Design
Patented SureNail® Technology is the first and only reinforced nailing zone on the face of the shingle.

"No Guess" Wide Nailing Zone
This tough, engineered woven fabric strip is embedded in the shingle to create an easy-to-see strong, durable fastener zone.

Triple Layer Protection™
A unique "triple layer" of reinforcement occurs when the fabric overlays the two shingle layers, called the common bond area.

Double the Common Bond
SureNail® features up to a 200% wider common bond area in the nailing zone over standard shingles.

WE PUT THE REST TO THE TEST



Up to
2.5X BETTER
NAIL PULL-THROUGH
RESISTANCE

Up to
9X BETTER
NAIL BLOW-THROUGH
RESISTANCE

Up to
2X BETTER
DELAMINATION
RESISTANCE

TOTAL PROTECTION SIMPLIFIED™



SEAL

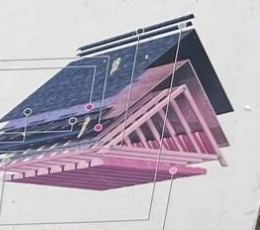
HELPS CREATE A
WATER-PROOF BARRIER
SELF-ADHERED ICE
& WATER BARRIER
SYNTHETIC UNDERLAYMENT

DEFEND

HELPS PROTECT AGAINST
NATURE'S ELEMENTS
STARTER SHINGLES
LAMINATE SHINGLES
HIP & RIDGE SHINGLES

BREATHE

FOR BALANCED
ATTIC VENTILATION
INTAKE VENTS
EXHAUST VENTS



+ COMFORT

ADD COMFORT AND
ENERGY PERFORMANCE
PINK® FIBERGLASS BLOW-IN
ATTIC INSULATION

COLOR DISCLAIMER

As color experts, we know getting the shingle color right is a big part of any roofing purchase. Due to printing color variations, in addition to viewing shingle literature, we suggest you request an actual shingle sample to see how it will appear on your home and with your home's exterior elements in various natural lighting conditions. Lastly, we recommend you verify your color choice by seeing it installed on an actual home your roofing contractor or supplier can provide a sample and may be able to direct you to a local installation.

* See actual warranty for complete details, limitations and requirements.
1. All prices listed accurately do not include discounts.
2. Owens Corning roofing systems incorporating products with other, unapproved roofing components may not perform as intended.
3. Weather-related damage caused by wind, hail, lightning, fire, or other causes is not covered by this warranty.
4. The amount of Triple Layer Protection may vary on different shingle types.
5. Excludes non-Owens Corning roofing materials such as flashing, fasteners, pipe boots and vent caps.
6. See local building codes for additional requirements.
7. Shingles are not designed to be used as a roof deck or as a base for other roofing materials.
8. This coverage is not available in certain areas.
9. Actual results may vary. Owens Corning is not responsible for a person's personal injury or property damage.
10. Coverage is void where prohibited by law or where prohibited by local, state or federal regulations.
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Hamburg Historic District (amended)

Name of Property

Scott County, Iowa

County and State

Address State #, Map #, FS # 2016 district status 1983 district status	Historic Name	significant date/s architectural style/type	Materials of walls, foundations, roof
	History of property (owners/residents, census data including birthplace of self (and parents), Sanborn map info), Current use		Architectural data (architect/builder, features, modifications), Garage data
628 Ripley St State #82-02496 Map #068 Field Site #C-16 Parcel #G0054-08 Updated district status: 1 contributing building (A, C) 1983 NRHP status: Contributing (key)	William H. and Emma A. (Hoering) Ruser House	c.1896 Queen Anne (2 story)	Walls: frame - wood Foundation: stone Roof: combination hip/gable - asphalt shingles
	c.1896 - house built; 1896-1920 - William H. and Emma Ruser (jeweler - Stark & Ruser) 1910 Sanborn map: house - 2 story - extant 1910 census: Ruser, William (65, jeweler) - born in Germany (Germany, Germany); wife: Emma (52) - born in US - IA (Germany, Germany) 1920-1943 - Emma Ruser (widow), also daughter Etta Ruser (teacher) 1943-1945 - E. Karl and Eliza R. Ganote - lived in one unit, rented 2nd unit; 1945-1960s - Kenneth E. and Harriett A. Babcock (Kenneth - vp-mgr Frank Winter Heating Co; Harriett - Handicraft Shop) 1956 Sanborn map: house - 2 story - extant 1972 - converted from duplex to duplex with four sleeping rooms; 2007 - converted to single family Current use: single family house - owner occupied		Architect/builder: - Porch: partial porch - round columns on brick piers Windows: 1/1 wood windows - wood surrounds Architectural details: bow windows, decorative windows, decorative gables, porches, wide eaves Modifications: Historic: -; Non-historic: - Garage: none Other site features: modern block retaining wall along alley
417 W 7th St State #82-00611 Map #069 Field Site #C-17 Parcel #G0054-02 Updated district status: 1 contributing building (A, C) 1983 NRHP status: Contributing	Richard and Selma (Rieck) Haak House	c.1924 Colonial Revival (2 story)	Walls: frame - wood Foundation: concrete block - rusticated? Roof: side gable - asphalt shingle
	(earlier 2 story house on lot) 1910 Sanborn map: house - 2 story - replaced 11-19-1924 - building permit for new dwelling and garage issued to R. Haak, contractor Hass & Co); 1925-1936 - Richard and Selma Haak (real estate salesman) 1936-1966 - Selma Haak (widow), remodeled to duplex in 1937 - lived in one unit, rented 2nd unit 1956 Sanborn map: house (replaced) - extant Current use: single family house - owner occupied		Architect/builder: Hass & Co (contractor) Porch: entry porch - round columns Windows: 6/1 wood windows - wood surrounds Architectural details: small bay window, entry with sidelights, two gable-roof dormers, (GVT house?) Modifications: Historic: -; Non-historic: 1985 - rear deck built Garage: none (remnants of old foundation walls) Other site features: concrete steps with low block retaining walls from 7th St up hill to house
427 W 7th St State #82-00614 Map #070 Field Site #C-18 Parcel #G0054-03 Updated district status: 1 contributing building (A, C) 1983 NRHP status: Contributing	Anna K. (Lembke) Wernentin House	1920 Foursquare (2 story)	Walls: brick veneer Foundation: brick veneer / concrete Roof: hip roof - asphalt shingles
	(part of property with house to south at 625 Ripley) 1910 Sanborn map: vacant - lot 9-1919 - permit for new dwelling issued to Fred Wernentin Jr (Ruhl & Wernentin real estate) - contractor Hass & Co - died in 1920 - widow Anna then listed here in 1920; 1920-1953 - Anna Wernentin (widow), also son Leon in 1920s-30s (salesman) 1953-1958 - owned by William and Norma Koch; 1958-1968 - owned by Harold F. & Ida L. Valerius, then Ida Baird 1956 Sanborn map: house - 2 story - extant Current use: single family house - owner occupied		Architect/builder: Hass & Co (contractor) Porch: entry hood - gable roof, brackets, concrete steps with low brick walls Windows: 1/1 wood windows - solid brick lintels, stone sills Architectural details: sun room on south, hip-roof dormer, cubical form Modifications: Historic: -; Non-historic: - Garage: attached (basement) - one car Other site features: -

Historic Preservation Ordinance

Section 14.01.060 Certificate of Appropriateness Review Process

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

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

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

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

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
9/10/2024

Subject:

Case COA24-17: Request for the installation of a new roof at 709 Brown Street. The William H. Wiese Residence is located within the Hamburg Local Landmark Historic District. Dawn Santiago, petitioner. [Ward 3]

Recommendation:

A recommendation is made to deny the Certificate of Appropriateness to install a new roof at 709 Brown Street in accordance with the submitted scope of work.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060 C of the Davenport Municipal Code. Switching from a red clay tile roof to an asphalt architectural shingle fails to meet the following standard:

1. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

Background:

The William H. Wiese Residence was constructed in 1895 and is listed as a contributing structure in the Hamburg Local Landmark Historic District. The distinct late century architectural style embodies picturesque features, making it one of Davenport's most unique homes.

Certificate of Appropriateness Application: July 2021

The City of Davenport Historic Preservation Commission granted a Certificate of Appropriateness for the following case at its July 13, 2021 meeting:

1. Case COA21-15: Request for exterior alteration at 709 Brown Street. The William H. Wiese Residence is located within the Hamburg Local Landmark Historic District. Dawn Santiago, petitioner. [Ward 3]

The application was to repair the roof of the structure, which was damaged during the August 2020 derecho. The existing roof consists of French clay tiles that were original to the home. To prevent further water damage, the applicant proposed removing and replacing the roof in its entirety. The scope of work included removing all clay tiles from the roof in order to install new underlayment. Afterward, any existing clay tiles that could be salvaged would be reinstalled. The petitioner proposed a replacement French clay tile that would match the style, color, and thickness of the existing. The new roof would consist of a combination of existing and new French clay tiles.

The approval was in accordance with submitted specifications and plans and subject to the following conditions:

1. To the greatest extent possible, the existing clay tile roof shall be preserved and reused.
2. Product specifications of the existing clay tile and proposed replacement clay tile shall be submitted to staff for review and approval.

Revised Request: Installation of a new roof. The existing material is French clay tile. The proposed replacement product is an asphalt architectural shingle.

Scope of Work:

1. Remove the existing roof on the residence.
2. Remove underlayment.
3. Remove and replace any and all damaged plywood.
4. Install ice and water shield.
5. Install underlayment.
6. Install selected roofing products per specifications.
7. Install hip and ridge.
8. Install new pipe jacks.
9. Install new flashings.

Project Review:

The historic property inventory sheet identifies the roofing material as red clay tile, which is also listed as a defining architectural feature. Red clay tile roofs are uncommon in the City of Davenport, making the preservation of this material imperative. While staff are sympathetic to the higher product and installation cost associated with red clay tile, the replacement asphalt shingle does not convey the same visual appearance. Without the French clay tile roof, the character of the William H. Wiese Residence is diminished.

The Secretary of the Interior's Standards for Rehabilitation **do not** recommend the following:

1. Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
2. Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform, or "improved" appearance.
3. Stripping the roof of sound historic material such as slate, clay tile, wood, and architectural metal.

Attachments:

1. Application
2. Photos
3. Historic Site Inventory Sheet
4. Preservation Brief: The Preservation and Repair of Historic Clay Tile Roofs
5. Historic Preservation Ordinance Review Standards



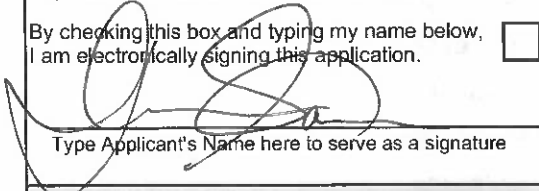
CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

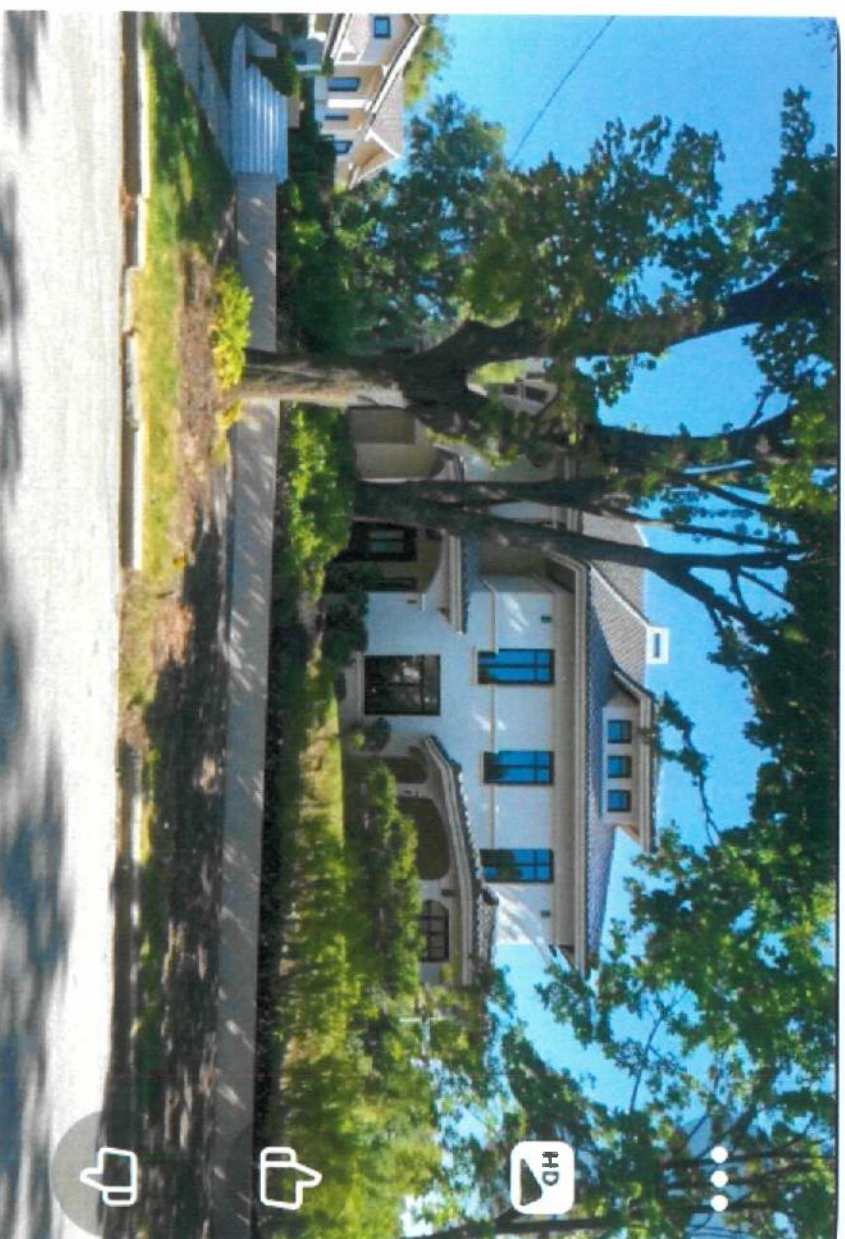
APPLICATION FOR

CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION

APPLICANT INFORMATION		RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE
Application Name Dawn Santiago		SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME 709 Brown St Davenport IA 52802		
Address 709 Brown St		BRIEF OVERVIEW OF THE PROJECT (not a scope of work) Change Roofing material of home from clay tile to architectural shingles.		
City State Zip Davenport IA 52802		APPLICABILITY PRIOR to any work on applicable Historic Resources: A Certificate of Appropriateness must be submitted & approved PRIOR to the commencement of the following: - Any Building or Sign Permit changing the exterior (except demo) - New construction/Addition or exterior alteration of a structure - Sign installation or alteration		
Phone 678-898-9376		Demolition of any local or national historic resources shall require a Historic Demolition Request Application		
Secondary Phone				
E-Mail Address dsantiagoRNDS@gmail.com				
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements. I understand I am responsible for attendance at the meeting as shown on the historic preservation commission calendar. The City reserves the right to require further site studies as necessary. By checking this box and typing my name below, I am electronically signing this application. ☐		ALL SUBMITTALS SHALL INCLUDE: Full Scope of Work (SOW) attached as a .PDF ☐ all work & materials shall be described & itemized/listed in detail Photos or renderings of all existing building/sign façades ☐ Proposed color building/sign elevations to scale ☐ rendered showing existing and/or proposed building materials Material specs: type, dimensions, color & manufacturer ☐ MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*: Dimensioned Site Plan (proposed & existing buildings/site items) ☐ Grading Plan with 2 foot intervals (if needed) ☐ Mechanical Screening shall be shown ☐ Materials Board of sample building materials proposed ☐ * Major Additions & New Buildings may require more extensive information		
Type Applicant's Name here to serve as a signature  Date 8/11/2024				
DEVELOPMENT TEAM				
Property Owner				
Address				
Phone Secondary Phone				
E-Mail Address				
Project Manager/Other				
Address				
Phone Secondary Phone				
E-Mail Address				
		Formal Procedure Application Fee: NONE		
		(1) Application: - Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process. - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. <u>Inaccurate or incomplete applications may result in delay of applicant's scheduled meetings.</u>		
		(2) Scope of Commission's Consideration: - Only work described in the application may be approved. - If insufficient information exists to make a proper judgment on the application, the Commission may continue the consideration a maximum of 60 days, excluding applicant's continuances.		
		(3) Post Commission Ruling: - An approved Cert. of Appropriateness does not constitute a City permit or license and does not vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities. - Appeals to determinations are \$75 made to City Council and shall be in writing submitted to the Zoning Administrator within 30 calendar days of Commission's decision.		
Submit this form with attachments to: planning@davenportiowa.com				

Charming Hillside Home with Wrap- Around Veranda





ROOF QUOTE



Project Details

Name: Dawn Santiago

Address: 709 Brown St

City: Davenport - **State:** IA - **ZIP:** 52802

Full Tear-Off Replacement / Tile to 3D Architectural Shingle

Contract Price: \$37,300

Financing: Available, Pending Credit Approval

Warranty: 30 Years

Highest roofing fire rating – UL class A, dura grip – reduces the risk of shingles blow off. Warranted to withstand winds up to 130 mph and lifetime transferable warranty, algae resistant

What's Included:

Contract Price includes the following line items:

- Remove the existing roof on the residence
- Remove underlayment
- **Remove and replace any and all damaged plywood**
- Install ice and water shield (Colder Climate's Only)
- Install underlayment
- Install selected roofing products per specifications
- Install hip & ridge
- Install new pipe jacks
- Install new flashings
- Clean up all job related debris
- City Permit is included in the price

All roofing crews are licensed, insured and safety on the job site is our top priority.





ROOF QUOTE



Detailed Breakdown:

1. *Project Planning and Preparation*

- Conduct a preliminary inspection of the roof.

1.2. *Permits and Approvals*

- Obtain necessary permits from local authorities.
- Ensure compliance with building codes and regulations.

2. *Material Procurement*

2.1. *Order Shingles*

- Include additional shingles for overage and waste.

2.2. *Other Materials*

- Order underlayment, roofing nails, flashing, drip edges, and sealants.
- Ensure availability of safety equipment and tools.

3. *Site Preparation*

3.1. *Setup Safety Measures*

- Install safety harnesses, guardrails, and other safety equipment if needed

3.2. *Prepare Work Area*

- Set up ladders, scaffolding, and workstations if needed

4. *Removal of Existing Roof*

4.1. *Remove Old Tile*

- Carefully remove all old Material and flashing.
- Dispose of old materials in a rented dumpster.

4.2. *Inspect Roof Decking*

- Check for any damaged or rotten decking.
- Replace any damaged sections with new plywood.





ROOF QUOTE



5. Installation of Underlayment

5.1. Install Synthetic Underlayment

- Roll out and secure synthetic underlayment over the entire roof area.

6. Installation of Shingles

6.1. Install Starter Strip

- Apply starter strip shingles along the eaves.

6.2. Install Shingles

- Begin shingle installation from the bottom edge, working upwards.
- Ensure proper alignment and overlapping.
- Nail shingles according to manufacturer specifications.

6.3. Install Ridge Cap

- Apply ridge cap shingles along the roof ridges.

7. Flashing and Sealant

7.1. Install Flashing

- Install flashing around chimneys, vents, and other roof penetrations.

7.2. Apply Sealant

- Apply roofing sealant around flashing and other vulnerable areas.

8. Final Inspection and Cleanup

8.1. Inspect Work

- Conduct a thorough inspection to ensure all work meets quality standards.
- Address any deficiencies or touch-ups.

8.2. Cleanup Site

- Remove all debris and materials from the site.
- Ensure the property is left clean and tidy.





ROOF QUOTE



9. Project Completion

9.1. Final Walkthrough

- Conduct a final walkthrough with the client.
- Explain the work done and provide maintenance tips.

9.2. Documentation

- Provide the client with warranty information and documentation.
- Ensure all paperwork is completed and filed appropriately.

9.3. Payment and Sign-Off

- Process final payment and obtain client sign-off on project completion.

*This breakdown covers all major steps and can be adjusted based on specific project requirements or unexpected developments.





Dawn Santiago <dedwardsrn05@gmail.com>

Re Dawn and Gabriel Santiago

Eric Mail <mail@puryearlaw.com>

Mon, Feb 28, 2022 at 2:49 PM

To: Dawn Santiago <dedwardsrn05@gmail.com>

Dear Dawn:

I reached out to Colin with Country Financial to let him know I am representing you in this case. I want to confirm that there is a new contractor involved and that we are able to continue/extend the deadline. Please let me know who you have involved at this point.

In my initial review it would appear that all three parties you had dealt with have messed up in some way that has impacted the project. Starting at the top, Country Financial has, it would seem, under quoted the job, which has left Josh, in his slight defense, unable to engage appropriate subcontractors to complete the work. That's probably looking at it favorably for him, but I do not see that necessarily rising to a defense, because the back and forth was not communicated to you.

Nevertheless, I think right now the immediate need is to establish who is stepping in as a contractor and what will be needed to move forward with the work immediately. We will then be able to coordinate with regard to a calculation of damages and to set forth a demand to the responsible parties.

To the extent that Country Financial continues to underestimate the needed work to be done, we have to address that. I do not have a sense yet from Colin whether that will be the case.

[Quoted text hidden]



Dawn Santiago <dedwardsrn05@gmail.com>

Re Dawn and Gabriel Santiago

Dawn Santiago <dedwardsrn05@gmail.com>

Mon, Feb 28, 2022 at 2:17 PM

To: Eric Mail <mail@puryearlaw.com>

Eric

In response to your email. We hired Josh Harris as the contractor for the roof. There was significant damage to the inside of the home as the insurance company did stall with providing the repairs needed and the with the roof repair. To my understanding the roof needed to be replaced prior to completing the work on the inside of the house. However, with the snow and the delays for approval from the insurance company the damage (leaks, falling ceiling, mold, warped hard wood floors, trim, etc) continued to increase. Josh suggested hiring his PA (Paul) who was supposed to estimate the inside damage and tarp the roof with an agreed upon price of \$5000 to \$7000 between the insurance company and Josh. Paul showed up on a weekend evening with his crew from Chicago to tarp roof and assess the damage. The flooring had warped from the water damage. As I sat in the living room, the crew began to come through the house with flooring that they removed from the room that had water damage. Neither my husband or myself gave the ok to do this work. They left all of the trash and wood for us to haul away. The first crew began shrink wrapping the roof as Paul told us it was the only way to tarp our roof. He later offered us to do ALL of the repairs instead of Josh as he had his own company as well . We denied him that. He sent us a bill for \$15000 demanding payment and threatening to place a lien on our property. The insurance paid it deducting it from the amount allowable for repairs.

Tarp is up and protecting the inside. Now Josh delays in finding roofing crew to complete the work. He continued to argue between the insurance company in an attempt to get more money for the damages. The last straw was when he told me he was requesting \$80,000 from the insurance company for scaffolding. The delays between the roofer continued and we only had a certain amount of time to complete the repairs as they already allowed two extensions. Seeing this... the contract ended...we decided to get other estimates from other companies that could actually do the work.

I'm total I gave Josh Harris \$36,000. He only provided us pallets of tiles and no work at this time. The bricks are still outside in the snow and some roofers refuse to use tile in this condition.

I will attach or separately send the receipt of payment.

I will also send correspondence between Paul and I and between the insurance company as well.

I know the time is limited. We are trying to get another extension from the insurance company to complete this claim and finish our roof.

Thanks again for your help.

[Quoted text hidden]

Davenport Police Case Report

2022-00072962

Case Status	Clearance Disposition	Date/Time Officer Printing Report	Business Name
Closed No Arrest	Closed No Arrest	03/14/2023 15:55, 1177 - Denkmann	
Incident Type	Location/Address		
Damage/Vandalism/Mischief	709 BROWN ST, DAVENPORT, IA 52802		
Time of Occurrence	Date	Time	To
08/01/2022	00:01	10/24/2022	16:15
Day of Week	Time Reported	Date	Time
Monday	10/24/2022	16:15	
Involved #1			
Last Name	First Name	Middle Name	Race
RUIZ	ALBERTO		Hispanic
Sex	Birth Date	Age	Hgt
Male			
Wgt	Hair	Eyes	
Address		Employer/School	
		SELF EMPLOYED	
City	State	Zip	Residential Phone
			(775)671-4180
Social Security Number	Occupation	City	State
	Self Employed		Zip
Driver's License	DL State	Employer Phone	
Involved #2			
Last Name	First Name	Middle Name	Race
SCHWARZ	MICHAEL	HARVEY	White
Sex	Birth Date	Age	Hgt
Male	02/09/1956	66	6ft 1 in
Wgt	Hair	Eyes	
165	WHI	BLU	
Address		Employer/School	
2526 W 49TH ST		SCHWARZ CONSTRUCTION LLC	
City	State	Zip	Residential Phone
DAVENPORT	IA	52806	(563)210-5189
Social Security Number	Occupation	City	State
	Self Employed	DAVENPORT	IA
Driver's License	DL State	Employer Phone	
Victim #1			
Last Name	First Name	Middle Name	Race
SANTIAGO	DAWN	SHEREE	Black
Sex	Birth Date	Age	Hgt
Female	05/15/1976	46	5ft 4 in
Wgt	Hair	Eyes	
165	BLK	BRO	
Address		Employer/School	
709 BROWN ST		TRAVELING NURSE	
City	State	Zip	Residential Phone
DAVENPORT	IA	52802	(678)898-9376
Social Security Number	Occupation	City	State
	Unemployed		Zip
Driver's License	DL State	Employer Phone	
PROPERTY			
Property Codes	Property Type	Make	Model
Destroyed, Damaged or Vandalized	Structures-Single Occup Dwell		
Description		Serial Number	Value
DAMAGE TO TILE ROOF BY CONTRACTOR			\$10,000.00
Quantity	Units	Style	Date Involved
1.000	Each		10/24/2022 12:00:00 AM
Color	VIN	Recovered Date	
Property Owner			
SANTIAGO, DAWN SHEREE			
Contributing Officers			
1108 - Porth, Celia			

Davenport Police Case Report

2022-00072962

Narrative Report

Occurred Incident Type	Location	Reported Date/Time	Prepared By
Damage/Vandalism/Mischief	709 BROWN ST, DAVENPORT, IA 52802	10/24/2022 16 15	Gnffin1131

On 10/24/2022 at about 16:15 hrs, the complainant came to the front desk to report a damage.

—Interview with Dawn Santiago (not verbatim)—

Dawn Santiago, DOB 05/15/1976, stated she hired a Michael Schwarz with Schwarz Construction, LLC, to do roof repairs at her home at 709 Brown Street in Davenport.

Santiago gave Schwarz a cashier's check for \$10,000.00 on 8/23/2022, at Santiago's residence so he could complete a tile roof repair consisting of replacing tiles and layers of wood that were damaged during the Derecho storm. The job was quoted at \$15,000 and the cashier's check was partial payment. Santiago's husband was not satisfied with the quality of the work and told Schwarz to stop the work. Schwarz allegedly was upset and unbeknownst to the Santiago's, Schwarz went back up to the roof and broke all of the roof tiles he had already replaced.

I consulted with Property Crime's supervisor Sgt. Noonan, who advised me to take a report for the Criminal Damage portion and to refer Dawn to pursue the unsatisfactory contractor work in Civil Court.

Santiago provided a copy of the second quote given to her by Schwarz, in which he wanted to add charges in the amounts of \$3,500 and \$48,000 to which Dawn declined.

Dawn estimates the damage done by the contractor at \$10,000 and will submit a quote by another company hired to fix the damage done by Schwarz.

I sent Dawn a link to upload videos, pictures and any other document she may have via Evidence.com.

Santiago described Schwarz as an old W/M, with gray hair and a mustache with the ends curled up. Santiago provided a phone number for Schwarz: (563)386-6838, and the address 2526 W 49th Street in Davenport.

Santiago wants to press charges.

—End of interview—

I was able to locate a Michael Schwarz in our system, matching the name and address provided by Dawn. A copy of the 2nd quote is attached to this report. I provided Dawn with the report number. Nothing further.

C. Porth (1108)

Lead PSG - Records Bureau

Davenport Police Case Report

2022-00072962

Narrative Report

Occurred Incident Type	Location	Reported Date/Time	Prepared By
Damage/Vandalism/Mischief	709 BROWN ST, DAVENPORT, IA 52802	10/24/2022 16 15	Griffin1131

On Friday, 09 Dec 2022 at 0800 hours, I Officer Joyce (Badge#816), was given this case for further review. The case involves damage made to a roof top located at 709 Brown St. on 10/24/2022. The damage is claimed to be caused by the contractor who was supposed to be repairing the roof.

On 12/9/2022 I was able to contact the complainant identified as Dawn Santiago and get a phone statement from her.

PHONE STATEMENT FROM DAWN SANTIAGO

Dawn said she had hired a contractor, Michael Schwarz, to come repair damage to her roof which was caused by derechio. (roof is the old Spanish clay tiles style) Dawn said Michael advised her he can fix it because he is one of the only contractors in the area that has experience doing these types of roofs. The residence is 4 stories tall. Dawn said she and Michael worked a deal in which she would pay him \$11,000 now and \$5,000 later after the inspector came to make sure everything was good.

Dawn said during the work, her husband became unsatisfied with the work and told Michael to stop. Dawn said her husband and Michael got into a screaming match about it. Dawn said it was after this incident that Michael must have gone up to the roof and hammered some tiles on purpose causing more damage.

Dawn said Michael was only repairing one section of the roof at this time while the other sections had been covered in a tarp. Michael had supposedly almost finished the one section and was quoted only for that section (\$16,000). Dawn had advised that Michael had quoted the entire roof repair being close to \$48,000.

Dawn said she did not witness Michael destroying the tiles but that she could hear the hammering from downstairs. Dawn said since the incident, Michael has not returned to finish the roof and claim his next \$5,000 that he was originally owed due to their first agreement. (inspector had not yet been there and no more repairs had been completed). Dawn said she had a new contractor identified as Alberto Ruiz come in to fix what was left. Dawn said that once Alberto went up to see the roof, he came down and told her that it appeared some tiles had been recently hammered on. Dawn said Alberto took pictures of the roof and showed them to Dawn. (pics submitted into evidence.com along with ring door video where you can here hammering on the roof)

Dawn said that Michael hasn't even called her to get the rest of his money. Dawn said Alberto quoted her for \$14,600 to fix the supposedly already repaired section of roof that Michael had been working on. Dawn said the original \$11,000 is not disputed because she gave Michael the money to pay his workers and since Michael does not want to come work and get the rest of the \$5,000 then that's on him. The issue Dawn said is the damage she believes was caused by Michael when he hammered down some clay tiles on purpose.

Dawn was able to send me an email with the actual new quote for the cost in damage at being \$11,500 which was given by Alberto, the new contractor. In the email are also photos of the supposed damage caused by Michael.

END PHONE INTERVIEW WITH DAWN SANTIAGO

On 12/12/2022 I was able to make contact with Michael Schwarz.

PHONE STATEMENT FROM MICHAEL SCHWARZ

Michael said that he was hired to fix the repairs to a leaking roof at the location on Brown St. Michael said the woman (Dawn) and her husband insulted him and said he did not know how to do the job right. Michael said he tried to explain what he needed to do in order to fix the roof and they were very argumentative and insulting. Michael said he had to replace certain parts and pieces of the roof and they would not listen.

Davenport Police Case Report

2022-00072962

Narrative Report

Occurred Incident Type Damage/Vandalism/Mischief	Location 709 BROWN ST. DAVENPORT, IA 52802	Reported Date/Time 10/24/2022 16 15	Prepared By Griffin1131
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Michael said they fired him but he was still paid the original \$10,000 and is still owed an additional \$6,000. Michael said he had not caused any holes to the roof or severe damage to any tiles but that damage was there prior to him showing up. Michael said when he arrived there was a tarp on the roof which had been nailed in by a previous worker. Michael said whoever nailed in the tarp caused the extra damage prior to his arrival. Michael said he has workers who would vouch for him that were there.

END PHONE STATEMENT WITH MICHAEL SCHWARZ

I was able to get a statement from the complainant, Dawn, who stated that the tarp was placed on the roof prior to Michael being there by a different contractor. Dawn said that there was damage under the tarp which she believes was caused by Michael.

I attempted to contact Alberto at his contact phone number but have been unable to reach him.

Based on the information being provided by both parties, I am unable to prove that any damage was caused intentionally with any ill intent by Michael. There is no evidence showing the damage being done or the before pictures of what the roof looked like prior to the contractor showing up. This case is a civil matter between all parties.

This ends my involvement.

B. Joyce 816



Executive Exteriors

Specialty Exterior Contractor

Client: Dawn Santiago
Property: 709 Brown Street
Davenport , IA 52802

Operator: INFO

Estimator: Executive Exteriors
Company: Executive Exteriors
Business: 4447 Sigma Rd
Dallas , TX 75244

Business: (844) 388-7663
E-mail: Info@exeext.com

Type of Estimate: <NONE>

Date Entered: 5/9/2022

Date Assigned:

Price List: TXDF8X_APR22

Labor Efficiency: Restoration/Service/Remodel

Estimate: 2022-05-09-1102



Executive Exteriors

Specialty Exterior Contractor

2022-05-09-1102

General Conditions

DESCRIPTION	QTY	UNIT PRICE	TOTAL
1. R&R Tarp - all-purpose poly - per sq ft (labor and material)	1,800.00 SF @	1.10 =	1,980.00
2. R&R Sheathing - OSB - 1/2"	1,200.00 SF @	3.54 =	4,248.00
3. Boom or spider lift - 50'-60' reach (per month)	2.00 MO @	3,180.00 =	6,360.00
4. Equipment Operator - per hour	180.00 HR @	74.62 =	13,431.60
5. Scaffolding (Bid Item)	1.00 EA @	47,256.50 =	47,256.50
6. Permits & Fees (Paid Bill)	1.00 EA @		0.00
7. On-Site Evaluation and/or Supervisor/Admin - per hour	12.00 HR @	70.76 =	849.12
<i><u>This line item accounts for time spent processing permit/historic committee. This allows for time to pull and complete site visits with any governing body.</u></i>			

Roofing

DESCRIPTION	QTY	UNIT PRICE	TOTAL
8. Remove Tear off, Remove and haul off Tile Roofing - Ludowici-	27.61 SQ @	532.41 =	14,699.84
9. Ludowici Material Order	1.00 EA @	121,793.77 =	121,793.77
<i><u>French T1 Lug punched Field Tile 3,942 pcs</u></i>			
<i><u>French T1 End Band 29pcs</u></i>			
<i><u>H14 Hip Roll 169pcs</u></i>			
<i><u>C9 Cresting 24pcs</u></i>			
<i><u>S14 Hip Starter 14pcs</u></i>			
<i><u>Terminal 2 Hip 1 Ridge (S) AB H14/C9 Bump 3pc</u></i>			
<i><u>Terminal 2 Hip 1 Ridge (F) AB H14/C9 Bump 1 each</u></i>			

Total = 121,793.17

10. Freight - Ludowici	2.00 EA @	4,300.00 =	8,600.00
11. Install Labor Turnkey - Ludowici Tile Roofing System -	37.50 SQ @	1,112.50 =	41,718.75

This line item accounts for installation of all Ludowici components, This is a Historic tile that has 7 Tile Components

Square Breakdown

Field W18% waste = 33 squares

Hip/Ridge = 3 Square

Starter, End bands, Terminals = 1 1/2 squares

Total = 37 1/2 squares

12. Ice & water barrier - High temp	3,300.00 SF @	1.82 =	6,006.00
13. Hip & ridge nailer board for tile roofing - wood	346.00 LF @	4.14 =	1,432.44
14. Counter battens - 1x4 - for Tile roofing	33.00 SQ @	113.48 =	3,744.84
15. Battens - 2x2 - for Tile roofing	33.00 SQ @	170.53 =	5,627.49
16. R&R Copper panel - flat seam - 20 oz	75.00 SF @	36.56 =	2,742.00
17. R&R Drip edge - copper	270.00 LF @	9.57 =	2,583.90
18. R&R Copper valley - v-channel - High grade	117.00 LF @	35.26 =	4,125.42

2022-05-09-1102

5/9/2022

Page: 2



Executive Exteriors

Specialty Exterior Contractor

CONTINUED - Roofing

DESCRIPTION	QTY	UNIT PRICE	TOTAL
19. R&R Chimney flashing - large (32" x 60") - copper Tile Roof	2.00 EA @	2,969.31 =	5,938.62
20. Step flashing - copper	124.00 LF @	21.98 =	2,725.52
21. R&R Mortar bed for tile	692.00 SF @	7.57 =	5,238.44
<i>Line item allocates for 1 square foot per side of nailer board</i>			
<i>2sqft = 1Lf</i>			
<i>346Lf x 2 = 692 Square Feet</i>			
22. R&R Flashing - pipe jack - split boot	4.00 EA @	89.51 =	358.04
23. Remove Additional charge for steep roof - 7/12 to 9/12 slope	27.61 SQ @	38.60 =	1,065.75
24. Additional charge for steep roof - 7/12 to 9/12 slope	33.00 SQ @	44.45 =	1,466.85
25. Remove Additional charge for high roof (2 stories or greater)	27.61 SQ @	14.59 =	402.83
26. Additional charge for high roof (2 stories or greater)	33.00 SQ @	19.63 =	647.79
27. R&R Copper panel - flat seam - 20 oz	1,349.00 SF @	36.56 =	49,319.44
<i>-----Porch Roof-----</i>			
28. R&R Counter & Headwall Flashing - copper soldered w/nailer board	138.00 LF @	60.58 =	8,360.04

Gutters

DESCRIPTION	QTY	UNIT PRICE	TOTAL
29. Copper Built in Yankee Gutter System	255.00 LF @	135.00 =	34,425.00

Exterior Trim/Carpentry Repairs

DESCRIPTION	QTY	UNIT PRICE	TOTAL
30. Custom Cornice/Fascia Board (Per Incurred)	1.00 LF @		0.00
<i>This line item cannot be bided until work commences and roof can be removed to inspect shape of soffit, fascia and any exterior trim. Price includes the per LF price of replacement on piece by piece basis we will try to save all good wood.</i>			
31. 3/4 inch Soffit Painted/Sealed Plywood	1.00 LF @		0.00
<i>This line item cannot be bided until work commences and roof can be removed to inspect shape of soffit, fascia and any exterior trim. Price includes the per LF price of replacement on piece by piece basis we will try to save all good wood.</i>			
32. Yankee Gutter Trim/Deck Repair	1.00 LF @		0.00
<i>This line item cannot be bided until work commences and roof can be removed to inspect shape of soffit, fascia and any exterior trim. Price includes the per LF price of replacement on piece by piece basis we will try to save all good wood.</i>			



Executive Exteriors

Specialty Exterior Contractor

Summary

Line Item Total	397,147.99
Material Sales Tax	12,200.54
Replacement Cost Value	\$409,348.53
Net Claim	\$409,348.53

Executive Exteriors



Executive Exteriors

Specialty Exterior Contractor

Recap of Taxes

	Material Sales Tax (8.25%)	Manuf. Home Tax (5%)
Line Items	12,200.54	0.00
Total	12,200.54	0.00



Executive Exteriors

Specialty Exterior Contractor

Recap by Room

Estimate: 2022-05-09-1102		
General Conditions	74,125.22	18.66%
Roofing	288,597.77	72.67%
Gutters	34,425.00	8.67%
Subtotal of Areas	397,147.99	100.00%
Total	397,147.99	100.00%

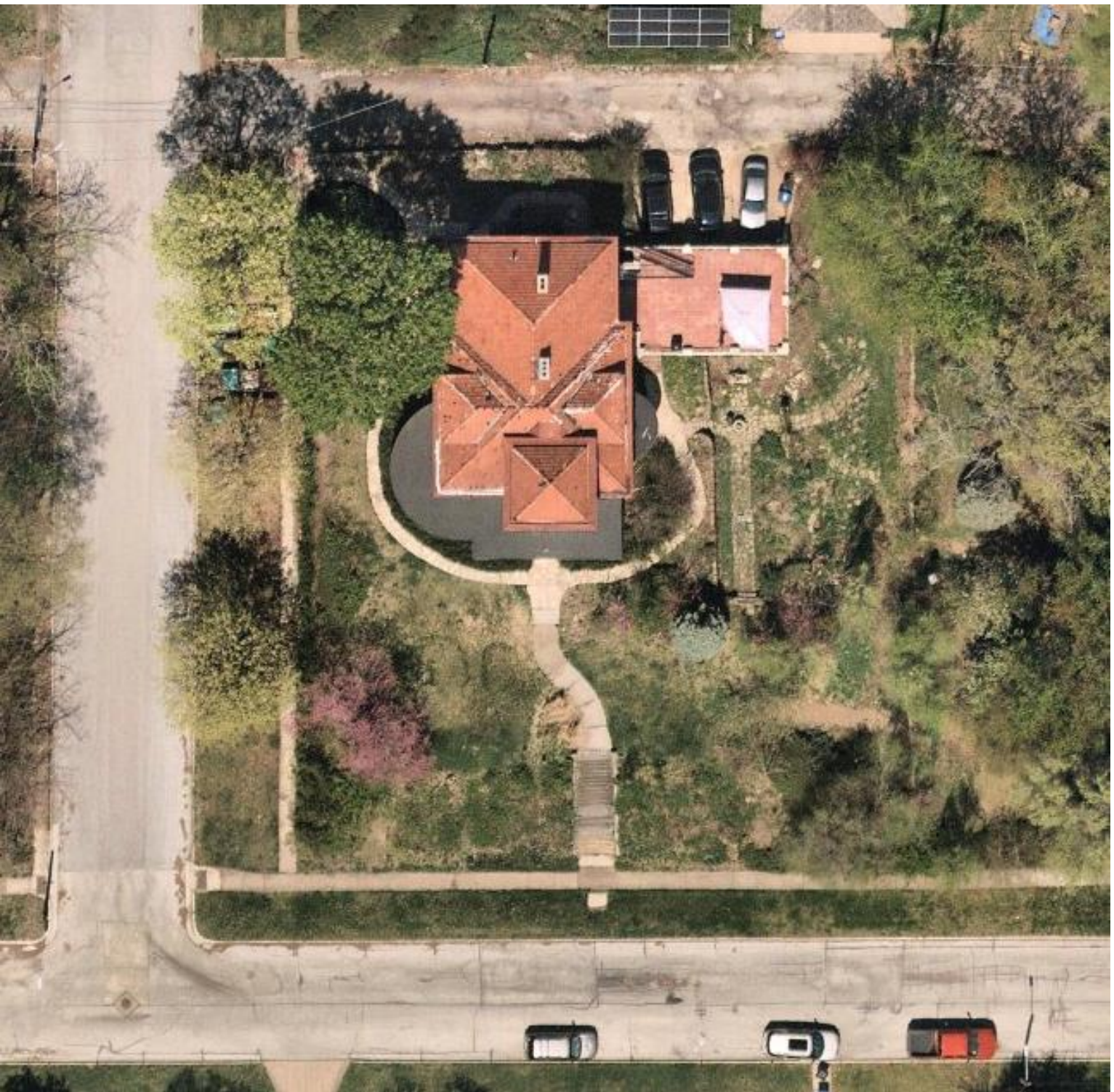


Executive Exteriors

Specialty Exterior Contractor

Recap by Category

Items	Total	%
ACCESSORIES - MOBILE HOME	34,425.00	8.41%
CONT: GARMENT & SOFT GOODS CLN	849.12	0.21%
GENERAL DEMOLITION	19,651.57	4.80%
HEAVY EQUIPMENT	19,791.60	4.83%
FRAMING & ROUGH CARPENTRY	3,588.00	0.88%
ROOFING	265,494.40	64.86%
SCAFFOLDING	47,256.50	11.54%
TILE	4,255.80	1.04%
TEMPORARY REPAIRS	1,836.00	0.45%
Subtotal	397,147.99	97.02%
Material Sales Tax	12,200.54	2.98%
Total	409,348.53	100.00%









ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

Office
Mr. Nowysz, Pottsichull and Pfiffner
Davenport, Iowa 52840

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

82-10- BQ-709 MAP # 3

DIST. Hamburg

William H. Wiese Residence (H) C

SS 709 Brown

DES. Forrest & Dillion's Add. 2 Lots 1 & 2
SUB-DIVISION BLOCK PARCEL SUB-PARCEL

15 70 15 80 45 99 90 00 ACREAGE -1 ZONE R-6M
EASTING NORTHING

James A. Hebrank JENNIFER CHEN

Box 577, Davenport, IA 52805

H.



SITE SHEET

DESCRIPTION

2 story, hipped tile roof & large off-central rectangular hip-roofed tower, 1 story gallery across front & curving ard. SW cor. CONST. DATE c. 1895

Brick & stucco ARCH. STYLE

MAIN block has rectangular windows w/1 large window on 1st floor; the*

1st story gallery across front, the rectangular tower & ornament

ONS

RELATED STR. Tower facade faces 7th St., but address is on Brown.

MENT *tower has 3 rectangular windows with a leaded glass upper sash, a wide decorative terra cotta panel above, and then 3 smaller ogee-arched windows at the 3rd level.

ed by the architect Gustav A. Hanssen, this house displays a distinctive late century quality combining picturesque features such as a tower, ogee-arched s, and gallery with round terminus, while using classical ornamentation such asillions under the gallery & tower caves & the dentilled cornice of the house.

ES

ARCHITECTURE

SIGNIFICANCE

This was the residence of William H. Weise, prominent manufacturer and financier in Davenport at the turn of the century.

DESCRIPTION

William H. Weise began his career in the commercial baking industry in 1880 with Eagle's Steam Bakery. He continued with the American Biscuit Company in the 1890's after Eagle's was consolidated with the former. Late in the decade, American Biscuit and National Biscuit in a further monopolizing of the commercial baking industry. In 1901 Weise broke away from National Biscuit to help form the Independent Baking Company. He became president of the IBC in 1915. He later became president of the American Commercial and Savings Bank (Davenport Bank & Trust) and was a civic leader until his death.

SOURCES

Davenport Illustrated, Saengerfest Souvenir, Davenport: Democrat Publishing Company, 1898.
Citizen's Historical Association, Indianapolis, 1939.
Scott County Auditor's Deed Transfer Books, Vols. 4:260 and 10:140.

ARCHITECTURAL HISTORIAN: Martha Bowers

HISTORIAN: MARLYS SVENDSEN - ROESLER

SURVEY COMP 1981

EVALUATION

ARCHITECTURAL

- I. ARCH. EVALUATION Excellent
II. ENVIR. STATURE Focus
III. INT. OF CONTEXT Excellent
IV. INT. OF FABRIC Excellent

LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☒ LOCAL ☐ N. ELIG.

HISTORICAL

I. THEME(S) OF SIGNIFICANCE:

- A. PRIMARY _____
B. SECONDARY _____

II. LEVEL OF SIGNIFICANCE

☐ NAT. ☐ STATE ☐ LOCAL

III. NRHP

ELIGIBLE ☐ NOT ELIGIBLE ☐

HISTORIC DISTRICT CLASSIFICATION

☒ A. ☐ B. ☐ C.

FOR DIVISION OF HISTORIC PRESERVATION USE ONLY

1. DATE RECEIVED _____

2. DATE OF STAFF EVALUATION _____

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

3. NRHP ACTION

A. STATE REVIEW COMM.	APP. ☐	DISAPP. ☐	TABLED ☐	DATE _____
B. FEDERAL REVIEW	APP. ☐	DISAPP. ☐	TABLED ☐	DATE _____

4. D.H.P. SOURCES

- ☐ COUNTY RESOURCES
☐ W'SHIELD SURVEY
☒ NRHP 11/18/83
☐ GRANT _____

☐ DET. OF ELIGIBILITY

☐ R. & C. _____

☒ DAVENPORT A/H SURVEY

☐ _____

☐ _____

5. SUBJECT TRACES

6. PHOTO

1626-4



[Home](#) > [How to Preserve](#) > [Preservation Briefs](#) > 30 Clay Tile Roofs

Some of the web versions of the Preservation Briefs differ somewhat from the printed versions. Many illustrations are new and in color; Captions are simplified and some complex charts are omitted. To order hard copies of the Briefs, see [Printed Publications](#).

PRESERVATION BRIEFS

30

The Preservation and Repair of Historic Clay Tile Roofs

Anne E. Grimmer and Paul K. Williams

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[Revival Styles Renew Interest](#)

[Early Tiles](#)

[Clay Tile Substitutes](#)

[Traditional Tile Shapes and Colors](#)

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[Flat Tiles](#)

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[Summary and References](#)

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Historic clay tile roof. Photo: NPS files.

Clay tiles are one of the most distinctive and decorative historic roofing materials because of their great variety of shapes, colors, profiles, patterns, and textures. Traditionally, clay tiles were formed by hand, and later by machine extrusion of natural clay, textured or glazed with color, and fired in high-temperature kilns. The unique visual qualities of a clay tile roof often make it a prominent feature in defining the overall character of a historic building. The significance and inherently fragile nature of historic tile roofs dictate that special care and precaution be taken to preserve and repair them.

Clay tile has one of the longest life expectancies among historic roofing materials—generally about 100 years, and often several hundred. Yet, a regularly scheduled maintenance program is necessary to prolong the life of any roofing system. A complete internal and external inspection of the roof structure and the roof covering is recommended to determine condition, potential causes of failure, or source of leaks, and will help in developing a program for the preservation and repair of the tile roof. Before initiating any repair work on historic clay tile roofs, it is important to identify those qualities important in contributing to the historic significance and character of the building.

This Brief will review the history of clay roofing tiles and will include a description of the many types and shapes of historic tiles, as well as their different methods of attachment. It will conclude with general guidance for the historic property owner



Clay tile was a popular roofing material for residential structures during the Romanesque Revival period. Photo: NPS files.

or building manager on how to plan and carry out a project involving the repair and selected replacement of historic clay roofing tiles. Repair of historic clay tile roofs is not a job for amateurs; it should be undertaken only by professional roofers experienced in working with clay tile roofs.

Historical Background

The origin of clay roofing tile can be traced independently to two different parts of the world: China, during the Neolithic Age, beginning around 10,000 B.C.; and the Middle East, a short time later. From these regions, the use of clay tile spread throughout Asia and Europe. Not only the ancient Egyptians and Babylonians, but also the Greeks and Romans roofed their buildings with clay tiles, and adaptations of their practice continue in Europe to the present. European settlers brought this roofing tradition to America where it was established in many places by the 17th century.

Archeologists have recovered specimens of clay roofing tiles from the 1585 settlement of Roanoke Island in North Carolina. Clay tile was also used in the early English settlements in Jamestown, Virginia, and nearby St. Mary's in Maryland. Clay roofing tiles were also used in the Spanish settlement of St. Augustine in

Florida, and by both the French and Spanish in New Orleans.

Dutch settlers on the east coast first imported clay tiles from Holland. By 1650, they had established their own full-scale production of clay tiles in the upper Hudson River Valley, shipping tiles south to New Amsterdam. Several tile manufacturing operations were in business around the time of the American Revolution, offering both colored and glazed tile and unglazed natural terra-cotta tile in the New York City area, and in neighboring New Jersey. A 1774 New York newspaper advertised the availability of locally produced, glazed and unglazed pantiles for sale that were guaranteed to "stand any weather." On the west coast clay tile was first manufactured in wooden molds in 1780 at Mission San Antonio de Padua in California by Indian neophytes under the direction of Spanish missionaries.

By far the most significant factor in popularizing clay roofing tiles during the Colonial period in America was the concern with fire. Devastating fires in London, 1666, and Boston in 1679, prompted the establishment of building and fire codes in New York and Boston. These fire codes, which remained in effect for almost two centuries, encouraged the use of tile for roofs, especially in urban areas, because of its fireproof qualities. Clay roofing tile was also preferred because of its durability, ease of maintenance, and lack of thermal conductivity.

Although more efficient production methods had lowered the cost of clay tile, its use began to decline in much of the northeastern United States during the second quarter of the 19th century. In most areas outside city-designated fire districts, wood shingles were used widely; they were more affordable and much lighter, and required less heavy and less expensive roof framing. In addition, new fire-resistant materials were becoming available that could be used for roofing, including slate, and metals such as copper, iron, tin-plate, zinc, and galvanized iron. Many of the metal roofing materials could be installed at a fraction of the cost and weight of clay tile. Even the appearance of clay tile was no longer fashionable, and by the 1830s clay roofing tiles had slipped temporarily out of popularity in many parts of the country.

Revival Styles Renew Interest in Clay Roofing Tiles



The clay tile roof is important in defining the character of the c. 1917 Mission-style Grove Park Inn, Asheville, North Carolina. Photo: NPS files.

By the mid-19th century, the introduction of the Italianate Villa style of architecture in the United States prompted a new interest in clay tiles for roofing. This had the effect of revitalizing the clay tile manufacturing industry, and by the 1870s, new factories were in business, including large operations in Akron, Ohio, and Baltimore, Maryland.

Clay tiles were promoted by the Centennial Exhibition in Philadelphia in 1876, which featured several prominent buildings with tile roofs, including a pavilion for the state of New Jersey roofed with clay tiles of local manufacture. Tile-making machines were first patented in the 1870s, and although much roofing tile continued to be made by hand, by the 1880s more and more factories were beginning to use machines. The development of the Romanesque Revival style of architecture in the 1890s further strengthened the role of clay roofing tiles as an American building material.



Tapered barrel clay roof tiles were custom made for the restoration of the 1820s Indian barracks at Mission Santa Cruz in California. Photo: NPS files.

Alternative substitutes for clay tiles were also needed to meet this new demand. By about 1855, sheet metal roofs designed to replicate the patterns of clay tile were being produced. Usually painted a natural terra cotta color to emulate real clay tile, these sheet metal roofs became popular because they were cheaper and lighter, and easier to install than clay tile roofs.

Clay roofing tiles fell out of fashion again for a short time at the end of the 19th century, but once more gained acceptance in the 20th century, due primarily to the popularity of the Romantic Revival architectural styles, including Mission, Spanish, Mediterranean, Georgian and Renaissance Revival in which clay tile roofs featured prominently. With the availability of machines capable of extruding clay in a variety of forms in large quantities, clay tiles became more readily available across the nation. More regional manufacturing plants were established in areas with large natural deposits of clay, including Alfred, New York; New Lexington, Ohio; Lincoln, California; and Atlanta, Georgia; as well as Indiana, Illinois and Kansas.

The popularity of clay tile roofing, and look-alike substitute roofing materials, continues in the 20th century, especially in areas of the South and West—most notably Florida and California—where Mediterranean and Spanish—influenced styles of architecture still predominate.

Early Tiles

During the 17th and 18th centuries the most common type of clay roofing tiles used in America were flat and rectangular. They measured approximately 10" x 6" x Ω" (25cm x 15cm x 1.25cm), and had two nail or peg holes at one end through which they were anchored to the roofing laths. Sometimes a strip of mortar was placed between the overlapping rows of tile to prevent the tiles from lifting in high winds. In addition to flat tiles, interlocking S-shaped pantiles were also used in the 18th century. These were formed by molding clay over tapered sections of logs, and were generally quite large. Alternately termed pan, crooked, or Flemish tiles, and measuring approximately 14 Ω" x 9 Ω" (37cm x 24cm), these interlocking tiles were hung on roofing lath by means of a ridge or lug located on the upper part of the underside of each tile. Both plain (flat) tile and pantile (S-shaped or curved) roofs were capped at the ridge with semicircular ridge tiles. Clay roofing tiles on buildings in mid-18th century Moravian settlements in Pennsylvania closely resembled those used in Germany at the time. These tiles were about 14"-15" long x 6"-7" wide (36cm-38cm x 15cm-18cm) with a curved butt, and with vertical grooves to help drainage. They were also designed with a lug or nib on the back so that the tiles could hang on lath without nails or pegs.

The accurate dating of early roofing tiles is difficult and often impossible. Fragments of tile found at archeological sites may indicate the existence of clay tile roofs, but the same type of tile was also sometimes used for other purposes such as paving, and in bake ovens. To further complicate dating, since clay tile frequently outlasted many of the earliest, less permanent structures, it was often reused on later buildings.

Clay Tile Substitutes

In addition to sheet metal "tile" roofs introduced in the middle of the 19th century, concrete roofing tile was developed as another substitute for clay tile in the latter part of the 19th century. It became quite popular by the beginning of the 20th century. Concrete tile is composed of a dense mixture of portland cement blended with aggregates, including sand, and pigment, and extruded from high-pressure machines.

Although it tends to lack the color permanence and the subtle color variations inherent in natural clay tile, concrete tile continues to be a popular roofing material today because it reproduces the general look of clay tile, if not always the exact profile or proportions of historic clay tile, at a somewhat lower cost and weight. Another modern, slightly cheaper and lighter substitute for clay tile more recently developed consists of a mixture of mineral fiber and cement with pigments added to supply color. While these aggregate tiles also replicate the shape and appearance of clay roofing tiles, they have many of the same dissimilarities to clay tiles that are found in concrete tiles. Thus, like concrete tiles, they are seldom appropriate substitutes for clay tiles.

Traditional Tile Shapes and Colors

There are two types of clay roofing tiles: interlocking and overlapping. Interlocking tiles are designed in pairs so that an extrusion or "lip" on one of the tiles "hooks" over the other tile thereby "locking" or securing the two together; they are also usually nailed to the roof structure. Overlapping tiles, which can also function in pairs, generally do not have any sort of



Clay tiles emphasize the prominence of the peaked roofs of these late 19th century rowhouses. Photo: NPS files.



Asphalt shingles are an incompatible replacement substitute for the original Spanish clay tiles. Photo: NPS files.

"lip" and must be nailed in place. There is a wide range of shapes of historic clay roofing tiles, and many, sometimes with slight variations, are still produced today. There are many variations, and the country of origin of some of them may be revealed in their names, but there are essentially only two kinds of shapes: pantiles and flat tiles. Both pantiles and flat tiles may be either interlocking or overlapping.

Pantiles

The shape most commonly associated with historic clay roofing tiles is probably that of convex or rounded tiles, often grouped together generically as "pan tiles" or "pantiles." These include Spanish tiles-sometimes called "S" tiles, or the similarly shaped Mission tiles, also known as Barrel or Barrel Mission tiles, straight or tapered, as well as Roman tiles, and their Greek variation.

Flat Tiles

Flat, shingle tiles are another type of historic clay roofing tiles. Flat tiles can be completely plain and flat, and, like roofing slates, overlap one another, attached with nails to the roof sheathing. Or they may interlock at the top and on one side. Although the "interlock" holds them together, most interlocking shingle tiles also have one or more holes, usually near the top, for nailing to the roof sheathing. Flat tiles are mostly variations of English or Shingle tiles, and include English Shingle, Closed Shingle, Flat, Shingle or Slab Shingle, as well as French tiles which have a slightly higher and more contoured profile.

Any of the standard tile shapes may be known by a different name in another region of the country, or in different parts of the world. For example, what are known as Spanish or "S" tiles in the United States, may be called Single Roman tiles in England. Sometimes Spanish and Mission tiles are equated despite the fact that the former are usually 1-piece interlocking tiles and the latter are single Ω cylinders that overlap. Since missions and the Mission style are associated with the Americas, Mission tiles in the United States are more commonly referred to as Spanish tiles in England and Europe. In a similar vein, Spanish or "S" tiles, or Barrel tiles, might seem to be more typical of some tiles used in France than what are marketed as French tiles by American manufacturers.

Today some tile manufacturers have given their own trademark name to historic tile shapes. Other companies market uniquely shaped "S" tiles that are more in the shape of a true, but rather low profile "s" without the customary flat portion of traditional American "S" tiles.



An eave closure or *birdstop* to keep out birds is notably absent from the replacement tile in the center of the bottom row. Photo: NPS files.

Field and Specialty Tile

The tiles that cover the majority of the flat surface of the roof are called field tile. Some roof shapes, particularly conical towers or turrets, require tiles of graduated sizes, and some shapes or patterns of field tile also require specially shaped finish tiles to complete the roof covering package. Other uniquely-shaped tiles were made to fit odd-shaped spaces and places including dormers and valleys, roof hips, rakes, ridges and corners. There are also finish tiles that fulfill certain needs, such as eave closures or clay plugs called "birdstops." These are intended to keep out snow and rain, and birds from nesting in the voids under the bottom row of curved tiles. Different patterns and designs can also be created by combining, or mixing and matching flat tiles with dimensional tiles.

Tile Colors

A terra cotta red is the color most commonly associated with historic clay roofing tiles. The reddish color comes from clay with a large percentage of iron oxide, and there are many variations of this natural color to be found in tiles ranging from deep reddish browns to softer and paler oranges and pinks. Lighter buff and beige colors, as well as black, also appear on traditional tile-roofed buildings. Buff-colored tiles were made from nearly pure fire clay, and pouring manganese dissolved in water over the tile before firing resulted in smoke brown or black glazed tiles. Toward the end of the 19th century the popularity of colored glazes for roofing tiles increased, and their use and the range of colors continues to expand today. Most historic glazed roofing tiles are in fairly natural hues that range from reds and browns and buffs, to blacks and purples, blues (often created with smalt, or powdered blue glass), and a wide variety of greens (usually created with copper slag). There could be a considerable range in the colors of tiles that were baked over a wood fire because the temperature within the kiln was so uneven; tiles closest to the fire cooked all the way through and turned a darker red, while tiles farthest from the flames were likely to be smoke-stained, and lighter orange in color.

How Tiles are Attached

The method used to attach clay roofing tiles varies according to the shape, size and style of the particular tile. For the most part, traditional and modern methods of installing clay roofing tiles are very similar, except that modern practice always

includes the use of wood sheathing and roofing felt. But most of the earliest clay roofing tiles were laid without benefit of wood sheathing and hung directly on roofing laths and battens that were nailed to the roof rafters; this practice continued up into the mid-19th century in some regions. While this method of attachment allowed for plenty of ventilation, and made it easy to find leaks and make repairs, it also meant that the overall water-tightness of the roof depended entirely on the tiles themselves.

Gradually, the practice evolved of nailing roofing tiles directly onto continuous wood sheathing, or hanging them from "nibs" on horizontal lath that was attached to roof rafters or sheathing. Some kinds of tile, especially the later Mission or Barrel tiles were laid over vertical strips or battens nailed to the sheathing, or the tiles were fastened to wood purlins with copper wire.

Partly because they do not always fit together very closely, some tile shapes, including Spanish, Barrel or Mission as well as other types of interlocking tiles, are not themselves completely water-repellent when used on very low-pitched roofs. These have always required some form of sub-roofing, or an additional waterproof underlayer, such as felting, a bituminous or a cementitious coating. In some traditional English applications, a treatment called "torching," involved using a simple kind of mortar most commonly consisting of straw, mud, and moss. The tapered Mission tiles of the old Spanish missions in California were also laid in a bed of mud mortar mixed with grass or straw which was their only means of attachment to the very low-pitched reed or twig sheathing (latia) that supported the tiles.

More recent and contemporary roofing practices require that the tiles be laid on solid 1" (2.5cm) wood sheathing felted with coated base sheets of at least 30 lbs., or built-up membranes or single-ply roof membranes. This substantially increases the water-tightness of the roof by adding a second layer of waterproofing. Horizontal and vertical chalk lines are drawn to serve as a guide in laying the tile and to indicate its patterning. Most tiles are designed with one or two holes so they can be attached by copper nails or hangers, and/or with projecting nibs, to interlock or hang on battens or lath attached to the base sheathing.

Before laying the tiles, the copper or lead gutters, flashings and valleys must be installed, preferably using at least #26 gauge (20-24 ounce) corrosion-resistant metal extending a minimum of 12" (30.5cm) under the tile from the edge, or in accordance with the manufacturer's specifications. The long life and expected durability of clay tiles require that, as with the roofing nails, only the best quality metal be selected for the flashing and guttering.



These tapered barrel clay tiles were accurately reproduced from archeological materials found on site. Photo: NPS files.

"Field tile" is usually ordered by the number of "squares"—that is, a flat section 10' x 10' (25cm x 25cm)—needed to cover a roof section. The tile company or roofing contractor should calculate the number of tiles needed according to the type of roof, and based on architect's drawings to ensure accuracy. This should include specialty ridge and eave tiles, decorative trim, partial "squares" approximately 10-20 per cent allowance for breakage, and extra tiles to store for repairing incidental damage later on. Once at the site, the tile is evenly distributed in piles on the roof, within easy reach for the roofers.

The tiles are laid beginning with the first course at the lower edge of the roof at the eaves. The method by which roofing tiles are laid and attached varies, depending on the type and design of the tiles and roof shape, as well as on regional practice and local weather conditions. A raised fascia, a cant strip, a double or triple layer of tiles, or special "birdstop" tiles for under the eaves, may be used to raise the first row of tiles to the requisite height and angle necessary for the best functioning of

the roof. The tile is positioned to overhang the previously installed gutter system by at least 1-1/2" (4cm) to ensure that rainwater discharges into the central portion of the gutter. Once this first course is carefully fitted and examined from the ground level for straightness and color nuances, and adjusted accordingly, successive courses are lapped over the ones below as the roofer works diagonally up the roof toward the ridge. Positioning and laying tiles in a 10' x 10' (25cm x 25cm) square may take on the average of 16-1/2 man hours.

Flat Tiles

Most flat clay tiles have one or two holes located at the top, or on a "nib" or "lug" that projects vertically either from the face or the underside of the tiles, for nailing the tile to the sheathing, battens, or furring strips beneath. As successive rows of tile are installed these holes will be covered by the next course of tiles above. Traditionally, clay tiles on the oldest tile roofs were hung on roofing laths with oak wooden pegs. As these wood pegs rotted, they were commonly replaced with



Projections on the underside of these replacement Spanish clay tiles help them adhere to the cement mortar on the roof sheathing. Photo: NPS files.

nails. Today, copper nails, 1-3/4" (4.5cm) slaters' nails, are preferred for attaching the tiles because they are the longest lasting, although other corrosion-resistant nails can also be used. Less durable nails reduce the longevity of a clay tile roof which depends on the fastening agents and the other roofing components, as much as on the tiles themselves. Clay roofing tiles, like roofing slates, are intended to hang on the nails, and nailheads should always be left to protrude slightly above the surface of the tile: Nails should not be driven too deeply into the furring strips because too much pressure on the tile can cause it to break during freeze/thaw cycles, or when someone walks on the roof.

Plain flat tiles, like roofing slates, are attached to the roof sheathing only with nails. They are laid in a pattern overlapping one another in order to provide the degree of impermeability necessary for the roof covering. Because plain flat tiles overlap in most cases almost as much of one half of the tile, this type of tile roof covering results in a considerably heavier roof than does an interlocking tile roof which does not require that the tiles overlap to such an extent. Interlocking flat tiles form a single layer, and an unbroken roof covering. Although most interlocking tiles on all but the steepest roofs can technically be expected to remain in place because they hang on protruding nibs from the roofing laths or battens, in contemporary roofing practices they are often likely to be nailed for added security. In most cases it is usually a good idea to nail at least every other tile.

Pantiles

With Mission or Barrel tiles, where one half-cylinder overlaps another inverted half-cylinder to form a cover and pan (cap and trough) arrangement, the fastening is more complicated. While the pantiles that rest directly on the sheathing are simply nailed in place, there are two ways of attaching the cover tiles that rest on the pantiles. They can be secured by a copper wire nailed to the sheathing or tied to vertical copper strips running behind the tiles. Another method requires the installation of vertical battens or nailing strips on the roof to which the cover tiles are nailed, or the use of tile nails or hooks, which are hooked to the pantile below and secured with twisted copper wire.

Sometimes cement mortar, or another underlayer such as grass, moss or straw, or hair-reinforced mortar was added under the tiles. Before the use of felting this was a particularly common practice on some of the plain flat tile or Spanish tile roofs with low rises that were themselves not especially waterproof. Mortar also helped to keep driving rain from getting under the pantiles, and it is still customary in contemporary roofing to add a dab of cement mortar to help secure them.

Ridge or Hip Tiles

At the roof ridge or hip, clay tile is usually attached to a raised stringer with nails and a small amount of mortar, elastic cement or mastic. The joint is sealed with a flexible flashing such as copper or lead. Ridge tiles are often somewhat larger and more decorative than the field tile utilized on the broad sections of the roof.

Roof Pitch and Weather Factors in Tile Attachment

The means by which clay tile is attached to the sheathing is also partly determined by the roof pitch. Generally the fastening requirements increase with an increase of roof pitch. For low-pitched rises of 4"-6" (10cm-15cm) in a 12" (30.5cm) run the weight of the tiles is usually sufficient to hold them in place on the lath by the ridge or "lug" on the underside of the tile, with only the perimeter tiles requiring metal clips to secure them to the sheathing. But the tiles on even these low-pitched roofs are usually nailed for added security, and additional fastening measures are necessary on roofs with a higher pitch, or in areas subject to high winds or earthquakes. For steeper pitched roofs, such as towers, 7"-11" (18cm-28cm), or 12"-15" (30.5cm-38cm) in a 12" (30.5cm) run the tiles are nailed and a band of perimeter tiles three to four tiles thick is secured with clips. For roof rises over 16" (41cm) in a 12" (30.5cm) run, and in areas prone to earthquakes or hurricanes, every tile may be secured with both a nail and a copper or noncorrosive metal clip, and often also with a dab of roofing mastic or mortar.

The installation of clay roofing tiles in areas with significant amounts of snowfall-over 24" (61cm) per year-also varies somewhat from the normal guidelines. Larger battens may be necessary, as well as additional clipping or tying of the tile to securely attach it to the sheathing. The roof structure itself may also need added bracing, as well as the insertion of small snow clips or snow birds that protrude above the surface of the tile to prevent snow and ice from sliding off the roof and damaging the tile.

Preservation and Repair

Identifying Common Problems and Failures

While clay roofing tiles themselves are most likely to deteriorate because of frost damage, a clay tile roof system most commonly fails due to the breakdown of the fastening system. As the wooden pegs that fastened the early tiles to hand-riven battens rotted, they were often replaced with iron nails which are themselves easily corroded by tannic acid from oak battens or sheathing. The deterioration of metal flashing, valleys, and gutters can also lead to the failure of a clay tile roof.

Another area of potential failure of a historic clay tile roof is the support system. Clay tiles are heavy and it is important that the roof structure be sound. If gutters and downspouts are allowed to fill with debris, water can back up and seep under roofing tiles, causing the eventual deterioration of roofing battens, the sheathing and fastening system, or even the roof's structural members. During freezing weather, ice can build up under tiles and cause breakage during the freeze/thaw cycle. Thus, as with any type of roof, water and improperly maintained rainwater removal and drainage systems are also chief causes for the failure of historic clay tile roofs.

Clay tiles may be either handcrafted or machine-made; in general, roofs installed before the end of the 19th century consist of hand formed tiles, with machine-made tiles becoming more dominant as technology improved during the 20th century. Clay tile itself, whether made by hand or made by machine, can vary in quality from tile to tile. Efflorescence of soluble salts on the surface may indicate that a tile has excessive porosity which results from under-burning during its manufacture. Poor quality porous tiles are particularly susceptible to breaking and exterior surface spalling during freeze-thaw cycles. By letting in moisture, porous tiles can permit the roof battens and roof structure to rot. The problem may be compounded by waterproof building paper or building felt laid underneath which can, in some instances, prevent adequate ventilation.

Clay roofing tiles can also be damaged by roofers walking carelessly on an unprotected roof while making repairs, or by overhanging tree branches, falling tree limbs, or heavy hail. Broken tiles may no longer provide a continuous waterproof surface, thereby allowing water to penetrate the roofing structure, and may eventually result in its deterioration if the broken tiles are not replaced in a timely manner.

Although modern, machine-made clay tiles are more uniform in appearance than their handmade counterparts, they also have the potential for failure. Occasionally, entire batches of mass-produced tile can be defective.

Regular Inspection and Maintenance

Broken or missing tiles, or leaks on the interior of the building, are obvious clues that a historic clay tile roof needs repair. Even though it may be clear that the roof is leaking, finding the source of the leak may not be so easy. It may require thorough investigation in the attic, as well as going up on the roof and removing tiles selectively in the approximate area of the roof leak. The source of the leak may not actually be located where it appears to be. Water may come in one place and travel along a roofing member some distance from the actual leak before revealing itself by a water stain, plaster damage, or rotted wooden structural members.

Temporary Protection during Repair

In some instances temporary protection and stabilization may be necessary to prevent further damage or deterioration of a historic clay tile roof. Plywood sheets, plastic, roll roofing, or roofing felt can provide short-term protection until repair or replacement materials can be purchased. Another option may be to erect a temporary scaffold that is encased or covered with clear or semitransparent polyethylene sheeting over the entire roof. This will not only protect the exposed roofing members during repair or until repairs can be made, but also lets in enough natural light to enable the reroofing work to take place while sheltering workmen from cold or wet weather.

General Repair Guidance

Once the source and cause of a leak has been identified, appropriate repairs must be made to structural roofing members, wood sheathing, felt or roofing paper if it is part of the roofing membrane, or possibly to vertical roof battens to which the tiles may be attached. If the problem appears limited to gutters and flashing in disrepair, repair or replacement will probably require temporary removal of some of the adjacent tiles to gain access to them. If the roofing tiles are extremely fragile and cannot be walked on even with adequate protection (see below), it may also be necessary to remove several rows or a larger area of tiles and store them for later reinstallation in order to create a "path" to reach the area of repair without damaging existing tiles. Even if most of the tiles themselves appear to be intact but no longer securely attached to the roof substrate due to deterioration of the fastening system or roofing members, all the tiles should be labeled and removed for storage. Regardless of whether the repair project involves removal of only a few damaged tiles, or if all the tiles must be removed and relaid, historic clay roofing tiles are inherently fragile and should be pulled up carefully with the use of a slate ripper. The tiles can be reattached one-by-one with new corrosion-resistant copper nails, copper straps or tabs, "tingles", or another means after the necessary repairs have been made to the roof.

Replacing Individual Tiles

The most difficult aspect of replacing a single broken clay roof tile is doing so without breaking neighboring tiles. While flat shingle tiles can generally be walked on by a careful roofer without likelihood of much damage, high profile pantiles are



A special system consisting of brass or copper wires is used to attach these tapered barrel roof tiles. Photo: NPS files.

very fragile and easily broken. By using sheets of plywood, planks, or burlap bags filled with sand to distribute weight, the professional roofer can move about the roof to fix broken tiles or flashing without causing additional damage. Another method involves hooking a ladder on the ridge to support and evenly distribute the weight of the roofer.

A broken tile should be carefully removed with a slate ripper or hacksaw blade inserted under the tile to cut the nail or nails holding it in place. If successive layers of tile are already in place covering the nailholes, it will not be possible to attach the replacement tile with nails through the holes, so an alternative method of attachment will be necessary. By nailing a tab of double thickness copper stripping on the sheathing below the tile, the new replacement tile can be slipped into position and secured in place by bending the copper strip up with a double thickness of the copper over the tile. A slate hook or "tingle" can be used in the same way. This fastening system functions in place of nails.

When replacing hard-to-match historic tile, and if matching clay tile cannot be obtained, it may be possible to relocate some of the original tiles to the more prominent locations on the roof where the tile is damaged, and insert the new replacement tile in secondary or rear locations, or other areas where it will not show, such as behind chimney stacks, parapets, and dormer windows. Even though replacement tile may initially match the original historic tile when first installed, it is likely to weather or age to a somewhat different color or hue which will become more obvious with time. Thus, care should be taken to insert new replacement tile in as inconspicuous a location as possible. New, machine-made clay tile or concrete tiles should generally not be used to patch roofs of old, handmade tile because of obvious differences in appearance.

Sources for Replacement Tiles

When restoring or repairing a clay tile roof it is always recommended that as many of the original tiles be retained and reused as possible. Sometimes, particularly when working with "pan and cover" type tile roofs, while many of the "cover" tiles may be broken and require replacement, it may be possible to reuse all or most of the "pan" tiles which are less susceptible to damage than the "cover" tiles. But, in most cases, unless matching replacements can be obtained, if more than about 30 per cent of the roofing tiles are lost, broken, or irreparably damaged, it may be necessary to replace all of the historic tiles with new matching tiles. When counting the number or percentage of missing or broken tiles that need to be replaced, it is important to order extra tiles to allow for breakage and damage during shipping and on the job site. The size of the tiles must be noted, whether they are all the same size, the same size but laid with different amounts of exposure to compensate for changes in perspective, or of graduated sizes according to horizontal rows-typical, for example, on conical or tower roofs.

Many late-19th and early-20th century tiles are marked on the back with the name of the company that made them, along with the size and the name of that particular tile shape. Some companies that were in business in the United States at the turn of the century are still producing many of the traditional tile shapes, and may be able to supply the necessary replacements. But it is important to be aware that in some cases, although the name of a particular tile pattern may have remained the same, the actual shape, size, thickness and profile may have changed slightly so that the new tile does not match the historic tile closely enough to permit it to serve as a compatible replacement for missing or broken tiles. While such tiles may be acceptable to use on a secondary or less prominent elevation, or to use when an entire tile roof needs replacement, they would not be suitable to use on an area of the roof that is highly visible.

Even if the particular tile is no longer manufactured by a company, the original molds may still exist which can be used to make new tiles to match the historic tiles if the quantity needed is sufficiently large to warrant a custom order. Other companies stock and sell salvaged tile, and keep a variety of old tiles available which can be identified and matched by the number and company imprint on the back of the tiles. Still other companies specialize entirely in custom-made reproduction of historic clay tiles for a specific preservation project.

Modern clay tiles are even more varied than historic tiles. Many shapes and styles are offered in a wide variety of colors and glazes. Several manufacturers produce special color-blended tiles, as well as tiles of different hues that are intended to be carefully mixed when installed. Yet, it is important to remember that many of these modern tiles may not be appropriate for use on historic clay tile roofs. The place of manufacture must also be taken into consideration. For instance, tiles made for use in a hot, dry climate may not be able to withstand wet weather, drastic temperature changes or freeze-thaw cycles. Some of the tile shapes, and many of the colors-especially those that are very bright and highly glazed-are completely contemporary in design, and do not represent traditional American styles, and thus, are not suitable for use on historic buildings.

Repairing a Failed Fastening System

Clay roofing tiles, as noted before, frequently outlast their fastening systems. Wood pegs rot, nails rust, and even copper nails that are not adequately driven in can pull out of the roof's structural members. Although it is unusual that all of the clay tiles on a roof need to be replaced unless matching replacements cannot be obtained, it is not uncommon for old tile roofs to be stripped of all their tiles in order to relay the tiles with new fastenings and battens. When the fastening system has failed, all the roof tiles must be removed and reattached with new corrosion-resistant fasteners. If possible, all the tiles

should be numbered and a diagram should be drawn showing the location of each tile to aid in replicating the original pattern and color variations when the tiles are relaid. Ideally, each tile should be numbered to ensure that it is reinstalled in its original location. But this may not always be feasible or practical, and it may be enough simply to group the tiles as they are removed by type and size or function—such as field tiles, custom tiles for hips, dormers and ridges, and specially cut pieces. This will help facilitate reinstallation of the tiles. If all of the tiles have to be removed, it is probably a good idea to consider installing a layer of modern roofing felt over the wood sheathing. This will add another layer of waterproofing, while providing temporary protection during reroofing.

Even if the tiles were originally attached with wooden pegs, it is generally recommended that they be rehung with corrosion-resistant, preferably heavy copper, or aluminum alloy nails or hooks. Today there are numerous nontraditional fastening systems for clay tile roofs, and many of them are patented. Roofing contractors and architects may have individual preferences, and some systems may be better suited than others to fit a particular roof shape or to meet a specific climatic or seismic requirement. Original battens or other roof members that may have deteriorated should be replaced to match the original using pressure-treated wood. Additional support may be necessary, particularly if the original roof was inadequate or poorly designed.

Replacing Flashing

Deteriorated flashing, gutters and downspouts should generally be replaced in kind to match the historic material. Copper or lead-coated copper, if appropriate to the building, or terne-coated stainless steel, is often preferred for use on historic clay tile roofs because of their durability and long lasting qualities. However, copper staining from downspouts can sometimes be a problem on light-colored masonry walls which should be taken into consideration when planning replacements to rainwater removal systems. Clay tile roofs usually have an open valley system where the tiles are separated by metal flashing at intersections of roof sections with different angles. This makes the insertion of new flashing quite easy, as only a few surrounding tiles must be removed in the process. New copper flashing that is too "bright" can be made to blend in and "mellowed" by brush-coating it with boiled linseed oil or proprietary solutions.

Inappropriate Repairs

The most important repair to avoid is replacing broken or missing roof tiles on a historic building with materials other than matching natural clay tiles. Concrete, metal or plastic tiles are generally not appropriate substitutes for clay roofing tiles. They lack the natural color variations of clay tile, and they do not have the same texture, shape, thickness or surface irregularities.

Although much concrete tile and composition tile is produced to resemble the general shape, if not the exact profile, of clay roofing tiles, concrete tile is generally too thick and also lacks the range of colors inherent in natural clay tile. Concrete tile is not a compatible substitute material to repair or replace individual historic clay tiles.

Patching a historic clay tile roof with roofing tar, caulk, asphalt, pieces of metal, or non-matching clay tiles is also inappropriate. Such treatments are visually incompatible. They also have the potential for causing physical damage. Water can collect behind these patches, thus accelerating deterioration of roof sheathing and fastening systems, and during the expansion and contraction of a freeze-thaw cycle ice buildup at patches can break surrounding tiles.

Summary and References

Clay roofing tile itself, when correctly installed, requires little or no maintenance. Often, it is the fastening system used to secure the tiles to the sheathing that fails and needs to be replaced rather than the tiles themselves. In fact, because clay tiles frequently outlasted the building structure, it was not unusual for them to be reused on another building. When the fastening system has deteriorated, or the roofing support structure has failed, clay tiles can be removed relatively easily, necessary repairs can be made, and the historic tiles can be relaid with new corrosion-resistant nails or hooks. Broken or damaged tiles should be replaced promptly to prevent further damage to neighboring tiles or to the roof structure itself.

As with any kind of historic roofing material, regular maintenance, such as cleaning gutters and downspouts, can add to the life of a tile roof. Additional preventive measures may include placing wire mesh over downspout openings or over the entire gutter to prevent debris from collecting and water from backing up. Periodic inspection of the underside of the roof from the attic after a heavy rain or ice storm for water stains may reveal leaks in their early stages which can be eliminated before they escalate into larger, more serious repair problems.

If replacement tile is required for the project, it should match the original tile as closely as possible, since a historic clay tile roof is likely to be one of the building's most significant features. Natural clay tiles have the inherent color variations, texture and color that is so important in defining the character of a historic tile roof. Thus, only traditionally shaped, clay tiles are appropriate for repairing a historic clay tile roof.

Selected Sources of Clay Roofing Tiles

Historic Preservation Ordinance

Section 14.01.060 Certificate of Appropriateness Review Process

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

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

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

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

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
9/10/2024

Subject:

Case DNRHP24-01: Request for demolition of the detached garage at 739 Perry Street. The Roslyn Flats is individually listed on the National Register of Historic Places. Palmer College Foundation, petitioner. [Ward 3]

Recommendation:

Staff recommends that the Historic Preservation Commission approve demolition of the detached garage at 739 Perry Street.

Findings:

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

Background:

The property at 739 Perry Street is a nationally listed historic landmark. Any demolition or partial demolition of a nationally registered property requires review and approval from the Historic Preservation Commission. The Ordinance does not differentiate between original historic construction versus later additions. This allows the Historic Preservation Commission flexibility in approving demolition of non-historic buildings.

Demolition Request:

Palmer College of Chiropractic purchased the 13-unit apartment building in 2023 for the purpose of providing additional student housing. The request is to demolish the existing garage at the rear of the site to facilitate a more efficient parking layout for the residents. According to County records, the 24' by 60' (1,440 square foot) garage was constructed in 1925, nearly 25 years after the construction of the apartment building. The garage appears to be a concrete block surfaced with stucco. It is in a state of deterioration with cracked and failing walls.

The Commission is to review whether demolishing the garage is acceptable, not the design of the replacement parking lot. New construction in a national historic district is outside the Commission's review authority.

Staff Review:

Based on the following information, staff believe the demolition of the garage will not diminish the historic integrity of the Roslyn Flats:

1. The detached garage is not referenced in the National Register Historical Survey Form.
2. A master builder, craftsman, architect, engineer, or landscape architect is not associated

with the construction of the six-stall garage.

3. The architectural style of the Roslyn Flats is listed as Federal Revival. These design features and building materials were not replicated on the accessory structure, thereby offering minimal architectural significance.
4. There are no historic events or persons associated with the property.
5. The garage is not an integral part of the site, nor does it have historical merit on its own standing.

Demolition Review Process:

When there is a request to demolish a building listed on the National Register of Historic Places, which to date has not been designated as a local landmark, the Historic Preservation Commission shall make a determination to allow demolition or delay demolition by considering the criteria in Section 14.070.B of the Davenport Municipal Code. In the event the commission votes to delay demolition, by a 3/4 vote of its members present, the commission shall have staff prepare an individual property nomination for designation as a local landmark as outlined in Section 14.040 of the Davenport Municipal Code. The structure shall be designated based upon its own merits.

Commission Designation Process:

Designation criteria. The commission shall, after such investigation as it deems necessary, make a recommendation to the city council whether a nominated structure or district qualifies for the local register. To qualify, a property must satisfy one or more of the following criteria:

1. It is associated with events or persons that have made a significant contribution to the broad patterns of the history of the city, county, state and/or the nation;
2. It embodies the distinctive characteristics of an architectural style valuable for the study of a type, period or method of construction;and/or
3. It represents the work of a master builder, craftsman, architect, engineer or landscape architect or possesses high artistic values.

Attachments:

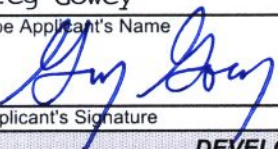
1. Application
2. Photos
3. Historic Property Inventory Sheet
4. Scott County Parcel Report-739 Perry Street
5. Historic Preservation Ordinance Demolition Review Process



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
DEMOLITION REQUEST
HISTORIC PRESERVATION COMMISSION

APPLICANT INFORMATION	
Applicant Name Company Name Greg Gowey, AIA, Studio 483 Architects	
Address 201 W. 2nd St., Ste. 608	
City State Zip Davenport, Iowa 52801	
Phone (563) 326-2555	
Secondary Phone (563) 529-1819	
E-Mail Address ggowey@studio483.com	
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements. In addition to the application fee, I understand I am responsible for attendance at the meeting as shown on the historic preservation commission calendar. The City reserves the right to require further site studies as necessary. Greg Gowey Type Applicant's Name  Applicant's Signature 8/28/2024 Date	
DEVELOPMENT TEAM	
Property Owner Palmer College of Chiropractic Address 1000 Brady Street, Davenport, Iowa 52803 Phone (563) 884-5000 Secondary Phone E-Mail Address	
Project Manager/Other Address Phone Secondary Phone E-Mail Address	

RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE
	8/28/2024	09/10/2024
SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME /739 N. Perry St., Davenport, Iowa 52803		
BRIEF OVERVIEW OF THE PROJECT (not a scope of work) SEE ATTACHED		
APPLICABILITY PRIOR to a demolition permit for a Historic Resource: A Demolition Request must be reviewed & approved by the HPC PRIOR to the commencement of any demolition work per 14.01.070. - Demolition of a designated local landmark or a property within a designated historic district shall be prohibited unless the Historic Preservation Commission receives a request and approves said request with the issuance a certificate of economic hardship - Owners of record or the City may apply for a demolition permit		
ALL SUBMITTALS SHALL INCLUDE:		
Scope of Work for all demo processes, attached as .PDF		☒
Photos of all existing building/sign façades/elevations		☒
Evidence of 'Economic Hardship'		☐
- Professional's structural soundness & reuse suitability report - Assessed Value & taxes paid, prior 2 years - Appraisals regarding purchase, financing & ownership - Property listings of sale/rent prices & offers received - Building/Fire/Housing/State/Federal code violations & nuisances - Estimated market value post demolition & post reuse renovation If used as an income property: (prior 2 years) - Annual gross income - Operating/maintenance expenses - Annual cash flow - Proof of efforts to obtain reasonable return on investment (over the entire ownership time frame)		
Formal Procedure 17.01.070.		Application Fee: NONE
A. Application Process No demolition permits shall be issued for local landmarks or properties within designated historic districts prior to the Commission, or the City Council upon appeal, issuing a certificate of economic hardship, with the exception of Section 14.01.090 Exclusions. B. Review Criteria The Commission shall request and receive from the applicant all information it deems necessary to adequately consider the demolition. C. Notification The Commission agenda shall be posted on first floor City Hall no less than one business day prior to the scheduled time of the meeting and shall serve as notice to the general public of the meeting. D. Review Process The Commission shall review all the evidence and information submitted by the applicant and receive testimony from other interested parties. If the Commission finds that the building substantially violates the City Building, Fire, and or Housing Codes, or the property owner cannot obtain a reasonable economic return therefrom, then the Commission shall authorize the issuance of the demolition permit by the Building Department. The Commission shall act on each application within 60 days after receipt of a completed application. E. Notice of Determination The Commission shall notify the owner(s) of record within 15 days of the Commission's decision.		
Submit this form with attachments to: planning@davenportiowa.com		

HPC Meeting Calendar | 2024

HISTORIC PRESERVATION COMMISSION | CITY OF DAVENPORT IOWA

The Applicant and/or their representatives are required to attend the HPC Meeting

Meetings are generally held the 2nd Tuesday of each month

Submittal

Friday (12:00 PM)

Email application to: planning@davenportiowa.com

or deliver application to: Planning | Public Works

1200 E 46th St | Davenport IA 52807

Meeting

Tuesday (5:00 PM)

Meeting Appearance is REQUIRED at:

Council Chambers | City Hall

226 W 4th St | Davenport IA 52801

General Business Requests

(certificates, demolition reviews, national nominations)

12/29/23	01/09/24
02/02/24	02/13/24
03/01/24	03/12/24
03/29/24	04/09/24
05/03/24	05/14/24
05/31/24	06/11/24
06/28/24	07/09/24
08/02/24	08/13/24
08/30/24	09/10/24
09/27/24	10/08/24
11/01/24	11/12/24
11/29/24	12/10/24

Local Landmark Requests

11/24/23	01/09/24
12/29/23	02/13/24
01/26/24	03/12/24
02/23/24	04/09/24
03/29/24	05/14/24
04/26/24	06/11/24
05/24/24	07/09/24
06/28/24	08/13/24
07/26/24	09/10/24
08/23/24	10/08/24
09/27/24	11/12/24
10/25/24	12/10/24

* Date changed due to observed holiday | Any and all Date/Location/Time are subject to change

Contact planning@davenportiowa.com to submit completed applications or to confirm meeting date/time

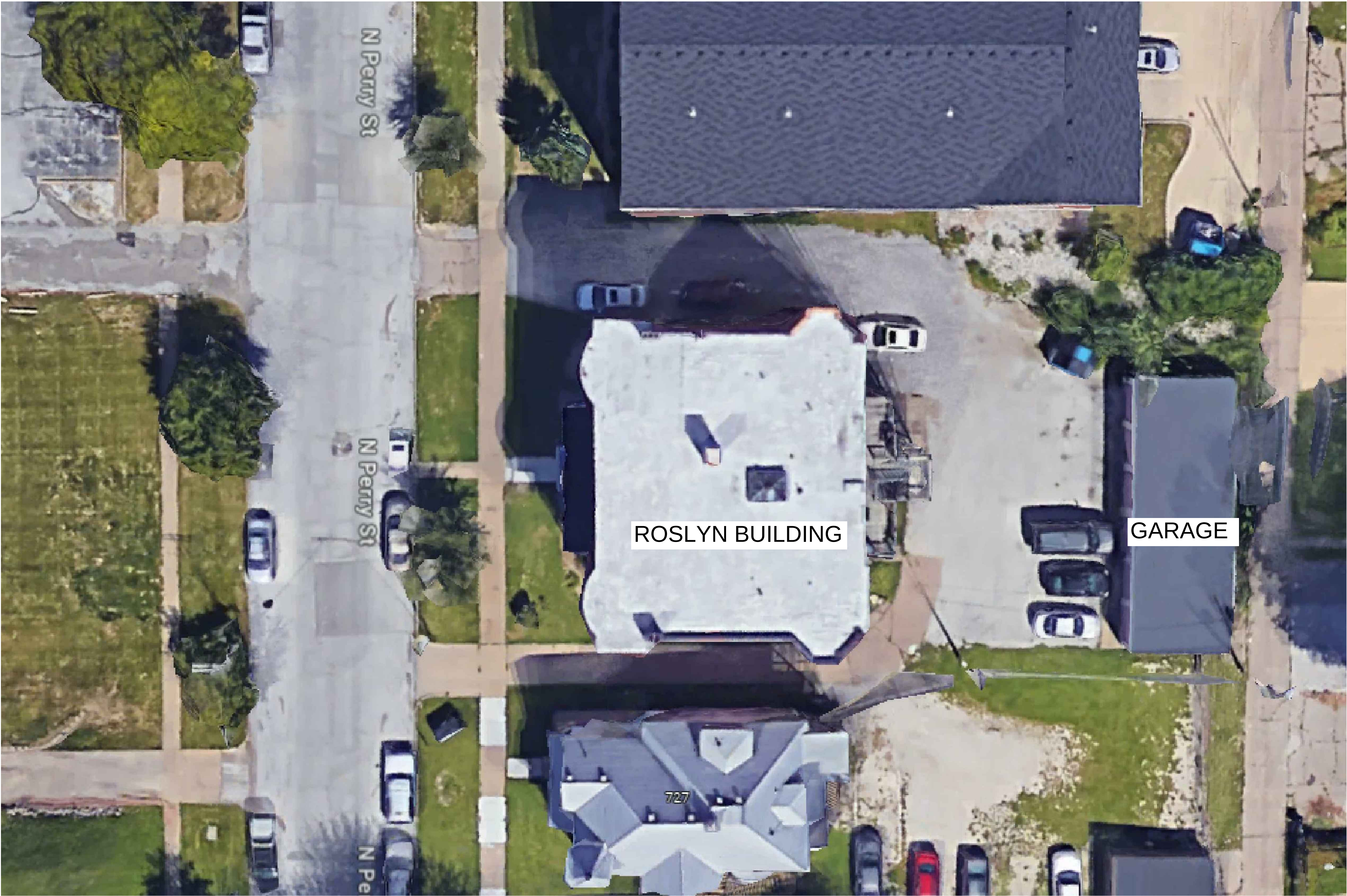
Phone Contact: 563.326.6198



Palmer College of Chiropractic
The Roslyn – 739 N. Perry Street, Davenport, IA 52803

Palmer College of Chiropractic has purchased the Roslyn Apartment Building and is planning a remodel / restoration project to provide 13 apartments for student housing.

This request is for demolition of the existing garage at the rear of the property. It is in a state of disrepair with cracked walls and the space on site is needed to improve efficient off-street parking. Records are limited but indicate it is not an original structure, but a replacement constructed in 1947. We respectfully request the approval to demolish the structure to make way for an improved parking lot for students living in The Roslyn.



ROSLYN BUILDING

GARAGE



SITE PLAN

SCALE: 1" = 10' - 0"



STUDIO 483 ARCHITECTS
124 Arts Alley
Rock Island, IL 61201
309.786.9910

201 W. 2nd Street, Suite 608
Davenport, IA 52801
563.326.2555

THE ROSLYN

PERRY STREET
DAVENPORT, IOWA

1	PRELIMINARY	02.01.24
NO.	DESCRIPTION	DATE

SITE PLAN

PROJECT: 23000759.00

A 1.00



RESERVED
FOR
TENANTS

1

2

3

4

5

6







RESERVED
FOR
TENANTS

1

















ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office

Wehner, Nowysz, Pottschiull and Pfiffner

201 dev building, Iowa city, Iowa 52240

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

SITE #82-10- PY 739 MAP # 4

HIST. DIST. _____

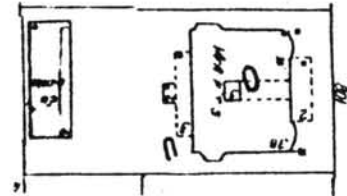
NAME ~~The Roslyn Flats~~ (H) C

ADDRESS 739 Perry

LEGAL DES. LeClaire's 2nd
SUB-DIVISION BLOCK PARCEL SUB-PARCEL
S 14' of W 100' of OL 31 N
80' of W 160' of OL 32
032UTM 15 171021560145199801 ACREAGE -1 ZONE R-6M
EASTING NORTHING

OWNER Donald W. Banks

3625 W. Harbor Dr., Bettendorf 52722

TITLE H. Theodore W. Bagatelas
(IF DIFF) _____

SITE SHEET

DESCRIPTION

FORM 3 stories, symmetrical 7-bay front, projecting corner bays CONST. DATE 1901

MATERIALS Brick, stone, wood ARCH STYLE Federal Revival

FENESTRATION Rectangular 1/1 D.H.S.; jack-arch lintels 1st & 2nd stories

DIST. FEATURES 2-story porch, pilasters w/Ionic caps; wide frieze

ALTERATIONS _____

SITE & RELATED STR. Small lot in 19th century-early 20th century residential area

STATEMENT

This very well preserved apartment block is an excellent example of early 20th multi-family residential architecture in Davenport. Notable features are the 2-story porch tucked between projecting corner bays; rusticated brick pilasters ending in Ionic caps and the cornice, which has a plain molded architrave below a very wide frieze, into which are set small, Adamesque oval windows - appropriate in a building clearly influenced by the early 19th century Federal style. 8-plex originally.

SOURCES

City Directories, 1900, 1900-01, 1902-03, 1906-07, 1910

ARCHITECTURE

SIGNIFICANCE

DESCRIPTION

SOURCES

ARCHITECTURAL HISTORIAN: Martha Bowers

HISTORIAN: MARLYS SVENDSEN - ROESLER

SURVEY COMP 1981

EVALUATION

ARCHITECTURAL

I. ARCH. EVALUATION Good
 II. ENVIR. STATURE Incident
 III. INT. OF CONTEXT Good
 IV. INT. OF FABRIC Excellent

LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☒ LOCAL ☐ N. ELIG.

HISTORICAL

I. THEME(S) OF SIGNIFICANCE:

A. PRIMARY _____

B. SECONDARY _____

II. LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☐ LOCAL

III. N.R.H.P.

 ELIGIBLE ☐ NOT ELIGIBLE ☐

HISTORIC DISTRICT CLASSIFICATION

☐ A. ☐ B. ☐ C.

FOR DIVISION OF HISTORIC PRESERVATION USE ONLY

1. DATE RECEIVED _____

2. DATE OF STAFF EVALUATION _____

A. ARCHITECTURAL

B. HISTORICAL

ELIGIBLE FOR N.R.H.P. ☐☐NOT ELIGIBLE FOR N.R.H.P. ☐☐

3. N.R.H.P. ACTION

A. STATE REVIEW COMM.

APP. ☐DISAPP. ☐TABLED ☐

DATE _____

B. FEDERAL REVIEW

APP. ☐DISAPP. ☐TABLED ☐

DATE _____

4. D.H.P. SOURCES

☐ COUNTY RESOURCES☐ W'SHIELD SURVEY☐ N.R.H.P.☐ GRANT _____☐ DET. OF ELIGIBILITY☐ R. & C. _____☒ DAVENPORT A/H SURVEY☐☐

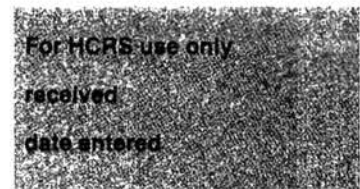
5. SUBJECT TRACES

6. PHOTO

1690-10

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number 8I

Page 1

Turn Of the Century Apartment Houses: Thematic Group

In 19th century Davenport, multi-family dwellings were built mostly for the city's laboring population and lower-middle classes, in the form of tenements or rowhouses. The generally higher-quality double houses were also popular, but only the mirror-image symmetry of their facades distinguished many of them from neighboring, large detached houses of the time. Around the turn of the century, however, the well-appointed apartment or flat, located near the city center, became a desirable dwelling form for at least some of the city's wealthier inhabitants. Of the few that were built, most were located in areas of transition between single-family residential and commercial zones, such as West 3rd Street, and on or near major thoroughfares such as Main, Brady and Harrison, near streetcar lines and certainly within walking distance of the amenities of the city center. Several apartment buildings were also clustered near the rapidly expanding campus of Palmer College of Chiropractic, between 7th and 12th Street and Brady and Main Streets. Quality materials, and often quality designs (created by local architects) were characteristic of these distinctly urban, and even urbane, buildings.

The basic form was compact and rectilinear, rising three floors above a high basement, with symmetrical brick facade, and concentration of detail at entrance and cornice. Another common feature was articulation of the facade with full-height projecting window bays, usually polygonal but occasionally semicircular in plan. The facade arrangement varied with the floor plan: a central entrance with center stairhall, or two entrances, each leading to flats on one side of a bearing or party wall. The latter arrangement was expressed on the exterior as a pair of connected, mirror-image facades in the tradition of the city's double houses.

Due to the basic functionalism of these buildings, simplicity was generally the rule, the formalism, sharp lines and studied elegance was reminiscent of Federalist architecture of a century or so before -- a characteristic decidedly in keeping with the then popular revival of early American architectural styles (see the Roslyn PY739, Pasadena, MA-1224, Fejervary 13-W124, Andresen 3-W608). Traces of the Victorian era remained, however, in the picturesque facades of such blocks as the Argyle (BR-732) and Warner (6-E414).

Only a small number of these apartment blocks were built in Davenport. Ten have been recorded (two of which are contributing, but not individually significant structures in historic districts), and over half are located in the historic districts of W. 3rd Street and College Square. Their recognition as clear expressions of developing urbanism in the 20th century Davenport is appropriate, as is recognition of their architectural significance as building types and well-designed expressions of function and, in many respects, status.

Buildings included in this theme are:

Argyle (BR-732), Roslyn (PY-739), Warner (6-E414), Pasadena (MA-1224), Eight Gables (PY-1117) Andresen (3-W608), Normedna (3-W711) and Linden (SO-213).

- IOWA, Scott County, Davenport, Renwick House (Davenport MRA), 1429 Brady St. (07/07/83)
- IOWA, Scott County, Davenport, Riepe Drug Store/G. Ott Block (Davenport MRA), 403 W. 2nd St. (07/07/83)
- IOWA, Scott County, Davenport, Roslyn Flats (Davenport MRA), 739 Perry St. (07/07/83)
- IOWA, Scott County, Davenport, Saengerfest Halle (Davenport MRA), 1012 W. 4th St. (07/07/83)
- IOWA, Scott County, Davenport, Schauder Hotel (Davenport MRA), 126 W. River Dr. (07/07/83)
- Henry: IOWA, Scott County, Davenport, Schebler, Richard, House (Davenport MRA), 1217 W. 7th St. (07/07/83)
- IOWA, Scott County, Davenport, Schick's Express and Transfer Co. (Davenport MRA), 118—120 W. River Dr. (07/07/83)
- IOWA, Scott County, Davenport, Schmidt Block (Davenport MRA), 115 E. 3rd St. (07/07/83)
- IOWA, Scott County, Davenport, Schmidt, F. Jacob, House (Davenport MRA), 2143 and 2147 W. 5th St. (07/07/83)
- IOWA, Scott County, Davenport, Schricker, John C., House (Davenport MRA), 1446 Clay St. (07/07/83)
- IOWA, Scott County, Davenport, Schroeder Bros. Meat Market (Davenport MRA), 2146 W. 3rd St. (07/07/83)
- IOWA, Scott County, Davenport, Scott County Jail (Davenport MRA), 428 Ripley St. (07/07/83)
- IOWA, Scott County, Davenport, Sharon, Fred B., House (Davenport MRA), 728 Farnan St. (07/07/83)
- IOWA, Scott County, Davenport, Shields Woolen Mill (Davenport MRA), 1235 E. River Dr. (07/07/83)
- IOWA, Scott County, Davenport, Simpson, Charles S., House (Davenport MRA), 1503 Farnan St. (07/07/83)
- IOWA, Scott County, Davenport, Sitz, Rudolph H., Building (Davenport MRA), 2202 W. 3rd St. (07/07/83)
- IOWA, Scott County, Davenport, Smith, Alvord I., House (Davenport MRA), 2318 W. 3rd St. (07/07/83)
- IOWA, Scott County, Davenport, Smith, Henry H., -J.H. Murphy House (Davenport MRA), 512 E. 6th St. (07/07/83)
- IOWA, Scott County, Davenport, St. John's Methodist Church (Davenport MRA), 1325—1329 Brady St. (07/07/83)
- IOWA, Scott County, Davenport, St. Joseph's Catholic Church (Davenport MRA), W. 6th and Marquette Sts. (07/07/83)
- IOWA, Scott County, Davenport, St. Luke's Hospital (Davenport MRA), 121 W. 8th St. (07/07/83)
- IOWA, Scott County, Davenport, St. Paul's English Lutheran Church (Davenport MRA), 1402 Main St. (07/07/83)
- IOWA, Scott County, Davenport, Stewart, J.W., House (Davenport MRA), 212 E. 6th St. (07/07/83)
- IOWA, Scott County, Davenport, Swan, George B., House (Davenport MRA), 909 Farnan St. (07/07/83)
- IOWA, Scott County, Davenport, Swedish Baptist Church (Davenport MRA), 700 E. 6th St. (07/07/83)
- IOWA, Scott County, Davenport, Taylor School (Davenport MRA), 1400 Warren St. (07/07/83)
- IOWA, Scott County, Davenport, Templeton, I. Edward, House (Davenport MRA), 1315 Perry St. (07/07/83)
- IOWA, Scott County, Davenport, Tevoet, Lambert, House (Davenport MRA), 2017 W. 2nd St. (07/07/83)
- IOWA, Scott County, Davenport, Union Electric Telephone & Telegraph (Davenport MRA), 602 Harrison St. (07/07/83)
- IOWA, Scott County, Davenport, Union Savings Bank and Trust (Davenport MRA), 229 Brady St. (07/07/83)
- IOWA, Scott County, Davenport, Union Station and Burlington Freight House (Davenport MRA), 120 S. Harrison St. (07/07/83)
- IOWA, Scott County, Davenport, Walter-Gimbel House (Davenport MRA), 1232 W. 6th St. (07/07/83)
- IOWA, Scott County, Davenport, Warner Apartment Building (Davenport MRA), 414—416 E. 6th St. (07/07/83)
- IOWA, Scott County, Davenport, Worley, Philip, House (Davenport MRA), 425 Brady St. (07/07/83)
- IOWA, Scott County, Davenport, Wupperman Block/I.O.O.F. Hall (Davenport MRA), 508—512 Brady St. (07/07/83)
- IOWA, Scott County, Davenport, Zoeller Bros-Independent Malting Co. (Davenport MRA), 1801 W. 3rd St. (07/07/83)



INDIVIDUAL NOMINATIONS, DAVENPORT MULTIPLE RESOURCE NOMINATION

MAP NUMBER FOUR

<u>Address</u>	<u>Easting</u>	<u>Northing</u>	<u>Key Reference</u>
526 W. 2nd	701,840	4,599,270	A
246 W. 3rd	702,200	4,599,410	B
1401 "	700,720	4,599,300	C
2146 "	699,360	4,599,319	D
2236 "	699,250	4,599,300	E
210 E. 4th	702,580	4,599,250	F
226 W. 4th	702,210	4,599,540	G
320 "	702,070	4,599,530	H
601 "	701,790	4,599,460	I
1012 "	701,260	4,599,480	J
1332 "	700,790	4,599,480	K
2222 "	699,240	4,599,420	L
421 E. 10th	702,860	4,600,200	M
510 W. 10 $\frac{1}{2}$ th	701,970	4,600,250	N
2301 E. 11th	704,900	4,560,400	O
2224 E. 12th	704,860	4,600,570	P
229 Brady	702,450	4,599,370	Q
425 "	702,430	4,599,580	R
502 "	702,400	4,599,660	S
723 "	702,450	4,599,960	T
1527 "	702,410	4,600,820	U
1002 Bridge Ave.	703,710	4,600,300	V
1024 Charlotte	703,680	4,599,970	W
1446 Clay	700,600	4,600,250	X
522 Fillmore	700,720	4,599,660	Y
120 S. Harrison	702,150	4,599,190	Z
526 Iowa	702,750	4,599,720	AA
212 Main	702,270	4,599,310	BB
214 "	702,270	4,599,320	CC
407 "	702,330	4,599,540	DD
705 "	702,300	4,599,890	EE
105 S. Main	702,325	4,599,110	FF
West 6th & Marquette	701,070	4,599,730	GG
902 Marquette	700,940	4,600,070	HH
1410 "	700,900	4,600,650	II
739 Perry	702,560	4,599,980	JJ
1315 "	702,530	4,600,600	KK

INDIVIDUAL NOMINATION UTM'S

DAVENPORT MULTIPLE RESOURCE
NOMINATION

MAP NUMBER FOUR



Scott County / City of Davenport, Iowa

Summary - Auditor's Office

Parcel ID G0041-10
Alternate ID G17091
Property Address 739 PERRY ST
 DAVENPORT IA 52803
Sec/Twp/Rng N/A
Brief LECLAIRE'S 2ND ADD Lot: 032 LECLAIRE'S 2ND ADD S14' OF W 100' OF OL31 &
Tax Description N 80' OF W 160' OF OL 32
 (Note: Not to be used on legal documents)
Deed Book/Page 2023-22046
Contract
Book/Page
Gross Acres 0.00
Net Acres 0.00
Adjusted CSR Pts 0
District DAD - DAVENPORT DAVENPORT
School District DAVENPORT SCHOOL
Subdivision LECLAIRE'S 2ND ADD



Owners - Auditor's Office

Deed Holder
[PALMER COLLEGE FOUNDATION](#)
[1000 N BRADY ST](#)
 DAVENPORT IA 52803
Contract Holder
Mailing Address
 PALMER COLLEGE FOUNDATION
 1000 N BRADY ST
 DAVENPORT IA 52803

Property Record Card (Davenport)

[View/Print Historical Property Record Card](#)

Request Mailing Address Change (Davenport)

DBA (Doing Business As) - Assessor's Office

THE ROSLYN APARTMENTS

Land - Assessor's Office

Map Area R3+ South Apts Units
Lot Area 0.33 Acres ;14,200 SF

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

Commercial Buildings - Assessor's Office

Total GBA 9,696 SF
Total Units 13
Building 1: Apartment, (13 units), Solid Brick - 8", 3 Story, Built - 1901, 3228 SF, Bsmt - 3228 SF,
 HVAC - Hot Water Radiant, Roof - Tar and Gravel/ Wood Dk
Adjustments: Apt - Hot water or steam heat, 9684 SF
 Bsmt Fin - apartments, 2414 SF
 A/C - deduct, 9684 SF
Addition 1: Apartment, Solid Brick - 8", 2 Story, Built - 1901, 12 SF, Bsmt - 6 SF
 HVAC - Vacuum Gas (Radiant), Roof - Tar and Gravel/ Wood Dk
Adjustments: Apt - Hot water or steam heat, 6 SF
 A/C - deduct, 6 SF
Plumbing: 13 - Sink-Kitchen
 13 - 3-Fixture Bathroom
 3 - Sink-Kitchen
 3 - 3-Fixture Bathroom
Building Extras: #1- 3S WDDK, Quantity=224.00, Units=Square Feet, Height=0, 1901, Qty3
 #2- 2S WDDKOH, Quantity=27.00, Units=Square Feet, Height=0, 1901, Qty2
 #3- Porches,Decks,Patios,etc., 224 SF, Porch, Average Pricing, 1901, Qty2

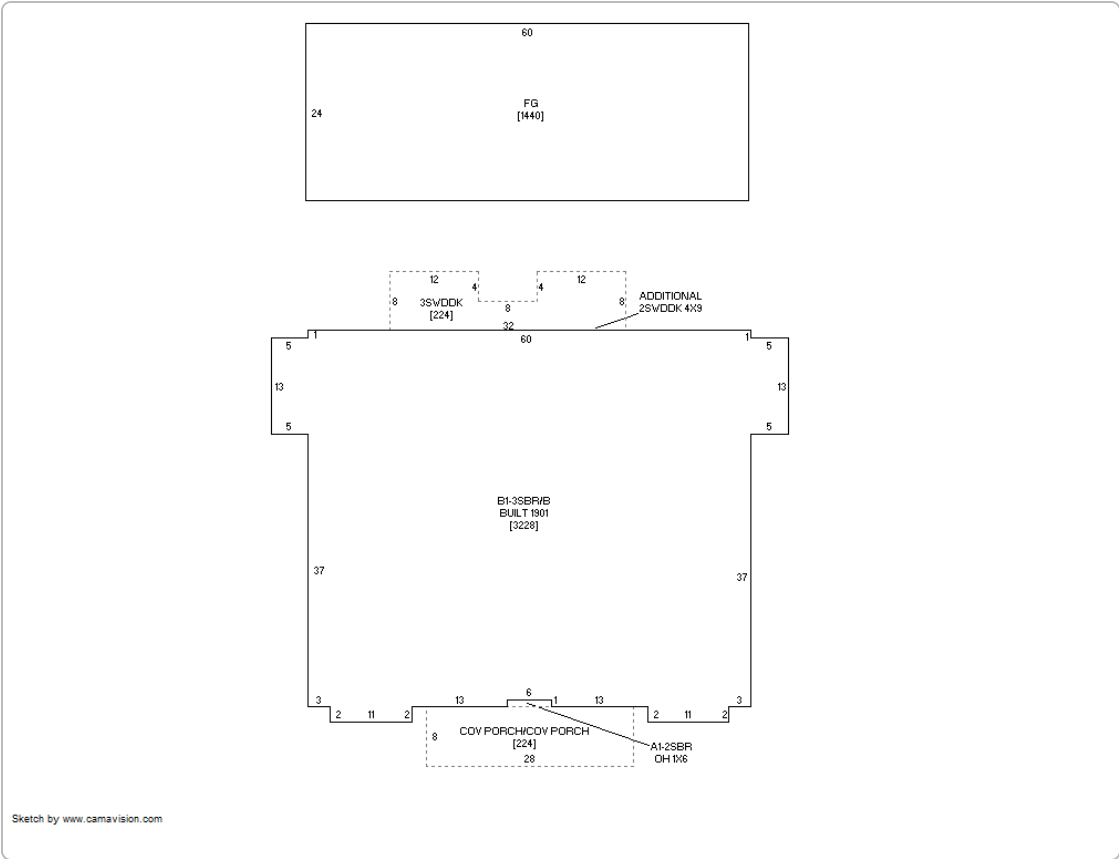
Yard Extras - Assessor's Office

#1 - (1) Paving - Asphalt 4,725 SF, Asphalt Parking, Average Pricing, Built 1990
 #2 - (1) Garage (Commercial) W24.00 x L60.00 1,440 SF, Frame, Average Pricing, Built 1925

Photos - Assessor's Office



Sketches - Assessor's Office



Permits - Assessor's Office

Permit #	Date	Description	Amount
23-45018	07/27/2023	Deck/Patio	5,000
20-80150	12/04/2020	Roof	35,000
P010481	02/14/2018	Plumb/Elec	450
B027913	12/19/2016	Rehab	1,000
B022541	04/27/2015	Porch	600
181626	07/27/2000	Misc	7,500
181414	07/10/2000	Misc	1,000

Sales - Assessor's Office

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
11/7/2023	739 PERRY STREET COOPERATIVE	PALMER COLLEGE FOUNDATION	2023-022046	Timeshares or COOPs	WD		\$1,259,000.00
12/20/2019	KERR ENTERPRISES LLC	739 PERRY STREET COOPERATIVE	2019-034689	Quit Claim Deed	QCD		\$0.00

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
10/2/2019	WOLD, ANDREW R	KERR ENTERPRISES LLC	2019-028995	Change in Classification	WD		\$960,400.00
9/15/2019	PERRY STREET COOPERATIVE	WOLD, ANDREW R	2019-025270	Quit Claim Deed	QCD		\$0.00
5/5/2016	ANDREW WOLD INVESTMENTS, LLC	PERRY STREET COOPERATIVE	2016-011491	Quit Claim Deed	QCD		\$0.00
12/22/2015	ANDREW WOLD INVESTMENTS, LLC	PERRY STREET COOPERATIVE	2015-033944	Quit Claim Deed	QCD		\$0.00
6/11/2015	VILLAGE PROPERTY MANAGEMENT LLC	ANDREW WOLD INVESTMENTS, LLC	2015-014697	NONE	WD		\$0.00
1/9/2015	SKUARED PROPERTIES LLC	VILLAGE PROPERTY MANAGEMENT LLC	2015-001098	Normal	WD		\$530,000.00
2/16/2012	TALT SANDRA D	SKUARED PROPERTIES LLC	2012-028727	Normal	WD		\$320,000.00
11/30/2006	RICHARD D WILKENING	TALT, SANDRA D	2006-037390	Normal Arms-Length Transaction	WD		\$429,000.00
2/11/2005	WILKENING, RICHARD D	RICHARD D WILKENING		NORMAL ARMS-LENGTH TRANSACTION	Deed		\$275,000.00
2/11/2005	MREC RENTALS LLC	WILKENING, RICHARD D	2005-009704	NONE	QCD		\$275,000.00
11/30/2004	GOLDEN PROPERTIES LTD	MREC RENTALS LLC	2004-042904	NONE	SHER		\$0.00
9/3/1997	JUGENHEIMER, JOYCE E JUGENHEIMER, WILLIAM F	GOLDEN PROPERTIES LTD	1997-024285	NONE	X		\$410,000.00
6/10/1993	JUGENHEIMER, WILLIAM F	JUGENHEIMER, JOYCE E JUGENHEIMER, WILLIAM F	1993-015798	NONE	X		\$117,500.00
9/30/1992	JOHN R HOWES HEATHER TRUST	JUGENHEIMER, WILLIAM F	1992-027040	NONE	Contract		\$0.00
9/16/1992	JUGENHEIMER, WILLIAM F	JOHN R HOWES HEATHER TRUST	1992-025568	NONE	X		\$0.00
8/20/1990		JUGENHEIMER, WILLIAM F	1990-013323	NONE	Contract		\$117,500.00
1/1/1990				NORMAL ARMS-LENGTH TRANSACTION	Deed		\$117,500.00

Recent Sales in Area

Sale date range:

From: 08/29/2014 To: 08/29/2024

1500 Feet

Valuation - Assessor's Office

	2024	2023	2022	2021	2020
Classification	Residential (Mr R3+)	Residential (Mr R3+)	Residential (Mr R3+)	Residential	Residential
+ Assessed Land Value	\$28,400	\$28,400	\$28,400	\$28,400	\$28,400
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$701,660	\$701,690	\$399,560	\$389,600	\$389,600
= Gross Assessed Value	\$730,060	\$730,090	\$427,960	\$418,000	\$418,000
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$730,060	\$730,090	\$427,960	\$418,000	\$418,000

Taxation - Auditor\Treasurer's Office

	2023	2022	2021	2020
	Pay 2024-2025	Pay 2023-2024	Pay 2022-2023	Pay 2021-2022
x Rollback (estimated)	46.34	54.65	54.13	56.41
+ Taxable Land Value	\$13,161	\$15,521	\$15,373	\$16,020
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$325,183	\$218,360	\$210,891	\$219,771
= Gross Taxable Value	\$338,344	\$233,881	\$226,264	\$235,791

	2023 Pay 2024-2025	2022 Pay 2023-2024	2021 Pay 2022-2023	2020 Pay 2021-2022
- Military Exemption	\$0	\$0	\$0	\$0
- Homestead 65+ Exemption	\$0	\$0	\$0	\$0
= Net Taxable Value	\$338,344	\$233,881	\$226,264	\$235,791
x Levy Rate (per \$1000 of value)	37.63357	39.08417	39.64283	39.37037
= Gross Taxes Due	\$12,733.09	\$9,141.04	\$8,969.75	\$9,283.18
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$12,734.00	\$9,142.00	\$8,970.00	\$9,284.00

Tax History - Treasurer's Office

Year	Due Date	Amount	Paid	Date Paid	Receipt
2023	March 2025 September 2024	\$6,367 \$6,367	No No		 659801
2022	March 2024 September 2023	\$4,571 \$4,571	Yes Yes	12/18/2023 12/18/2023	 658874
2021	March 2023 September 2022	\$4,485 \$4,485	Yes Yes	3/30/2023 9/29/2022	 643689
2020	March 2022 September 2021	\$4,642 \$4,642	Yes Yes	4/18/2022 9/13/2021	 652944
2019	March 2021 September 2020	\$4,446 \$4,446	Yes Yes	3/29/2021 9/29/2020	 653535
2018	March 2020 September 2019	\$4,203 \$4,203	Yes Yes	4/30/2020 10/25/2019	 648375
2017	March 2019 September 2018	\$4,114 \$4,114	Yes Yes	4/16/2019 10/3/2018	 651798
2016	March 2018 September 2017	\$4,259 \$4,259	Yes Yes	4/3/2018 10/17/2017	615543
2015	March 2017 September 2016	\$6,168 \$6,168	Yes Yes	2/6/2017 9/15/2016	796447
2014	March 2016 September 2015	\$6,514 \$6,514	Yes Yes	4/1/2016 10/20/2015	713726
2013	March 2015 September 2014	\$6,924 \$6,924	Yes Yes	1/15/2015 9/24/2014	622992
2012	March 2014 September 2013	\$7,455 \$7,455	Yes Yes	3/25/2014 9/30/2013	655531

Special Assessments - Treasurer's Office

Project:

20230929-2 - Davenport Utility Fee

Accepted Date:

9/29/2023

Parcel Number:

G0041-10

Amortization Date:

12/1/2024

Amortized Interest:

0

Number of Years:

0

Payoff:

\$0.00

Tenant Name:

KERR INTERPRIZES LLC

Payment ▼	Due Date ◆	Principal Left ◆	Tax Billed ◆	Amortized Interest ◆	Interest ◆	Admin Fees ◆	Total ◆	Receipt Number	Date Paid ◆	Unpaid Balance ◆
1	9/30/2024	\$457.11	\$457.11	\$0.00	\$0.00	\$5.00	\$462.11	265492	12/18/2023	\$0.00
Total			\$457.11	\$0.00	\$0.00	\$5.00	\$462.11			\$0.00

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

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

- A. Demolition application process. Demolition applications shall be made to the office of construction code enforcement. The office of construction code enforcement shall forward all demolition permit requests for local landmarks and properties within designated historic districts to the commission secretary within two business days of their receipt. No demolition permits shall be issued for local landmarks or properties within designated historic districts prior to the commission, or the City Council upon appeal, issuing a certificate of economic hardship, excluding the circumstances described in Section 14.01.090 of this chapter.
- B. Criteria for demolition request. The commission shall request and receive from the applicant all information it deems necessary to adequately consider the demolition of a designated property. This may include, but is not limited to, the following:
 - 1. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the building(s) on the property, their suitability for rehabilitation, and possible new uses for the property; and
 - 2. The assessed value of the land and improvements thereon according to the two most recent assessments; and
 - 3. The real estate taxes paid during the previous two years; and
 - 4. All appraisals obtained by the owner or applicant in connection with his purchase, financing or ownership of the property; and
 - 5. Any listing of the property for sale or rent, price asked and offers received, if any; and
 - 6. All building, fire and housing code violations which have been listed on the property for the past two years; and
 - 7. Any federal, state or local citation(s) which have determined the building to be a nuisance under applicable law; and
 - 8. Estimated market value of the property after completion of the proposed demolition and after renovation of the existing property for reuse; and
 - 9. If the property is income-producing;

- a. Annual gross income from the property for the previous two years; and
 - b. Itemized operating and maintenance expenses for the previous two years; and
 - c. Annual cash flow, if any, for the previous two years; and
 - d. Proof that efforts have been made by the owner to obtain a reasonable return on his investment.
- C. Notification of proposed demolition. The commission agenda shall be posted on the first floor City hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting and shall serve as notice to the general public of the pending meeting.
- D. Commission review process. The commission shall review all the evidence and information submitted by the applicant and receive testimony from other interested parties. If the commission finds that the building substantially violates the City building, fire and/or housing codes or the property owner cannot obtain a reasonable economic return therefrom, then the commission shall issue the demolition permit. The commission shall act on each application within 60 days after the receipt of a complete application.
- E. Notification of determination. The commission secretary shall notify the owner(s) of record by regular mail within 15 business days of the commission's decision. The office of construction code enforcement shall be notified within two business days of the commission's action. If the certificate of economic hardship is issued, the commission secretary shall inform the chief building official of said approval. If the certificate of economic hardship is denied, the chief building official shall be instructed to withhold the demolition permit pending possible appeal of the commission's determination.

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

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

- A. Application to appeal. The owner may appeal the commission's determination regarding a proposed demolition of a local landmark. A written appeal must be submitted to the City Clerk's office within 30 calendar days of the commission's decision.
- B. Appeal fee. A fee of \$75 shall be paid by the petitioner to the City Clerk at the time of filing a written appeal.
- C. Notification of appeal. The City Clerk shall notify the commission secretary within three business days of the filing of a written appeal. The commission secretary shall inform the office of construction code

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

- D. Review process. The City Council, within 30 calendar days of the filing of a written appeal or at a later time at the request of the petitioner, shall either accept or reject the commission's determination. In considering the commission's determination, the City Council may receive and review all relevant information, testimony and/or evidence submitted for its consideration, including that reviewed by the commission, and any additional material.
- E. Notification of decision. The owner(s) of record shall be notified by regular mail of the City Council's decision within 15 business days. The office of construction code enforcement shall be notified within two business days of the City Council's decision. The publishing of the City Council meeting minutes shall serve as notice to the general public. The City Council's decision shall be the final City action.

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

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

- A. Certificate of public hazard. If emergency circumstances affect a designated property which requires immediate relief, including demolition, the fire marshal and chief building official shall certify that such conditions exist and said conditions shall be eliminated as quickly as is practicable. Emergencies are defined as life or health-threatening conditions requiring immediate attention. A certificate of public hazard may be issued after the fact documenting the reasons for loss of the designated property. This section shall apply only in cases where it is impractical for the commission to consider a certificate of economic hardship prior to demolition.
- B. Conflict with other regulations. The clauses and sections in other City Council-adopted codes and regulations which address life-safety, fire safety and legal nuisances, shall be excluded from the standards and provisions herein. In the event the City's legal, fire, housing or building officials determine that a structure or portion thereof is a life-safety hazard, a fire safety hazard or a nuisance, the fire, housing and building codes shall supersede this chapter.

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

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

- A. If the owner(s) of record or agent applies for a demolition permit to a building or structure listed on the National Register of Historic Places, which to date has not been designated as a local landmark, the office of construction code enforcement shall not issue the permit but instead shall direct the applicant to the commission secretary. Once the office of construction code enforcement refers the matter to the commission secretary, all demolition activity shall stop, if started, until after the commission or the City Council acts on the matter. The commission secretary shall place the demolition request on the agenda for the commission's next meeting.
- B. In making its determination on whether to recommend continuance of the demolition stoppage and consideration by the City Council for designation as a local landmark, the commission shall consider the criteria as stated in Section 14.01.070B of this chapter. The commission, by a three-fourths vote of its members present may request the City Council to review a proposed demolition permit for a structure listed on the National Register of Historic Places which has not, to date, been designated as a local landmark. In the event the commission votes to delay demolition, the commission shall have staff prepare an individual property nomination for designation as a local landmark as outlined in Section 14.01.040. Said nomination shall be considered by the commission in a timely manner.

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

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

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

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

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

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

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

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

- A. In the event work is being performed without the required certificate of appropriateness or the certificate of economic hardship, the commission or the commission secretary shall ask that a stop work order be issued. In the event work is being performed which is not in accordance with its certificate of appropriateness, the commission shall also ask that a stop work order be issued. In addition to other penalties and remedies, the City shall issue a stop work order, and all work shall cease on the designated property. No additional work shall be undertaken as long as such stop work order is in effect.
- B. In the event work has been completed without the required certificate of appropriateness or certificate of economic hardship, the owner, the tenant, if a participating party to said work, and the person(s) performing such work shall be guilty of a misdemeanor or municipal infraction. Every day each such violation shall continue to exist shall constitute a separate violation.
- C. Enforcement. The City's director of community and economic development department, or his/her designee, shall be responsible for the enforcement of the provisions of this chapter.