

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, November 12, 2024; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

I. Call to Order

II. Secretary's Report

1. Consideration of the October 8, 2024 meeting minutes.

III. Communications

IV. Old Business

1. Case DNRHP24-03: Request for demolition of 2202 West 4th Street. The First Bible Missionary Church is individually listed on the National Register of Historic Places. Adrian Jones, petitioner. [Ward 3]

V. New Business

1. Case COA24-19: Request for the removal of a rooftop skylight at 712 West 2nd Street. The Germania-Miller/Standard Hotel is a locally listed historic landmark. German American Heritage Center, petitioner. [Ward 3]

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Meeting: December 10, 2024

City of Davenport

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

Action / Date
11/12/2024

Subject:
Consideration of the October 8, 2024 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The October 8, 2024 meeting minutes are attached.

Attachments:
1. Meeting Minutes 10-8-24

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, OCTOBER 8, 2024; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

Chairperson Hustedde called the meeting to order.

Present: McGivern, Hustedde, Gomez, Adams, Eaton, Kretz

Absent: Franken

Staff Present: Berkley, Werderitch

II. Secretary's Report

1. Consideration of the September 19, 2024 meeting minutes.

Motion by McGivern, second by Eaton, to approve the September 19, 2024 meeting minutes. Minutes were unanimously approved by voice vote (6-0).

III. Communications

IV. Old Business

V. New Business

1. Case COA24-18: Request for the installation of replacement siding at 517 Ripley Street. The Nesbit Rental House is a contributing structure in the Hamburg Local Landmark Historic District. Alex Bock, petitioner. [Ward 3]

Staff provided a history of the property and overview of the request to cover the wood clapboard siding with replacement LP SmartSide. The purpose of the project is to address underlying issues with the construction of the home. To bring the structure up to building code, a new siding material will be placed over the existing clapboard to facilitate the installation of a modern vapor barrier. This solution will make the structure habitable and protect the longevity of the home.

Alex Bock, petitioner, was in attendance to explain the current condition of the structure and the rationale for the replacement siding.

Commissioners were supportive of the LP SmartSide material. It is generally viewed as a viable alternative to wood siding given its appearance while offering modern protection.

Staff made a recommendation to approve the Certificate of Appropriateness for the installation of new siding at 517 Ripley Street in accordance with the submitted

material.

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

1. 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.

Motion by Eaton, second by Adams, to approve Case COA24-18 in accordance with the submitted materials. Motion to approve passed by a roll call vote (6-0).

2. Case DNRHP24-02: Request for demolition of 202 Forest Road. The home is a contributing structure in the McClellan Heights National Historic District. Russell Construction, petitioner, on behalf of Heights Holdings LLC. [Ward 5]

Staff provided an overview of the property and criteria for demolishing a structure within a National Historic District.

Creighton Stifel, Project Manager for Russell Construction and representative of the applicant, was in attendance to answer questions. Creighton explained the rationale for demolition and the poor condition of the home.

Commissioners agreed the building was in a state of disrepair and did not satisfy the criteria to be listed locally. However, the intent to demolish contributing structures within a historic district can impact the overall character of the historic district if left unregulated.

Staff recommended the Historic Preservation Commission approve demolition of the structure at 202 Forest Road.

Finding: The structure does not meet the criteria in Section 14.040.B of the Davenport Municipal Code.

Motion by McGivern, second by Kretz, to approve Case DNRHP24-02 in accordance with the submitted materials. Motion to approve passed by a roll call vote (6-0).

3. Case DNRHP24-03: Request for demolition of 2202 West 4th Street. The First Bible Missionary Church is individually listed on the National Register of Historic Places. Adrian Jones, petitioner. [Ward 3]

Staff presented the history of The First Bible Missionary Church and the criteria for demolishing a structure within a National Historic District. The owner received an

Official Notice and Order from the City to assess the structural integrity of the east wall. Exvorte Engineering provided a report determining the cause of the damage and recommendations for remedial action.

Staff recommended the Historic Preservation Commission approve demolition of the structure at 2202 West 4th Street.

Finding: The structure does not meet the criteria in Section 14.040.B of the Davenport Municipal Code.

Adrian Jones, petitioner, was in attendance to answer questions. He explained the findings of the engineers report and potential costs to rehabilitate the church.

Commissioners discussed the criteria for listing the church as a local landmark. Due to its potential for local listing, the Commission asked the applicant to provide additional information regarding the cost to rehabilitate the structure. The intent is to pursue options for preservation and to determine the severity of economic hardship.

Motion by Gomez, second by Eaton, to table Case DNRHP24-03. The purpose is to provide the applicant additional time to obtain cost estimates for rehabilitating the structure and to identify potential funding options. This item will be reconsidered at the November 12, 2024 meeting. Motion to table passed by a roll call vote (6-0).

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

Motion by McGivern, second by Gomez, to adjourn the meeting. Motion passed by a voice vote (6-0). The meeting adjourned at 5:56pm.

IX. Next Commission Meeting: November 12, 2024

City of Davenport

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

Action / Date
11/12/2024

Subject:

Case DNRHP24-03: Request for demolition of 2202 West 4th Street. The First Bible Missionary Church is individually listed on the National Register of Historic Places. Adrian Jones, petitioner. [Ward 3]

Recommendation:

Staff recommends that the Historic Preservation Commission approve demolition of the structure at 2202 West 4th Street.

Finding: The structure does not meet the criteria in Section 14.040.B of the Davenport Municipal Code.

Background:

According to the National Register of Historic Places Inventory-Nomination Form, the architecture of the church is unique for its lack of grandeur. The First Bible Missionary Church was constructed in 1902 using brick on a rock-faced stone basement. The church is sited on the corner of a residential neighborhood that developed during the 19th-early 20th century.

The survey form describes the architecture as follows:

"Unlike many churches included in this survey, the First Bible Missionary Church is not grandly ornamental nor clearly definable in terms of style. Rather, it represents the architecture of the city's smaller, less ceremonial denominations whose budgets would not allow construction of great edifices. Originally built as the Berea Congregational Church, this building is characterized by plain surfaces and clean, sharp lines. Decoration is limited to narrow, molded string courses and stained-glass windows. The variety of window shapes provides additional interest. The early 20th century date of construction is stylistically expressed in the use of short cornice returns, pedimented roof dormer and palladian-like arrangement of windows on the east side, all derived from the turn of the century Neoclassicism."

Any demolition or partial demolition of a nationally registered property requires review and approval from the Historic Preservation Commission.

Demolition Request:

The property consists of two structures: First Bible Missionary Church at the corner of 4th Street and Pine Street and a single-family home directly to the north. The demolition request is solely for the First Bible Missionary Church, not the dwelling. The owner intends to preserve the home on the property.

Following an Official Notice and Order from the City, the property owner contacted Exvorte Engineering to perform an assessment on the structural integrity of the church. The purpose of

the report was to determine the cause of distress in the east wall of the sanctuary and recommend remedial action.

It is the engineer's hypothesis that a water service leak adjacent to the east wall caused the footing to become eroded. It is the engineer's opinion that the condition is stable, but not in a very robust condition. A major wind or minor seismic event could precipitate a collapse, resulting in a debris field extending towards Pine Street. Investigating the service pipe for a break will confirm this hypothesis. However, the masonry wall will need to be removed and rebuilt, likely with a new footing. The design of this repair and a preliminary cost estimate is outside the scope of the report.

To make the building safe for occupancy, the entire east wall will need to be completely reconstructed. This creates economic hardship on the owner as the cost to rebuild will exceed the assessed value of the structure. Due to the findings in the engineering report, the property owner determined it is not financially feasible to salvage the church. Therefore, complete demolition is proposed.

Item Tabled at October Historic Preservation Commission Meeting:

The Commission voted to table the demolition of 2202 West 4th Street at its October 8, 2024 meeting. The purpose is to provide the applicant with additional time to obtain cost estimates for rehabilitating the structure and to identify potential funding options. Items to submit to the Commission for consideration may include, but are not limited to:

1. Any documentation demonstrating that salvaging the church is not economically feasible.
 - a. Quotes to complete repairs/reconstruct the east wall.
 - b. Cost estimates to fully rehabilitate the entire church into a safe and usable building (masonry, windows, roof, mechanical, plumbing, structural, etc.).
2. Statement explaining the financial hardship associated with rehabilitating the church.
 - a. Provide a narrative detailing that grant opportunities were explored, but were either unsuccessful or not applicable to this project.

Following the October meeting, the applicant contacted Exvorte Engineering for an estimate of probable construction cost. The firm recommended a scope of work to repair the east sanctuary wall, which involves removal and replacement of the masonry down to and including the footing (which has been undermined by a chronic water leak delivering soil to the compromised sanitary lateral over an extended period of time). The sanitary service lateral would also have to be replaced. It is the engineering firm's opinion that the cost is likely to exceed \$300,000.

The applicant also met with a masonry contractor at the property on November 7th. An estimate is being prepared for the reconstruction of the east wall. However, a detailed cost breakdown has not yet been drafted. The applicant is hoping to have the estimate for the November 12th meeting.

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.

Staff Review:

For the demolition of a structure within a national district, the Commission can either approve demolition or seek preservation by listing the structure as a local landmark.

Staff researched city records and present the following information:

1. There does not appear to be any historic events or persons associated with the property. The nomination form states the significance is associated with a minor protestant congregation in the community. "It played no statewide religious role and had no important religious leaders associated with it."
2. There does not appear to be a master builder, craftsman, architect, engineer, or landscape architect associated with the home. The survey form highlights the church's lack of grandly ornamental architecture.
3. The property was purchased by the petitioner on August 2019 for \$93,500.
4. According to the Scott County Parcel Report, the net assessed value of the church is \$60,370.
5. The Department of Development and Neighborhood Services cited the following violations:
 - o Compliant Notice and Order (June 23, 2023): During inspection, conditions were identified on the church rendering the structure substandard. The property owner was directed to have a licensed engineer inspect the exterior walls to ensure structural stability.
 - o Official Notice to Repair/Demolish (August 28, 2024): Due to severe conditions, the building was declared substandard and occupancy of the church was prohibited. The owner was notified to hire a structural engineer to assess the condition of the building. Owners are given the option to either make the necessary repairs or to demolish the structure.
 - o Vacant/Substandard Notice (September 30, 2024): The building was tagged unfit for occupancy until all repairs have been made, inspected, and approved by the

Department of Development and Neighborhood Services.

Attachments:

1. Application
2. Engineer's Report
3. TnT Tuckpointing & Building Restoration LLC Estimate
4. Historic Property Inventory Sheet
5. Vacant-Substandard Notice 9-30-24
6. Official Notice to Repair-Demolish 8-28-24
7. Complaint Notice and Order 6-23-23
8. Photos
9. Scott County Parcel Report
10. Commission's 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		RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE
Applicant Name <u>Adrian Jones</u>		SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME <u>2202 W 4th St Davenport IA #10057-08</u>		
Address <u>1120 Eagles Crest Dr</u>		BRIEF OVERVIEW OF THE PROJECT (not a scope of work)		
City State Zip <u>Davenport IA 52804</u>		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		
Phone <u>256.682.3371</u>				
Secondary Phone <u>563.275.8309</u>				
E-Mail Address <u>AJones8218@gmail.com</u>				
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements. In addition to the application fee, I understand I am responsible for attendance at the meeting as shown on the historic preservation commission calendar. The City reserves the right to require further site studies as necessary. Type Applicant's Name _____ Applicant's Signature _____ Date _____		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)		
DEVELOPMENT TEAM		Formal Procedure 17.01.070. Application Fee: NONE		
Property Owner <u>Adrian Jones</u>		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.		
Address <u>Adrian Jones 2202 W 4th St Davenport IA 52804</u>				
Phone <u>256.682.3371</u>	Secondary Phone <u>563.275.8309</u>			
E-Mail Address <u>AJones8218@gmail.com</u>				
Project Manager/Other <u>ARSAL Siddiqui</u>				
Address <u>677 Avenue of cities East moline, IL 61244</u>				
Phone <u>224.291.7780</u>	Secondary Phone			
E-Mail Address <u>Aj.siddiqui@icloud.com</u>				



SECURE RE: Davenport Property



Delete

Forward

Reply All

Reply

Last Sign In: Sep 27, 2024 9:55 AM

Received: Sep 27, 2024 9:41 AM
Expires: Oct 27, 2024 9:41 AM
From: amerkel@choosethechief.com
To: ajones8218@gmail.com,
tmclain@choosethechief.com
Cc:
Subject: SECURE RE: Davenport Property

Attachments:  [image001.png](#)

Hi Adrian!

The principal balance of your loan is \$129,274.93. Please let me know if you have any questions.

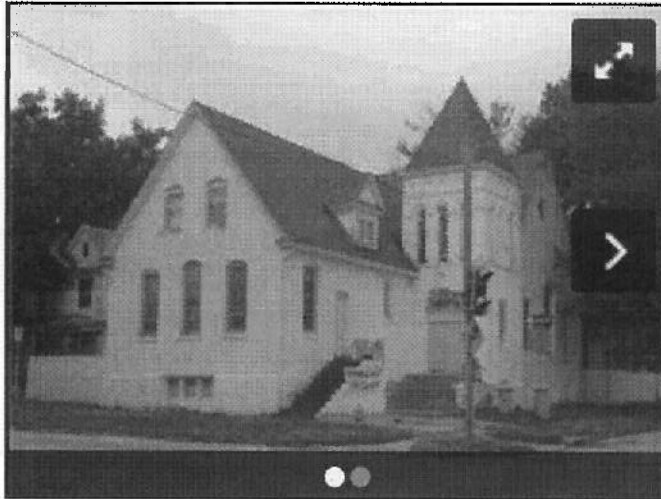
Thanks,

From: Tanner McLain
<tmclain@choosethechief.com>
Sent: Friday, September 27, 2024 9:27 AM
To: Adrian Jones <ajones8218@gmail.com>
Cc: Amanda Merkel
<amerkel@choosethechief.com>
Subject: Re: Davenport Property

Adrian,



Summary - Auditor's Office



Parcel ID	I0057-08
Alternate ID	I25006
Property Address	2202 W 4TH ST DAVENPORT IA 52802
Sec/Twp/Rng	N/A
Brief Tax Description	WALLACE'S SUBD Lot: 001 Block: 002 WALLACE'S SUBD
(Note: Not to be used on legal documents)	
Deed Book/Page	2019-23117
Contract Book/Page	
Gross Acres	0.00
Net Acres	0.00
Adjusted CSR Pts	0
District	DAD - DAVENPORT DAVENPORT
School District	DAVENPORT SCHOOL
Subdivision	WALLACE'S SUBD

Owners - Auditor's Office

18:13 5G 70%

Scott County / City of Davenport, Iowa

Map Search Comp Search More

> =	Gross Taxable Value	\$91,560	\$93,463
> -	Homestead 65+ Exemption	\$0	\$0
> -	Military Exemption	\$0	\$0
> =	Net Taxable Value	\$91,560	\$93,463
> x	Levy Rate (per \$1000 of value)	37.63357	39.08417
> =	Gross Taxes Due	\$3,445.73	\$3,652.93
> -	Ag Land Credit	\$0.00	\$0.00
> -	Family Farm Credit	\$0.00	\$0.00
> -	Homestead Credit	\$0.00	\$0.00
> -	Disabled and Senior Citizens Credit	\$0.00	\$0.00
> -	Business Property Credit	\$0.00	\$0.00
> =	Net Taxes Due	\$3,446.00	\$3,654.00

Tax History - Treasurer's Office

Columns

Year	Due Date	Amount
> 2023	March 2025	\$1,723
	September 2024	\$1,723
> 2022	March 2024	\$1,827
	September 2023	\$1,827
> 2021	March 2023	\$2,507
	September 2022	\$2,507
> 2020	March 2022	\$2,566
	September 2021	\$2,566
> 2019	March 2021	\$2,096
	September 2020	\$2,096
> 2018	March 2020	\$2,156
	September 2019	\$2,156
> 2017	March 2019	\$2,220
	September 2018	\$2,220
> 2016	March 2018	\$2,657
	September 2017	\$2,657
> 2015	March 2017	\$2,789
	September 2016	\$2,789
> 2014	March 2016	\$2,867

18:13 5G 70%

Scott County, City of Davenport, Iowa

Map Search Comp Search More

> =	Gross Taxable Value	\$91,560	\$93,463
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Tax History - Treasurer's Office

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	September 2019	\$2,156
> 2017	March 2019	\$2,220
	September 2018	\$2,220
> 2016	March 2018	\$2,657
	September 2017	\$2,657
> 2015	March 2017	\$2,789
	September 2016	\$2,789
> 2014	March 2016	\$2,867

exvorte
engineering • forensics
2960 white street, dubuque, ia 52001

www.exvorte.com
exvorte@gmail.com

ron balmer, p.e., s.e.
563 599 5217

August 26, 2024

Adrian Jones
1120 Eagle's Crest Drive
Davenport, IA 52804

RE: Realms of Glory Church, East Wall Assessment
2202 West 4th Street, Davenport, IA
exvorte assignment: 23517

Professional services from September 26, 2023 through August 26, 2024 including:

Client, City, and Consultant communications; (2) site reconnaissance trips, review photos and research history, assist with geotechnical investigation, prepare certified Report of opinions and recommendations. Travel time from Dubuque office charged at standard rate, no reimbursable expenses.

20.75 hours of PE time at \$150/hr

\$3,112.50

Thank you for the opportunity to be of service. **This is not a bill.** This is the fair market value of our professional services that are being donated to the Church. Please provide a letter acknowledging this contribution.

EIN 46-4308123.

Note: Please send acknowledgement letter to exvorte Ames office:

2004 Roosevelt Circle
Ames, IA 50010

exvorte
engineering • forensics
2960 white street, dubuque, ia 52001

www.exvorte.com
exvorte@gmail.com

ron balmer, p.e., s.e.
563 599 5217

August 26, 2024

Adrian Jones
1120 Eagle's Crest Drive
Davenport, IA 52804
(also Transmitted via E-mail to: ajones8218@gmail.com)

RE: Realms of Glory Church, East Wall Assessment
2202 West 4th Street, Davenport, IA
exvorte assignment: 23517

Dear Mr. Jones:

In accordance with your request exvorte personnel observed conditions in and around the above referenced structure September 26, 2023, and again November 3, 2023. Adrian Jones (Owner) was present at the time of our site visits and provided access and background information. The purpose of this assignment is to determine the cause of distress in the east wall of the sanctuary, and recommend remedial action. This Report is not to be construed as Construction Documents for a specific project. Our investigation consisted of observing readily available surfaces on the exterior and interior of the structure, and was not comprehensive. We did not collect samples or conduct selective demolition to observe potentially concealed conditions; however, we did direct a geotechnical investigation. We reserve the right to revisit our opinions and recommendations if further evidence becomes available. For reference purposes in this Report it is assumed that the structure faces south (see photo #1 looking north).



The cornerstone dates the structure's construction to circa 1902. The water and sanitary service are on the east wall in the basement, and were clearly added at some later date. The fixtures are consistent with 1940's or 1950's construction, definitely prior to the late 1960's when the State of Iowa mandated handicapped accessibility features. The Owner reported purchasing the facility in 2014, and at that time the east wall was in its current condition. He indicated that the wall's status has not changed to his knowledge since his acquisition of the property, although no detailed monitoring has been done.

The Owner also reported that a water service leak in the basement was repaired around 2018. He described the leak as a slow drip that formed a pool of water in a sump, maintaining a constant level and not stagnating. He did not report any associated sanitary piping work at that time or since. The City has no record of work on the sanitary service for this facility. The fact that the water level in the sump remained constant indicates no connection to the water table, which would normally fluctuate seasonally. It is consistent with having an outlet at the elevation of the sump pool surface, such as a broken sanitary sewer pipe.

Observing the east wall (see photo #2), it is displaced outward significantly. The displacement extends into the foundation (see photo #3). The upper reaches of the wall remain tied into the roof diaphragm, and the corners are reasonably intact. The cracking pattern is consistent with displacement at the foundation, the native stone foundation wall has moved into the backfill soils, which takes considerable force. We recommended conducting a shallow geotechnical investigation adjacent to the east wall, and the results showed the bearing strata to be sandy lean clay (boring logs attached). The Geotechnical Engineer confirmed that this material could be erodible if subjected to constant water flow.

Our working hypothesis at this time is that the slow water service leak migrated through the sandy clay and into a break in the sanitary service lateral, carrying sand particles with it, over an extended period of time, perhaps in excess of 50 years. The erosion of sand extended under the outside half of the footing, leaving a void. Eventually the footing lost enough support that it rolled out into the void, reestablishing bearing on clay. It is our expectation that the erodible sand is all gone, and the source of water has been eliminated, so the mechanism has halted, thus the situation has not changed. In our opinion the condition is currently stable, although not in a very robust condition. A major wind or minor seismic event could precipitate a collapse. As indicated previously, in our opinion a collapse could result in a debris field that extends approximately 1/3 the height of the wall towards the street.

It is our expectation that the sanitary pipe break has not been corrected, we recommend televising the sanitary lateral to verify its integrity. If a break is found, televising will inform where to dig to fix the pipe. Finding a break in the pipe will help confirm our hypothesis. Masonry cannot be put back into place, so ultimately the affected area will need to be removed and rebuilt, likely including the footing, which is no longer level. Design of recommended repair or maintenance work, and preliminary cost estimating, is outside the scope of this Report.

I hereby certify that this document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.

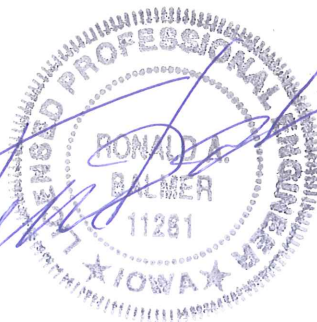
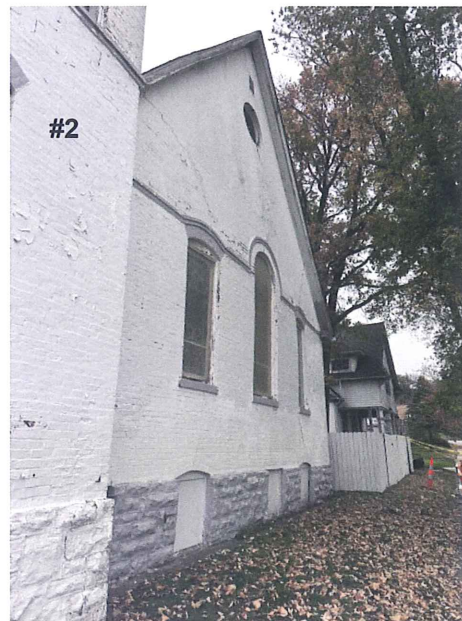
For **exvorte, llc**:

Ronald A. Balmer, P.E.

IA PE #11261, License Renewal Date 12-31-2025

Encl.

Copy: Garth Letts, City of Davenport



BORING LOG No. 1

Page 1 of 1

PROJECT				SITE						
Realms of Glory Church				Davenport, IA						
GRAPHIC LOG	Approx. Surface Elev.: Site Datum: Drilling Method: HA	USCS SYMBOL	DEPTH (ft.)	SAMPLES			TESTS			
	DESCRIPTION			NUMBER	TYPE	RECOVERY	DCP - Dynacone (Blows)	MOISTURE, %	DRY DENSITY (PCF)	UNCONFINED STRENGTH (PSF)
	Fill -- Clayey SAND, trace organic matter, very dark brown	SC	0							
	1.0 -1.0		1	AS		3,3,3	26.5			
	Fill -- Lean CLAY, dark brown	CL	2	AS		6,4,4	24.1			
			3	AS		6,6,6	25.7			
			4	AS		4,4,4	19.6			
	- Color changes to brown and dark brown		5	AS		6,6,5	18.2			
	5.0 -5.0		6	AS		7,6,6	18.3			
	Fill -- Sandy lean CLAY, trace gravel, dark gray and brown	CL	7	AS		3,4,4	13			
	7.0 -7.0		8	AS		3,4,3	15.1			
	Possible fill -- Fine to medium SAND, brown	SM	9	AS		5,6,4	27			
	Loess -- Lean CLAY, grayish brown	CL	10	AS		4,3,4	26.4			
	10.0 -10.0									
	Bottom of boring									

Notes: * Calibrated hand penetrometer
Hammer Type: Dynacone

Water Level:

9' Ft. While Drilling

Ft. After Drilling

Ft.



Boring Started: 4-11-2024

Boring Completed: 4-11-2024

Rig: Foreman: JD

Approved: NG Job #: 1-5477

1-5477.geo TSBORLOG.dtl 3/18/2016

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL AND ROCK TYPES; IN-SITU, THE TRANSITION MAY BE GRADUAL.

BORING LOG No. 2

Page 1 of 1

PROJECT				SITE							
Realms of Glory Church				Davenport, IA							
GRAPHIC LOG	Approx. Surface Elev.: Site Datum: Drilling Method: HA	USCS SYMBOL	DEPTH (ft.)	SAMPLES				TESTS			
				NUMBER	TYPE	RECOVERY	DCP - Dynacone (Blows)	MOISTURE, %	DRY DENSITY (PCF)	UNCONFINED STRENGTH (PSF)	OTHER
DESCRIPTION											
	Fill -- Lean CLAY with sand, trace organic matter, very dark brown	CL	0								
	1.0 -1.0		1	AS		4,3,2	23.2				
	Fill -- Lean CLAY, trace sand, dark brown	CL	2								
	3.0 -3.0		2	AS		6,6,5	18.3				
			3	AS		6,5,5	27.3				
	Fill -- Sandy lean CLAY, trace gravel, reddish brown and brown	CL	4								
			4	AS		5,6,5	18.8				
			5	AS		6,7,7	14.9				
			6	AS		4,5,5	19.1				
			7	AS		6,5,5	18.5				
7.0 -7.0		8									
	Loess -- Lean CLAY, grayish brown	CL	8								
			9	AS		5,5,5	26.4				
			10	AS		6,5,5	31.9				
			10	AS		4,3,3	30.1				
10.0 -10.0			10								
Bottom of boring											

Notes: * Calibrated hand penetrometer
Hammer Type: Dynacone

Water Level: 9' Ft. While Drilling Ft. After Drilling Ft.	 Geotechnical and Construction Material Consultants	Boring Started: 4-11-2024 Boring Completed: 4-11-2024 Rig: Foreman: JD Approved: NG Job #: 1-5477
---	--	--

1-5477.geo TSBORDC.fdt 3/18/2016

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL AND ROCK TYPES; IN-SITU, THE TRANSITION MAY BE GRADUAL.

BORING LOG No. 3

Page 1 of 1

PROJECT				SITE							
Realms of Glory Church				Davenport, IA							
GRAPHIC LOG	Approx. Surface Elev.: Site Datum: Drilling Method: HA	USCS SYMBOL	DEPTH (ft.)	SAMPLES				TESTS			
				NUMBER	TYPE	RECOVERY	DCP - Dynacone (Blows)	MOISTURE, %	DRY DENSITY (PCF)	UNCONFINED STRENGTH (PSF)	OTHER
	DESCRIPTION										
	Fill -- Clayey SAND, trace organic matter, very dark brown	SC	0								
	1.0 -1.0			1	AS		3,3,2	20.2			
	Fill -- Lean CLAY, trace sand, dark brown	CL									
	2			2	AS		4,3,3	25.6			
	3.0 -3.0										
				3	AS		3,2,2	25.1			
	Fill -- Sandy lean CLAY, trace gravel, reddish brown and brown	CL									
	4			4	AS		2,3,3	19.4			
	6.0 -6.0										
				5	AS		5,6,6	20			
	Loess -- Lean CLAY, grayish brown	CL									
				6							
				7	AS		4,5,5	26			
				8							
				8							
				9	AS		5,4,5	30.3			
	Loess -- Lean to fat CLAY, grayish brown	CL-CH									
	10.0 -10.0			10	AS		3,2,2	29			
	Bottom of boring						5,5,5				

Notes:

* Calibrated hand penetrometer

Hammer Type: Dynacone

Water Level:

 9' Ft. While Drilling
 Ft. After Drilling
 Ft.



Boring Started: 4-11-2024

Boring Completed: 4-11-2024

Rig:

Foreman: JD

Approved: NG

Job #: 1-5477

1-5477.geo TSBORLOG.dwg 3/18/2016

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL AND ROCK TYPES; IN-SITU, THE TRANSITION MAY BE GRADUAL.



Quote: 2065 / Date: 11/12/2024
Project Number: B2024-194

Customer

TNT Tuckpointing & Building Restoration, LLC
202 Iowa St.
Stockton, IA
52769, US
(563) 785-0120

Prepared By:
Michael Lee
+15633574785
mike@tnttuckpointing.com

Realms of Glory Church
2202 West 4th Street
Davenport, IA
52802, US

Adrian Jones

ajones8218@gmail.com

Project: **Realms of Glory Church - 2202 W 4th St - Davenport, IA**

Scope of Work

The scope of work for the project is laid out below. Please also refer to the attached PDF with the Photos from the project site that is meant to supplement this bid proposal.

Support Roof Load

- Erect shoring scaffold from the basement through the main floor up to the underside of the roof to carry the load of the roof as the east elevation wall is a load bearing wall. Shoring plan to be reviewed by a qualified structural engineer
 - Care to be taken as there is the possibility of the wall collapsing once roof load is carried by shoring

Demo East Elevation Wall

- Demo to take place from Fraco Mast Climber FRSM-20K
- Demo failed masonry all the way down to foundation stone. foundation stone to be removed down to grade.
 - Any earthwork to be done by others as cause is believed to be from plumbing leak in basement bathroom and has eroded compacted dirt
- Rebuild wall matching same detail and brick coursing
 - SpecMix Type N mortar to be used
 - Customer to contact window company in preperation that previouese windows can not be used
- This proposal does include recaulking all windows once wall is rebuilt
 - SikaFlex 15LM sealant to be used

Current plan including shoring to be reviewed and finalized once a structural engineer has given guidance on how to proceed. Engineer to be hired by the Owner.

This proposal does not include repainting masonry once rebuild is complete and cured

Please see inclusions and exclusions below as they are integral to the pricing and understanding of our scope.

Included (+)

1. Temporary power for our equipment supplied by TNT
2. Temporary restroom facilities supplied by TNT
3. Labor, materials and equipment to complete the work supplied by TNT
4. Cleanup of debris. Any grass repair needed will include filling in of ruts or depressions with topsoil and reseeding by TNT or its subcontractors.
5. Includes TNT's standard insurance coverage.

Excluded (-)

1. Water to be provided by the Owner.
2. No bid bond, or performance and payment bond is included in this project. If one is required contact us for a price.
3. Excludes all temporary heating and heat/dust enclosures. This includes all winter conditions.
4. Excludes all down-time and/or lost time caused by General Contractor, Owner, and/or a third party. If down time or lost time is incurred, we are to be reimbursed for idle labor, lost material, and idle equipment.
5. Sufficient lay down area next to the work area is to be provided by Others (Owner or GC) including parking for trailers and trucks.
6. All work must be available to be completed in one mobilization unless separately stated in this proposal. Any additional mobilizations or phasing will be invoiced separately. Mobilization is to be paid in full, the pay application following our arrival to site.
7. Permits, right-of-access, easements, surveys, testing etc. (if required) to be obtained and paid for by Others.
8. Temporary 120v power to be provided by Others

Notes

- 50% of the bid price is due prior to beginning work and 50% is due upon completion of the work, payable within 15 days.
 - The penalty on past due payments is 1.5% per month (18% annually)
 - In the event of non-payment we reserve the right to place a mechanic's lien on the property
 - In the event that a lawsuit or other debt collection costs are incurred to collect payment on this contract, the purchaser or any subsequent heirs or assignors promise to pay reasonable collection costs including attorney's fees.
 - Acceptance - by signing the quote, you are accepting the above prices, specifications and conditions as satisfactory and agreed upon. By signing the quote, you are authorizing us to complete the work as specified.
 - Alternate Acceptance - Issuance of a purchase order also constitutes acceptance of the mentioned terms and conditions.
 - At our discretion or your request, depending on contract size and complexity, we may want to go further and draft a standard Consensus Docs 205 - Owner and Constructor Agreement (Short Form Lump Sum) contract, with a few minor modifications.
-



Quote: 2065 / Date: 11/12/2024
Project Number: B2024-194

Summary

Subtotal	\$242,402
----------	-----------

\$242,402

Accepted By

Date

.....

Site Visit

Description

Taken Date

Upload Date
11/07/2024 at 08:42 am

Uploaded By
Michael Lee

File Name
[20241106_095453.jpg](#)

Demo and remove all wythes of masonry to remove all failing portions of the east elevation

Relay new masonry brick according to a structural engineers guidance*

Repainting of new masonry wall can be quoted if needed. Colors to match as close as possible



Site Visit

Description

Taken Date

Upload Date
11/07/2024 at 08:41 am

Uploaded By
Michael Lee

File Name
[20241106_095454.jpg](#)

Install shoring from the basement all the way to the roof to transfer load to shoring frame before demo can begin

until wall is demoed and removed, we can not evaluate the foundation, as cause of structural failure is said to be by leaking pipes in basement foundation

*All masonry repairs to take place will be at the guidance of a qualified structural engineer



ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

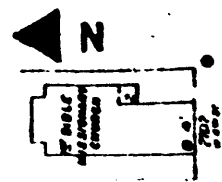
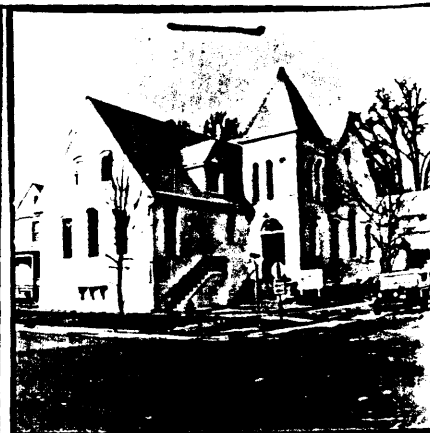
The Architects Office

Wehner, Nowysz, Pattschull and Pfiffner

901 day building, Iowa city, Iowa 52240

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATIONSITE #82-10- 4-W2202 MAP # 2

HIST. DIST. _____

NAME First Bible Missionary Church H (C)ADDRESS 2202 W. Fourth StreetLEGAL DES. Wallace's Subd. 2 1
SUB-DIVISION BLOCK PARCEL SUB-PARCELUTM 3 15 619,9310 14,599,420 ACRES -1 ZONE R-4D
EASTING NORTHINGOWNER First Bible Missionary Church
412 N. Pine St., Davenport, IA 52802TITLE H. _____
(IF DIFF.) _____

SITE SHEET

ARCHITECTURE

DESCRIPTION

FORM cross-gable church w/entrance tower in re-entrant angle CONST. DATE 1902MATERIALS Brick on rockfaced stone basement ARCH STYLE _____FENESTRATION Variously segmental, round & depressed archesDIST. FEATURES Stained glass windows in sanctuaryALTERATIONS Concrete staircase in front of main entrance stepsSITE & RELATED STR. Corner site in late 19th-early 20th century residential neighborhood

STATEMENT

Unlike many churches included in this survey, the First Bible Missionary Church is not grandly ornamental nor clearly definable in terms of style. Rather, it represents the architecture of the city's smaller, less ceremonial denominations whose budgets would not allow construction of great edifices. Originally built as the Berea Congregational Church, this building is characterized by plain surfaces and clean, sharp lines. Decoration is limited to narrow, molded string-courses and stained glass windows. The variety of window shapes provides additional interest. The early 20th century date of construction is stylistically expressed in the use of short cornice returns, pedimented roof dormer and palladian-like arrangement of windows on the east side, all derived from the turn of the century Neoclassicism.

SOURCES

Downer, Harry E., History of Davenport and Scott County, Iowa, Chicago: S.J. Clarke, 1910. Vol. I, p. 614

FINANCE

This building is associated with a minor protestant congregation in the community. It played no statewide religious role and had no important religious leaders associated with it.

HISTORY

DESCRIPTION

Berea Congregational Church was organized in 1909 as the result of the merger of two other congregational churches - German Congregational Church and Bethlehem Congregational Mission. Berea remained a small west end, neighborhood church.

SOURCES

"Davenport churches Have Eminent Part in City's History," "Centennial and Fiftieth Anniversary Edition," Davenport Times, July 11, 1936.

ARCHITECTURAL HISTORIAN: Martha Bowers HISTORIAN: MARLYS SVENDSEN - ROESLER SURVEY COMP 1981

EVALUATION

ARCHITECTURAL

I. ARCH. EVALUATION Good
 II. ENVIR. STATURE Focus
 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 Religion
 B. SECONDARY Congregational
 II. LEVEL OF SIGNIFICANCE
☐ NAT. ☐ STATE ☐ LOCAL
 III. N.R.H.P.
 ELIGIBLE ☐ NOT ELIGIBLE ☒

HISTORIC DISTRICT CLASSIFICATION

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 ☐ DET. OF ELIGIBILITY
☐ COUNTY RESOURCES ☐ R. & C. _____
☐ W'SHIELD SURVEY ☒ DAVENPORT A/H SURVEY
☐ NRHP ☐ _____
☐ GRANT ☐ _____
 5. SUBJECT TRACES _____
 6. PHOTO
1601-6



9/30/2024

ADRIAN JONES
1120 EAGLES CREST DR
DAVENPORT IA 52804-5109

VACANT/SUBSTANDARD NOTICE

Re: 2202 W 4TH ST

Parcel: I0057-08

Inspection Date of Reference: 9/30/2024, 10:09 AM

Dear Property Owner/Manager:

An inspection was performed at the above captioned vacant building and numerous violations of the Davenport Municipal Code were found to exist. These code violations were of such a severe nature that the building was tagged unfit for occupancy and may not be reoccupied until all repairs have been made, inspected, and approved by this office. **Failure to have the property inspected and approved before being reoccupied will result in a citation(s) being issued, significant penalties billed, and the property being re-tagged and ordered vacated within seven (7) days of the date occupancy was verified.** The following conditions render the building substandard.

Violation

Exterior Walls-Structurally unsound block/brick/stone/poured concrete wall

Description

You must provide this office with a certified report from a professional structural engineer registered with the State of Iowa that will attest to the building's structural stability or list the building's structural deficiencies, action necessary to correct the problem(s), and repair according to the engineer's specifications.

Notes

EAST SIDE

Violation

Exterior Walls-Deteriorated/missing exterior block/brick/stucco/stone

Description

Repair, replace, and/or install any/all exterior block/brick/stucco/stone as necessary to maintain weather protection to code.

Notes

EAST SIDE

Violation

Exterior Walls-structural deterioration-Engineer Required

Description

Repair/replace any/all identified deteriorated/questionable exterior wall(s) and/or structural wall components as necessary to code as required.

Notes

HAVE IOWA LICENSED CONTRACTOR REBUILD EAST WALL *PERMIT REQUIRED* ALL PERMITS SHOULD INCLUDE ENGINEERING DOCUMENTS FOR REBUILD PLAN

All repairs must meet all applicable building and municipal code standards, and all required permits must be secured before any repair work may commence. Failure to timely comply with this Official Notice and/or obtain permits/commence repairs within a reasonable period of time may result in citation(s) being issued and/or be considered sufficient cause to recommend the building for demolition. The owner is responsible for keeping the building secure from unauthorized entry. Failure to do so may result in the building being boarded/secured by the City with all applicable associated costs being billed to the property owner and/or a lien recorded against the property.

You may request an administrative hearing to appeal this nuisance abatement order pursuant to the procedures set forth in Chapter 2.86 of the Davenport Municipal Code. **A valid appeal request must be made within 10 days from the date of this notice and shall be submitted in writing to City Hall located at 226 W 4th Street, Davenport, IA 52801.** The appeal request shall include a copy of this notice, a statement regarding the basis for the appeal, and payment of the \$100 external adjudication administrative hearing fee. To waive the fee, you need to provide adequate proof of low income status. A form is available with the City of Davenport's Legal Department, their office can be contacted at 563-326-7735. Alternatively, you may request a hearing before a city representative. The administrative hearing is informal and you will be given an opportunity to present evidence and question the City's evidence. Failure to request a hearing within the timeframe set forth in this notice shall constitute a waiver of the right to a hearing and the Notice will then be in effect and enforceable.

If there are any questions, please contact the Code Enforcement Officer at the number below. If you are unable to reach the inspector, please call the main Public Works number at 563-326-7923.

Respectfully,

GARTH LETTS

Code Enforcement Officer

Neighborhood Services Department

563-328-6774 Garth.Letts@davenportiowa.com

Ref #23-36283



8/28/2024

ADRIAN JONES
1120 EAGLES CREST DR
DAVENPORT IA 52804-5109

OFFICIAL NOTICE TO REPAIR/DEMOLISH

Re: 2202 W 4TH ST

Parcel: I0057-08

Re-Inspection Scheduled: 9/30/2024, 12:00 AM

Dear Property Owner/Manager:

An inspection was conducted at the above captioned address and certain conditions were found to exist which are severe enough in nature that the building has been declared substandard under the provision of Chapter 8.17 of the Davenport Municipal Code and must be either repaired to code or demolished. If applicable, the building has been tagged and no occupancy is permitted until approved by this office. The following is a list of violations that were found to exist:

Violation

Exterior Walls-Structurally unsound block/brick/stone/poured concrete wall

Description

You must provide this office with a certified report from a professional structural engineer registered with the State of Iowa that will attest to the building's structural stability or list the building's structural deficiencies, action necessary to correct the problem(s), and repair according to the engineer's specifications.

Notes

EAST SIDE

Violation

Exterior Walls-Deteriorated/missing exterior block/brick/stucco/stone

Description

Repair, replace, and/or install any/all exterior block/brick/stucco/stone as necessary to maintain weather protection to code.

Notes

EAST SIDE

Violation

Exterior Walls-structural deterioration-Engineer Required

Description

Repair/replace any/all identified deteriorated/questionable exterior wall(s) and/or structural wall components as necessary to code as required.

Notes

HAVE IOWA LICENSED CONTRACTOR REBUILD EAST WALL *PERMIT REQUIRED* ALL PERMITS SHOULD INCLUDE ENGINEERING DOCUMENTS FOR REBUILD PLAN

You are hereby ordered to secure all required permits and commence work to repair to code or demolish this building within thirty (30) days and complete work within sixty (60) days from the date of this Official Notice. Failure to comply within the allotted time period may result in a citation being issued and/or the building being demolished by the City of Davenport with all associated costs becoming a personal obligation of the property owner.

You may request an administrative hearing to appeal this nuisance abatement order pursuant to the procedures set forth in Chapter 2.86 of the Davenport Municipal Code. **A valid appeal request must be made within 10 days from the date of this notice and shall be submitted in writing to City Hall located at 226 W 4th Street, Davenport, IA 52801.** The appeal request shall include a copy of this notice, a statement regarding the basis for the appeal, and payment of the \$100 external adjudication administrative hearing fee. To waive the fee, you need to provide adequate proof of low income status. A form is available with the City of Davenport's Legal Department, their office can be contacted at 563-326-7735. Alternatively, you may request a hearing before a city representative. The administrative hearing is informal and you will be given an opportunity to present evidence and question the City's evidence. Failure to request a hearing within the timeframe set forth in this notice shall constitute a waiver of the right to a hearing and the Notice will then be in effect and enforceable.

Valid building permits must be obtained and all construction must conform to all applicable codes.

If there are any questions, please contact the Code Enforcement Officer at the number below. If you are unable to reach the inspector, please call the main Public Works number at 563-326-7923.

Respectfully,

GARTH LETTS

Code Enforcement Officer

Neighborhood Services Department

563-328-6774 Garth.Letts@davenportiowa.com

Ref #23-36283



DAVENPORT

DEVELOPMENT AND
NEIGHBORHOOD SERVICES

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

6/23/2023

ADRIAN JONES
412 N PINE ST
DAVENPORT IA 52802

COMPLAINT NOTICE AND ORDER

Re: 2202 W 4TH ST

Parcel: I0057-08

Re-inspection Scheduled: 7/7/2023, 10:00:00 AM

Dear Property Owner/Manager,

During an inspection at the above identified address, certain conditions were found which render the dwelling(s) /building(s) substandard. Unless otherwise specified, the code violations and corresponding repairs listed below are cited from Chapter 8.15 of the Davenport Municipal Code.

Violation

Exterior Walls-Deteriorated/missing exterior block/brick/stucco/stone

Description

Repair, replace, and/or install any/all exterior block/brick/stucco/stone as necessary to maintain weather protection to code.

Notes

EAST SIDE

Violation

Exterior Walls-Structurally unsound block/brick/stone/poured concrete wall

Description

You must provide this office with a certified report from a professional structural engineer registered with the State of Iowa that will attest to the building's structural stability or list the building's structural deficiencies, action necessary to correct the problem(s), and repair according to the engineer's specifications.

Notes

EAST SIDE

Violation

Exterior Walls-structural deterioration-Engineer Required

Description

Repair/replace any/all identified deteriorated/questionable exterior wall(s) and/or structural wall components as necessary to code as required.

Notes

HAVE AN IOWA LICENSED STRUCTURAL ENGINEER INSPECT ALL BRICK WALLS WITH SPECIAL INTEREST TO EAST SIDE OF BUILDING. HAVE IOWA LICENSED CONTRACTOR PERFORM ALL WORK TO SPECIFICATIONS OF ENGINEERS REPORT AND PULL ALL PERMITS THAT APPLY

A re-inspection to check repairs has been scheduled as noted on the top of page one of this notice. It is your responsibility to ensure entry into all areas requiring re-inspection. You may request an administrative hearing to appeal this nuisance abatement order pursuant to the procedures set forth in Chapter 2.86 of the Davenport Municipal Code. A valid appeal request must be made within 10 days from the date of this notice and shall be submitted in writing to City Hall located at 226 W 4th Street, Davenport, IA 52801. The appeal request shall include a copy of this notice, a statement regarding the basis for the appeal, and payment of the \$100 external adjudication administrative hearing fee. To waive the fee, you need to provide adequate proof of low income status. A form is available with the City of Davenport's Legal Department, their office can be contacted at 563-326-7735. Alternatively, you may request a hearing before a city representative. The administrative hearing is informal and you will be given an opportunity to present evidence and question the City's evidence. Failure to request a hearing within the timeframe set forth in this notice shall constitute a waiver of the right to a hearing and the Notice will then be in effect and enforceable. Also, you should promptly notify and other party which has a legal interest in this property of this notice and order.

FAILURE TO COMPLY WITH THIS NOTICE AND ORDER MAY RESULT IN THE AFFECTED DWELLING UNIT(S) BEING TAGGED/ORDERED VACATED AND/OR A MUNICIPAL INFRACTION CITATION BEING ISSUED ORDERING YOU TO APPEAR IN SCOTT COUNTY DISTRICT COURT.

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

Respectfully,

GARTH LETTS

Code Enforcement Officer

Neighborhood Services Department

563-328-6774 Garth.Letts@davenportiowa.com

Ref #23-36283

Task ID: 23-36283	Activity: CSD - Exterior Property Maintenance
Parcel ID: I0057-08	Parcel Address: 2202 W 4TH ST
Notes: I0057-08	



6/21/2023, 10:25:15 AM



6/21/2023, 10:25:17 AM



6/21/2023, 10:25:20 AM



6/21/2023, 10:25:21 AM



6/21/2023, 10:25:22 AM



6/21/2023, 10:25:58 AM



6/21/2023, 10:26:00 AM



6/21/2023, 10:26:01 AM



6/21/2023, 10:26:03 AM



6/21/2023, 10:26:04 AM



6/21/2023, 10:27:31 AM



6/21/2023, 10:27:31 AM



6/21/2023, 10:27:33 AM



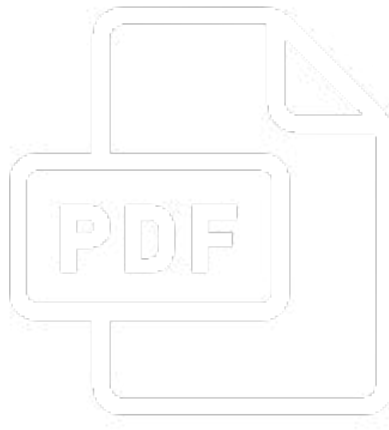
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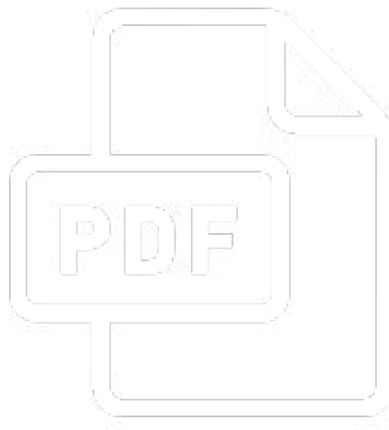
6/21/2023, 10:27:35 AM



6/21/2023, 10:27:57 AM



6/23/2023, 11:53:23 AM



6/23/2023, 11:53:23 AM



6/28/2023, 03:24:21 PM



6/28/2023, 03:24:29 PM



6/28/2023, 03:24:28 PM



6/28/2023, 03:24:29 PM



6/28/2023, 03:24:29 PM



6/28/2023, 03:24:30 PM



6/28/2023, 03:24:56 PM



6/28/2023, 03:24:58 PM



6/28/2023, 03:24:58 PM



9/13/2023, 07:59:58 AM



9/13/2023, 07:59:59 AM



9/13/2023, 07:59:59 AM



9/13/2023, 08:00:02 AM



9/13/2023, 08:00:02 AM



9/13/2023, 08:00:03 AM



9/13/2023, 08:00:01 AM



9/13/2023, 08:00:01 AM



9/13/2023, 08:00:03 AM



9/13/2023, 08:00:03 AM



9/13/2023, 08:00:22 AM



9/13/2023, 08:00:22 AM



9/13/2023, 08:00:23 AM



9/13/2023, 08:00:22 AM



9/13/2023, 08:00:24 AM



9/13/2023, 08:00:25 AM



9/13/2023, 08:00:25 AM



9/13/2023, 08:00:26 AM



9/13/2023, 08:00:26 AM



9/13/2023, 08:00:26 AM



9/19/2023, 12:23:37 PM



9/19/2023, 12:23:38 PM



9/19/2023, 12:23:40 PM



9/27/2023, 12:19:44 PM



9/27/2023, 12:21:14 PM



10/4/2023, 10:35:34 AM



10/4/2023, 10:35:56 AM



10/9/2023, 09:57:06 AM



10/9/2023, 09:59:46 AM



10/9/2023, 10:01:25 AM



10/13/2023, 11:52:46 AM



10/19/2023, 12:16:29 PM



10/19/2023, 12:16:53 PM



10/27/2023, 12:24:40 PM



10/27/2023, 12:24:54 PM



11/7/2023, 11:02:42 AM



11/15/2023, 11:16:15 AM



3/21/2024, 02:38:55 PM



4/4/2024, 02:58:07 PM



4/4/2024, 02:58:10 PM



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7/16/2024, 10:35:21 AM



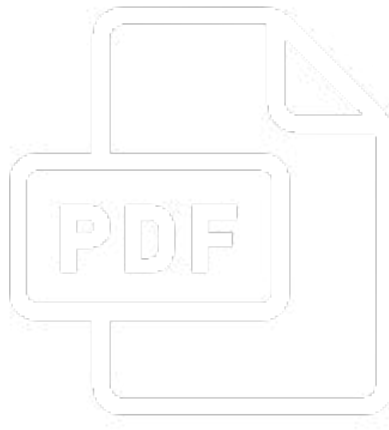
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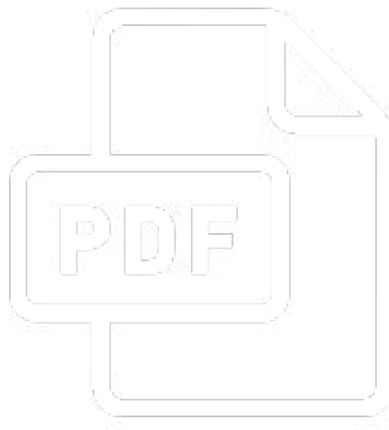
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7/23/2024, 01:06:21 PM



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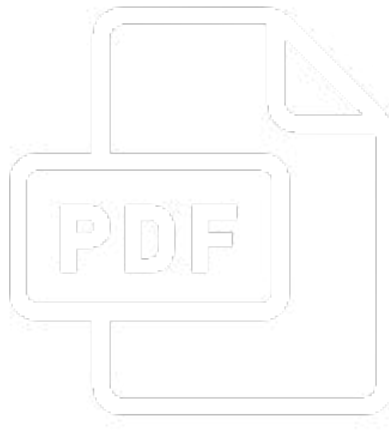
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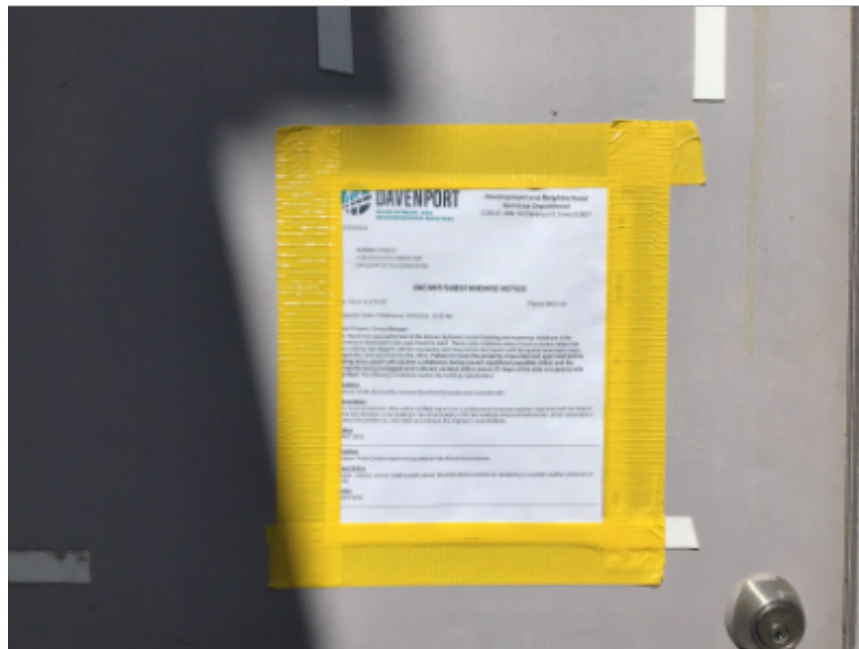
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9/30/2024, 10:24:53 AM



9/30/2024, 01:28:07 PM



9/30/2024, 01:28:08 PM



10/1/2024, 12:21:44 PM

Scott County / City of Davenport, Iowa

Summary - Auditor's Office

Parcel ID I0057-08
Alternate ID I25006
Property Address 2202 W 4TH ST
 DAVENPORT IA 52802
Sec/Twp/Rng N/A
Brief Tax Description WALLACE'S SUBD Lot: 001 Block: 002 WALLACE'S SUBD
 (Note: Not to be used on legal documents)
Deed Book/Page 2019-23117
Contract Book/Page
Gross Acres 0.00
Net Acres 0.00
Adjusted CSR Pts 0
District DAD - DAVENPORT DAVENPORT
School District DAVENPORT SCHOOL
Subdivision WALLACE'S SUBD



Owners - Auditor's Office

Deed Holder
[JONES ADRIAN](#)
[1120 EAGLES CREST DR](#)
 DAVENPORT IA 52804
Contract Holder
Mailing Address
 JONES ADRIAN
 1120 EAGLES CREST DR
 DAVENPORT IA 52804

Property Record Card (Davenport)

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

Request Mailing Address Change (Davenport)

DBA (Doing Business As) - Assessor's Office

REALMS OF GLORY CHURCH

Land - Assessor's Office

Map Area C-412
Lot Area 0.21 Acres ; 9,000 SF

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

Commercial Buildings - Assessor's Office

Total GBA 2,056 SF
Total Units 0
Building 1: Church, Brick Veneer, 0 Story, Built - 1902, 1456 SF, Bsmt - 1456 SF, HVAC - Combination FHA - AC, Roof - Asph. Shingle/ Wood Dk
Addition 1: Church, Brick Veneer, 0 Story, Built - 1902, 0 SF, Bsmt - 132 SF HVAC - Combination FHA - AC, Roof - Asph. Shingle/ Wood Dk
Addition 2: Church, Brick Veneer, 0 Story, Built - 1902, 0 SF, Bsmt - 1120 SF HVAC - Combination FHA - AC, Roof - Asph. Shingle/ Wood Dk
Adjustments: Mezzanine - whse-office, 1120 SF Steps & Raised Stoop, 24 SF
Plumbing: 1 - Adequate
Building Extras: #1- ATTACHED BRICK SHED, Quantity=40.00, Units=Square Feet, Height=8, 1902, Qty1

Residential Dwelling - Assessor's Office

Residential Dwelling	
Occupancy	Single-Family
Style	1 1/2 Story Brick
Year Built	1902
Exterior Material	Brick (Solid)
Total Gross Living Area	2,056 SF
Attic Type	Floor & Stairs;
Number of Rooms	0 above; 0 below
Number of Bedrooms	3 above; 0 below
Basement Area Type	Full
Basement Area	960
Basement Finished Area	
Plumbing	1 Standard Bath - 3 Fi 1 Toilet Room (1/2 Bat 1 Lavatory 1 Custom Tub
Central Air	Yes
Heat	FHA - Gas
Fireplaces	
Porches	1S Brick Open (216 SF);
Decks	
Additions	1 Story Frame (216 SF);
Garages	308 SF (14F W x 22F L) - Att Frame (Built 1950);

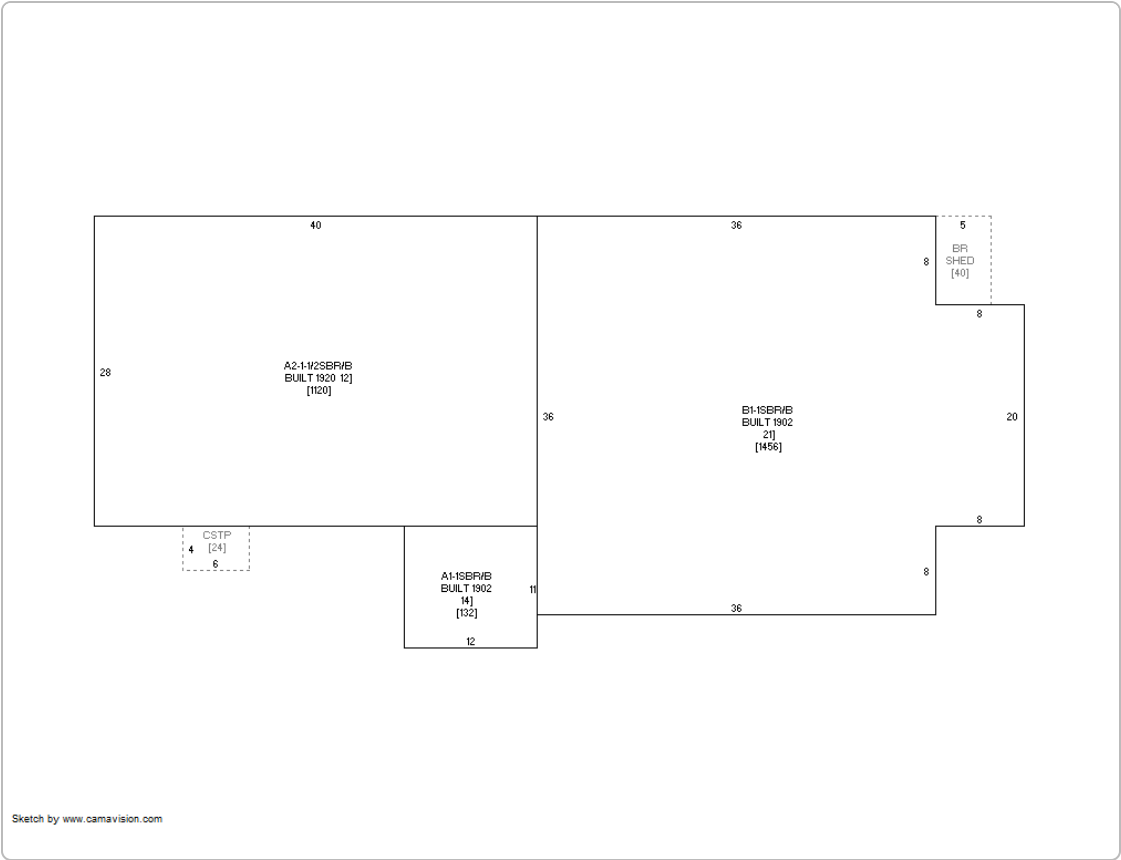
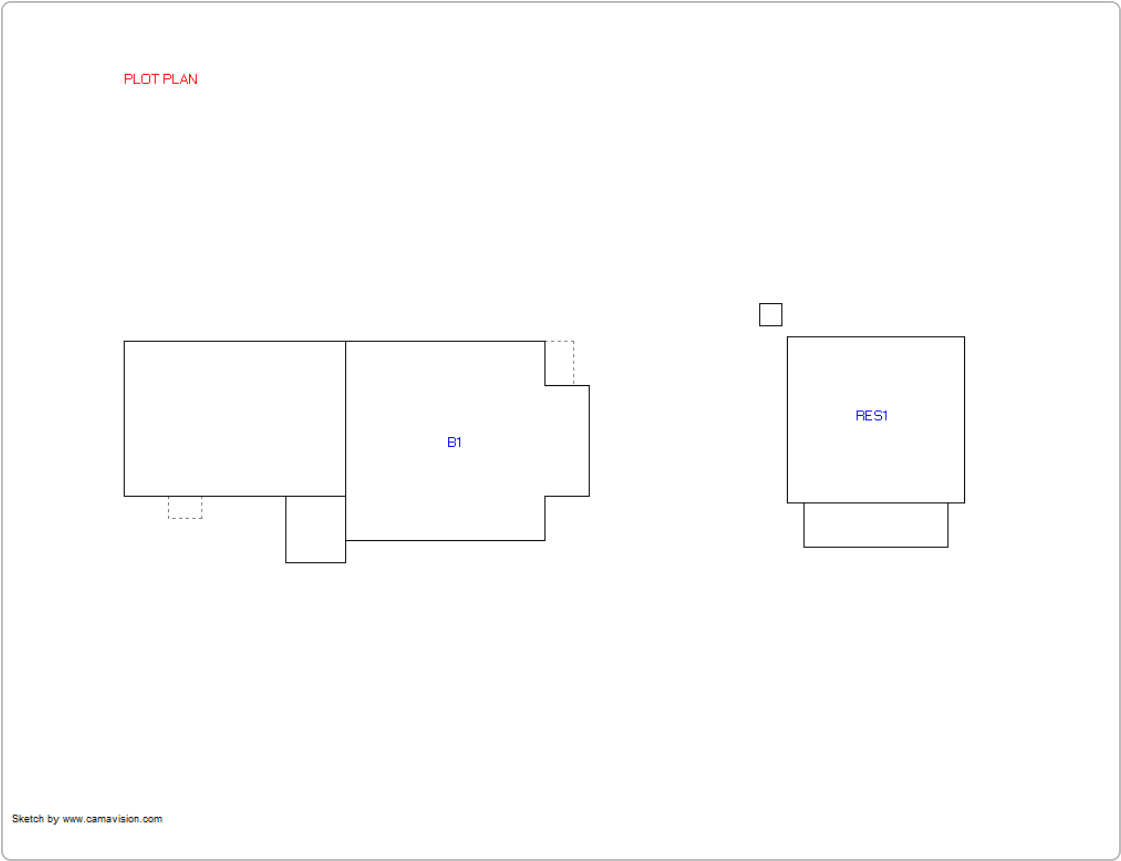
Yard Extras - Assessor's Office

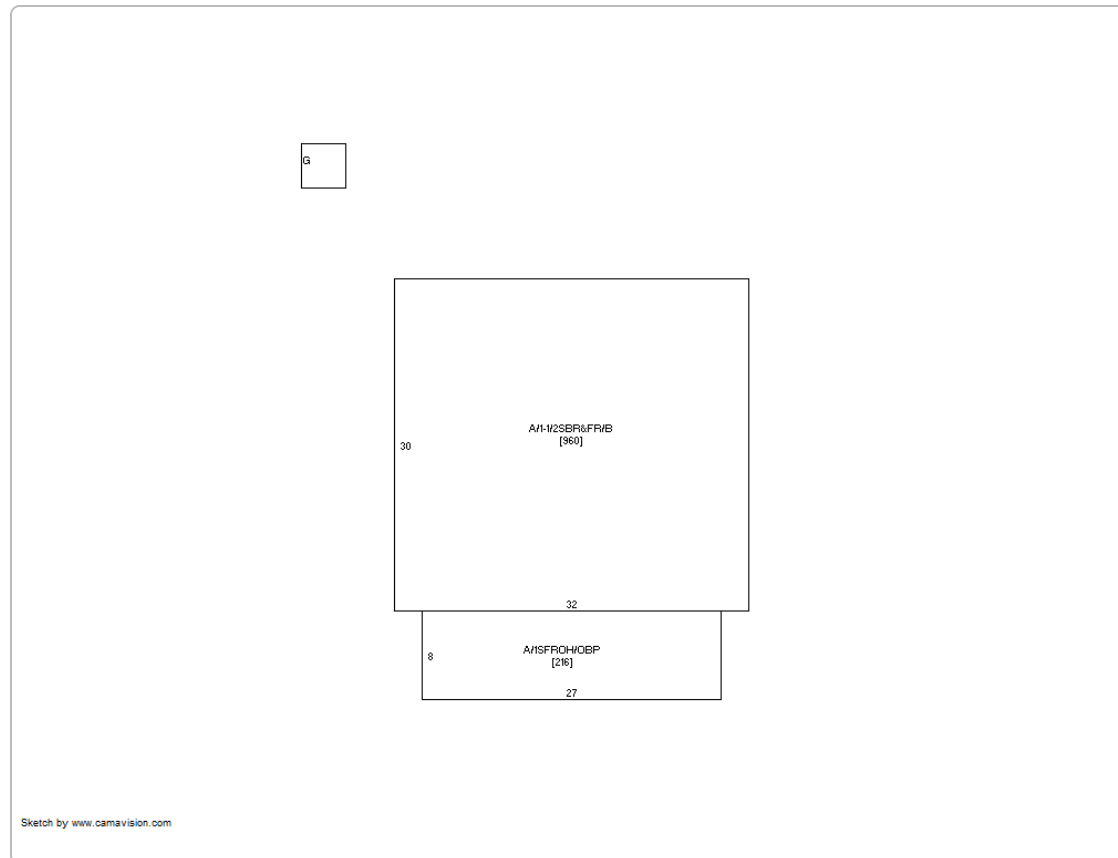
- #1 - (1) Fencing - Chain No Barbs, 4 Ft-Hgh, 40 LF, 0 LF-Gates, No Sec. Gate, Built 1950
#2 - (1) Fencing - Wood 6 Ft High, 48 LF, Average Fence Pricing, 0 LF gate, Built 2010

Photos - Assessor's Office



Sketches - Assessor's Office





Permits - Assessor's Office

Permit #	Date	Description	Amount
P06064	05/01/2013	Plumb/Elec	762
M002400	08/30/2007	HVAC	6,900
B003709	08/22/2007	Renovate Bldg	7,000
B003501	07/30/2007	Roof	3,200
B001462	08/21/2006	Roof	8,300
B001492	08/21/2006	Roof	8,300

Sales - Assessor's Office

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
8/29/2019	MOORE LAYMON R	JONES, ADRIAN	2019-023117	Court-ordered Sale	COD		\$93,500.00
8/29/2019	FIRST FINANCIAL GROUP, LC	MOORE LAYMON R	2019-023116	Fulfillment of prior year contract	FFC		\$0.00
8/5/2016	THE WORD TABERNACLE INC	FIRST FINANCIAL GROUP, LC	2016-021297	Assignment or assumption of a contract or deed	Deed		\$0.00
8/7/2014	THE WORD TABERNACLE INC	MOORE LAYMON R	2014-027497	Normal	Contract		\$155,000.00
7/19/2006	THE WORD TABERNACLE INC	THE WORD TABERNACLE INC		SALE TO / BY GOVERNMENT	Deed		\$63,103.00
7/19/2006	JAMES E SIMMONS	THE WORD TABERNACLE INC	2006-022831	NONE	WD		\$63,103.00
4/19/2002	DBA OMEGA MINISTRIES SIMMONS, JAMES E & JULIE A	JAMES E SIMMONS		SALE TO / BY GOVERNMENT	Deed		\$55,000.00
4/19/2002	GOSPEL MISSION TEMPLE OF DAVENPO	DBA OMEGA MINISTRIES SIMMONS, JAMES E & JULIE A	2002-018623	NONE	WD		\$55,000.00
6/14/1991	GOSPEL MISSION CHURCH OF CHRIST	GOSPEL MISSION TEMPLE OF DAVENPO	1991-012409	NONE	X		\$0.00
9/20/1989		GOSPEL MISSION CHURCH OF CHRIST	1989-016389	NONE	X		\$66,500.00

Recent Sales in Area

Sale date range:

From: 10/02/2014 To: 10/02/2024

Distance: 1500 Feet

Valuation - Assessor's Office

	2024	2023	2022	2021	2020
Classification	Commercial / Residential	Commercial / Residential	Commercial / Residential	Commercial / Residential (Mr R3+)	Commercial / Residential (Mr R3+)
+ Assessed Land Value	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000
+ Assessed Building Value	\$60,370	\$60,370	\$55,930	\$55,930	\$55,930
+ Assessed Dwelling Value	\$110,200	\$110,200	\$88,090	\$88,090	\$88,090
= Gross Assessed Value	\$197,570	\$197,570	\$171,020	\$171,020	\$171,020
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$197,570	\$197,570	\$171,020	\$171,020	\$171,020

Taxation - Auditor\Treasurer's Office

	2023 Pay 2024-2025	2022 Pay 2023-2024	2021 Pay 2022-2023	2020 Pay 2021-2022
x Rollback (estimated)	Multiple Rollback Values	Multiple Rollback Values	Multiple Rollback Values	Multiple Rollback Values
+ Taxable Land Value	\$12,513	\$14,756	\$19,977	\$20,594
+ Taxable Building Value	\$27,977	\$30,566	\$50,337	\$50,337
+ Taxable Dwelling Value	\$51,070	\$48,141	\$56,157	\$59,461
= Gross Taxable Value	\$91,560	\$93,463	\$126,471	\$130,392
- Homestead 65+ Exemption	\$0	\$0	\$0	\$0
- Military Exemption	\$0	\$0	\$0	\$0
= Net Taxable Value	\$91,560	\$93,463	\$126,471	\$130,392
x Levy Rate (per \$1000 of value)	37.63357	39.08417	39.64283	39.37037
= Gross Taxes Due	\$3,445.73	\$3,652.93	\$5,013.67	\$5,133.58
- 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	\$3,446.00	\$3,654.00	\$5,014.00	\$5,132.00

Tax History - Treasurer's Office

Year	Due Date	Amount	Paid	Date Paid	Receipt
2023	March 2025 September 2024	\$1,723 \$1,723	No Yes		634554
2022	March 2024 September 2023	\$1,827 \$1,827	Yes Yes	3/27/2024 9/27/2023	636307
2021	March 2023 September 2022	\$2,507 \$2,507	Yes Yes	3/22/2023 9/21/2022	630901
2020	March 2022 September 2021	\$2,566 \$2,566	Yes Yes	3/28/2022 9/10/2021	643293
2019	March 2021 September 2020	\$2,096 \$2,096	Yes Yes	3/10/2021 9/10/2020	626345
2018	March 2020 September 2019	\$2,156 \$2,156	Yes Yes	3/11/2020 9/6/2019	627939
2017	March 2019 September 2018	\$2,220 \$2,220	Yes Yes	4/1/2019 10/1/2018	634693
2016	March 2018 September 2017	\$2,657 \$2,657	Yes Yes	12/27/2017 10/2/2017	638239
2015	March 2017 September 2016	\$2,789 \$2,789	Yes Yes	3/30/2017 10/3/2016	776570

Year	Due Date	Amount	Paid	Date Paid	Receipt
2014	March 2016	\$2,867	Yes	5/18/2016	700416
	September 2015	\$2,867	Yes	11/17/2015	
2013	March 2015	\$3,047	Yes	5/18/2015	607290
	September 2014	\$3,047	Yes	11/18/2014	
2012	March 2014	\$3,281	Yes	5/19/2014	657932
	September 2013	\$3,281	Yes	11/18/2013	

Tax Sale Certificates - Treasurer's Office

Certificate Number:

131294

Certificate Buyer:

ACC 113 LLC

3161 SE 22ND ST

DES MOINES, IA 50320

AFF Filed Date:

5/10/2016

Last day to redeem:

8/8/2016

Certificate Date:

6/17/2013

Note: If holiday, advance to next business day.

Tax Sale Total:

3,485.00

Penalty:

0.00

Subsequent Tax Total:

20,938.63

Interest:

10,926.00

Redemption Total:

[Click here to view Redemption Total](#)

Additional Costs:

255.80

Redemption Total as of:

8/5/2016

Certificate Fee:

20.00

Status:

Redeemed

Bid Down Percentage:

100%

Special Assessments - Treasurer's Office

Project:

20231229 - Davenport Utility Fee

Accepted Date:

12/29/2023

Parcel Number:

I0057-08

Amortization Date:

12/1/2024

Amortized Interest:

0

Number of Years:

0

Payoff:

\$492.66

Tenant Name:

REALMS OF GLORY MINISTRIES

Payment ▼	Due Date ⬆	Principal Left ⬆	Tax Billed ⬆	Amortized Interest ⬆	Interest ⬆	Admin Fees ⬆	Total ⬆	Receipt Number	Date Paid ⬆	Unpaid Balance ⬆
1	9/30/2024	\$480.66	\$480.66	\$0.00	\$7.00	\$5.00	\$492.66	272829		\$485.66
Total			\$480.66	\$0.00	\$7.00	\$5.00	\$492.66			\$485.66

Project:
 20230630 - Davenport Utility Fee
Accepted Date:
 6/30/2023
Parcel Number:
 I0057-08
Amortization Date:
 12/1/2024
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$78.90
Tenant Name:
 REALMS OF GLORY MINISTRIES

Payment ▼	Due Date ⬆	Principal Left ⬆	Tax Billed ⬆	Amortized Interest ⬆	Interest ⬆	Admin Fees ⬆	Total ⬆	Receipt Number	Date Paid ⬆	Unpaid Balance ⬆
1	9/30/2024	\$72.90	\$72.90	\$0.00	\$1.00	\$5.00	\$78.90	258094		\$77.90
Total			\$72.90	\$0.00	\$1.00	\$5.00	\$78.90			\$77.90

Project:
 20190627 - Davenport Utility Fee
Accepted Date:
 6/27/2019
Parcel Number:
 I0057-08
Amortization Date:
 12/1/2020
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$0.00
Tenant Name:

Payment ▼	Due Date ⬆	Principal Left ⬆	Tax Billed ⬆	Amortized Interest ⬆	Interest ⬆	Admin Fees ⬆	Total ⬆	Receipt Number	Date Paid ⬆	Unpaid Balance ⬆
1	9/30/2020	\$206.94	\$206.94	\$0.00	\$0.00	\$5.00	\$211.94	150898	7/8/2019	\$0.00
Total			\$206.94	\$0.00	\$0.00	\$5.00	\$211.94			\$0.00

Project:
 20181231 - Davenport Utility Fee
Accepted Date:
 12/31/2018
Parcel Number:
 I0057-08
Amortization Date:
 12/1/2019
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$0.00
Tenant Name:

Payment ▼	Due Date ⬆	Principal Left ⬆	Tax Billed ⬆	Amortized Interest ⬆	Interest ⬆	Admin Fees ⬆	Total ⬆	Receipt Number	Date Paid ⬆	Unpaid Balance ⬆
1	9/30/2019	\$192.92	\$192.92	\$0.00	\$0.00	\$5.00	\$197.92	138795	1/9/2019	\$0.00
Total			\$192.92	\$0.00	\$0.00	\$5.00	\$197.92			\$0.00

Project:
 20181231-1 - Davenport Utility Fee
Accepted Date:
 12/31/2018
Parcel Number:
 I0057-08
Amortization Date:
 12/1/2019
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$0.00

Tenant Name:

Payment ▼	Due Date ⬇	Principal Left ⬇	Tax Billed ⬇	Amortized Interest ⬇	Interest ⬇	Admin Fees ⬇	Total ⬇	Receipt Number	Date Paid ⬇	Unpaid Balance ⬇
1	9/30/2019	\$205.63	\$205.63	\$0.00	\$0.00	\$5.00	\$210.63	139659	1/9/2019	\$0.00
Total			\$205.63	\$0.00	\$0.00	\$5.00	\$210.63			\$0.00

Project:
 20180928 - Davenport Utility Fee
Accepted Date:
 9/28/2018
Parcel Number:
 I0057-08
Amortization Date:
 12/1/2019
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$0.00

Tenant Name:

Payment ▼	Due Date ⬇	Principal Left ⬇	Tax Billed ⬇	Amortized Interest ⬇	Interest ⬇	Admin Fees ⬇	Total ⬇	Receipt Number	Date Paid ⬇	Unpaid Balance ⬇
1	9/30/2019	\$169.56	\$169.56	\$0.00	\$0.00	\$5.00	\$174.56	132054	10/10/2018	\$0.00
Total			\$169.56	\$0.00	\$0.00	\$5.00	\$174.56			\$0.00

Project:
 20180702 - Davenport Utility Fee
Accepted Date:
 7/2/2018
Parcel Number:
 I0057-08
Amortization Date:
 12/1/2019
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$0.00

Tenant Name:

Payment ▼	Due Date ⬇	Principal Left ⬇	Tax Billed ⬇	Amortized Interest ⬇	Interest ⬇	Admin Fees ⬇	Total ⬇	Receipt Number	Date Paid ⬇	Unpaid Balance ⬇
1	9/30/2019	\$153.89	\$153.89	\$0.00	\$0.00	\$5.00	\$158.89	125617	7/12/2018	\$0.00
Total			\$153.89	\$0.00	\$0.00	\$5.00	\$158.89			\$0.00

Project:
 20180531 - Davenport Utility Fee
Accepted Date:
 5/31/2018
Parcel Number:
 I0057-08
Amortization Date:
 12/1/2019
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$0.00
Tenant Name:

Payment ▼	Due Date ⬇	Principal Left ⬇	Tax Billed ⬇	Amortized Interest ⬇	Interest ⬇	Admin Fees ⬇	Total ⬇	Receipt Number	Date Paid ⬇	Unpaid Balance ⬇
1	9/30/2019	\$108.93	\$108.93	\$0.00	\$0.00	\$5.00	\$113.93	123687	6/11/2018	\$0.00
Total			\$108.93	\$0.00	\$0.00	\$5.00	\$113.93			\$0.00

Project:
 20180329-1 - Davenport Utility Fee
Accepted Date:
 3/29/2018
Parcel Number:
 I0057-08
Amortization Date:
 12/1/2018
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$0.00
Tenant Name:

Payment ▼	Due Date ⬇	Principal Left ⬇	Tax Billed ⬇	Amortized Interest ⬇	Interest ⬇	Admin Fees ⬇	Total ⬇	Receipt Number	Date Paid ⬇	Unpaid Balance ⬇
1	9/30/2018	\$444.60	\$444.60	\$0.00	\$0.00	\$5.00	\$449.60	120431	4/17/2018	\$0.00
Total			\$444.60	\$0.00	\$0.00	\$5.00	\$449.60			\$0.00

Project:
 20180329 - Davenport Utility Fee
Accepted Date:
 3/29/2018
Parcel Number:
 I0057-08
Amortization Date:
 12/1/2018
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$0.00
Tenant Name:

Payment ▼	Due Date ⬇	Principal Left ⬇	Tax Billed ⬇	Amortized Interest ⬇	Interest ⬇	Admin Fees ⬇	Total ⬇	Receipt Number	Date Paid ⬇	Unpaid Balance ⬇
1	9/30/2018	\$180.10	\$180.10	\$0.00	\$0.00	\$5.00	\$185.10	119589	4/17/2018	\$0.00
Total			\$180.10	\$0.00	\$0.00	\$5.00	\$185.10			\$0.00

Project:
 20171229 - Davenport Utility Fee
Accepted Date:
 12/29/2017
Parcel Number:
 I0057-08
Amortization Date:
 12/1/2018
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$0.00

Tenant Name:

Payment ▼	Due Date ◆	Principal Left ◆	Tax Billed ◆	Amortized Interest ◆	Interest ◆	Admin Fees ◆	Total ◆	Receipt Number	Date Paid ◆	Unpaid Balance ◆
1	9/30/2018	\$171.36	\$171.36	\$0.00	\$0.00	\$5.00	\$176.36	113961	1/11/2018	\$0.00
Total			\$171.36	\$0.00	\$0.00	\$5.00	\$176.36			\$0.00

Project:
 20171229-1 - Davenport Utility Fee
Accepted Date:
 12/29/2017
Parcel Number:
 I0057-08
Amortization Date:
 12/1/2018
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$0.00

Tenant Name:

Payment ▼	Due Date ◆	Principal Left ◆	Tax Billed ◆	Amortized Interest ◆	Interest ◆	Admin Fees ◆	Total ◆	Receipt Number	Date Paid ◆	Unpaid Balance ◆
1	9/30/2018	\$229.61	\$229.61	\$0.00	\$0.00	\$5.00	\$234.61	114662	1/11/2018	\$0.00
Total			\$229.61	\$0.00	\$0.00	\$5.00	\$234.61			\$0.00

Project:
 20170831 - Davenport Utility Fees
Accepted Date:
 8/31/2017
Parcel Number:
 I0057-08
Amortization Date:
 12/1/2018
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$0.00

Tenant Name:

Payment ▼	Due Date ◆	Principal Left ◆	Tax Billed ◆	Amortized Interest ◆	Interest ◆	Admin Fees ◆	Total ◆	Receipt Number	Date Paid ◆	Unpaid Balance ◆
1	9/30/2018	\$27.43	\$27.43	\$0.00	\$0.00	\$5.00	\$32.43	105271	9/12/2017	\$0.00
Total			\$27.43	\$0.00	\$0.00	\$5.00	\$32.43			\$0.00

Project:
 20170630-1 - Davenport Utility Fees
Accepted Date:
 6/30/2017
Parcel Number:
 I0057-08
Amortization Date:
 12/1/2018
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$0.00
Tenant Name:

Payment ▼	Due Date ⬇	Principal Left ⬇	Tax Billed ⬇	Amortized Interest ⬇	Interest ⬇	Admin Fees ⬇	Total ⬇	Receipt Number	Date Paid ⬇	Unpaid Balance ⬇
1	9/30/2018	\$226.93	\$226.93	\$0.00	\$0.00	\$5.00	\$231.93	100851	7/10/2017	\$0.00
Total			\$226.93	\$0.00	\$0.00	\$5.00	\$231.93			\$0.00

Project:
 20170630-2 - Davenport Utility Fees
Accepted Date:
 6/30/2017
Parcel Number:
 I0057-08
Amortization Date:
 12/1/2018
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$0.00
Tenant Name:

Payment ▼	Due Date ⬇	Principal Left ⬇	Tax Billed ⬇	Amortized Interest ⬇	Interest ⬇	Admin Fees ⬇	Total ⬇	Receipt Number	Date Paid ⬇	Unpaid Balance ⬇
1	9/30/2018	\$276.42	\$276.42	\$0.00	\$0.00	\$5.00	\$281.42	102219	7/20/2017	\$0.00
Total			\$276.42	\$0.00	\$0.00	\$5.00	\$281.42			\$0.00

Project:
 20161230-1 - Davenport Utility Fees
Accepted Date:
 12/30/2016
Parcel Number:
 I0057-08
Amortization Date:
 12/1/2017
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$0.00
Tenant Name:

Payment ▼	Due Date ⬇	Principal Left ⬇	Tax Billed ⬇	Amortized Interest ⬇	Interest ⬇	Admin Fees ⬇	Total ⬇	Receipt Number	Date Paid ⬇	Unpaid Balance ⬇
1	9/30/2017	\$365.41	\$365.41	\$0.00	\$0.00	\$5.00	\$370.41	089824	2/3/2017	\$0.00
Total			\$365.41	\$0.00	\$0.00	\$5.00	\$370.41			\$0.00

Project:
 20161230 - Davenport Utility Fees
Accepted Date:
 12/30/2016
Parcel Number:
 I0057-08
Amortization Date:
 12/1/2017
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$0.00
Tenant Name:

Payment ▼	Due Date ⬇	Principal Left ⬇	Tax Billed ⬇	Amortized Interest ⬇	Interest ⬇	Admin Fees ⬇	Total ⬇	Receipt Number	Date Paid ⬇	Unpaid Balance ⬇
1	9/30/2017	\$147.93	\$147.93	\$0.00	\$0.00	\$5.00	\$152.93	089160	2/3/2017	\$0.00
Total			\$147.93	\$0.00	\$0.00	\$5.00	\$152.93			\$0.00

Project:
 20160928 - Davenport Utility Fees
Accepted Date:
 9/28/2016
Parcel Number:
 I0057-08
Amortization Date:
 12/1/2017
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$0.00
Tenant Name:

Payment ▼	Due Date ⬇	Principal Left ⬇	Tax Billed ⬇	Amortized Interest ⬇	Interest ⬇	Admin Fees ⬇	Total ⬇	Receipt Number	Date Paid ⬇	Unpaid Balance ⬇
1	9/30/2017	\$143.77	\$143.77	\$0.00	\$0.00	\$5.00	\$148.77	083317	11/4/2016	\$0.00
Total			\$143.77	\$0.00	\$0.00	\$5.00	\$148.77			\$0.00

Project:
 20160928-1 - Davenport Utility Fees
Accepted Date:
 9/28/2016
Parcel Number:
 I0057-08
Amortization Date:
 12/1/2017
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$0.00
Tenant Name:

Payment ▼	Due Date ⬇	Principal Left ⬇	Tax Billed ⬇	Amortized Interest ⬇	Interest ⬇	Admin Fees ⬇	Total ⬇	Receipt Number	Date Paid ⬇	Unpaid Balance ⬇
1	9/30/2017	\$111.81	\$111.81	\$0.00	\$0.00	\$5.00	\$116.81	083929	11/4/2016	\$0.00
Total			\$111.81	\$0.00	\$0.00	\$5.00	\$116.81			\$0.00

Project:
 20160630-1 - Davenport Utility Fees
Accepted Date:
 6/30/2016
Parcel Number:
 I0057-08
Amortization Date:
 12/1/2017
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$0.00
Tenant Name:

Payment ▼	Due Date ⬇	Principal Left ⬇	Tax Billed ⬇	Amortized Interest ⬇	Interest ⬇	Admin Fees ⬇	Total ⬇	Receipt Number	Date Paid ⬇	Unpaid Balance ⬇
1	9/30/2017	\$241.99	\$241.99	\$0.00	\$0.00	\$5.00	\$246.99	077594	9/30/2016	\$0.00
Total			\$241.99	\$0.00	\$0.00	\$5.00	\$246.99			\$0.00

Project:
 20160630 - Davenport Utility Fees
Accepted Date:
 6/30/2016
Parcel Number:
 I0057-08
Amortization Date:
 12/1/2017
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$0.00
Tenant Name:

Payment ▼	Due Date ⬇	Principal Left ⬇	Tax Billed ⬇	Amortized Interest ⬇	Interest ⬇	Admin Fees ⬇	Total ⬇	Receipt Number	Date Paid ⬇	Unpaid Balance ⬇
1	9/30/2017	\$138.21	\$138.21	\$0.00	\$0.00	\$5.00	\$143.21	076106	9/30/2016	\$0.00
Total			\$138.21	\$0.00	\$0.00	\$5.00	\$143.21			\$0.00

Project:
 20160331-1 - Davenport Utility Fees
Accepted Date:
 3/31/2016
Parcel Number:
 I0057-08
Amortization Date:
 12/1/2016
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$0.00
Tenant Name:

Payment ▼	Due Date ⬇	Principal Left ⬇	Tax Billed ⬇	Amortized Interest ⬇	Interest ⬇	Admin Fees ⬇	Total ⬇	Receipt Number	Date Paid ⬇	Unpaid Balance ⬇
1	9/30/2016	\$178.46	\$178.46	\$0.00	\$0.00	\$5.00	\$183.46	072188	9/30/2016	\$0.00
Total			\$178.46	\$0.00	\$0.00	\$5.00	\$183.46			\$0.00

Project:
 20160331 - Davenport Utility Fees
Accepted Date:
 3/31/2016
Parcel Number:
 I0057-08
Amortization Date:
 12/1/2016
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$0.00

Tenant Name:

Payment ▼	Due Date ⬇	Principal Left ⬇	Tax Billed ⬇	Amortized Interest ⬇	Interest ⬇	Admin Fees ⬇	Total ⬇	Receipt Number	Date Paid ⬇	Unpaid Balance ⬇
1	9/30/2016	\$142.17	\$142.17	\$0.00	\$0.00	\$5.00	\$147.17	071595	9/30/2016	\$0.00
Total			\$142.17	\$0.00	\$0.00	\$5.00	\$147.17			\$0.00

Project:
 20151231-1 - Davenport Utility Fees
Accepted Date:
 12/31/2015
Parcel Number:
 I0057-08
Amortization Date:
 12/1/2016
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$0.00

Tenant Name:

Payment ▼	Due Date ⬇	Principal Left ⬇	Tax Billed ⬇	Amortized Interest ⬇	Interest ⬇	Admin Fees ⬇	Total ⬇	Receipt Number	Date Paid ⬇	Unpaid Balance ⬇
1	9/30/2016	\$38.68	\$38.68	\$0.00	\$0.00	\$5.00	\$43.68	065717	9/30/2016	\$0.00
Total			\$38.68	\$0.00	\$0.00	\$5.00	\$43.68			\$0.00

Project:
 20151231 - Davenport Utility Fees
Accepted Date:
 12/31/2015
Parcel Number:
 I0057-08
Amortization Date:
 12/1/2016
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$0.00

Tenant Name:

Payment ▼	Due Date ⬇	Principal Left ⬇	Tax Billed ⬇	Amortized Interest ⬇	Interest ⬇	Admin Fees ⬇	Total ⬇	Receipt Number	Date Paid ⬇	Unpaid Balance ⬇
1	9/30/2016	\$134.25	\$134.25	\$0.00	\$0.00	\$5.00	\$139.25	065044	9/30/2016	\$0.00
Total			\$134.25	\$0.00	\$0.00	\$5.00	\$139.25			\$0.00

Project:

20151001-1 - Davenport Utility Fees

Accepted Date:

10/1/2015

Parcel Number:

I0057-08

Amortization Date:

12/1/2016

Amortized Interest:

0

Number of Years:

0

Payoff:

\$0.00

Tenant Name:

Payment ▼	Due Date ⬇	Principal Left ⬇	Tax Billed ⬇	Amortized Interest ⬇	Interest ⬇	Admin Fees ⬇	Total ⬇	Receipt Number	Date Paid ⬇	Unpaid Balance ⬇
1	9/30/2016	\$146.13	\$146.13	\$0.00	\$0.00	\$5.00	\$151.13	058639	9/30/2016	\$0.00
Total			\$146.13	\$0.00	\$0.00	\$5.00	\$151.13			\$0.00

Project:

20151001-2 - Davenport Utility Fees

Accepted Date:

10/1/2015

Parcel Number:

I0057-08

Amortization Date:

12/1/2016

Amortized Interest:

0

Number of Years:

0

Payoff:

\$0.00

Tenant Name:

Payment ▼	Due Date ⬇	Principal Left ⬇	Tax Billed ⬇	Amortized Interest ⬇	Interest ⬇	Admin Fees ⬇	Total ⬇	Receipt Number	Date Paid ⬇	Unpaid Balance ⬇
1	9/30/2016	\$25.98	\$25.98	\$0.00	\$0.00	\$5.00	\$30.98	059989	9/30/2016	\$0.00
Total			\$25.98	\$0.00	\$0.00	\$5.00	\$30.98			\$0.00

Project:

20150630-1 - Davenport Utility Fees

Accepted Date:

6/30/2015

Parcel Number:

I0057-08

Amortization Date:

12/1/2016

Amortized Interest:

0

Number of Years:

0

Payoff:

\$0.00

Tenant Name:

Payment ▼	Due Date ⬇	Principal Left ⬇	Tax Billed ⬇	Amortized Interest ⬇	Interest ⬇	Admin Fees ⬇	Total ⬇	Receipt Number	Date Paid ⬇	Unpaid Balance ⬇
1	9/30/2016	\$131.39	\$131.39	\$0.00	\$0.00	\$5.00	\$136.39	052381	9/30/2016	\$0.00
Total			\$131.39	\$0.00	\$0.00	\$5.00	\$136.39			\$0.00

Project:
20150630-2 - Davenport Utility Fees
Accepted Date:
6/30/2015
Parcel Number:
I0057-08
Amortization Date:
12/1/2016
Amortized Interest:
0
Number of Years:
0
Payoff:
\$0.00

Tenant Name:										
Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid	Unpaid Balance
1	9/30/2016	\$30.22	\$30.22	\$0.00	\$0.00	\$5.00	\$35.22	053042	9/30/2016	\$0.00
Total			\$30.22	\$0.00	\$0.00	\$5.00	\$35.22			\$0.00

Davenport Data Correction Feedback Form

[Link to Data Correction Feedback Form](#)

Treasurer Data Correction Feedback Form

[Link to Treasurer Data Correction Feedback Form](#)

Pay Property Taxes

[Click here to pay your Property Taxes online for this parcel](#)

Davenport Tax Credit Applications

[Apply for Homestead, Sales Questionnaire or Military Tax Credits](#)

Scott County Land Records

A free search tool that allows you to search Scott County Recorder's records from 1971 to the present.
For records prior to 1971, please contact the Scott County Recorder's Office at (563) 326-8621.

Property Fraud Alert

Property Fraud Alert is a free notification service that alerts subscribers when a document has been recorded in the Scott County Recorder's Office.
This service is FREE, and you choose how you are notified; by text, email and/or phone.

Visit Property Fraud Alert or call the Scott County Recorder's Office at (563) 326-8621 to sign up.

No data available for the following modules: Comp Search (Residential Report), Comp Search (Commercial Report), Comp Search (Land Report), Property Record Card (Scott), Request Mailing Address Change (Scott), Agricultural Buildings - Assessor's Office, Scott County Data Correction Feedback Form, Scott County Assessment Appeals Process, Davenport Assessment Appeals Process, Scott County Forms and Applications, Scott County Sales Questionnaire.

[User Privacy Policy](#) [GDPR Privacy Notice](#)
[Last Data Upload: 10/2/2024, 6:06:03 AM](#)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

City of Davenport

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

Action / Date
11/12/2024

Subject:

Case COA24-19: Request for the removal of a rooftop skylight at 712 West 2nd Street. The Germania-Miller/Standard Hotel is a locally listed historic landmark. German American Heritage Center, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness to remove the rooftop skylight at 712 West 2nd Street in accordance with the submitted material.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060C of the Davenport Municipal Code. The following standard is applicable to this project:

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.

Background:

The Germania-Miller, is an excellent example of Davenport's high Victorian commercial architecture, boasting one of the finest metal cornices in the city. Although a pair of typical 3-bay shopfronts is no longer evident, the rest of the facade is remarkably intact, displaying the polychrome and window detail characteristic of its type. This 4-story building was constructed in 1871 using brick, stone, and pressed metal. The cultural significance of the Germania-Miller is derived from its uninterrupted use as a hotel.

Request: Remove the rooftop skylight due to deterioration and leaking.

The metal frame of the skylight is deteriorating and causing a leak in the building. It is not original to the structure and was installed in the 1920s. It is not visible to visitors and is only over an emergency access stairwell. The company that will remove the skylight will be covering the raised area with wood. If for some reason someone wanted to add a skylight in the future, it could be done in the same place by removing these materials and adding a skylight.

Scope of Work:

1. Remove the existing skylight and dispose of it off-site.
2. Provide and install new wood decking where the skylight was removed.
3. Reroof area using insulation and install a synthetic rubber roofing membrane.

Staff Review:

The Historic Preservation Ordinance recommends avoiding the removal of distinguishing

exterior architectural features. The skylight is sited at the center of the structure and screened by two rooftop mechanical units to the north and south. The vent pipe has only minor visibility when viewed from distances greater than one block. It is only noticeable if you intentionally search for it along the roofline. Its presence more than likely goes unnoticed by the average pedestrian. Given its limited visibility, staff do not consider the rooftop skylight to be a character-defining architectural element. Removing the skylight will not detract from the facade's high Victorian commercial architecture, which includes one of the finest metal cornices in Davenport.

The Ordinance also calls for deteriorated features to be repaired, rather than replaced, where possible. Due to the rusting of the metal framing, the German American Heritage Center is proposing removal of the skylight and installation of a flat roof membrane in its place. The replacement roof decking will match the design and materials of the entire roof structure for a consistent and uniform appearance. In theory, a replica skylight could be installed at a future date in the same location utilizing the pictorial evidence shown in the Certificate of Appropriateness Application.

Despite not being part of the original construction, the skylight has been a feature of the Germania-Miller/Standard Hotel for nearly 100 years. The ordinance recognizes that most properties change over time and features that have historical significance should be treated with due consideration. However, staff believe the skylight does not meet this threshold. The prominence of this structure is a result of the commercial Victorian architecture on the south elevation, which serves as a gateway into downtown from Centennial Bridge. The removal of the skylight will not impact the appearance of the south elevation from Centinell Bridge.

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 German American Heritage Center	BRIEF OVERVIEW OF THE PROJECT (not a scope of work)
Address 712 w 2nd Street	
City State Zip Davenport IA 52802	
Phone (563) 322-8844	
Secondary Phone	
E-Mail Address brian@gahc.org	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. ☒ Brian Allen 10/17/2024 Type Applicant's Name here to serve as a signature Date	
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 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	

Werderitch, Matt

From: Brian Allen <brian@gahc.org>
Sent: Thursday, October 17, 2024 3:42 PM
To: Werderitch, Matt
Cc: Michael Hustedde
Subject: [EXT] Re: Historic Preservation Commission: German American Heritage Center
Attachments: HPC Certificate of Appropriateness Application Form 2024.pdf; 2024 Roof Quote White Roofing.pdf; IMG_1642.jpg; IMG_1641.jpg; IMG_1643.jpg

Categories: Yellow Category

ATTENTION: This is an external email.

Hello Matt,

Thank you for contacting me. I appreciate you reaching out with the application. I have filled it out and attached it.

Scope of work:

Please view the attached quote from White Roofing. We are looking to complete options B and C on that list. As far as I know, Option B: Skylight Removal is the only repair that the Historic Preservation Commission is concerned with as Option C is repairing roofing materials with the same materials that are there and not changing the structure at all.

Option B: Skylight Removal

1. Remove existing skylight and dispose of it properly off site.
2. Provide and install new wood decking where the skylight was removed.
3. This area will be roofed in with the rest of the roof area using insulation and EPDM membrane.

The metal frame of the skylight is deteriorating and causing a leak in the building. It is not original to the building and was installed in the 1920s. It is not visible to visitors and is only over an emergency access stairwell. Removing the skylight needs to be done. The company that will remove the skylight will be covering the raised area with wood. If for some reason someone wanted to add a skylight in the future, it could be done in the same place by removing these materials and adding a skylight.

Photos:

There are three photos of the skylight attached to this email.

Replacement materials:

Wood decking and EPDM

EPDM is an extremely durable synthetic rubber roofing membrane (ethylene propylene diene terpolymer) widely used in low-slope buildings in the United States and worldwide.

Please let me know if there is anything else needed from me to complete this application for the 11/12 meeting.

Thank you,
Brian



220 North 9th Avenue • Eldridge, Iowa 52748
Ph: (563) 285-4069 • Fax: (563) 285-9017

April 29, 2024

Mr. Brian Allen
German American Heritage Center
712 W 2nd St.
Davenport, IA 52802
Ph: (563) 322-8844

RE: Roof Replacement on the Main Roof section at German American Heritage Center
712 W 2nd St. Davenport, IA 52802

We propose to provide the necessary labor and material to install new roofing as follows:

- 1.) Roof area is approx. 3,082 sq. ft.
- 2.) Retain existing roof system.
- 3.) **Tie the new roof system into the existing elevator addition (see drawing for locations).**
- 4.) Remove the existing coping cap where needed and retain for reuse.
- 5.) Provide and install a new protection board.
 - a. The new protection board is to consist of a ½" HD Secure Shield insulation.
 - b. Install the new protection board over the existing EPDM roof system.
 - c. The new protection board is to be fastened to the existing wood decking with a screw and plate fastening system.
 - i. NOTE: There is a possibility some insulation fasteners may be visible on the underside of the wood decking.
 - ii. Fasteners are to be installed at a rate as specified by the manufacturer.
- 6.) Provide and install a new single ply roof system.
 - a. The new roof membrane is to be a 60 mil EPDM membrane, black in color.
 - b. Install the new roof membrane as a fully adhered roof system.
 - c. Flash in the existing roof penetrations as per manufacturer's printed details and specifications.
- 7.) Provide the owner with a 10-year manufacturer's labor and material watertight roof warranty upon completion.
- 8.) Includes necessary permits, fees, and taxes.

TOTAL BASE BID AS ABOVE **\$36,187.00**
(THIRTY-SIX THOUSAND ONE HUNDRED EIGHTY-SEVEN DOLLARS)

OPTION A: ENTIRE ROOF

- 1.) In lieu of re-roofing the Main Roof only, Provide and install a new roof system on the Entire Roof Area.
- 2.) Both roof areas are approx. 3,830 sq. ft.
- 3.) Retain the entire existing roof system.
- 4.) Follow steps 4-8 as above.

ADD TO BASE BID: **\$8,265.00**
(EIGHT THOUSAND TWO HUNDRED SIXTY-FIVE DOLLARS)

Mr. Brian Allen
German American Heritage Center
712 W 2nd St.
Davenport, IA 52802
Page 2

OPTION B: SKYLIGHT REMOVAL

- 1.) Remove existing skylight and dispose of it properly off site.
- 2.) Provide and install new wood decking where the skylight was removed.
- 3.) This area will be roofed in with the rest of the roof area using insulation and EPDM membrane.

ADD TO BASE BID: **\$3,509.00**
(THREE THOUSAND FIVE HUNDRED NINE DOLLARS)

OPTION C: REPAIRS

- 1.) The seams on the Main Roof area are all showing signs of deterioration.
- 2.) Clean all existing membrane seams.
- 3.) Provide and install new Pressure-Sensitive Flashing on all seams.
- 4.) Hand seal as necessary.

OPTIONAL: **\$5,650.00**
(FIVE THOUSAND SIX HUNDRED FIFTY DOLLARS)

Thank You,
WHITE ROOFING CO., INC.

James York

James York
Estimator

Mr. Brian Allen
German American Heritage Center
712 W 2nd St.
Davenport, IA 52802
Page 3

White Roofing Company, Inc. shall perform the labor described herein at the price quoted. However, due to the extreme price volatility regarding roofing and insulation -related products, the price quoted in this proposal for materials only is **NOT guaranteed**. If there is an increase in the price paid by the roofing contractor for roofing and insulation -related products, the amount of this proposal/contract shall be similarly increased to reflect the contractor's increased costs to obtain materials.

UPON ACCEPTANCE OF PROPOSAL - PLEASE SIGN AND RETURN ONE COPY.
THANK YOU. ACCEPTED AS INITIALED:

BASE BID :	_____	\$36,187.00
	(THIRTY-SIX THOUSAND ONE HUNDRED EIGHTY-SEVEN DOLLARS)	
OPTION A :	_____	\$8,265.00
	(EIGHT THOUSAND TWO HUNDRED SIXTY-FIVE DOLLARS)	
OPTION B :	_____	\$3,509.00
	(THREE THOUSAND FIVE HUNDRED NINE DOLLARS)	
OPTION C :	_____	\$5,650.00
	(FIVE THOUSAND SIX HUNDRED FIFTY DOLLARS)	

ACCEPTANCE - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Ninety percent of payment is to be made upon completion; ten percent will be paid when WHITE ROOFING CO., INC., has furnished the manufacturer's warranty. The penalty on past due accounts will be 1.5% per month (18% annually). Furthermore, in the event that suit is brought to collect this account, the purchaser, his heirs, and assigns, promise to pay reasonable collection cost including attorney's fees.

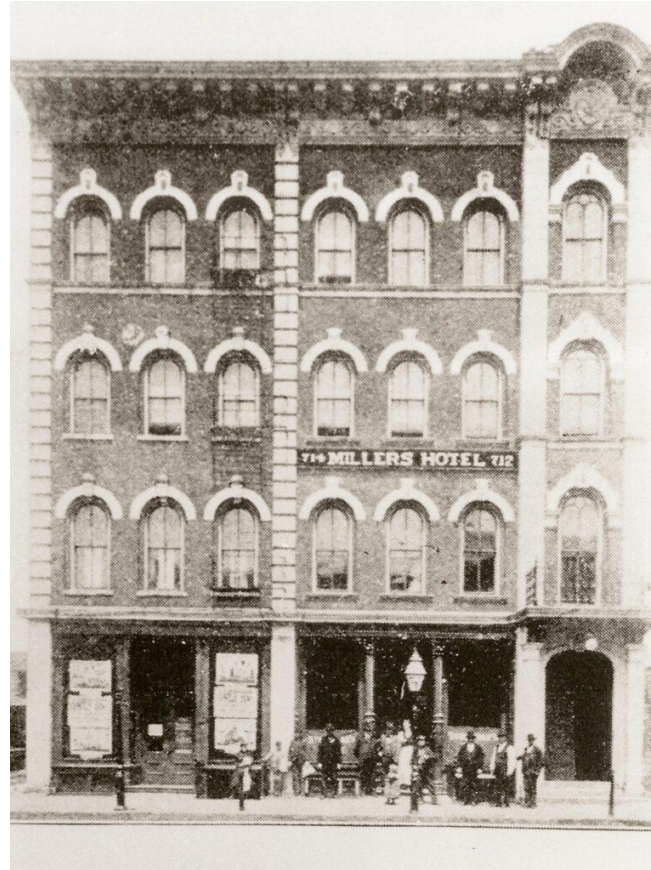
ACCEPTED BY: _____ DATE: _____

TITLE: _____ WITNESS: _____

White Roofing Company, Inc. is a Merit Shop – Equal Opportunity Employer

Germania-Miller/ Standard Hotel

- Construction Date: 1871
- Prominent gateway into the downtown.
- Hotel & gathering spot for west end Germans following the Civil War.
- Use: German American Heritage Center
- Architecture:
 - Victorian Bracketed
 - Materials: Brick, Stone, Metal
 - “Finest metal cornices in the City”



DAVENPORT
IOWA | USA

Request

Remove the rooftop skylight due to deterioration and leaking.



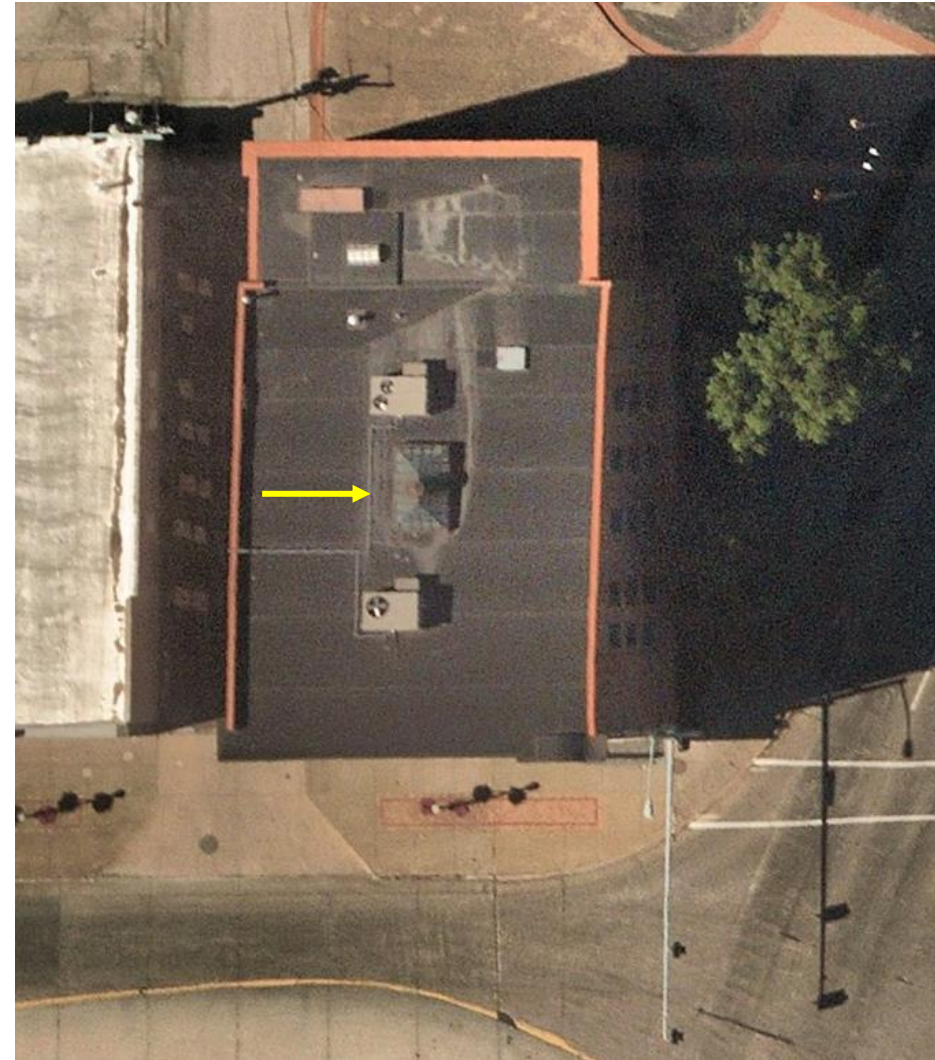
Project Scope

1. Remove the existing skylight and dispose of it off-site.
2. Provide and install new wood decking where the skylight was removed.
3. Reroof area using insulation and install a synthetic rubber roofing membrane.



Skylight Placement

DAVENPORT
IOWA | USA



Visibility from Bridge

DAVENPORT
IOWA | USA



Visibility from 2nd Street

DAVENPORT
IOWA | USA



Visibility: 1 Block East

DAVENPORT
IOWA | USA



Visibility from 3rd Street

DAVENPORT
IOWA | USA



ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office

Wehner, Nowysz, Pottschiull and Pfiffner
201 day building, Iowa city, Iowa 52240

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

SITE #82-10- 2-W712 MAP # 1

HIST. DIST. _____

NAME Germania-Miller/Standard Hotel (H) C

ADDRESS 712 W. Second Street

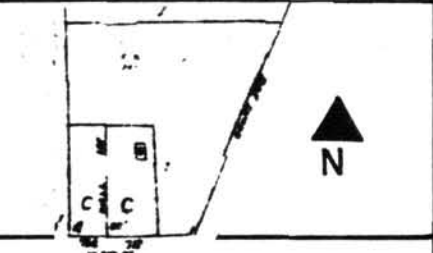
LEGAL DES. Original Town 11 of lot 2
SUB-DIVISION BLOCK PARCEL SUB-PARCEL

UTM 15 701630 4599270 ACRES 1 ZONE C-4

OWNER Marie J. Sanchez

712 W. Second St., Davenport, IA 52802

TITLE H. _____
(IF DIFF.)



SITE SHEET

ARCHITECTURE

DESCRIPTION

FORM 4 story hotel CONST. DATE 1871; 1876
MATERIALS brick, stone, pressed metal ARCH STYLE Victorian Bracketted
FENESTRATION round arches w/keystones over 2/2 DHS. tympana blind
DIST. FEATURES entrance w/in depressed arch flanked by pilasters; cornice; window treatment above east entrance
ALTERATIONS Original shopfronts removed; fire escape down center front; aluminum storm doors
SITE & RELATED STR. Flat lot along major thorofare, mixed commercial/residential

STATEMENT

The Germania-Miller, is an excellent example of Davenport's high Victorian commercial architecture, boasting one of the finest metal cornices in the city. Although a pair of typical 3-bay shopfronts is no longer evident, the rest of the facade is remarkably intact, displaying the polychrome and window detail characteristic of its type. John Miller apparently added the cornice, with its acantaus modillions and ornamental frieze, as "J.F. Miller 1876" appears below the arched section over the easternmost bay. This bay is particularly interesting, and the original hotel entrance could easily be restored. The hotel lies at the foot of the approach to Centennial Bridge, and could be an effective landmark for drivers entering the city here.

SOURCES

County Resource Files, Scott County Iowa Division of Historic Preservation
Davenport Illustrated Saengerfest Souvenir, July, 1908
The Democrat Company, printers

SIGNIFICANCE

This building served as hotel and gathering spot for westend Germans in the period following the Civil War. Its location near the levee was typical of guest houses of the period. Its significance is enhanced by its uninterrupted use as a hotel since the 1870's, while major changes in the neighborhood diminish its importance.

HISTORY

DESCRIPTION

Germania House was built in 1871 and run by John Brus. In 1876 the establishment was renamed the Miller Hotel after its new proprietor John Frederick Miller, a German immigrant and manufacturer in Davenport since the 1850's. Miller operated the hotel and accompanying restaurant, billard parlor and saloon until 1889. Guests were mainly Scott County farmers.

In subsequent years the hotel changed its name several times - Arcade Hotel (c. 1906), Henry Blessing Boarding House (c. 1917), and Standard Hotel (1924 to present). Various tenants occupied retail spaces in the hotel as well.

SOURCES

City Directories, 1871-1946

"Hotel History Goes Back 101 Years," "Centennial and Fiftieth Annivesary Edition," Davenport Times, July 11, 1936.

ARCHITECTURAL HISTORIAN: Martha Bowers

HISTORIAN: MARLYS SVENDSEN - ROESLER

SURVEY COMP. 1981

EVALUATION**ARCHITECTURAL**

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

LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☒ LOCAL ☐ N. ELIG.

HISTORICAL

I. THEME(S) OF SIGNIFICANCE

- A. PRIMARY Commerce
 B. SECONDARY Hotels

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☐ GRANT _____☐ DET. OF ELIGIBILITY☐ R. & C. _____☒ DAVENPORT A/H SURVEY☐ _____☐ _____

5 SUBJECT TRACES

6 PHOTO

1604-4

ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office

Wehner, Nowysz, Pottschull and Pfiffner
201 day building Iowa City, Iowa 52240DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

82-10- 2-W712

ARCHITECTURE:

Statement continued.



CONTINUATION

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

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

For HCRS use only
received
date entered

Continuation sheet Historical Context

Item number

8B

Page

5

Transportation: The major subthemes in this category are river and rail transportation. There are no resources directly associated with 19th century river transportation. Most resources associated with railroad developments date from the early 20th century, and include Government Bridge, the CRI&P FreightHouse, Union Station, and the CRI&P elevated track, as well as the homes of pioneer railroad promoters Ambrose Fulton (RD-E1206) and Hiram Price (BR-819).

Industry: Most of Davenport's major 19th century industrial plants are long gone, and for the most part resources under this theme are again houses associated with prominent industrial figures, such as Christian Mueller (6-W526), Willimna Renwick (TT-901), Fritz Voss (3-W1454), Henry Frahm (6-W321) and Henry Klindt (MQ824). Industrial plants include U. N. Roberts (HA-332), Eagle Brewery (5-W1235) and Bettendorf Metal Wheel/French & Hecht Co. (4-E601).

Commerce: Bank buildings from the 19th century were replaced in the first decades of the 20th, and include First National (2-W201), North Harrison Trust and Savings (HA-1601), Security Savings (2-W301) and Davenport Bank and Trust (3-W201). Several 19th century hotels remain, among them the notable Burtis-Kimball (4-E202), and Germania-Miller (2W313). The hotel boom of the early 20th century is amply represented in Hotel Davenport (MA-324), the Black Hawk (2-E206) and Mississippi (3-E110). The city's retail and wholesale trades are presented primarily by houses, such as Charles Beiderbecke's (7-W532), August Steffen, Sr.'s (6W420), J. C. Von Maur's (RD-E1800), and J.M.D. Burrows' (CV1533), and by the Petersen's Sons' store (2-W101).

Government/Politics: Houses associated with former mayor and prominent political figures such as Henry Vollmer (BR-723), C.A. Ficke (MA-1208), and Hans Reimer Claussen (6-W413) are included in this category, as are the Scott County Jail, City Hall, and a number of fire stations that, in terms of buildings, provide a graphic illustration of the extension of city fire protection to neighborhoods early in the 20th century.

Communications: Only a few buildings remain to associate with Davenport's once quite varied newspaper business, among them the Democrat and Leader building (BR-407), the Iowa Reform Building (2-W526), and the Henry Lischer (6-W520) and E. P. Adler (14-E629) houses. Telephone and telegraph systems are represented by Union Electric Telephone and Telegraph (HA-600) and the AT&T Building (MA-529) which date from the early years of telephone service in the city.

Religion: This theme has been treated primarily in terms of churches' associations with various segments of the Davenport community, and in terms of size. Thus, the Roman Catholic faith is represented by a large number of structures, associated with the German and Irish communities and with Davenport's status as seat of the Second Iowa Diocese. As Davenport is also headquarters for Protestant Episcopalianism in Iowa, Trinity Cathedral and associated structures are also included. Other denominations represented include the Methodist Episcopal (Bethel AME (11-W325)), and St. John's (BR1325), Presbyterian (IO-1702), and Lutheran (St. Paul's, MA-1402).

Site Inventory Form

State Historical Society of Iowa

6/29/2007 Printed from Database

Inventory #: **82-00241**

Opinion

Opinion of Eligibility

Opinion of Eligibility

Opinion of Eligibility

Listed on NRHP

In District:

Source - Year

Consultant-1974

Consultant-1982

SNRC-1983

NPS-1983

Criteria Considerations

ABCD ABCDEFG

NNYN NNNNNNN

YNYN NNNNNNN

YNYN NNNNNNN

YNYN NNNNNNN

Review & Compliance #:

1. Name of Property

NRHP Listed: **7/7/1983**

Non-Extant: **No**

Non-Extant Year:

historic name: **Germania-Miller/Standard Hotel**

other names: **82-010-078**

German American Heritage Center

Standard Hotel

2. Location

street & number: **712 W 2nd St**

City: **Davenport**

Vicinity: **No**

County: **Scott**

Legal Description: (If Rural)

(If Urban)

Subdivision: **Original Town**

Block: **11**

Lot: **2**

5. Classification

Category of Property:

Building(s)

Number of Resources within Property

Contributing: Non-Contributing:

1

0

Buildings

0

0

Sites

0

0

Structures

0

0

Objects

1

0

Total

Name of related survey or MPS

HADB: **82 - 004 Bowers, Martha H., 1982 - Historical and Architectural Resources of Davenport, Iowa**

HADB: **82 - 012 Tandarich, John, 1974 - The Davenport Proposed Expressway System: Phase I (Preliminary) Historic-Architectural and Historic Site Survey**

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

6. Function or Use

Historic Functions

DOMESTIC/transitory housing/hotel

Current Functions

UNKNOWN

7. Description

Architectural Classification

Late Victorian: Italianate

Materials

Foundation: **Brick**

Walls: **Brick**

Roof:

Other:

8. Statement of Significance

Applicable National Register Criteria

Y A: Significant Events

N B: Significant Persons

Y C: Architectural Characteristics

N D: Archaeology

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

Criteria Considerations

N A: Religious Institution

N B: Moved

N C: Birthplace or Grave

N D: Cemetery

N E: Reconstructed

N F: Commemorative Property

N G: Less than 50 Years of Age

Area of Significance

Commerce

Architecture

Significant Dates

Construction Year:

1871

☐ Circa

Other Dates:

1876

Significant Person:

Architect:

Builder

10. Geographic Data

UTM References:

15-701630-4599270 NAD27

Drawer 25 - Addition - Bracke Hayes Miller, Architects - 2003

FEB, 1973

Application
Form A
1972

IOWA SURVEY OF HISTORIC RESOURCES

Scott
(County)

82-010-078

(Please Type)

National Register 7/7/83

1. Name and address of organization or individual submitting this application:
Quad City Urban Design Council
2. Name of Property:
The Standard Hotel
3. Location of Property:
Street and Number 712 West Second Street
City or Town Davenport,
County Scott
Original Location Yes (X) No ()
4. Nature of Property: Building(s) (X) District or Area () Site ()
Object () Other: _____
5. Present Owner of Property: Public () Private ()
Name Marie Jean Sanchez (323-6711)
Street and Number (I contacted her at hotel itself)
City or Town _____
County _____ State _____
6. Present Use of Property:
Rooming House
7. Legal Description of Property:
-- (Court House provided only a look at the map. The abstract, Mrs. Sanchez says, is in a bank in Durant.)
8. Condition of the Property: Excellent () Good () Deteriorated (X)
Ruins () Unexposed () Wretched peeling paint and pigeon droppings.
Give brief description of the physical appearance of the property:
Dooming like a cut-out cover of a New Yorker magazine at the foot of Centennial Bridge. An attempt at "Welcome to Davenport" at its side, with some gravel and planting. On its ground floor, 2 deserted rooms: "Quad Cities Activities Club" (looks like a bar) and an empty room, panelled in Weldwood, with dead chrysanthemums in a pot in plate glass window. Sign on top: "Rooms 75¢ and \$1 per person".
9. Is the significance of the property so designated on or near its location?
Yes () No (X) If yes, tell how: _____
10. Photographs included: Yes (X) No () If yes, give the year taken, direction and weather conditions: #1, #2 Frontal pictures from the south.
#3 From southeast.
February, 1973 - sunny, cold day - not a cloud in the sky.

11. Significance of the Property (Document)

Mrs. Sanchez says this was built in 1876 as a hotel for farmers who came to town; it had rooms upstairs as at present, and a big, home style restaurant on the ground floor. Her father bought it in 1940. It was a hideout for the F.B.I. men who uncovered the Centennial Bridge Ticket Scandal. I seem to remember. No particular significance except that it arrests and delights the eye when one comes upon it entering Davenport.

12. Individuals who may be contacted regarding this application:

Name Barbara R. Priester (Mrs. Peter F.)
 Address 11 Roberts Avenue Telephone No. 355-4870
 Name _____
 Address _____ Telephone No. _____
 Name _____
 Address _____ Telephone No. _____

DO NOT WRITE BELOW THIS LINE

Date Received _____ Complete () Incomplete ()
 Action Taken by Board and Date: _____
 Date Applicant Advised of Board Action: _____
 Nominated to the National Register of Historic Places: Yes () No ()
 Date _____ Accepted: Yes () No () Date _____
 Applicant Notified Date _____

Return to: Adrian D. Anderson
 State Liaison Officer
 State Historic Preservation Program
 129 South Capitol Street
 Iowa City, Iowa 52240

Item Number(s) _____



Iowa Site Inventory

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

Site Number 82-DC-106
District Name _____
Map Reference # _____

Identification

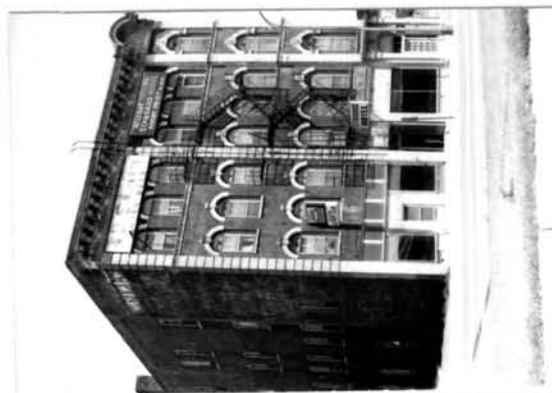
1. Site Name Standard Hotel
2. Village/Town/City Davenport Township _____ County Scott
3. Street Address 712 W. 2nd
4. Legal Location _____
Urban: _____ Rural: _____ subdivision township _____ block range _____ parcel section _____ subparcel $\frac{1}{4}$ section of $\frac{1}{4}$ section _____
5. UTM Location: zone _____ easting _____ northing _____; Acreage _____
6. Owner(s) Name _____
7. Owner(s) Address _____
(Street address) (City) (State) (Zip)
8. Use: Present _____ Original _____

Description

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

18. Map

19. Photo 5234 Frame 28 View _____
Roll _____



82-DC-106

N.R.

1. Standard Hotel
2. 712 W 2
3. Datapost
- 4.
- 5.
- 6.
- 7.
8. S. Miller(?)

9. ~~Courthouse district~~



5234/28

- ✓ IOWA, Scott County, Davenport, Claussen, William, House (Davenport MRA), 2215 W. 2nd St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Clifton-Metropolitan Hotel (Davenport MRA), 130 W. River Dr. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Cook, Clarissa, Home for the Friendless (Davenport MRA), 2223 W. 1st St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Cottage at 1514 and 1516 W. Second Street (Davenport MRA), 1514—1516 W. 2nd St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Currier House (Davenport MRA), 1421 Grand Ave. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Davenport Hotel (Davenport MRA), 324 Main St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Democrat Building (Davenport MRA), 407—411 Brady St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Dillon Memorial (Davenport MRA), S. Main St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Dils-Downer House (Davenport MRA), 1020 E. 15th St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Donahue Building (Davenport MRA), 114 W. 3rd St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Ewert, Ferdinand, Building (Davenport MRA), 1107 W. 2nd St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Ferner, Matthias, Building (Davenport MRA), 212 Main St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Ficke Block (Davenport MRA), 307—309 Harrison St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Finch, Fred, House (Davenport MRA), 719 Main St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, First Bible Missionary Church (Davenport MRA), 2202 W. 4th St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, First National Bank Building (Davenport MRA), 201 W. 2nd St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, First Presbyterian Church (Davenport MRA), 316 E. Kirkwood Blvd. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Fisher, Lewis M., House (Davenport MRA), 1003 Arlington Ave., (07/07/83)
- ✓ IOWA, Scott County, Davenport, French, Alice, House (Davenport MRA), 321 E. 10th St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Gabbert, William, House (Davenport MRA), 1210 Tremont St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Gannon, M.V., House (Davenport MRA), 631 Farnham St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Gaspard, D. Julius, House (Davenport MRA), 510 W. 10 1/2 St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Germania-Miller/Standard Hotel (Davenport MRA), 712 W. 2nd St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Glaspell, Isaac, House (Davenport MRA), 621 LeClaire St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Goering, Jacob, House (Davenport MRA), 721 Harrison St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Goodrich, William T., House (Davenport MRA), 1156 E. 15th St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Hauschild's Hall (Davenport MRA), 1136 W. 3rd St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Hebert, Louis, House (Davenport MRA), 914 Farnan St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Heinz, Bonaventura, House (second) (Davenport MRA), 1130 W. 5th St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Henne, Robert, House (Davenport MRA), 1445 W. 3rd St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Hibernia Hall (Davenport MRA), 421 Brady St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Hoffman Building (Davenport MRA), 510 W. 2nd St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Hoffman, Samuel, Jr., House (Davenport MRA), 2108 W. 3rd St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Hose Station No. 1 (Davenport MRA), 117 Perry St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Hose Station No. 6 (Davenport MRA), 1410 Marquette St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Hose Station No. 7 (Davenport MRA), 1354 W. 4th St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, House at 1646 W. Second Street (Davenport MRA), 1646 W. 2nd St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, House at 2123 W. Second Street (Davenport MRA), 2123 W. 2nd St.



INDIVIDUAL NOMINATIONS, DAVENPORT MULTIPLE RESOURCE NOMINATION

MAP NUMBER ONE

<u>Address</u>	<u>Easting</u>	<u>Northing</u>	<u>Key Reference</u>
2223 W. 3rd	699,420	4,599,980	A
131 W. 2nd	702,330	4,599,240	B
226 "	702,200	4,599,300	C
403 "	702,040	4,599,220	D
501 "	701,890	4,599,220	E
619 "	701,750	4,599,220	F
712 "	701,630	4,599,270	G
813-5 "	701,500	4,599,220	H
1107 "	701,170	4,599,200	I
1514 "	700,440	4,599,230	J
1646 "	700,230	4,599,220	K
2017 "	700,600	4,599,160	L
2123 "	700,440	4,599,140	M
115 E. 3rd	702,470	4,599,380	N
114 W. 3rd	702,360	4,599,400	O
230 "	702,230	4,599,375	P
236 "	702,090	4,599,400	Q
1115 "	701,120	4,599,320	R
1354 "	700,760	4,599,360	S
1445 "	700,600	4,599,300	T
2128 "	699,400	4,599,310	U
120 W. 5th	702,300	4,599,670	V
1128 "	701,080	4,599,620	W
116 E. 6th	702,480	4,599,780	X
212 "	702,580	4,599,770	Y
408 "	702,800	4,599,780	Z
1232 W. 6th	700,910	4,599,720	AA
2104 "	699,520	4,599,700	BB
415 E. 10th	702,830	4,600,200	CC
419 E. 11th	702,830	4,600,310	DD
2113 E. 11th	704,760	4,600,380	EE
325 W. 11th	702,050	4,600,300	FF
1805 E. 12th	704,380	4,600,610	GG
2212 "	704,820	4,600,580	HH
1020 E. 15th	703,510	4,600,840	II
1156 "	703,700	4,600,800	JJ
205 W. 16th	702,220	4,600,840	KK
W.D. Petersen Memorial			
Music Pavilion	701,980	4,598,960	LL
1003 Marlinton	703,400	4,600,300	MM
401 Brady	702,440	4,599,520	NN
528 "	702,390	4,599,720	OO
722 "	702,400	4,599,920	PP
1429 "	702,350	4,600,700	QQ
1533 "	780,440	4,600,210	RR
2800 Eastern	A 704,210	4,602,390	
	B 704,215	4,601,840	
	C 703,980	4,602,040	
	D 703,920	4,602,390	SS

INDIVIDUAL NOMINATIONS, DAVENPORT MULTIPLE RESOURCE NOMINATION

MAP NUMBER ONE, CONTINUED, PAGE TWO

<u>Address</u>	<u>Easting</u>	<u>Northing</u>	<u>Key Reference</u>
525 Fillmore	700,770	4,599,670	TT
Government Bridge	702,900	4,599,270	
	703,140	4,598,820	UU
1421 Grand Ave.	703,200	4,600,660	VV
628 Harrison	702,130	4,599,810	WW
721 "	702,170	4,599,940	XX
724 "	702,130	4,599,910	YY
701 Iowa	702,790	4,599,910	AAA
316 Kirkwood Blvd.	702,710	4,600,950	BBB
621 LeClaire	702,920	4,599,820	CCC
518 E. Locust	701,800	4,601,200	DDD
324 Main	702,270	4,599,470	EEE
1402 "	702,230	4,600,670	FFF
2104 "	702,210	4,601,500	GGG
Dillon Memorial, S.Main	702,300	4,599,120	HHH
318 Marquette	701,020	4,599,380	III
922 Myrtle	701,130	4,600,130	JJJ
919 Oneida	703,670	4,600,200	KKK
117 Perry	702,570	4,599,220	LLL
702 "	702,520	4,599,940	MMM
1401 "	702,545	4,600,700	NNN
1416 Ripley	701,990	4,600,720	OOO
1235 E. River Dr.	703,870	4,599,940	PPP
1802 "	704,320	4,600,150	QQQ
120 S. Harrison	702,150	4,599,190	ZZ

INDIVIDUAL NOMINATION UTM'S
DAVENPORT MULTIPLE RESOURCE
NOMINATION
MAP NUMBER ONE



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.