

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, March 11, 2025; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Call to Order
- II. Secretary's Report
  1. Consideration of the February 11, 2025 meeting minutes.
- III. Communications
- IV. Old Business
- V. New Business
  1. Case COA25-02: Request for the construction of an elevator shaft and storm shelter located at 1730 Wilkes Avenue. Johnson School is a locally listed historic landmark. New Plan Learning, petitioner. [Ward 4]
- VI. Other Business
- VII. Open Forum for Comment
- VIII. Adjourn
- IX. Next Meeting: April 8, 2025

City of Davenport

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

**Action / Date**  
**3/11/2025**

Subject:  
Consideration of the February 11, 2025 meeting minutes.

Recommendation:  
Approve the minutes.

Background:  
The February 11, 2025 meeting minutes are attached.

Attachments:  
1. Meeting Minutes 2-11-25

# HISTORIC PRESERVATION COMMISSION MEETING MINUTES

## CITY OF DAVENPORT, IOWA

TUESDAY, FEBRUARY 11, 2025; 5:00 PM

CITY HALL | 226 WEST 4<sup>TH</sup> STREET | COUNCIL CHAMBERS

### I. Call to Order

Chairperson Hustedde called the meeting to order.

Present: Hustedde, Eaton, Hoff, Adams

Absent: Gomez, McGivern, Kretz

Staff Present: Berkley, Werderitch

### II. Secretary's Report

#### 1. Consideration of the January 14, 2025 meeting minutes.

Motion by Eaton, second by Adams, to approve the January 14, 2025 meeting minutes. Minutes were unanimously approved by voice vote (4-0).

### III. Communications

### IV. Old Business

### V. New Business

#### 1. 2024 Certified Local Government Annual Report

Werderitch presented the 2024 Certified Local Government Annual Report and highlights from the past year. The Commission reviewed the previous year's work plan. Commissioners reviewed the plan and discussed ideas for the upcoming year. Staff will revise the work plan with the recommended feedback and submit a formal application to the State Historic Preservation Office by the February 28, 2025 deadline.

Motion by McGivern, second by Adams, to approve Case COA25-01 in accordance with the submitted materials. Motion to approve passed by a roll call vote (6-0).

Motion by Eaton, second by Hoff, to approve the 2024 Certified Local Government Annual Report with the recommended notes. Motion passed by a roll call vote (4-0).

### VI. Other Business

#### 1. Election of Chairperson

After a ballot vote, Commissioner Hustedde was elected Chairperson (4-0).

2. Election of Vice-Chairperson

After a ballot vote, Commissioner Kretz was elected Vice-Chairperson (4-0).

VII. Open Forum for Comment

VIII. Adjourn

Motion by Adams, second by Hoff, to adjourn the meeting. Motion passed by a voice vote (4-0).  
The meeting adjourned at 5:43pm.

IX. Next Commission Meeting: March 11, 2025

City of Davenport

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

**Action / Date**  
**3/11/2025**

**Subject:**

Case COA25-02: Request for the construction of an elevator shaft and storm shelter located at 1730 Wilkes Avenue. Johnson School is a locally listed historic landmark. New Plan Learning, petitioner. [Ward 4]

**Recommendation:**

Hold discussion and provide feedback.

This item will be brought back for formal review at a later date.

**Background:**

Johnson School is a locally listed historic landmark due to its distinctive architectural style and connection to a master builder. Johnson School is a good example of the Tudor Revival style in a large institutional building, which was designed by Davenport's most prominent architectural firm, Clausen and Clausen. The school occupies an entire city block. Since the school closed in 2002, the building has been used by various commercial businesses.

There is a pending application by New Plan Learning to renovate the Johnson School building to allow for the operation of a charter school suitable for grades K-8, but ultimately K-12. The building will be restored and renovated to include approximately 18 classrooms, 6 restrooms, a cafeteria, library, and a gym/theater.

**Project Scope & Request:**

New Plan Learning is seeking guidance from the Historic Preservation Commission regarding the construction of an elevator shaft and storm shelter. Both items are required per building code.

The elevator will be built at the north end between the gymnasium building (built in 1970) and the school building (built in 1910). The facade will match the design of the school building. The storm shelter is planned to convert the gymnasium into a storm shelter with only minor changes required to the roof and will keep the same style as it is shown today. This option may require infilling the gymnasium windows. Another option is to construct the elevator at the south end of the building by the existing fire escape and construct an underground storm shelter. All new facades will match the existing design and will not remove any historic material or design.

**Historic Preservation Ordinance: Standards for Review**

1. 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.

Attachments:

1. Application
2. Photos of Johnson School
3. Johnson School Nomination Sheet
4. Historic Preservation Ordinance Review Standards



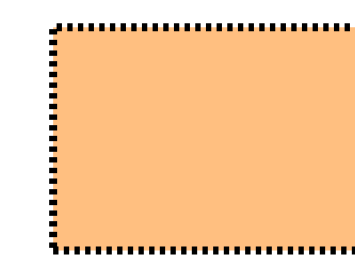
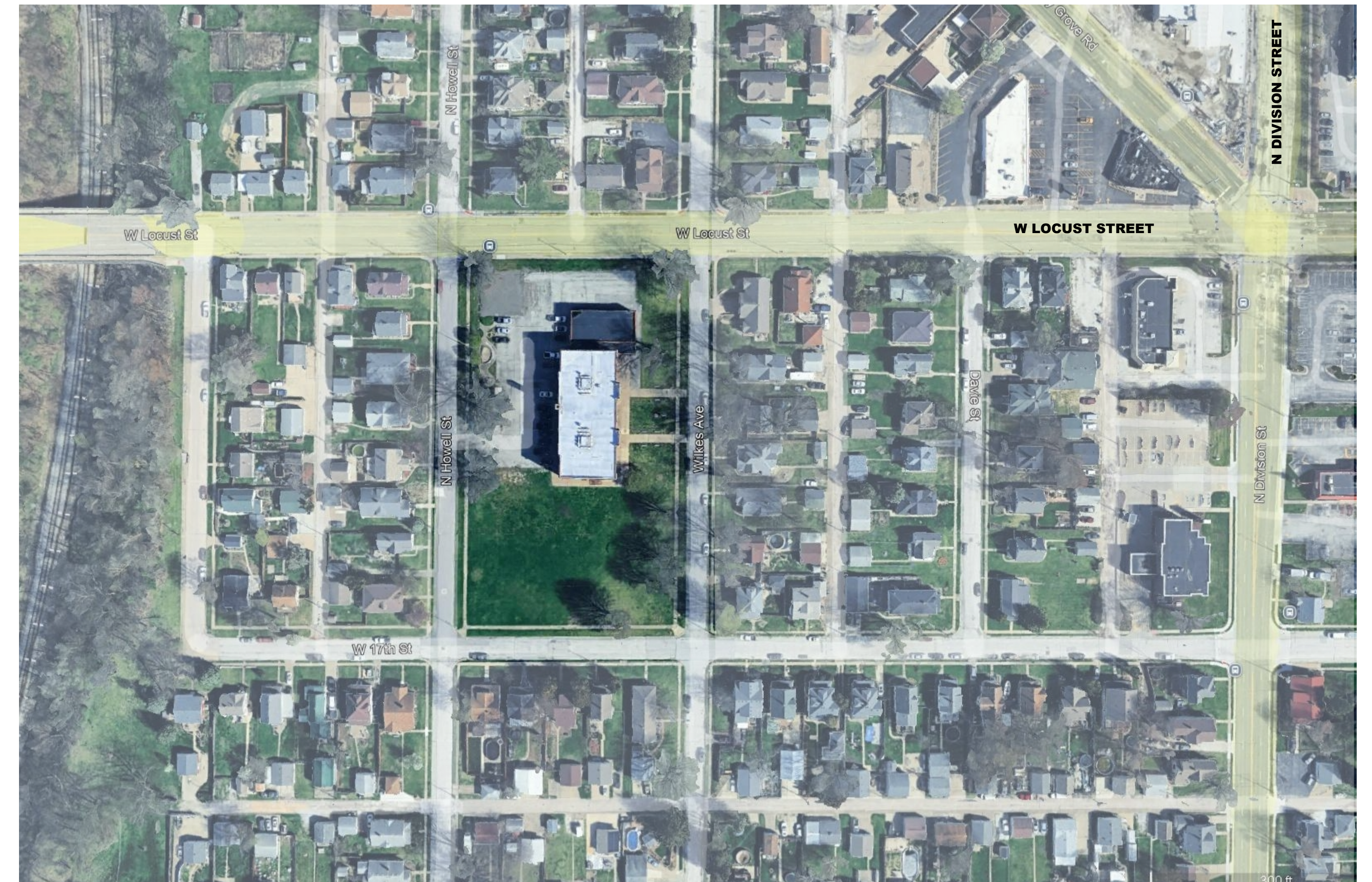
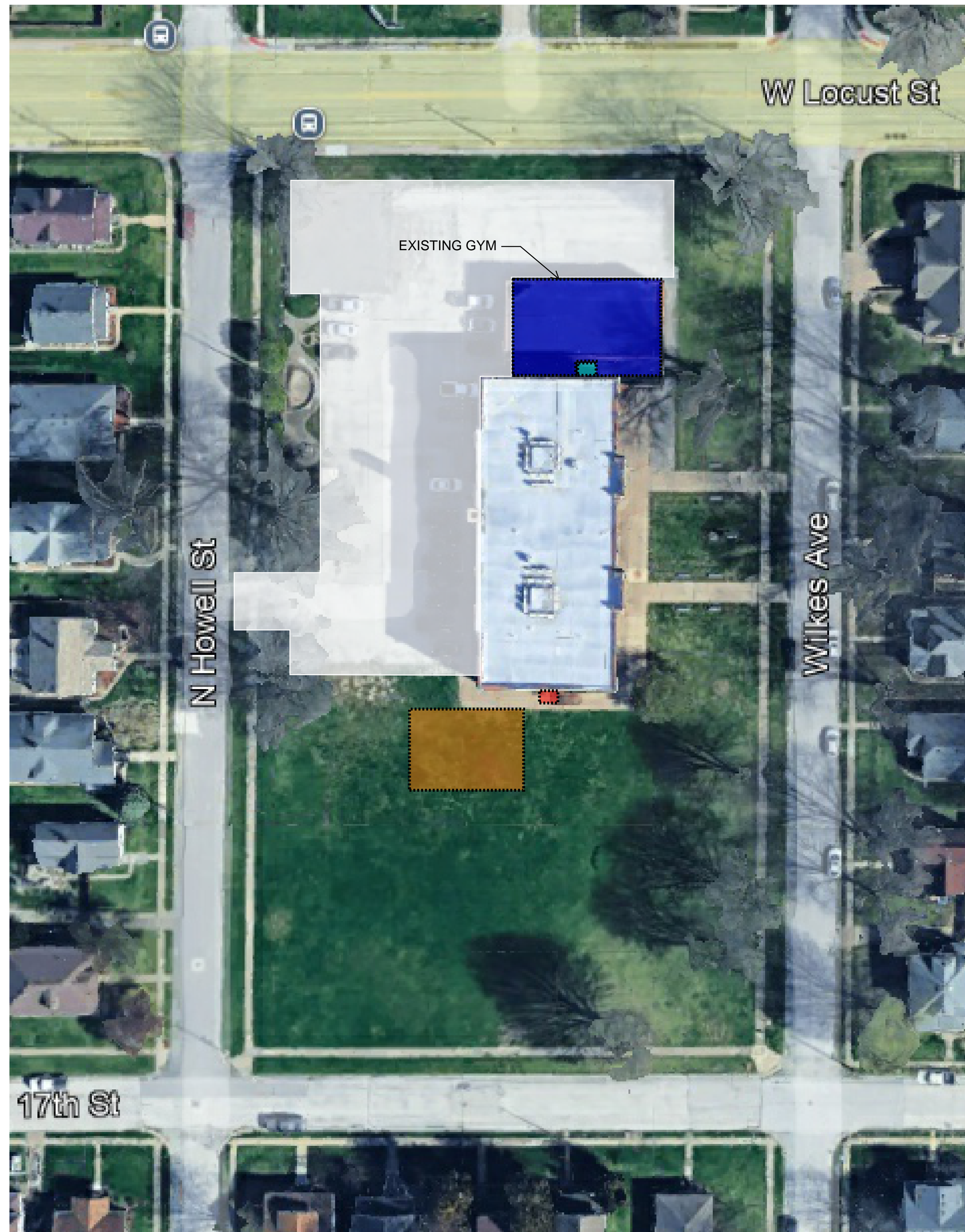
**CITY OF DAVENPORT**  
 Development & Neighborhood  
 Services – Planning  
 1200 E. 46<sup>th</sup> St  
 Davenport, IA 52807

Office 563.326.6198  
 planning@davenportiowa.com

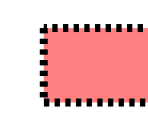
# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION

RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE
SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME		
<b>APPLICANT INFORMATION</b> Application Name   Company Name Address City   State   Zip Phone Secondary Phone E-Mail Address		
<b>BRIEF OVERVIEW OF THE PROJECT</b> (not a scope of work)		
<b>APPLICABILITY</b> PRIOR to any work on applicable Historic Resources: <b>A Certificate of Appropriateness must be submitted &amp; approved PRIOR to the commencement of the following:</b> <ul style="list-style-type: none"> <li>Any Building or Sign Permit changing the exterior (except demo)</li> <li>New construction/Addition or exterior alteration of a structure</li> <li>Sign installation or alteration</li> </ul> Demolition of any local or national historic resources shall require a Historic Demolition Request Application		
<b>Acceptance of Applicant</b> I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.  I understand I am responsible for attendance at the meeting as shown on the historic preservation commission calendar. The City reserves the right to require further site studies as necessary.  By checking this box and typing my name below, I am electronically signing this application.  _____ Type Applicant's Name here to serve as a signature      Date		
<b>ALL SUBMITTALS SHALL INCLUDE:</b>		
<b>SUBMITTED</b> Full Scope of Work (SOW) attached as a .PDF all work & materials shall be described & itemized/listed in detail Photos or renderings of all existing building/sign façades  Proposed color building/sign elevations to scale rendered showing existing and/or proposed building materials Material specs: type, dimensions, color & manufacturer <b>MINOR &amp; MAJOR ADDITIONS, SITE IMPROVEMENTS, &amp; NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*:</b> Dimensioned Site Plan (proposed & existing buildings/site items) Grading Plan with 2 foot intervals (if needed) Mechanical Screening shall be shown Materials Board of sample building materials proposed <small>* Major Additions &amp; New Buildings may require more extensive information</small>		
<b>DEVELOPMENT TEAM</b>		
<b>Property Owner</b> Address Phone      Secondary Phone E-Mail Address		
<b>Project Manager/Other</b> Address Phone      Secondary Phone E-Mail Address		
<b>Formal Procedure</b>		Application Fee: <b>NONE</b>
(1) Application: <ul style="list-style-type: none"> <li>Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.</li> <li>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></li> </ul> (2) Scope of Commission's Consideration: <ul style="list-style-type: none"> <li>Only work described in the application may be approved.</li> <li>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.</li> </ul> (3) Post Commission Ruling: <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>		
Submit this form with attachments to: <a href="mailto:planning@davenportiowa.com">planning@davenportiowa.com</a>		



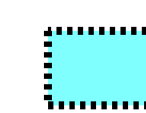
Storm Shelter Location A  
-Underground shelter  
connected to the basement  
level of the building



Elevator Shaft Location A



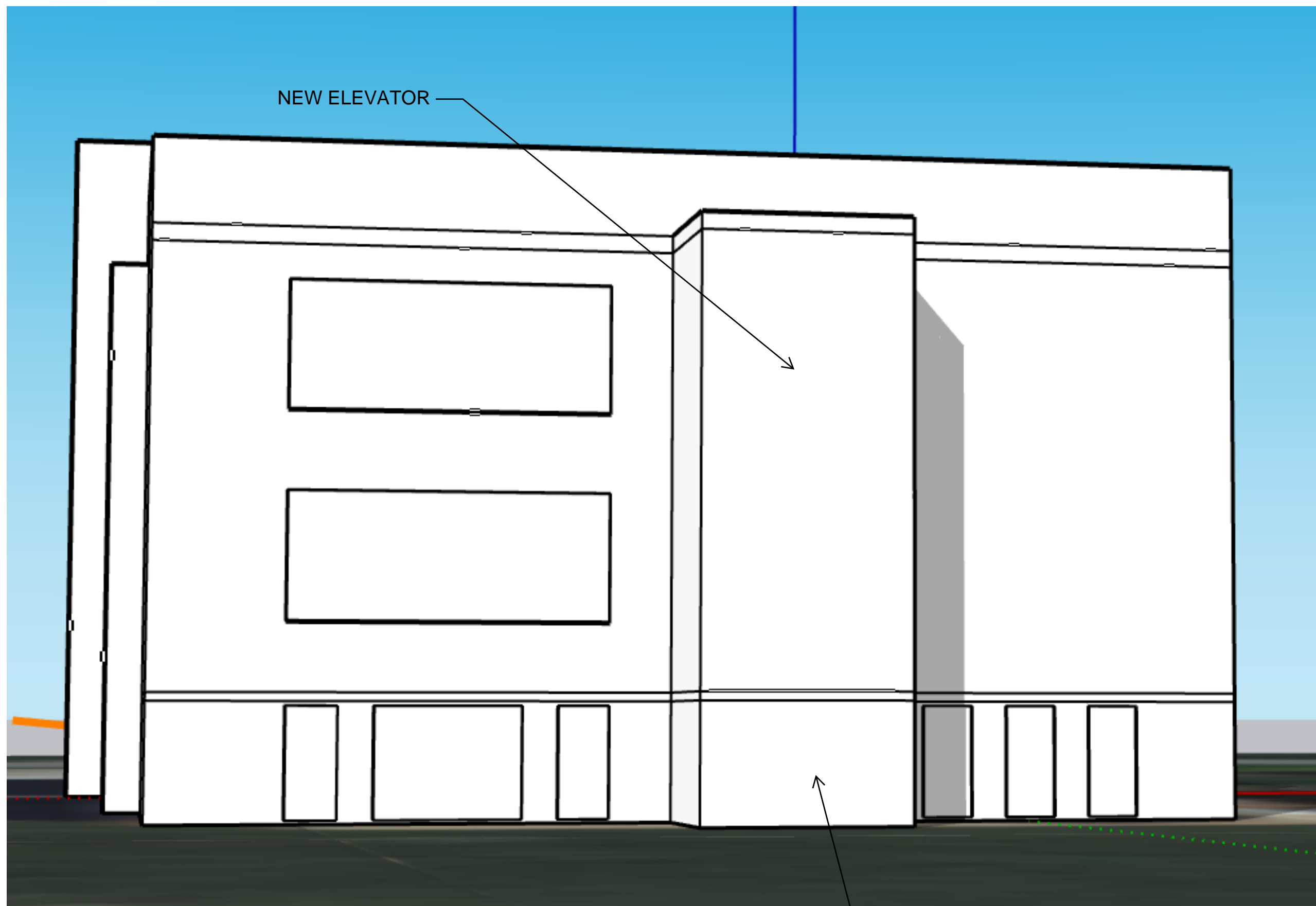
Storm Shelter Location B  
-Rehabilitate the existing  
Gym into Storm Shelter



Elevator Shaft Location B

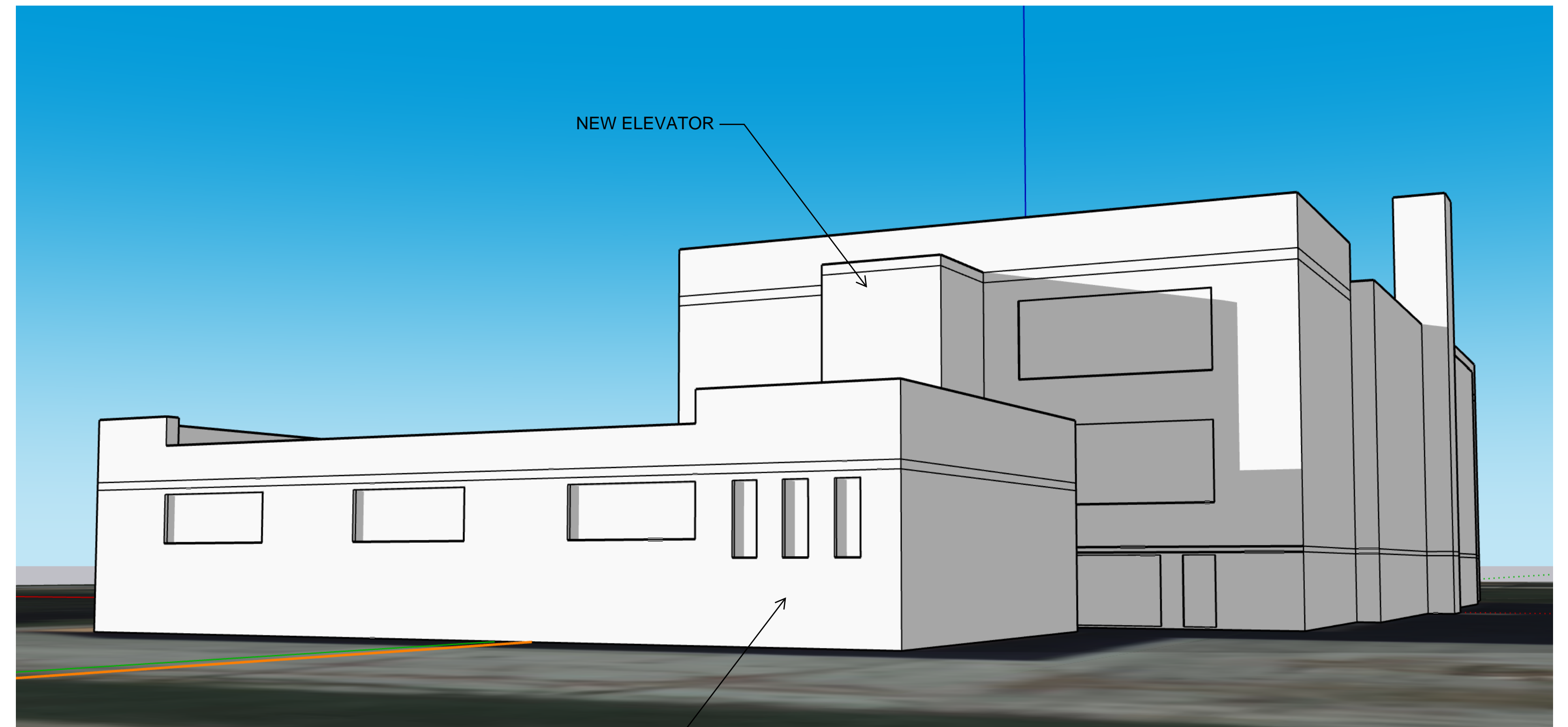
Potential Storm Shelter and Elevator Locations

Elevator Shaft Location A



CMU elevator shaft with cast-in-place concrete foundation. Brick facade to match existing building brick as closely as possible.

Elevator Shaft Location B



Pending structural/architectural design, the intent is to build the storm shelter within the existing gymnasium. The intent would be to leave the exterior of the gymnasium and make modifications as needed within the existing shell.

# Johnson School

- Built as an elementary school in 1910.
- Johnson School closed in 2002.
- Locally Listed Historic Landmark.
- Privately owned and operated.
- Classrooms are leased to small businesses.



# North Elevation

DAVENPORT  
IOWA | USA



# South Elevation

DAVENPORT  
IOWA | USA



# South Elevation

DAVENPORT  
IOWA | USA



# East Elevation

DAVENPORT  
IOWA | USA



# West Elevation

DAVENPORT  
IOWA | USA



# West Elevation

DAVENPORT  
IOWA | USA



# West Elevation

DAVENPORT  
IOWA | USA





“INDIVIDUAL PROPERTY” NOMINATION

for the

DAVENPORT REGISTER OF HISTORIC PROPERTIES

**Historic Preservation Commission  
City of Davenport, Iowa**

*Please Provide the following information:* (Please type or print)

Address of the Property: 1730 Wilkes Avenue

Legal Description of the Property: Subdivision Name: Fairgrounds Addition

Block: Block 3 Lot: \_\_\_\_\_

Historic Name (or proposed historic name): Johnson School

Date listed on *National Register of Historic Places* (if applicable): \_\_\_\_\_

( If listed, NRHP Site No. #82-10-\_\_\_\_\_ )

NRHP Historic District (if applicable): None

Who is the PETITIONER for Nomination: Owner(s) of Record: X HPC: \_\_\_\_\_ (check one)

Owner(s) of Record: Dan Howes / Lifetime Fitness Inc.

Owner(s) Address: (Name) Dan Howes / Lifetime Fitness Inc.

(Street) 30007 150<sup>th</sup> Street

(City, State & ZIP) Long Grove, Iowa 52756

Owner(s) Telecommunications: Work: (563) 445-1055 Home: (563) 285-5201 Mobile: (563) 349-5414  
Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Current Use of the Property: Institute of Therapeutic Massage and Wellness Day Spa - School

Original Function of the Property: School

***The Petitioner shall submit the following information:***

- (1) Four 4" x 6" photographs showing all elevations (These will become part of the Commission’s permanent file and cannot be returned.)
- (2) Any historical photographs, if available. (Clear photocopies of the photographs are acceptable at the time of application as long as petitioner brings reprints and/or slides of historical photographs to the meeting for HPC review. These will be returned after consideration of the nomination is complete.)
- (3) Physical Description of the Property: (Applicant may use as many continuation sheets as necessary)

Date of Construction: 1910 Architectural Style: Tudor Revival

Building Materials: Foundation: Brick Walls: Brick

Roof: Tar and gravel Other: Architects were Clausen and Clausen

Distinctive Features: Towers either side of entry with tudor stone arch, grouped windows, diamond decorative brick patterns on façade and parapet.

Alterations: None apparent, other than 1959 addition which provided an all purpose room, stage and kitchen.

- (4) A narrative describing why the property satisfies the “Designation Criteria” listed in Section 17.23.060(2) of the 1990 Municipal Code. Please describe both the property’s present and historic physical appearance as it relates to the definitions of Architectural and Historical significance in contained in Section 17.23.030<sup>1</sup>.

The “Designation Criteria” are defined in the 1990 Municipal Code as follows:

Designation Criteria: Section 17.23.060(2). The Commission shall, after such investigation as it deems necessary, make a recommendation to the City Council as to whether a nominated structure or district qualifies for the Local Register. To qualify, a property must satisfy one or more of the following criteria:

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

- (5) A list of major bibliographical references.

“I, petitioner for the nomination of the aforementioned property to the Davenport Register of Historic Properties, do hereby state that all the information contained herein is, to the best of my knowledge, accurate and that there are no negligent or fraudulent misrepresentations of fact. I also understand that fraudulent misrepresentations of fact contained in this nomination form shall be sufficient cause to immediately nullify the nomination process.

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Owner(s) of Record or Authorized Agent

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Date

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<sup>1</sup> Definitions of Architectural and Historical significance can be found in Sections 17.23.030(3) and 17.23.030(19) respectively.

Please return the completed application to the:

Historic Preservation Commission  
Community & Economic Development Department  
226 W. 4<sup>th</sup> Street  
Davenport, Iowa 52801

Direct your questions to the Commission Secretary at 326-7765.

Your Nomination for Designation will be considered by the Historic Preservation Commission at its public meeting scheduled for:

\_\_\_\_\_

month

day

year

All Historic Preservation Commission Public Meetings are held in the City Council Chambers at City Hall on the 2<sup>nd</sup> Tuesday of every month at 4:30 p.m. unless otherwise notified.

Staff will keep the original signed nomination form and will return to the petitioner a photocopy of the application with staff comments.

**PLEASE NOTE: The owner(s) of record, or an agent acting on their behalf (petitioner), should plan to attend the Commission meeting in person. It is important for someone to be present to respond to the Commission's inquiries and comments. If no one is present, the nomination process may be delayed indefinitely.**

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For Staff Only:

Received by: \_\_\_\_\_

\_\_\_\_\_ Commission Secretary or Designee Date

Is application complete?                      Yes                      No

If not, explain: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Continuation Sheet:**

Johnson School meets criteria “B” for nomination as a City landmark in that it is a good example of the Tudor Revival style in a large institutional building.

The school also meets criteria “C” as it represents the work of an important architectural firm, Clausen and Clausen. This firm was certainly Davenport’s most prominent architectural firm during the period in which the building was constructed.

A summary history of the school follows:

On June 8, 1908 the Davenport Board of Education purchased Block #3 Fair Grounds Addition for the sum of \$5,775.00.

On March 8, 1909 an election for the purpose of approving the sale of bonds in the amount of \$60,000.00 to erect, equip and furnish a school on the site purchased in 1908. Approval of voters was given.

The architectural commission for the school was given to Clausen and Clausen, the City of Davenport’s most prominent architectural firm of the period.

Frederick G. Clausen was born in Eckern Forde in Schleswig, Germany. He studied architecture in his native land and then came to Davenport in 1869. He first worked as a draftsman for contractor-builder T.W. McClelland and then started his own practice in 1871. Frederick Clausen became a member of the Architectural Association of Iowa at its founding in 1885 and was elected to membership in the National American Institute of Architects the same year. In 1903 Clausen became a founding member of the Iowa Chapter of the American Institute of Architects.

The firm became Clausen and Clausen in 1904 when his son Rudolph joined the firm. This partnership continued until Frederick retired in 1914. Individually and/or together the Clausens designed a number of the City of Davenport’s most prominent buildings.

The firm has since gone through several incarnations and is still in business today (the oldest Iowa architectural firm in existence) as Scholtz-Gowey-Gere-Marolfe. This firm was able to provide planning staff with copies of the original architectural plans for Johnson School.

The new school opened in 1910 as Johnson School. It served students in grades one through eight until 1913 when kindergarten was introduced in the Davenport schools.

**Continuation Sheet:**

After the Intermediate Schools (Junior High) opened in 1919, Johnson served students for grades kindergarten through grade six.

In the fall of 1940 the school continued as a K-6 school; however, changes were made in how instruction was delivered to grades four through six. Some of the classrooms were renovated to serve as a central library, a science/art room and rooms for teaching math and music. A basement room was equipped to serve as a gymnasium for physical education instruction.

In 1959 an addition to the building provided an all purpose room with a stage and a kitchen. This new room provided a gymnasium, auditorium and lunch room.

At the end of the 2001-2004 school year Johnson School was closed and the building was subsequently sold for commercial purposes. It was purchased by Dr. Dan Howes becoming the Institute of Therapeutic Massage and Wellness.

## 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.