

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, June 10, 2025; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

I. Call to Order

II. Secretary's Report

1. Consideration of the May 13, 2025 meeting minutes.

III. Communications

IV. Old Business

V. New Business

1. Case DNRHP25-01: Request for demolition of the detached garage at 633 Ripley Street. The Louis and Clara (Heuer) Naeckel House is a contributing structure in the Hamburg Local Landmark Historic District. William Rogers, petitioner, on behalf of Cristina E Bucksbaum Revocable Trust. [Ward 3]
2. Case DNRHP25-02: Request for demolition of the Warming House at 2200 West River Drive. Credit Island is a locally listed historic landmark. City of Davenport, petitioner. [Ward 3]
3. Case COA25-05: Request for the installation of a new roof at 730 Gaines Street. The Christian H.H. and Fanny (Voigt) Jipp House and Grocery is located within the Hamburg Local Landmark Historic District. Gateway Redevelopment Group, petitioner. [Ward 3]
4. Case COA25-06: Request to replace the original cast iron entry at 526 West 2nd Street. The Iowa Reform Building is a locally listed historic landmark. VJEA LLC, petitioner. [Ward 3]
5. Case COA25-07: Request for site improvements, restoration of existing structures, and new construction at 2800 Eastern Avenue. The Iowa Soldiers' Orphans' Home Historic District is a locally and nationally listed historic district. Annie Wittenmyer Family LLC, petitioner. [Ward 5]

VI. Other Business

1. Party in the Park

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Meeting: July 8, 2025

City of Davenport

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

Action / Date
6/10/2025

Subject:
Consideration of the May 13, 2025 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The May 13, 2025 meeting minutes are attached.

Attachments:
1. Meeting Minutes 5-13-25

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, MAY 13, 2025; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

Chairperson Hustedde called the meeting to order.

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

Excused: McGivern

Staff Present: Berkley, Werderitch

II. Secretary's Report

1. Consideration of the April 8, 2025 meeting minutes.

Motion by Gomez, second by Kretz, to approve the April 8, 2025 meeting minutes.

Minutes were unanimously approved by voice vote (6-0).

III. Communications

Due to scheduling conflicts, the Downtown Davenport Architectural Walking Tour will be cancelled this summer. Staff hope to bring the program back next year.

IV. Old Business

V. New Business

1. Case COA25-04: Request for exterior alteration at 714 Gaines Street. The Postel Rental House is a contributing building in the Hamburg Local Landmark Historic District. Xaveria Mayes, petitioner. [Ward 3]

Staff provided an overview of the request. A recent windstorm caused a large tree to collapse onto the rear of the home, resulting in substantial damage to the roof, siding, fascia, gutters, and windows. The property owner received a Structural Damage Claim from State Farm Insurance to address necessary repairs to the exterior. As a result, the homeowner is petitioning repairs to the facade only in the areas damaged by the storm. There are no alterations proposed to the front elevation facing Gaines Street.

Staff made a recommendation to approve the Certificate of Appropriateness in Case COA25-04 in accordance with the submitted material.

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

1. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration.

The property owner was not in attendance to answer questions.

Motion by Adams, second by Gomez, to approve Case COA25-04 in accordance with the submitted materials, subject to the following condition:

1. City Staff shall have administrative review and approval of replacement window units damaged by the tree collapse. Replacement window units shall match the old in design, color, texture and other visual qualities and, where possible, materials.

VI. Other Business

1. Party in the Park

After discussion, the Commission decided to participate in the July 17th and August 7th Party in the Park events. The Commission intends to partner with the Davenport Public Library Special Collections for the events.

2. 2025 Preserve Iowa Summit

Staff and Commissioner Gomez will register for general admission and attend the June 5th and 6th events. Chairperson Hustedde will attend the Certified Local Government Roundtable on Saturday June 7th.

VII. Open Forum for Comment

VIII. Adjourn

Motion by Gomez, second by Kretz, to adjourn the meeting. Motion passed by a voice vote (6-0). The meeting adjourned at 5:30pm.

IX. Next Commission Meeting: June 10, 2025

City of Davenport

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

Action / Date
6/10/2025

Subject:

Case DNRHP25-01: Request for demolition of the detached garage at 633 Ripley Street. The Louis and Clara (Heuer) Naeckel House is a contributing structure in the Hamburg Local Landmark Historic District. William Rogers, petitioner, on behalf of Cristina E Bucksbaum Revocable Trust. [Ward 3]

Recommendation:

Staff recommends that the Historic Preservation Commission approve demolition of the detached garage at 633 Ripley Street.

Finding: The structure violates the 2021 International Residential Code.

Background:

Architectural Style and Significance:

According to the National Register of Historic Places Inventory-Nomination Form, the property at 633 Ripley is a contributing structure in the Hamburg Historic District. This includes both the single-family home and the detached garage. The two-story Queen Anne residence was constructed circa 1901. Architectural details include a double-door entry, oriel window, bay windows, chambered corner with brackets, dormers, decorative windows, decorative gables, and a front porch.

The 360-square-foot garage, located in the rear yard, was constructed in 1920. It is a wood-framed structure wrapped in wood siding and resting on a concrete foundation. The shed roof is covered with asphalt shingles. Several windows have been removed from the structure, likely due to structural issues occurring on the south and east walls.

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

Demolition Request:

Due to deterioration and structural concerns, the property owner is petitioning demolition of the 20'x18' garage. Following demolition, the owner intends to return the area covered by the garage and concrete driveway to green space.

The following scope of work is proposed:

1. Demolish garage. Properly dispose of all debris and any hazardous material. Recycle metal to the greatest practical degree.
2. Demolish and dispose of garage concrete floor, footings, concrete rubble retaining wall, and driveway.
3. Remove and dispose of the affected trees and rootballs.
4. Placement of fill dirt to level the drive and the backyard.

5. Provide and place approximately 2" of black dirt over the affected area.
6. Finish grade the affected area.

While it is not within the scope of work at this time, a Certificate of Appropriateness Application is required for the construction of any new garage.

Demolition Review Process (Section 14.01.070):

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. 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.

Staff Review:

For the demolition of a structure within a local historic district, the Commission can approve demolition if there is an economic hardship or if the structure substantially violates building and fire codes.

Staff researched city records and present the following information:

1. The home and garage are listed as contributing structures in the Hamburg Local Landmark Historic District.
2. The garage was built in 1920, approximately 19 years after the construction of the single-family home.
3. Building materials consist of wood framed walls, concrete foundation, asphalt shingles, and wood siding.
4. The garage is 360 square feet (20' x 18').
5. There does not appear to be a master builder, craftsman, architect, engineer, or landscape architect associated with the garage.
6. According to the Scott County Parcel Report, the net assessed value is \$140,710.
7. A structural report from a licensed architect or engineer has not been conducted. However, the following observations were noted during a site visit:
 1. The garage is visibly slanting towards the north.
 2. The wood siding is in a state of deterioration. Most notably on the rear facade.
 3. The east elevation is missing siding, leaving the framework and structure open to the elements.
 4. Windows have been removed from the north, south, and east elevations. Window openings appear warped and skewed.
 5. There are holes in the ceiling of the structure, enabling water to enter into the garage and deteriorate the foundation from within.

Attachments:

1. Application

2. Historic Property Inventory Sheet
3. Scott County Parcel Report
4. Section 14.01.070 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

RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE
Local Hamburg District	05/19/25	06/10/25

SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME
633 N. Ripley St.

BRIEF OVERVIEW OF THE PROJECT (not a scope of work)

APPLICABILITY PRIOR to a demolition permit for a Historic Resource:
A Demolition Request must be reviewed & approved by the HPC PRIOR to the commencement of any demolition work per 14.01.070.

- Demolition of a designated local landmark or a property within a designated historic district shall be prohibited unless the Historic Preservation Commission receives a request and approves said request with the issuance a certificate of economic hardship
- Owners of record or the City may apply for a demolition permit

ALL SUBMITTALS SHALL INCLUDE:

SUBMITTED

Scope of Work for all demo processes, attached as .PDF ☒

Photos of all existing building/sign façades/elevations ☒

Evidence of 'Economic Hardship' ☐

- Professional's structural soundness & reuse suitability report
- Assessed Value & taxes paid, prior 2 years
- Appraisals regarding purchase, financing & ownership
- Property listings of sale/rent prices & offers received
- Building/Fire/Housing/State/Federal code violations & nuisances
- Estimated market value post demolition & post reuse renovation

If used as an income property: (prior 2 years)

- Annual gross income
- Operating/maintenance expenses
- Annual cash flow
- Proof of efforts to obtain reasonable return on investment (over the entire ownership time frame)

Formal Procedure 17.01.070.

Application Fee: **NONE**

A. Application Process

No demolition permits shall be issued for local landmarks or properties within designated historic districts prior to the Commission, or the City Council upon appeal, issuing a certificate of economic hardship, with the exception of Section 14.01.090 Exclusions.

B. Review Criteria

The Commission shall request and receive from the applicant all information it deems necessary to adequately consider the demolition.

C. Notification

The Commission agenda shall be posted on first floor City Hall no less than one business day prior to the scheduled time of the meeting and shall serve as notice to the general public of the meeting.

D. Review Process

The Commission shall review all the evidence and information submitted by the applicant and receive testimony from other interested parties. If the Commission finds that the building substantially violates the City Building, Fire, and or Housing Codes, or the property owner cannot obtain a reasonable economic return therefrom, then the Commission shall authorize the issuance of the demolition permit by the Building Department. The Commission shall act on each application within 60 days after receipt of a completed application.

E. Notice of Determination

The Commission shall notify the owner(s) of record within 15 days of the Commission's decision.

Submit this form with attachments to: planning@davenportiowa.com

APPLICANT INFORMATION

Applicant Name

William Rogers

Address

633 N. Ripley St.

City | State | Zip

Davenport, IA 52803

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.

Cristina Bucksbaum

Type Applicant's Name

Cristina Bucksbaum
Applicant's Signature

05/18/25

Date

DEVELOPMENT TEAM

Property Owner

Cristina Bucksbaum Revocable Trust

Address

633 N. Ripley St.

Project Manager/Other

WILLIAM ROGERS

Address

633 N. RIPLEY ST.

Scope of Work for All Demo Processes

Project will include: demolition and removal of dilapidated garage and broken concrete pad, including fifty-four(54') feet of broken concrete drive from the back door of the house to the garage.

Demolish dilapidated garage and concrete to include:

- Demolish garage. Properly dispose of all debris and any hazardous material. Recycle metal to the greatest degree practical.
- Demolish and dispose of garage concrete floor, footings, concrete rubble retaining wall, and driveway.
- Remove and dispose of the affected trees and rootballs.
- Placement of fill dirt to level the drive and the back yard.
- Provide and place approximately 2" of black dirt over the affected area.
- Finish grade the affected area.















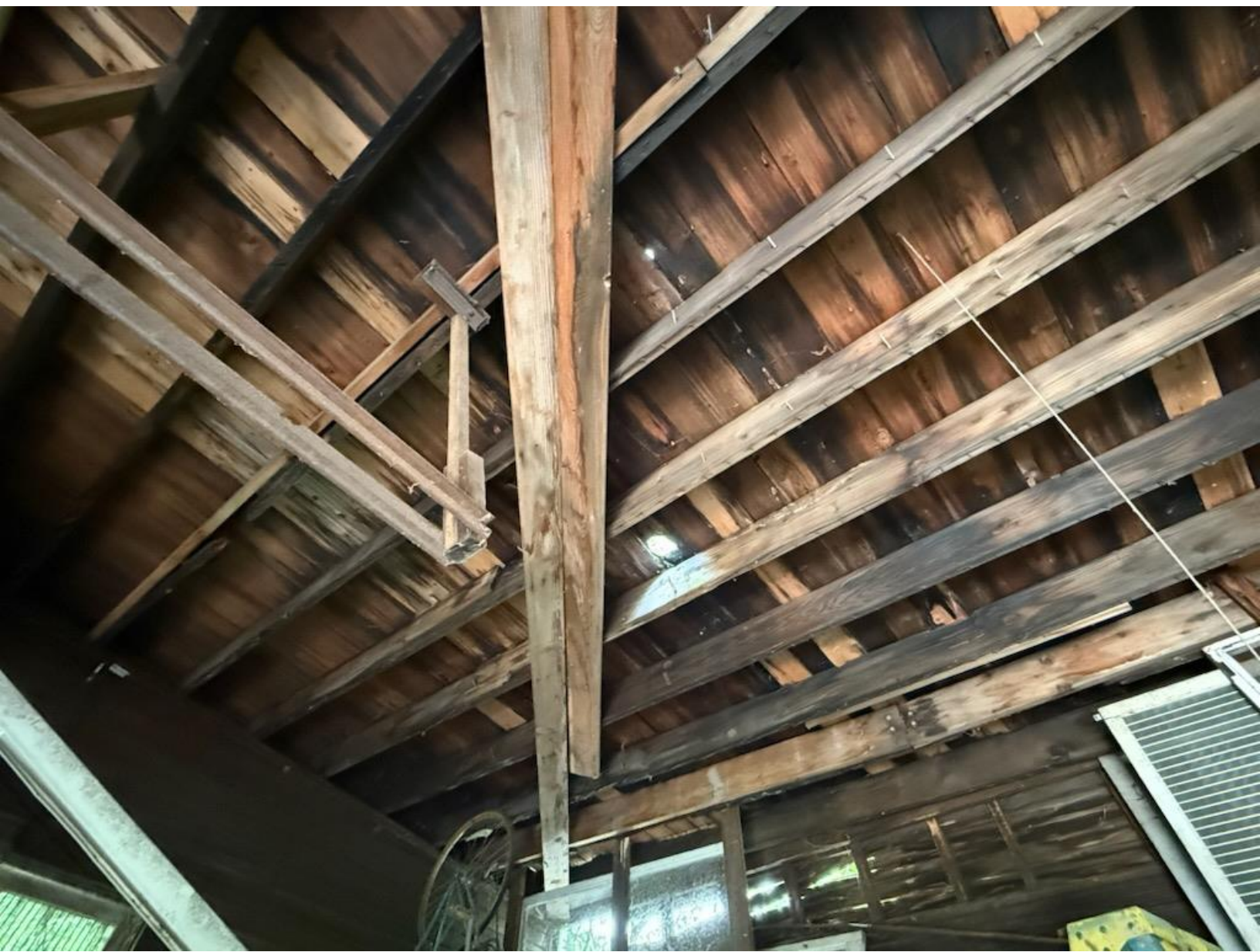






















Hamburg Historic District (amended)

Name of Property

Scott County, Iowa

County and State

Address State #, Map #, FS # 2016 district status 1983 district status	Historic Name	significant date/s architectural style/type	Materials of walls, foundations, roof
	History of property (owners/residents, census data including birthplace of self (and parents), Sanborn map info), Current use		Architectural data (architect/builder, features, modifications), Garage data
627 Ripley St State #82-02495 Map #065 Field Site #C-12 Parcel #G0054-10B Updated district status: 2 contributing buildings (A, C) 1983 NRHP status: Contributing (key)	Louis P. and Clara L. (Krause) Best House	c.1909 Spanish Mission Revival (2 story)	Walls: stucco Foundation: stucco Roof: hip roof - asphalt shingles Architect/builder: Clausen & Clausen Porch: entry porch - stucco columns Windows: 1/1 wood windows Architectural details: decorative parapets and columns, brackets under eaves, dormer, stucco Modifications: Historic: -; Non-historic: - Garage: detached - converted to apts Date: c.1909 Walls: frame - stucco Foundation: concrete Roof: hip roof - asphalt shingles Notes: detailing similar to house, dormer, arch connects house to garage Other site features: -
	(earlier one-story house on lot) 1910 Sanborn map: house - 2 1/2 story - extant 1910 census: Best, Louis P (62, own income) - born in Germany (Germany, Germany); wife: Clara (46) - born in Germany (Germany, Germany) c.1909 - current house built for Louis P. Best; 1909-1927- Louis P. and Clara Best (The Robert Krause Co, retired businessman); 1927-1937 - owned by Thomas and Frida Agar - 1928 permit to remodel into apartments - listed after as Grandview Apartments 1937-1943 - series of owners (insurance co) - Grandview Apartments; 1943-1960s - owned by Archie Swanson - Grandview Apartments - 8 units, 1951 - permit to convert 3-car portion of garage to additional apt (one already on 2nd) 1956 Sanborn map: flats (apartments) (9 units - 2 1/2 story - extant Current use: apartments (7 units + 2 units in garage)		
633 Ripley St State #82-02497 Map #066 Field Site #C-13 Parcel #G0054-09 Updated district status: 2 contributing buildings (A, C) 1983 NRHP status: Contributing	Louis and Clara (Heuer) Naeckel House	c.1901 Queen Anne (2 story)	Walls: frame - wood Foundation: stone Roof: combination hip/gable - asphalt shingles Architect/builder: - Porch: entry porch - round wood columns on brick piers Windows: 1/1 wood windows - wood surrounds Architectural details: double-door entry, oriel window, bay windows, chamfered corner with brackets, dormers, decorative windows, decorative gables, porches Modifications: Historic: -; Non-historic: 1950 - remodeled to duplex Garage: detached - frame Date: c.1920s Walls: frame - wood Foundation: concrete Roof: shed roof - asphalt shingles Notes: windows Other site features: -
	(earlier 1 1/2 story house on lot - vacated W. 7th St) c.1901 - house built for Louis and Clara Naeckel 1910 Sanborn map: house - 2 1/2 story - extant 1910 census: Naeckel, Louis (45, paint store) - born in US - IA (Germany, Germany); wife: Clara (42) - born in US - IA (Germany, Germany) c.1902-1938 - Louis and Clara Naeckel (Charles Naeckel and Sons - paint/wallpaper/glass) 1938-1948 - Louis Naeckel (president, Charles Naeckel and Sons); 1950-1960s - owned by R.M. Van Atta - used as rental - remodeled to duplex in 1950 1956 Sanborn map: house (2 units) - 2 1/2 story - extant Current use: single family - rental		
703 Ripley St State #82-02498 Map #067 Field Site #C-14 Parcel #G0043-41B Updated district status: 1 contributing building (A, C) 1983 NRHP status: Contributing (key)	Struck-Herzog House	c.1897 Queen Anne (2 story)	Walls: frame - wood Foundation: stone Roof: combination hip/gable - asphalt shingles Architect/builder: Aufderhiede, Benjamin (architect) Porch: full porch - Corinthian columns - extended into porte cochere to north in 1992 - Corinthian columns Windows: 1/1 wood windows - wood surrounds Architectural details: corner round tower, octagonal turret, decorative windows, decorative gables Modifications: Historic: -; Non-historic: - Garage: attached carport - frame Other site features: -
	(earlier 1 story house on lot) c.1896-98 - house built for Henry C. Struck Jr and wife Johanna at 625 Ripley (two lots to south); 625: 1898-1908 - Henry and Johanna Struck (cashier - Davenport Savings Bank) 1910 Sanborn map: house - 2 1/2 story - extant 1910 census: Herzog, Theodore (43, cigar salesman) - born in US - IA (Germany, Germany); wife: Ida (41) - born in US - IA (Germany, Germany) 1909 - 625 lot bought by Louis Best for new house - bought this lot in 3-1909 and moved house - sold to Herzog in 8-1909; 1909-1920 - Theodore and Ida Herzog (cigar salesman) 1920-1943 - Otto and Caroline Rohr (furnished rooms); owned by Richard H. Muehlenberg - used as rental/rooms 1956 Sanborn map: house - 2 1/2 story - extant 1974 - converted from duplex to 1 unit with five sleeping rooms; 1981 - converted to single family Current use: single family house - owner occupied		

Scott County / City of Davenport, Iowa

Summary - Auditor's Office

Parcel ID	G0054-09
Alternate ID	G21003
Property Address	633 RIPLEY ST DAVENPORT IA 52803
Sec/Twp/Rng	26-78-03
Brief	Sec:26 Twp:78 Rng:03BEG AT NW COR OF LOT8 BLK 33 ORIGINALTOWN-N 60' TO
Tax Description	S/L O F O F MCINTOSH'S 2ND ADD-E 175 1/2' -S 60'-W 175 1/2' TO PT OF BEG (Note: Not to be used on legal documents)
Deed Book/Page	2024-16648
Contract	
Book/Page	
Gross Acres	0.00
Net Acres	0.00
Adjusted CSR Pts	0
District	DAD - DAVENPORT DAVENPORT
School District	DAVENPORT SCHOOL
Subdivision	



Owners - Auditor's Office

Deed Holder
CRISTINA E BUCKSBAUM REV TR
633 N RIPLEY ST
DAVENPORT IA 52803
Contract Holder
Mailing Address
CRISTINA E BUCKSBAUM REV TR
633 N RIPLEY ST
DAVENPORT IA 52803

Property Record Card (Davenport)

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

Request Mailing Address Change (Davenport)

Land - Assessor's Office

Map Area G21
Lot Dimensions Regular Lot: 60.00 x 176.00
Lot Area 0.24 Acres;10,560 SF

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

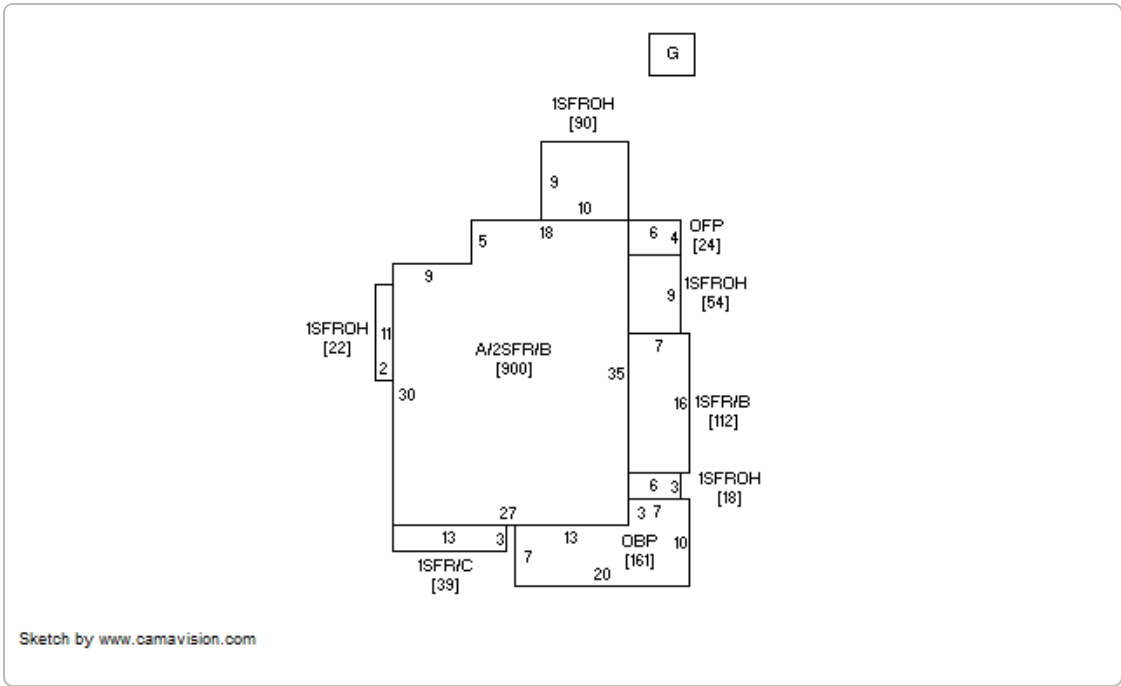
Residential Dwelling - Assessor's Office

Residential Dwelling	
Occupancy	Single-Family
Style	2 Story Frame
Year Built	1901
Exterior Material	Wood
Total Gross Living Area	2,630 SF
Attic Type	Fully Finished; 495 SF
Number of Rooms	0 above; 0 below
Number of Bedrooms	3 above; 0 below
Basement Area Type	Full
Basement Area	1,012
Basement Finished Area	
Plumbing	1 Standard Bath - 3 Fi 1 Toilet Room (1/2 Bat 1 Sink
Central Air	Yes
Heat	FHA - Gas
Fireplaces	1 Freestanding;
Porches	1S Brick Open (161 SF); 1S Frame Open (24 SF);
Decks	
Additions	1 Story Frame (90 SF); 1 Story Frame (54 SF); 1 Story Frame (39 SF); 1 Story Frame (22 SF); 1 Story Frame (18 SF); 1 Story Frame (112 SF) (112 Bsmt SF);
Garages	360 SF (20F W x 18F L) - Det Frame (Built 1920);

Photos - Assessor's Office



Sketches - Assessor's Office



Permits - Assessor's Office

Permit #	Date	Description	Amount
M015016	10/19/2015	Furnace	3,100
193842	04/23/2004	Misc	2,500
174362	04/03/1998	Roof	9,385

Sales - Assessor's Office

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
9/25/2024	BUCKSBAUM CHRISTINA E	CRISTINA E BUCKSBAUM REVOCABLE TRUST	2024-016648	Quit Claim Deed	QCD		\$0.00
3/27/1998	BOWMAN, ANNE C BOWMAN, LEONARD J	BUCKSBAUM, CRISTINA E	1998-017003	NORMAL ARMS-LENGTH TRANSACTION	WD		\$74,000.00
3/19/1982		BOWMAN, ANNE C BOWMAN, LEONARD J	1982-009737	NONE	X		\$0.00

Recent Sales in Area

Sale date range:

From:

05/27/21

To:

05/27/21

Distance:

1500

Units:

Feet



Valuation - Assessor's Office

	2025	2024	2023	2022	2021
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$15,750	\$15,750	\$15,750	\$6,300	\$6,300
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$124,960	\$120,750	\$120,750	\$93,170	\$93,170
= Gross Assessed Value	\$140,710	\$136,500	\$136,500	\$99,470	\$99,470
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$140,710	\$136,500	\$136,500	\$99,470	\$99,470

Taxation - Auditor\Treasurer's Office

	2023 Pay 2024-2025	2022 Pay 2023-2024	2021 Pay 2022-2023
x Rollback (estimated)	46.34	54.65	54.13
+ Taxable Land Value	\$7,299	\$3,443	\$3,410
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$55,959	\$50,917	\$50,433
= Gross Taxable Value	\$63,258	\$54,360	\$53,843
- Homestead 65+ Exemption	\$0	\$0	\$0
- Military Exemption	\$0	\$0	\$0
= Net Taxable Value	\$63,258	\$54,360	\$53,843
x Levy Rate (per \$1000 of value)	37.63357	39.08417	39.64283
= Gross Taxes Due	\$2,380.62	\$2,124.62	\$2,134.49
- Ag Land Credit	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$2,380.00	\$2,124.00	\$2,134.00

Tax History - Treasurer's Office

Year	Due Date	Amount	Paid	Date Paid	Receipt
2023	March 2025	\$1,190	Yes	3/21/2025	 662510
	September 2024	\$1,190	Yes	9/19/2024	
2022	March 2024	\$1,062	Yes	2/12/2024	 653766
	September 2023	\$1,062	Yes	9/22/2023	
2021	March 2023	\$1,067	Yes	3/6/2023	 654022
	September 2022	\$1,067	Yes	9/23/2022	
2020	March 2022	\$948	Yes	3/7/2022	 651815
	September 2021	\$948	Yes	10/5/2021	
2019	March 2021	\$928	Yes	3/29/2021	 656954
	September 2020	\$928	Yes	9/14/2020	
2018	March 2020	\$958	Yes	3/16/2020	 659489
	September 2019	\$958	Yes	9/20/2019	
2017	March 2019	\$938	Yes	3/4/2019	 673629
	September 2018	\$938	Yes	8/27/2018	
2016	March 2018	\$971	Yes	3/5/2018	632688
	September 2017	\$971	Yes	8/21/2017	
2015	March 2017	\$935	Yes	1/30/2017	802971
	September 2016	\$935	Yes	8/31/2016	
2014	March 2016	\$1,052	Yes	1/6/2016	731406
	September 2015	\$1,052	Yes	9/29/2015	
2013	March 2015	\$1,034	Yes	3/27/2015	642946
	September 2014	\$1,034	Yes	9/2/2014	
2012	March 2014	\$1,068	Yes	1/30/2014	627480
	September 2013	\$1,068	Yes	8/30/2013	

Special Assessments - Treasurer's Office

Project:
20200731 - Davenport Utility Fee
Accepted Date:
7/31/2020
Parcel Number:
G0054-09
Amortization Date:
12/1/2021
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	9/30/2021	\$105.99	\$105.99	\$0.00	\$0.00	\$5.00	\$110.99	176687	9/13/2020	\$0.00
Total			\$105.99	\$0.00	\$0.00	\$5.00	\$110.99			\$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), DBA (Doing Business As) - Assessor's Office, Commercial Buildings - Assessor's Office, Agricultural Buildings - Assessor's Office, Yard Extras - Assessor's Office, Tax Sale Certificates - Treasurer'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: 5/27/2025, 6:04:25 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
6/10/2025

Subject:

Case DNRHP25-02: Request for demolition of the Warming House at 2200 West River Drive. Credit Island is a locally listed historic landmark. City of Davenport, petitioner. [Ward 3]

Recommendation:

Staff recommends that the Historic Preservation Commission approve demolition of the Credit Island Warming House at 2200 West River Drive.

Findings:

1. The structure violates the 2021 International Building Code.
2. Per the Iowa Flood Center, the park shelter has a 50% annual chance of flooding in any given year.
3. Credit Island is a locally listed historic landmark due to its association with both events and persons that have made a contribution to the history of the city and nation. The park shelter is not historically significant based on its own merits.

Background:

Architectural Significance:

Credit Island was designated as a local historic landmark on February 3, 1999. Its historical significance is derived from its use as a fur trading post where tribes traded on credit, and as the site of the Battle of Credit Island in the War of 1812. The Works Progress Administration did extensive work at the island in 1935, including the grading of roads and other infrastructure improvements. Former uses of the island include an amusement park, golf course, and aviation airstrip. The property is currently owned by the City of Davenport and serves as a public park and natural area.

Demolition Request:

The City of Davenport Parks and Recreation Department is petitioning for the complete demolition and removal of the Warming House, located near the lagoon on the southern tip of Credit Island. The brick structure has become unsafe due to falling bricks, cracked supports, and a crumbling roof. The park shelter is currently fenced-off to protect public safety. Once demolished, the debris will be disposed and the area will be returned to green space.

Any demolition or partial demolition of a nationally or locally registered property requires review and approval from the Historic Preservation Commission. While it is not within the scope of work at this time, a Certificate of Appropriateness Application is required for the construction of any new park structures.

Demolition Review Process (Section 14.01.070):

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. 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.

Staff Review:

For the demolition of a structure within a local historic district, the Commission can approve demolition if there is an economic hardship or if the structure substantially violates building and fire codes.

Staff researched city records and present the following information:

1. Credit Island is a locally listed historic landmark due to its association with both events and persons that have made a contribution to the history of the city and nation.
2. Credit Island is located within the Mississippi River floodway. The warming house is often inaccessible due to frequent flooding events, making maintenance and improvements difficult for park staff.
3. Based on available aerial photographs and river gauge information from the US Army Corps of Engineers, the pavilion is prone to frequent flooding. Recent aerial photos show the pavilion was flooded in 2016, 2017, 2018, 2019, 2021, 2022, 2023, and 2024. According to the historic flood gauge data on the Lock and Dam 15, the pavilion was flooded 17 of the last 20 years. Flooding occurs most frequently during spring-to-autumn periods when the pavilion would be expected to have the highest use.
4. The Warming House is approximately 1,419 square feet (33' x 43').
5. Based on available aerial images, the warming house was constructed between 1930-1950. During this time period, the Works Progress Administration performed numerous infrastructure projects on the island.
6. Building materials consist of brick columns and chimneys, wood framing, concrete foundation, and an asphalt shingle roof.
7. There does not appear to be a master builder, craftsman, architect, engineer, or landscape architect associated with the warming house.
8. The Credit Island Master Plan, completed in 2011, states, "Look at opportunities to improve experience at lagoon through renovations or demolition of existing pavilion and adjust first floor elevation to reduce impacts of minor flooding at pavilion area."
9. The Historic Preservation Commission approved Case COA17-01 for the rehabilitation of the warming house. The project scope included replacing the concrete floor, repairing/replacing soffit, and repairing/repointing brick. This project ultimately did not move forward due to frequent flooding and financial constraints.
10. A structural report from a licensed architect or engineer has not been conducted. However, the following observations were noted during a site visit:
 1. Graffiti covers large portions of both the interior and exterior.
 2. There is missing masonry on the chimneys and structural columns.
 3. Masonry surfaces are deteriorated from repetitive flooding events.
 4. Wood fascia is in a state of deterioration. Several sections of fascia are missing.
 5. The floor of the shelter is covered in mud and debris from previous flooding

- events. The condition of the concrete floor was unclear to staff.
6. The asphalt shingle roof is severely degraded, with sections peeling away from the structure.

Attachments:

1. Application
2. Credit Island Park Flood Map
3. Credit Island-Recent Flood Events
4. Credit Island Master Plan-Area 4
5. Credit Island Local Landmark Nomination
6. Section 14.01.070 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	
Applicant Name Company Name Davenport Parks and Recreation	
Address 1316 E 29th Street	
City State Zip Davenport, IA 52803	
Phone (563) 888-2093	
Secondary Phone	
E-Mail Address william.fisher@davenportiowa.com	
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements. In addition to the application fee, I understand I am responsible for attendance at the meeting as shown on the historic preservation commission calendar. The City reserves the right to require further site studies as necessary. William Fisher Type Applicant's Name Applicant's Signature 05/30/2025 Date	
DEVELOPMENT TEAM	
Property Owner	
Address	
Phone	Secondary Phone
E-Mail Address	
Project Manager/Other	
Address	
Phone	Secondary Phone
E-Mail Address	
RESOURCE TYPE Individual Landmark	
SUBMITTAL DATE	
MEETING DATE	
SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME 2200 W River Drive - Credit Island	
BRIEF OVERVIEW OF THE PROJECT (not a scope of work) The brick structure on the west side of the island, south of the lagoon has become unsafe. Bricks are falling, the supports are cracked, and the roof is crumbling. Parks and Recreation is looking to remove the brick structure known as the "warming house" +	
APPLICABILITY PRIOR to a demolition permit for a Historic Resource: A Demolition Request must be reviewed & approved by the HPC PRIOR to the commencement of any demolition work per 14.01.070. - Demolition of a designated local landmark or a property within a designated historic district shall be prohibited unless the Historic Preservation Commission receives a request and approves said request with the issuance a certificate of economic hardship - Owners of record or the City may apply for a demolition permit	
ALL SUBMITTALS SHALL INCLUDE:	
SUBMITTED	
Scope of Work for all demo processes, attached as .PDF ☐	
Photos of all existing building/sign façades/elevations ☒	
Evidence of 'Economic Hardship' ☐ - Professional's structural soundness & reuse suitability report - Assessed Value & taxes paid, prior 2 years - Appraisals regarding purchase, financing & ownership - Property listings of sale/rent prices & offers received - Building/Fire/Housing/State/Federal code violations & nuisances - Estimated market value post demolition & post reuse renovation If used as an income property: (prior 2 years) - Annual gross income - Operating/maintenance expenses - Annual cash flow - Proof of efforts to obtain reasonable return on investment (over the entire ownership time frame)	
Formal Procedure 17.01.070.	
Application Fee: NONE	
A. Application Process No demolition permits shall be issued for local landmarks or properties within designated historic districts prior to the Commission, or the City Council upon appeal, issuing a certificate of economic hardship, with the exception of Section 14.01.090 Exclusions.	
B. Review Criteria The Commission shall request and receive from the applicant all information it deems necessary to adequately consider the demolition.	
C. Notification The Commission agenda shall be posted on first floor City Hall no less than one business day prior to the scheduled time of the meeting and shall serve as notice to the general public of the meeting.	
D. Review Process The Commission shall review all the evidence and information submitted by the applicant and receive testimony from other interested parties. If the Commission finds that the building substantially violates the City Building, Fire, and or Housing Codes, or the property owner cannot obtain a reasonable economic return therefrom, then the Commission shall authorize the issuance of the demolition permit by the Building Department. The Commission shall act on each application within 60 days after receipt of a completed application.	
E. Notice of Determination The Commission shall notify the owner(s) of record within 15 days of the Commission's decision.	
Submit this form with attachments to: planning@davenportiowa.com	

Credit Island – Warming House



Credit Island – Warming House



Credit Island – Warming House



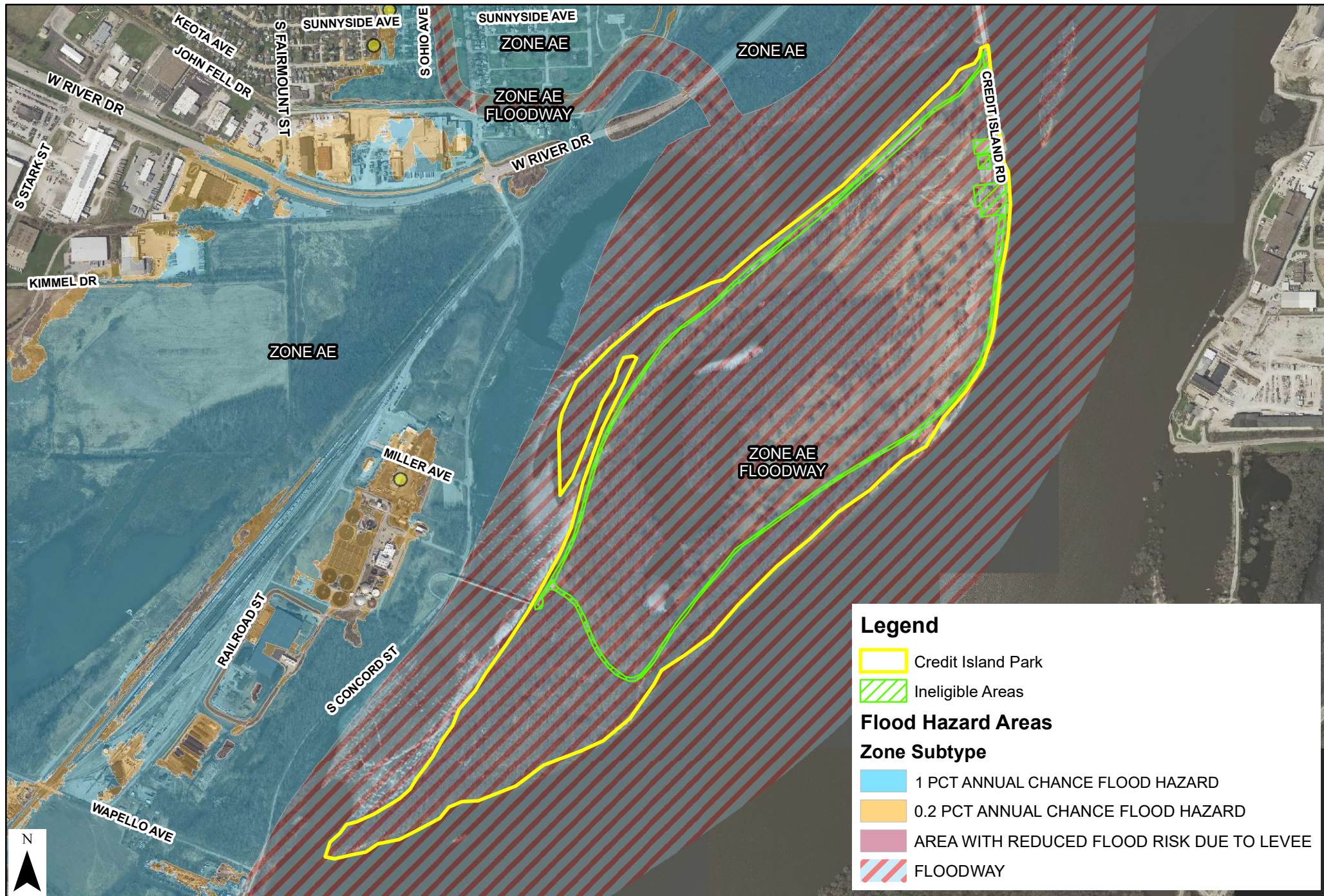
Credit Island – Warming House



CRS Activity 420 Open Space Preservation

Park Area 1: Credit Island Park

Eligible Acres: 274.45



Credit Island – Recent Flooding Events

July 2016



July 2017



Credit Island – Recent Flooding Events

July 2018



October 2019



Credit Island – Recent Flooding Events

October 2020



April 2021



Credit Island – Recent Flooding Events

May 2022



April 2023



Credit Island – Recent Flooding Events

June 2024



AREA 2 (PRIORITY 2)
- PICNIC SHELTER &
PLAYGROUNDS



CITY OF DAVENPORT
PARKS & RECREATION
CREDIT ISLAND VISION AND
LANDSCAPE OPTIONS



AREA 1 (PRIORITY 1)
- ENTRANCE, LODGE
& DISC GOLF COURSE



SHEET INDEX

LS.0X	TITLE SHEET
LS.00	OVERALL AERIAL - PRIORITY AREAS 1-4
LS.01	AREA 1 (PRIORITY 1)
LS.01 (a-g)	AREA 1 BEFORE & AND AFTER IMAGE
LS.01 (h)	AREA 1 (PRIORITY 1) RECOMMENDATIONS
LS.02	AREA 2 (PRIORITY 2)
LS.02 (a-g)	AREA 2 BEFORE & AND AFTER IMAGE
LS.02 (h)	AREA 2 (PRIORITY 2) RECOMMENDATIONS
LS.03	AREA 3 PRIORITY 3)
LS.03 (a-c)	AREA 3 BEFORE & AND AFTER IMAGE
LS.03 (d)	AREA 3 (PRIORITY 3) RECOMMENDATIONS
LS.04	AREA 4 (PRIORITY 4)
LS.04 (a)	AREA 4 BEFORE & AND AFTER IMAGE
LS.04 (b)	AREA 4 (PRIORITY 4) RECOMMENDATIONS

AREA 3 (PRIORITY 3)
- TRAIL HEAD TO
BRIDGE & NATURE
TRAIL



AREA 4 (PRIORITY 4)
- LAGOON

SHIVE-HATTERY
ARCHITECTURE+ENGINEERING

TITLE SHEET
CREDIT ISLAND VISION AND LANDSCAPE OPTIONS

SCALE	NONE
DATE	SEPTEMBER 27, 2011
APPROVED	
DRAWN	
NEW	SLD

PROJECT NO.
311323-P

SHEET NO.
LS.0X

XReference Files: XR-AERIAL > P:\PROJECTS\W0\311323P\DWG\XR-AERIAL.Dwg |
| |wledn | P:\Projects\W0\311323P\DWG\CP-LS-04.DWG | DATE: 09/26/2011 | Time: 14:17 |



AREA 4 (PRIORITY 4)

- ① MOW ONLY AREAS THAT SUPPORT PAVILION AND PICNIC AREAS ACTIVITIES
- ② LOOK AT OPPORTUNITIES TO IMPROVE EXPERIENCE AT LAGOON THROUGH RENOVATIONS OR DEMOLITION OF EXISTING PAVILION AND ADJUST FIRST FLOOR ELEVATION TO REDUCE IMPACTS OF MINOR FLOODING AT PAVILION AREA.
- ③ INCORPORATE CANOE LAUNCH WITH PICNIC AREA SIMILAR TO AREA 2 KAYAK LAUNCH
- ④ INCORPORATE NO-MOW POLICY TO LIMIT ACCESS TO LAGOON SHORELINE - PROVIDE SIMILAR DETAIL FOR FISHING HERE THAT IS USED AT ENTRANCE CAUSEWAY (AREA 1)
- ⑤ LOCATE PARK STRUCTURES FOR PICNICS AND CANOE ACCESS AREA TO LIMIT EROSION/IMPACTS TO LAGOON SHORELINE. REPAIR PARKING LOT WITH RECYCLED ASPHALT MILLINGS AS REQUIRED DUE TO FLOOD EVENTS.

AREA 4 - PRIORITY #4 - FLOOD CLEANUP EFFORTS
CREDIT ISLAND VISION AND LANDSCAPE OPTIONS

DRAWN APPROVED	NEW	SCALE	NONE
	SLD	DATE	SEPTEMBER 27, 2011

PROJECT NO.
311323-P

SHEET NO.
LS.04



AREA 4 (PRIORITY 4)

- ① MOW ONLY AREAS THAT SUPPORT PAVILION AND PICNIC AREAS ACTIVITIES
- ② LOOK AT OPPORTUNITIES TO IMPROVE EXPERIENCE AT LAGOON THROUGH RENOVATIONS OR DEMOLITION OF EXISTING PAVILION AND ADJUST FIRST FLOOR ELEVATION TO REDUCE IMPACTS OF MINOR FLOODING AT PAVILION AREA.
- ③ INCORPORATE CANOE LAUNCH WITH PICNIC AREA SIMILAR TO AREA 2 KAYAK LAUNCH
- ④ INCORPORATE NO-MOW POLICY TO LIMIT ACCESS TO LAGOON SHORELINE - PROVIDE SIMILAR DETAIL FOR FISHING HERE THAT IS USED AT ENTRANCE CAUSEWAY (AREA 1)
- ⑤ LOCATE PARK STRUCTURES FOR PICNICS AND CANOE ACCESS AREA TO LIMIT EROSION/IMPACTS TO LAGOON SHORELINE. REPAIR PARKING LOT WITH RECYCLED ASPHALT MILLINGS AS REQUIRED DUE TO FLOOD EVENTS.



AREA 7a - LAGOON PAVILION (BEFORE)



AREA 7a - LAGOON PAVILION (AFTER)

Area 7a: Look at opportunities to enhance experiences at Lagoon. New pavilion site minimizes impacts from flood events and addresses specific needs for educational programs and year round activities.

LS04a

SHEET NO.

PROJECT NO.
311323-P

AREA 7a - LAGOON PAVILION
CREDIT ISLAND VISION AND LANDSCAPE OPTIONS

DRAWN	JEW	SCALE	NONE
APPROVED	SLD	DATE	SEPTEMBER 27, 2011

SHIVEHATTERY
ARCHITECTURE+ENGINEERING

AREA 4 PROVIDES OPPORTUNITIES FOR POTENTIAL REVENUE AND YEAR ROUND ACTIVITIES FOR LEARNING AND RECREATION. THIS AREA ENHANCES PARKS AND RECREATION PROGRAMMING THROUGH SUMMER DAY CAMPS AS WELL AS AN AREA FOR CANOEING, FISHING AND PICNICS. IMPLEMENTING CHANGES TO THE EXISTING PAVILION AND ACCESS TO THE LAAGOON SHORELINE WILL HELP MINIMIZE MINOR FLOOD EVENT CLEAN-UP AND COSTS. AREA 4 RECOMMENDATIONS INCLUDE:

- REVIEW OPPORTUNITIES FOR IMPLEMENTING A NEW PAVILION STRUCTURE

NEW PAVILION AMENITIES/OPPORTUNITIES

- NEW OPEN PLAN SEASONAL FACILITY WITH A PORTION THAT JUTS OUT OVER THE LAAGOON
 - RAISED FLOOR ELEVATION ABOVE FLOOD PLAIN
 - WOOD POST AND BEAM CONSTRUCTION PROVIDES RUSTIC LOOK
 - OPEN WOOD RAILINGS THAT ACCOMMODATE FISHING/OBSERVATION
 - ADA ACCESSIBLE
 - FIREPLACE(S) UTILIZED IN FALL/WINTER
 - YEAR-ROUND USE FOR SUMMER AND WINTER ACTIVITIES (I.E. CROSS COUNTRY SKIING)
 - ELECTRICAL OUTLETS AND LIGHT FIXTURES
- IMPLEMENT NO MOW AREAS THROUGHOUT THIS AREA TO SUSTAIN NATURAL ISLAND SYSTEMS AND REDUCE O & M. BY MOWING ONLY AT THE PAVILION, SMALL SHELTERS AND CANOE LAUNCH, O & M IS REDUCED FOR RECOVERING FROM FLOOD EVENTS AND ON AN ANNUAL BASIS.
- CONTINUE REPAIR OF EXISTING PARKING LOT WITH RECYCLED ASPHALT MATERIALS AFTER FLOOD EVENTS. PROVIDE AN ACCESSIBLE ROUTE AND PARKING AREA TO ACCOMMODATE ADA ACCESS TO THE PAVILION.

OPINION OF COST FOR AREA 4

Element	Re-Investment \$ Total
Area 4:	
Lagoon:	
Renovation of Pavilion	\$ 160,000
Construct new 'historic' pavilion to accommodate park education programs	\$ 275,000
Screen Lagoon Outlet Pipe	\$ 5,000
Limited access to lagoon shoreline:	\$ 10,000
Canoe Launch	\$ 20,000
Limestone Block Fishing Areas (assumes 5)	\$ 20,000
Designated Trail	\$ -
Implement No Mow areas	
WPA restroom:	\$ 15,000
ADA access from parking lot	\$ 40,000
Alternative to alleviate low level flood impact	\$ 20,000
Misc. - interpretive signage/wayfinding/gateway features	\$ -
Electrical - Holiday Lighting, etc.	
Included in Area 1	\$ 565,000
Area 4 Total	



CITY OF DAVENPORT

DOCUMENT : 7731

COMMITTEE : Community Development Committee

ACTION: DATE:
CD 01/28/99

DEPARTMENT: LAND USE

CONTACT : Ken Oestreich

A: 2-3-99

PHONE : 326-7740

SUBJECT:

RESOLUTION for the Landmark designation of Credit Island, located on the Mississippi River adjacent to West River Drive pursuant to the provisions of Chapter 17.23 of the 1990 Municipal Code of the City of Davenport, Iowa. City of Davenport, petitioner.

RECOMMENDATION:

The Historic Preservation Commission recommends the nomination be approved.

The Commission vote was unanimous.

BACKGROUND:

Credit Island has played a significant role both in local and national history. The island was the site of a battle in the War of 1812 in which American forces, led by future Mexican war hero and president, Zachary Taylor, fought combined British and Indian forces. After the war, the island was used by the American Fur Company as an outpost for trading with the Indians. The company would provide the Indians with trade goods in the fall on credit (hence the name Credit Island) which the Indians would then pay for with furs in the spring.

Over the years, the island has taken on many roles: airfield, amusement park, and park and golf course.

The Parks and Recreation staff and the Historic Preservation Commission (as was done with other parks which are city landmarks) are drafting a letter of agreement spelling out the extent of Commission review.

RESOLUTION NO.

Resolution offered by Alderman _____

RESOLVED by the City Council of the City of Davenport.

RESOLUTION for the Landmark designation of Credit Island, located on the Mississippi River adjacent to West River Drive pursuant to the provisions of Chapter 17.23 of the 1990 Municipal Code of the City of Davenport, Iowa. City of Davenport, petitioner.

SECTION 1. That Credit Island is hereby designated as a Local Landmark and is hereafter to be listed on the Davenport Register of Historic Properties. The property has the following legal description:

Credit Island - West River Drive:
Credit Island is bounded by the waters of the Mississippi River, along with a causeway adjoining said island with the mainland of the City of Davenport, Iowa, all situated in part of Section 3, Section 4, and Section 9 in Township 77 North, Range 3 East of the 5th P.M., Scott County, Iowa.

SECTION 2. The City Clerk is hereby directed to record this resolution in the office of the Scott County Recorder.

Attest:

Approved: ,

Jackie E. Ragsdale, CMC
Deputy City Clerk

Phillip C. Yerington
Mayor

CITY OF DAVENPORT

DOCUMENT : 7731

COMMITTEE : Community Development Committee

ACTION: DATE:
CD 01/28/99

DEPARTMENT: LAND USE

CONTACT : Ken Oestreich

COW/ADJ 2-1-99

PHONE : 326-7740

SUBJECT:

PUBLIC HEARING for the resolution for the Landmark designation of Credit Island, located on the Mississippi River adjacent to West River Drive pursuant to the provisions of Chapter 17.23 of the 1990 Municipal Code of the City of Davenport, Iowa. City of Davenport, petitioner.

RECOMMENDATION:

The Historic Preservation Commission recommends the nomination be approved.

The Commission vote was unanimous.

BACKGROUND:

Credit Island has played a significant role both in local and national history. The island was the site of a battle in the War of 1812 in which American forces, led by future Mexican war hero and president, Zachary Taylor, fought combined British and Indian forces. After the war, the island was used by the American Fur Company as an outpost for trading with the Indians. The company would provide the Indians with trade goods in the fall on credit (hence the name Credit Island) which the Indians would then pay for with furs in the spring.

Over the years, the island has taken on many roles: airfield, amusement park, and park and golf course.

The Parks and Recreation staff and the Historic Preservation Commission (as was done with other parks which are city landmarks) are drafting a letter of agreement spelling out the extent of Commission review.

TO BE PUBLISHED MONDAY, JANUARY 25, 1999, IN THE QUAD CITY TIMES,
HAVING THE NOTICE BILLED TO THE CITY CLERKS OFFICE AND
RECEIVING PROOF OF PUBLICATION PRIOR TO THE PUBLIC HEARING

=====

NOTICE ON HEARING ON PROPOSAL FOR LANDMARK NOMINATION

TO WHOM IT MAY CONCERN:

Notice is hereby given that there is on file in the office of the City Clerk, Davenport, Iowa a Resolution to nominate Credit Island a Local Landmark and list it on the Davenport Register of Historic Properties - City of Davenport, petitioner. The property has the following legal description:

Credit Island - West River Drive:

Credit Island is bounded by the waters of the Mississippi River, along with a causeway adjoining said island with the mainland of the City of Davenport, Iowa, all situated in part of Section 3, Section 4, and Section 9 in Township 77 North, Range 3 East of the 5th P.M., Scott County, Iowa.

A public hearing on this Resolution and proposal will be held before the City Council in the City Council Chambers, City Hall, Davenport, Iowa on Monday February 1, 1999 at 4:30 P.M. At the hearing interested persons may appear and be heard for or against the proposed nomination. All protest must be made in writing to be valid

Department of Community & Economic Development.
(319) 326-7765



City of Davenport

Nomination No. _____

"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: CREDIT ISLAND

Legal Description of the Property: Subd. Name: (SEE CONTINUATION SHEET P. 4)

Block: - Lot: -

Historic Name (or proposed historic name): CREDIT ISLAND

Date listed on National Register of Historic Places (if applicable): NA

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

NRHP Historic District (if applicable): NA

Who is PETITIONER for Nomination: Owner(s) of Record: X HPC: _____

Owner(s) of Record: CITY OF DAVENPORT

Owner(s) Address: (Name) CITY OF DAVENPORT

(Street) 226 W. 4th ST.

(City, State & ZIP) DAVENPORT, IA 52801

Owner(s) Telephone Numbers: Work: (319) 326-7740 Home: -

Current Use of the Property: PARK

Original Function of the Property: PARK

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 can not 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 Property: (Applicant may use a continuation sheet)

Date of Construction: NA Architectural Style: -

Building Materials: Foundation: - Walls: -

Roof: - Other: -

Distinctive Features: -

Alterations: -

- (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 17.23.030¹.

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."

Eric Carter
Owner(s) of Record or Authorized Agent

1/6/99
Date

1. 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. 4th Street
Davenport, Iowa 52801

Direct your questions to the Commission Secretary at 326-7765 or 326-7740.

Your Nomination for Designation will be considered by the Historic Preservation Commission at its public meeting scheduled for: TUESDAY, JANUARY 12, 1999

All Historic Preservation Commission Public Meetings are held in the City Council Chambers at City Hall on the 2nd 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.

For Staff Only:

Received by: Eme Castro
Commission Secretary or Designee

1/6/99
Date

Is application complete? Yes X No

If not, explain: _____

Historic Preservation Commission
City of Davenport, Iowa
Nomination for the Davenport Register of Historic Properties

Continuation Sheet:

Credit Island - West River Drive, the legal description of the property is:

Credit Island is bounded by the waters of the Mississippi River, along with a causeway adjoining said Island with the main land of the City of Davenport, Iowa, all situated in part of Section 3, Section 4, and Section 7 in Township 77 North, Range 3 East of the 5th P.M., Scott County, Iowa.

(4) Significance of the Property:

Historical: This property is being nominated because it is associated with both events and persons that have made a contribution to the history of the city of Davenport and the nation. The first example takes place during the later stages of the War of 1812. It was at this time that an American expedition was sent out from St. Louis. The objectives of this expedition were to destroy any villages of the Sac or Fox, to engage the British, and to attempt the construction of a fort in the Quad City Area. The leader of this expedition, and of the 334 troops trying to carry it out, was Zachary Taylor. At the time, Taylor wasn't widely known, but he would eventually go on to be the hero of the war with Mexico and the 12th president of the United States.

The following is part of a two-part article from the Quad City Times entitled "Blood on our Land.",

"Taylor's eight large keel boats were not fitted for battle. They were more in the nature of barges, unwieldly and hard to maneuver. As the Americans neared the mouth of the Rock River, not far from Credit Island, they began to see large numbers of Indians. Taylor's lead boat flew a big, white flag. He hoped to lure the Indians into a council and then attack them. Accordingly, Taylor didn't try to attack any of the Indian villages along the river. He hoped to convince them - and the British - that his destination was Prairie du Chien. This would allow him to determine the best place to set up his artillery in the Rock Island area and launch an attack which would end the Indians menace for good."

Weather would become a factor. As the expedition reached the western tip of Credit Island, the winds were very strong and it was decided that they wait out the weather on Pelican Island. All night long, the hurricane-like weather continued. Indians were seen crossing the river in various directions but no shots were exchanged. Near daylight however, Indians crept onto the small island and shot an American corporal dead. Down came the

Continuation Sheet:

white flag and the battle of Credit Island began. Again, in paraphrasing "Blood on our Land":

"As Taylor formed his troops and began a march through the willows to the opposite side of the island, the Indians sniped at them. But by the time the troops reached the opposite side of the tiny island, they found the Indians had waded to the main island (Credit Island). Taylor's ships began raking the Indians on Credit Island with artillery fire. The Indians answered with volleys of musket fire...
...Spotting a number of Indian canoes near the western end of



the island, in what is now the harbor area, Taylor ordered some of his boats to go downstream and destroy them. This is what the British had been waiting for. From behind a covering knoll on the Iowa shore they opened fire with their six-pounders and swivel guns. One boat was immediately shattered by several direct hits."

The Americans tried to fire back, but because the current made control of the boats difficult, shots were wild and the attackers were not warded off. Taylor ordered his boats to move downstream. Under a constant barrage, the American boats moved downstream, rounding Credit Island on the Iowa side and eventually landing on the Illinois shore. It was here that Taylor and his officers decided that forces were not sufficient for a continued fight. The expedition retreated back downriver.

Historic Preservation Commission
City of Davenport, Iowa
Nomination for the Davenport Register of Historic Properties

Continuation Sheet:

Not long after this confrontation, after the Treaty of Ghent was signed and the war had ended, Americans and Indians once again began to meet on Credit Island. These meetings, however, were much more friendly in nature. Appearing around September, the Great American Fur Company would erect temporary stores from which they would sell or barter goods. They chose the island for safety reasons, and were visited by Indians, in canoes, from all about the countryside. These Indians, who were preparing for their winter hunt, would come buy powder, lead, guns, traps and dry goods. The Indians were considered honest, and were given these things on credit. At the end of the season, the Indians would return to pay their debts with furs from their hunt. It is because of this custom that the island eventually came to the name of Credit Island.

At the turn of the century, an electric trolley was used to bring people to the island. With this new means of access in place, Credit Island became a popular place for picnics, swimming and recreation. In the 1910's the island contained an early version of the roller coaster. The Figure Eight was a source of excitement for adults and children. Credit Island was also used as an airfield during this time. In 1917, an aviation school trained pilots there. One of the students who trained on the island went on to be a flight instructor herself. Among the students at her own flying school was Amelia Aerheart.

On February 20, 1918, Davenport began condemnation proceedings for Suburban Island. On July 2, 1919, the name of Suburban Island was changed to "Credit Island." June 11, 1922 saw the opening of Credit Island Golf Course. It is the first golf course opened by the Davenport Park Board.

Today the island continues to be used as a public park. The golf course is still being used by citizens of all ages, along with the soccer fields and baseball diamonds that have been added since.

(5) Major Bibliographical References:

Downer, Harry, History of Davenport and Scott County, Volume I, Chicago: S.J. Clarke Publishing Company, 1910 p.81-2.

"Blood on our Land", Quad City Times, Dec. 9, 1962 p.7D.

City of Davenport's History of Park System, 1890-1978.

The following chronology of the Battle of Credit Island (August 5 & 6, 1814) is based upon two eyewitness accounts. The British account is contained in a letter from Duncan Graham, Lieutenant, Indian Department, to Captain Thomas Anderson, dated September 7, 1814. The American account is contained in a letter from Major Zachary Taylor to General Howard, dated September 6, 1814.

Preliminaries:

August 4, 1814: British at "Rock River" learn of approach of American forces (by water) from the south.

(From British account): "...the enemy were within thirty leagues of this place on their way up...The Rapids was the only place where we could attack...to any advantage."

Phase I:

August 5, 1814: A storm drives the American forces onto Pelican Island; British and Indian (Sauk, Mesquakie (Fox) and Sioux) forces move onto Rock Island at the foot of the Rapids.

(From British account): "...we moved to the west side of the island and took our position at the narrowest part of the channel..."

"They [the U.S. forces] appeared in sight at 4 o'clock p.m....when they came to the head of Credit Island, about two miles from us, a storm...came on, and the wind shifted...[and] compelled them to pass the remainder of the day, and that night, here."

(From American account): "It was about 4 o'clock in the evening when we were compelled to land....[This was] on a small island, containing six or eight acres, covered with willows, near the middle of the river, and about sixty yards from the upper end of the island." [This latter island is earlier described in the American account as "immediately opposite its [the Rock River] mouth a large island commences." They had "reached the head of the island which is about a mile and a half long" before being forced to put in to shore due to the storm.]

Phase II:

August 6, 1814: Americans skirmish with British (probably Indian) forces on Pelican and Credit Islands. British with artillery moved downriver along Illinois side.

(From American account): "About daylight, Captain Whiteside's boat was fired on at the distance of about 15 paces and a corporal...was mortally wounded....So soon as it got perfectly light, as the enemy continued about the boat, I determined to drive them from the island....I...formed the troops for action and pushed through the willows to the opposite shore; but those fellows...cleared themselves...by wading from the island we were encamped on to the one just below us." [The boats of Captains Whiteside and Rector are deployed to fire on Credit Island, and to destroy any canoes beached thereon.]

SMITHSONIAN
COLLECTIONS

DATE RECEIVED
DO NOT CIRCULATE

(From British account): "...the Sauks...had killed one of their [American] sentinels during the night..." "...at break of day, some of the Sauks ...requested that we should attack them immediately as the wind was against them." "[The British] crossed to the main land at the Foxes' Village. There we left our boats and went as quick as possible through the prairie...until we were on the beach opposite to them. Here we had a close view of them...the channel was about six hundred yards broad."

Phase III:

August 6, 1814: British artillery opens fire.

(From British account): It was then seven o'clock in the morning. Everything being ready, we opened a brisk fire, from the three-pounder, and two swivels, on their boats."

(From American account): "...the British commenced a fire on our boats with a six, a four, and two swivels, from behind a knoll that completely covered them....round shot...passed through Lieutenant Hempstead's boat and shattered her considerably. I then ordered the boats to drop down..."

(From British account): "In about three quarters of an hour the largest of their boats...after having about fifteen shots through her, began to push off...down the current. The others soon followed her. We kept firing at them along the bank, as far as the ground would permit us to drag the guns."

Phase IV:

August 6, 1814: American withdrawal, and failure of British pursuit.

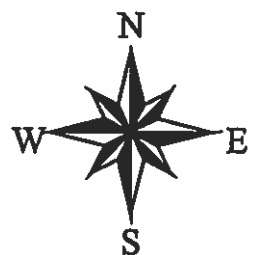
(From American account): "I was compelled to drop down about three miles before a proper place presented itself for landing... I then determined to drop down the river to the Lemoine without delay..."

(From British account): "They went on about a league, and put to shore...I sent immediately for the boats to go...to endeavor to dislodge them from there. By the time we were ready to embark...they [the Americans]...got up their sails... and made the best of their way off."



CREDIT ISLAND

500 0 500 1000 1500 2000 Feet





CREDIT ISLAND

Credit Island gets its name from the fur trade era when Native Americans conducted trade with Europeans here on the Island. Native Americans acquired traps, beads, kettles, and other goods from traders on credit. After spending the winter trapping, the Native Americans returned and paid off their debt with beaver and other pelts.

THE BATTLE OF CREDIT ISLAND

In early September, 1814, Credit Island became the site of one of the Western most battles in the War of 1812. American troops commanded by Major (and future president) Zachary Taylor, encountered British troops encamped on the island. With the help of Sac warriors and a single cannon transported from Prairie du Chien by canoe, the British drove Taylor and his troops back down the river.

*Jeff Farland
for review & comment
C. Heston
2/26/98*



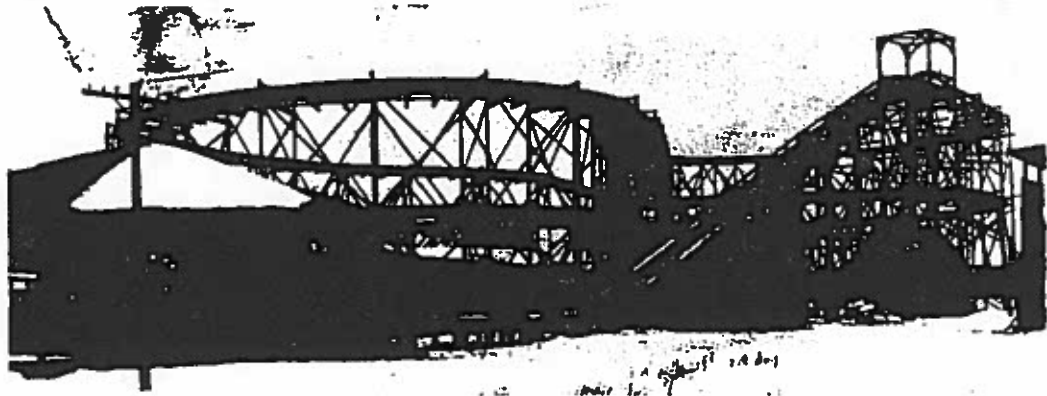
TROLLEY TO THE ISLAND

Around 1900, an electric trolley brought people from Davenport and nearby cities to the island for leisure and recreation. Local residents experienced an increase in leisure time, and local islands became favorite picnic, swimming and recreational areas. In 1919, the island became a city park.



EARLY AVIATION

In the 1910's early aviators used the island as an airfield. In 1917, the Davenport Aviation School trained pilots here. The school closed after its homemade aircraft crashed, injuring the instructor, "Mr. Louie" Boudor. One of the school's students Neta Snook, went on to earn her license. She later ran her own flying school, where her students included Amelia Aerheart.



THE FIGURE EIGHT

In the 1910's this island, then known as Surburban Island, featured the Figure Eight, located just West of here. Adults and children were delighted at the thrill of riding this forerunner of the modern

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
6/10/2025

Subject:

Case COA25-05: Request for the installation of a new roof at 730 Gaines Street. The Christian H.H. and Fanny (Voigt) Jipp House and Grocery is located within the Hamburg Local Landmark Historic District. Gateway Redevelopment Group, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness to install a new roof at 730 Gaines Street in accordance with the submitted material.

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

1. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration.

Background:

Site History:

Christian Jipp, an immigrant from Schleswig-Holstein worked as a clerk at various retail shops along the Mississippi riverfront from 1860 to 1867. In 1868, Jipp built a grocery store at the corner of southwest corner Gaines Street and West 8th Street. He lived in the back of the store with his wife Henrietta and their three children Ella, Rhoda and Meta, for 10 years until he could afford to build the attached house in 1878.

The grocery store was one of the first retail businesses to progress up the hill from the riverfront and was a symbol of the growth of Davenport in the 1860s. The store was sold to Kroeger and Koch in 1906 but remained a grocery until 1958 when it was converted to a laundromat. The laundromat closed in the early 1980s and remained boarded up for over 20 years.

The Gateway Redevelopment Group (GRD) began working with City Officials in 2004 to rescue the property from demolition. The GRD's mission is enhancing neighborhoods by facilitating the rehabilitation and reoccupation of abandoned buildings in the Hamburg Historic District. The structure was designated as a local landmark in 2005 and is listed as a contributing structure in the Hamburg Historic District. The building is currently being used as an architectural rescue shop.

Architecture:

The commercial grocery store portion of the structure was completed in 1868. It is considered the first retail building constructed on the bluff overlooking Davenport. The two-story Italianate

home was attached later in 1878. It is a brick structure on a stone foundation. The following building materials are listed on the historic property inventory sheet: brick walls, stone foundation, asphalt shingles, and wood windows. An accessory structure, which is designed as a historic carriage house, was added in 2011.

Request:

Installation of a new roof and decking over the main house and retail store. The Yankee gutter system will remain following completion of the project. The existing roofing material is a cedar shake shingle, which was installed in 2005. The replacement product is Owen's Corning's Tru-Def Duration Series. This is an architectural asphalt shingle. The color and material will match the detached barn/garage structure at the rear of the property.

Scope of Work:

1. Remove existing roof by stripping off old cedar shake shingles.
2. Remove underlayment, flashing, and damaged decking.
3. Install synthetic underlayment across the entire roof.
4. Install new drip edge around eaves and rakes.
5. Install new shingles per manufacturer's guidelines.
6. Clean and reinstall Yankee gutter system and downspouts.

Project Review:

The Christian H.H. and Fanny (Voigt) Jipp House and Grocery was built circa 1867. Staff believe the original structure was covered with cedar shake shingles as this was the predominant material during this time period. According to City permits, the structure was first resurfaced using an asphalt shingle in 1939. There were subsequent permits issued referencing asphalt shingles in 1941, 1942, 1953, 1956, 1972, 1975, and 1976.

Asphalt shingles were invented in the United States in 1903, but were not commonly used until the 1920s to 1930s. This is due to increased production and advancements in manufacturing, which made asphalt shingles more affordable, durable, and readily accessible. In addition, the National Board of Fire Underwriters promoted asphalt shingles as a safer, fire-resistant alternative to wood shingles. Due to these factors, asphalt shingles were a logical replacement material for the wood shakes in 1939.

In an effort to bring back the historic character of the structure, the Historic Preservation Commission approved a Certificate of Appropriateness in 2005 to have the structure redone using cedar shake shingles. The average lifespan of a cedar shake roof is typically between 20 to 30 years. Factors such as quality of material, roof pitch, and drainage can influence the longevity of the roof. As evidenced by the formation of moss, there are likely issues with moisture that have led to further deterioration of the material. This may partially be attributed to the large tree overhanging the retail portion of the structure.

Staff are supportive of the project as it will keep the structure in a good state of repair. In addition, the character-defining Yankee gutter system will be retained following the work. Changing building materials can be appropriate when the original material is no longer present. While staff believe the original roofing material was wood shingles, the structure has been covered with asphalt shingles for approximately 66 years. The replacement wood shingle roof

installed in 2005 was historically accurate, but the material itself was not original. Therefore, the preservation of this material is not warranted. This is considered a rehabilitation project that keeps the property in a state of utility. The character-defining features, such as the Italianate home and commercial space, will be preserved.

Attachments:

1. Application
2. Permit History
3. Historic Property Inventory Sheet
4. Section 14.01.060. Certificate of Appropriateness 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

CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION

APPLICANT INFORMATION	
Application Name Company Name Gateway Redevelopment Group	RESOURCE TYPE Local Hamburg Distrcit
Address 732 N Gaines St	SUBMITTAL DATE 05/28/2025
City State Zip Davenport, IA 52803	MEETING DATE 06/10/2025
SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME Christian Jipp home and grocery	
BRIEF OVERVIEW OF THE PROJECT (not a scope of work) Replace cedar shingle roof with fiberglass architectural shingles	
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. ☒ Jack Haberman Type Applicant's Name here to serve as a signature	ALL SUBMITTALS SHALL INCLUDE: Full Scope of Work (SOW) attached as a .PDF all work & materials shall be described & itemized/listed in detail Photos or renderings of all existing building/sign façades Proposed color building/sign elevations to scale rendered showing existing and/or proposed building materials Material specs: type, dimensions, color & manufacturer MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*: Dimensioned Site Plan (proposed & existing buildings/site items) Grading Plan with 2 foot intervals (if needed) Mechanical Screening shall be shown Materials Board of sample building materials proposed * Major Additions & New Buildings may require more extensive information
SUBMITTED ☒ ☒ ☐ ☐ ☐ ☐ ☐ ☐	
DEVELOPMENT TEAM	
Property Owner Address Phone Secondary Phone E-Mail Address	Formal Procedure (1) Application: - Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process. - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. <u>Inaccurate or incomplete applications may result in delay of applicant's scheduled meetings.</u> (2) Scope of Commission's Consideration: - Only work described in the application may be approved. - If insufficient information exists to make a proper judgment on the application, the Commission may continue the consideration a maximum of 60 days, excluding applicant's continuances. (3) Post Commission Ruling: - An approved Cert. of Appropriateness does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities. - Appeals to determinations are \$75 made to City Council and shall be in writing submitted to the Zoning Administrator within 30 calendar days of Commission's decision.
Application Fee: NONE	
Project Manager/Other Address Phone Secondary Phone E-Mail Address	Submit this form with attachments to: planning@davenportiowa.com



Rolando Palma Company.

1670 w 49th st. Davenport, IA 52806

563-940-1339

<https://www.rolandoroofing.net>

rolandopalma1980@gmail.com

ESTIMATE

EST0940

DATE

05/28/2025

TOTAL

USD \$15,498.00

TO

Jack Haberman

730 Gaines st. Davenport, Iowa 52802

☎ (563) 271-8344

marionjack@msn.com

DESCRIPTION	RATE	QTY	AMOUNT
Roof shingles replacement. ROLANDO PALMA COMPANY TO:	\$15,498.00	1	\$15,498.00
HOUSE ROOF SHINGLES REPLACEMENT. 1- STORY DWELLING STRUCTURE.			
TEAR OFF EXISTING CEDAR SHAKE SHINGLES AND WIRE MASH TO ROOF DECK.			
NEW 1"½ ALUMINUM DRIP EDGE ON COLOR OF BROWN ON ALL EAVES AND RAKES. ICE AND WATER BARRIER TO CODE (3' FEET) ON ALL EAVES AND (3') ON VALLEYS.			
INSATLL SYNTHETIC UNDERLAYMENT MECHANICALLY ATTACHED TO DECK WITH ¾ STAPLES. STARTER ON ALL EAVES AND RAKES.			
INSTALL LOW SLOPE ROLL MODIFIED SHINGLE ON BACK SECTION. REMOVE & RESET GUTTER SYSTEM.			
INSATLL NEW PRO EDGE HIP AND RIDGE CAP. INSTALL NEW FLASHING JACKS TO ALL EXHAUST VENT PIPES.			

INSTALL NEW OWEN'S CORNING'S TRU-DEF DURATION SERIES
OR GAF ARCHITECTURAL SHINGLES.

COLOR:_____. TO MATCH OTHER
STRUCTURES AS CLOSEST POSSIBLE.

CLASS: 3

130 MILES WIND RESISTANCE.

STANDARD NON PRO-RATED LIFETIME WARRANTY.

10- YEARS WORKMANSHIP WARRANTY.

BOTH WARRANTIES 1-TIME TRANSFERABLE.

THIS BID IS ESTIMATED TO BE ONE LAYER OF CEDAR SHAKE
SHINGLES. IF MORE LAYERS ARE TO BE FOUND, THERE WILL
BE AN ADDITIONAL CHARGE OF \$25.00 PER SQUARE.

ROLANDO PALMA COMPANY WILL PROVIDE FIRST 2-SHEETS
OF 1/2" OSB.IF MORE NEEDED COST WILL BE \$55.00 EACH.

CLEAN GUTTERS.

CLEAN UP AND HAUL AWAY.

ALL WORK TO CONFORM ALL BUILDING CODES.

LABOR, MATERIALS, DUMPSTER AND PERMITS ALL INCLUDED
IN ESTIMATED COST.

40% DOWN-PAYMENT REQUIRED WHEN MATERIALS ARRIVE
TO JOB SITE. REMAINING BALANCE WILL BE DUE IN A PERIOD
OF 7- BUSINESS DAYS AFTER COMPLETION OF PROJECT.

CONSUMER HAS 3-DAYS TO CANCEL THIS AGREEMENT
FROM THE DATE OF SIGNED AGREEMENT.

START DATE:

LICENSE NUMBER: 50011175

COMPETITION DATE:

CONSUMER RIGHTS RECEIVED INITIALS:_____.

BID/AGREEMENT
ACCEPTANCE.

JACK HABERMAN.

SIGNATURE:_____.

DATE:_____.

ROLANDO PALMA CO.











730 Gaines St.

Permit No. 22257
Issued 5/15/39

Rhoda Jipp - O
730 Gaines St.

Harold Vogel - C
2035 Marquette St.

Hex asphalt shingles over roll over wood
shingles.

\$70.00

7. 6-3-39

730 Gaines St.

Permit No. 27221
Issued 7-22-41

Rhoda Jipp - 0

730 Gaines St.

Harold Vogel Rfg. Co. - C

2035 Marquette St.

Apply 4 1/2 sqs asphalt shingles over old roll
roofing on South side of roof as per code.

\$42.00

12/4/41 O.K.

730 Gaines Street

Permit No. 29315
Issued 6/4/42

Rhoda Jipp - O
730 Gaines St.

H. Vogel Rfg. Co. - C
2035 Marquette St.

Cover rear portion of house with 7 sqrs. hex
asphalt shingles over old roll rfg., as per
code.

\$87.00

OK

6-26-42

732 Gaines Street

Permit No. 70568
Issued 10-5-53

Elmo Howard - O
1817 W. 37th Street

M. McKim - C
1020 Grand Avenue

Cover the south slope of main roof with 4 sqrs.
3-lasphalt shingles over one old hex shingles,
over old wood shingles. All as per code.

\$80.00

f.o.k. 8-15-61 e.w.

732 Gaines Street

Permit No. 64410
Issued 8-15-56

F. M. Schirach - O
730 Gaines Street

Harold Vogel Window Co. - C
4629 Harrison Street

Reroof store building with 11 sqrs. split roll
asphalt rfg. over 1 wood and 1 asphalt roof. Al
as per code.

\$135.00

J.
8-22-56
R.O.B.*

732 Gaines St.

Permit #106259
Iss 6/26/72

Charlie Johnson-O
732 Gaines St.

Eddie Terrell-C
1804 E. 14th St.

COVER ROOF OF $\frac{1}{2}$ of Laundromat bldg. WITH 5
SQS. OF asphalt 3-1 & rolled SHINGLES, OVER
1 asphalt

ALL AS PER CODE.

\$178.

of 7-19-72 FC

732 Gaines St.

Permit #114589⁹
Iss 8/22/75

C. Johnson Laundromat--0
732 Gaines St.

Caudle Roofing-C
Buffalo, Iowa

Cover roof of building with 12 sqs. of asphalt 240#
shingles over 1 existing roof, tear off one roof. All
as per code.

\$600

8 1-21-77 L#

730-32 Gaines St.

Permit #118496

Iss . 10/15/76

Charles Johnson-0

730-32 Gaines St.

Eddie Terrell Constn-C

1804 E. 14th St.

Cover roof of part of house with 6 sqs. of asphalt 3-1
shingles, remove part of layers. All as per code.

\$300

J DEC 12 1977 *2H*

Hamburg Historic District (amended)

Name of Property

Scott County, Iowa

County and State

Address State #, Map #, FS # 2016 district status 1983 district status	Historic Name	significant date/s architectural style/type	Materials of walls, foundations, roof
	History of property (owners/residents, census data including birthplace of self (and parents), Sanborn map info), Current use		Architectural data (architect/builder, features, modifications), Garage data
730 Gaines St Alt: 732 Gaines St, 701 W 8th St State #82-01843 Map #151 Field Site #F-24 Parcel #G0045-30A Updated district status: 1 contributing building (A, C), 1 non- contributing building 1983 NRHP status: Contributing (key)	Christian H. H. and Fanny (Voigt) Jipp House and Grocery	c.1867 Italianate (2 story / 1 story com)	Walls: brick on frame Foundation: stone Roof: gable-front - asphalt shingles
	1867-1888 - Christian H.H. and Fanny Jipp (house and grocery) 1880 census: Jipp, Christian (47, grocer) - born in Germany - Holstein (Germany - Holstein, Germany - Holstein); wife: Fanny (44) - born in Germany - Holstein (Germany - Holstein, Germany - Holstein) 1888-1913 - Christian H.H. Jipp (widower, grocer), also daughters Meta, Ella (teacher), and Rhoda (teacher) 1910 Sanborn map: house/store - 1 story/1 1/2 story - extant 1910 census: Jipp, Christ H.H. (77, retired) - born in Germany (Germany, Germany) 1913-1945 - owned by sisters Meta and Rhoda Jipp (1913-16 - also Ella) - lived here in 1910s-20s; only Rhoda by 1935; commercial space rented to grocers - Vincent DiMaria from 1920s to 1940s; 1945-1958 - Fannie Schirach - lived on first story - rented 2nd story unit and commercial/grocery space; 1958-1960s - Elmo E. and Ruth G. Howard - Howard's Westinghouse Laundromat #2 1956 Sanborn map: house/store - 1 story/1 1/2 story - extant 2004 - rehabbed by Jack Haberman / Gateway Redevelopment Group - opened Architectural Rescue Shop at The Jipp Current use: retail store (Architectural Rescue Shop)		Architect/builder: - Porch: entry steps Windows: 1/1 wood windows, some 2/2 wood windows - segmental arch brick lintels Architectural details: two-story house with attached one-story grocery store, recessed/paneled house entry, cross gable side section, large storefront windows Modifications: Historic: -; Non-historic: - Garage: detached - storage building Date: c.2011 Walls: frame - board and batten Foundation: concrete Roof: side gable - asphalt shingles Notes: designed like historic carriage house - salvaged materials Other site features: -
721 W 8th St State #82-00707 Map #152 Field Site #F-25 Parcel #G0045-31 Updated district status: 1 contributing building (A) 1983 NRHP status: Contributing	Hauschild Rental House	c.1892 gable-front - 2 story, 3 bay (2 story)	Walls: frame - wood Foundation: stone (stucco) Roof: gable-front - asphalt shingles
	(1850s-1890s - lot owned with house/lot to west at corner) 1877-1901 - owned by Detlef and Christian Hauschild; 1892 - house here on Sanborn map, 1894 - first listing for 721 - Herman and Ida Schmidt (foreman R & S Factory) - various renters in late 1890s and 1900s; 1901- 02 - owned by Diedrich J. Harfst 1910 Sanborn map: house - 2 story - extant 1910 census: rented by Ruedy, Louis (33, bookkeeper for Dav Malt Co) - born in US - IA (Germany, Germany); wife: Henrietta M. (29) - born in Germany (Germany, Germany) 1902-1908 - owned by Emilie V. Karlowa - used as rental; 1909-1931 - owned by Leonhard P. Biller - used as rental; 1931-1937 - owned by Minnie K. Tathwell - used as rental; 1937-1947 - owned by Mary Turner - used as rental 1947-1960 - Ida Ernst (owner occupied); 1960s - Werner O. Ernst 1956 Sanborn map: house (2 units) - 2 story - extant Current use: single family house - owner occupied		Architect/builder: - Porch: full porch - square wood columns with inset panels Windows: 1/1 windows Architectural details: - Modifications: Historic: -; Non-historic: - Garage: none Other site features: -
731 W 8th St State #82-00710 Map #153 Field Site #F-26 Parcel #G0045-32 Updated district status: 1 contributing building (A, C), 1 non- contributing building 1983 NRHP status: Contributing	Hugo G. and Louisa (Krohn) Braunlich Jr. House	c.1911 Foursquare/Craftsman (2 story)	Walls: frame - aluminum Foundation: stone (stucco) Roof: hip roof - asphalt shingles
	(earlier house on lot from 1850s-1890s; vacant lot in 1910) 1910 Sanborn map: vacant - lot c.1911-1926 - Hugo G. and Louisa Braunlich (sec & treas - H F Brammer Mnfg Co); 1926-27 - Mira Muller, 1927-28 - Ferdinand Dietz, 1928-31 - Clarence and Frances Dusing; 1931-36 - Frances Dusing (widow); 1936- 1940 - Henry Fischer 1940-1944 - Jennie Thompson; 1944-46 - Oscar and Emilie Leidenfrost; 1946-48 - Charles G. and Wayne J. Adrian Berg; 1948-50 - Maude Cooper; 1950-1964 - Wayne E. and Lillian M. Clifton 1956 Sanborn map: house - 2 story - extant Current use: single family house - owner occupied		Architect/builder: - Porch: full porch - brick square columns - wood detail across top between columns Windows: 3/1 wood windows Architectural details: wide eaves, hip- roof dormers, brackets, porch Modifications: Historic: -; Non-historic: 1963 - aluminum siding Garage: detached - two car Date: c.1977 Walls: frame - aluminum siding Foundation: concrete Roof: gable-front - asphalt shingles Other site features: -

ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office

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

SITE #82-10- GA-730 MAP # 3

HIST. DIST. Hamburg

NAME Christian Jipp House and Store (H) C

ADDRESS 730 & 732 Gaines
N 90' Lots 6 & 7, W 8' of S 60' of Lot 7LEGAL DES. Forrest & Dillon's Add. 2
SUB-DIVISION BLOCK PARCEL SUB-PARCELUTM 15 16016510 4519191210 ACREAGE -1 ZONE R-6M
EASTING NORTHING

OWNER Charlie and Addie M. Johnson

TITLE H. Roger M. and Marylin Swarm
(IF DIFF) 1426 Central Ave., Bettendorf, IA 52722

DESCRIPTION

FORM 2 story, 3-bay front gable w/gabled pavilion on S, 1 st. gabled* CONST. DATE 1868

MATERIALS Brick ARCH STYLE Vernac. Greek Revival

FENESTRATION Segmental arched openings in house; large 4-light rectangular display**

DIST. FEATURES

ALTERATIONS 2 story frame addition at rear

SITE & RELATED STR.

STATEMENT *19th century storefront extends from the northeast corner of the front (E) facade.

**windows, angled corner entrance and semi-circular gable window in 1st story commercial wing

A good example of the 2nd story, 3-bay front gable Davenport prototype, this house is unique for its late 19th century commercial wing added at the NE corner. Although it has altered the original nature of the 1870's residence, the commercial building retains a 19th century integrity not generally found in neighborhood businesses.

SOURCES

SITE SHEET

ARCHITECTURE

SIGNIFICANCE

HISTORY

DESCRIPTION

Christian H. H. Jipp probably built this house in 1868. Jipp was a grocer, operating his store from a shop attached to the north side of the family house.

SOURCES

City Directories, 1867, 1868-69, 1890-91.

ARCHITECTURAL HISTORIAN: Martha Bowers

HISTORIAN: MARLYS SVENDSEN - ROESLER

SURVEY COMP 1981

EVALUATION

ARCHITECTURAL

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

LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☒ LOCAL ☐ N. ELIG.

HISTORICAL

I. THEME(S) OF SIGNIFICANCE:

- A. PRIMARY _____
 B. SECONDARY _____

II. LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☐ LOCAL

III. N.R.H.P.

ELIGIBLE ☐ NOT ELIGIBLE ☐

HISTORIC DISTRICT CLASSIFICATION

☒ A. ☐ B. ☐ C

FOR DIVISION OF HISTORIC PRESERVATION USE ONLY

1. DATE RECEIVED _____

2. DATE OF STAFF EVALUATION _____

A. ARCHITECTURAL

B. HISTORICAL

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

3. N.R.H.P. ACTION

A. STATE REVIEW COMM.

APP. ☐ DISAPP. ☐ TABLED ☐ DATE _____

B. FEDERAL REVIEW

APP. ☐ DISAPP. ☐ TABLED ☐ DATE _____

4. D.H.P. SOURCES

☐ COUNTY RESOURCES☐ W'SHIELD SURVEY☒ NRHP 11/18/83☐ GRANT _____☐ DET. OF ELIGIBILITY☐ R. & C. _____☒ DAVENPORT A/H SURVEY☐ _____☐ _____

5. SUBJECT TRACES

6. PHOTO

1625-7, 8

ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office

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

82-10- GA-730

ADDITIONAL PHOTOGRAPH:



CONTINUATION

City of Davenport, IA
Tuesday, March 25, 2025

Title 14. Historic Preservation

Chapter 14.01. HISTORIC PRESERVATION

14.01.060. Certificate of appropriateness review process.

[Ord. No. 2019-02 § 4]

- A. Application for certificate of appropriateness. Upon application for a building or sign permit that involves a designated property, the office of construction code enforcement shall direct the applicant to the commission secretary to begin the certificate of appropriateness application process. A certificate of appropriateness must be obtained from the commission for any activity requiring a building or sign permit, except demolition, that would change the exterior architectural appearance of a structure designated as a local landmark or a structure located within a designated historic district. The activities covered shall include new construction, exterior alterations, relocations, reconstructions and infill development within designated historic districts. This approval must be obtained prior to the commencement of work and does not relieve the applicant from obtaining the other approvals required by the City.
- B. Notification about application. The commission secretary shall inform the owner(s) of record of the date, time and location of the commission meeting at which the application will be considered. The commission secretary shall also post the commission's agenda 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.
- 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 wetblasting 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.
- E. Determination by the commission. The commission shall review a completed application for a certificate of appropriateness within 60 calendar days to determine if the proposed activity will change any exterior architectural features of the designated property. The commission shall accept, review and request additional evidence and testimony from the applicant during the public hearing. The commission shall work closely with the applicant and recognize the importance of finding an appropriate way to meet the current needs of the applicant. In addition, the commission shall recognize the importance of approving plans that will be reasonable for the applicant to carry out. The applicant may modify his/her plans as a result of the discussions with the commission and resubmit them for approval. If the commission finds, by a simple majority, that the proposed activity conforms to the standards for review, as defined herein, then a certificate of appropriateness shall be issued approving said activity. If the commission fails to decide on an application within the specified time period, the application shall be deemed approved. If the commission denies the certificate of appropriateness, the applicant shall have the right of appeal to the City Council pursuant to Section **14.01.040I**.

- F. Notification of determination. The commission secretary shall notify the owner(s) of record within 15 business days of the commission's action. If the commission denies the certificate of appropriateness, the notification letter shall contain the reasons for denial and inform the applicant of his/her right to appeal.

The commission secretary shall also notify the office of construction code enforcement within three business days of the commission's action. If the commission issues the certificate of appropriateness, the commission secretary shall inform the chief building official of said approval and that the proposed work satisfies the intent of this chapter. However, if the commission denies the certificate of appropriateness, the commission secretary shall ask that the building or sign permit not be issued for said work unless an appeal to the City Council results in a reversal of the commission's denial.

- G. Appeal of commission determination. The owner(s) of record may appeal the commission's decision to the City Council by filing a written appeal with the City Clerk's office within 30 calendar days of the postmark date of the notification of determination.

If no written appeals are submitted with the City Clerk's office within 30 calendar days, the commission's determination shall be the final action by the City.

- H. Appeal fee. A fee of \$75 shall be paid by the petitioner at the time of filing a written appeal to said determination with the City Clerk.
- I. Appeal criteria. The City Council, after hearing all of the evidence, shall review the commission's decision and base its ruling on the following criteria:
1. Whether the commission has exercised its powers and followed the guidelines established by law and ordinance; and
 2. Whether the commission's actions were patently arbitrary and capricious.
- J. Appeal — Public meeting. The City Council shall, by simple majority of the members present, approve or disapprove the issuance of the certificate of appropriateness based upon the appeal criteria described in Section **14.01.040I**.

City of Davenport

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

Action / Date
6/10/2025

Subject:

Case COA25-06: Request to replace the original cast iron entry at 526 West 2nd Street. The Iowa Reform Building is a locally listed historic landmark. VJEA LLC, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness to replace the original cast iron entry at 526 West 2nd Street in accordance with the submitted material.

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

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

Background:

Architectural Style and Significance:

The Iowa Reform Building is a locally listed historic landmark due to its long association with the German language press, which was popular in Davenport's German-American community from the Civil War until World War II. The structure served as a publishing house for the Iowa Reform newspaper for over 50 years. It ceased publication in 1943 following anti-German attitudes at the end of World War II.

Architecturally, the structure is a well-preserved late 19th century commercial building. The English basement with its large windows is a unique characteristic, allowing natural light and ventilation to the basement workrooms and press rooms for the newspaper office. Distinctive features include decorative brick work in the cornice and an original cast iron entryway on the first floor.

Request:

Boyer's Ornamental Iron provided a scope of work to refurbish and fabricate the original cast iron entryway. Due to deterioration and safety concerns, the property owner installed wooden steps into the apartment unit as a temporary measure until the historic iron entry could be reinstalled.

Scope of Work:

1. Custom metal work to refurbish historic staircase:
 1. Refurbish original steps and risers of cast iron staircase.
 2. Scope includes fabrication of steel stringers for attachment of historic steps and risers.
 3. Stringers will be designed for masonry attachment and adjusted to site conditions.
 4. Existing steps and decorative risers will be wire brushed after fabrication and given an epoxy coating prior to installation.
 5. Installation and mechanical attachments will be made with stainless-steel hardware.
 6. All hardware will be touched up to final finish of staircase.
2. Custom Metal Fabrication:
 1. On-site repair of existing steel guards and railings.
 2. All railings will be made structurally sound.
 3. Damaged attachment points into the building and posts will be repaired or welded.
 4. Missing sections of steel pipe will be replaced to replicate the original design.
 5. All work areas will be touched up following repairs.

Project Review:

The Iowa Reform Building is a locally and nationally listed landmark due to its cultural significance. However, the historic property inventory sheet identifies the cast iron stairs as a character-defining architectural feature. Therefore, preservation of this component is significant in retaining the character of the landmark.

The most prominent architectural detail of the stairs are the ornamental risers, which will be wire brushed after fabrication. Epoxy coating will be applied to the iron to protect against corrosion and extend the lifespan of the material. Staff recommend using black epoxy to replicate the appearance of iron. Finally, the scope of work includes replacing missing steel guards and railings with new components. The design will replicate the dimensions of the existing features. Once completed, staff believe the entryway will replicate the original steps to the greatest extent practicable. Staff consider the scope of work to be a replacement in-kind.

The Historic Preservation Ordinance defines 'Replacement-in-kind' as,

"Means the act of replacing an architectural feature of a designated structure so as not to alter its visual appearance and character. This is accomplished by using replacement materials that replicate the previous historic feature in design, size, texture and visual appearance."

Attachments:

1. Application
2. Photos
3. Historic Property Inventory Sheet
4. Section 14.01.060.C Certificate of Appropriateness 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

CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION

RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE
---------------	----------------	--------------

SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME

526 W 2nd St.

BRIEF OVERVIEW OF THE PROJECT (not a scope of work)

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

ALL SUBMITTALS SHALL INCLUDE:

SUBMITTED

Full Scope of Work (SOW) attached as a .PDF
all work & materials shall be described & itemized/listed in detail

☐

Photos or renderings of all existing building/sign façades

☐

Proposed color building/sign elevations to scale
rendered showing existing and/or proposed building materials

☐

Material specs: type, dimensions, color & manufacturer

☐

MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*:

Dimensioned Site Plan (proposed & existing buildings/site items)

☐

Grading Plan with 2 foot intervals (if needed)

☐

Mechanical Screening shall be shown

☐

Materials Board of sample building materials proposed

☐

* Major Additions & New Buildings may require more extensive information

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. **Inaccurate or incomplete applications may result in delay of applicant's scheduled meetings.**

(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

APPLICANT INFORMATION

Application Name | Company Name

UJA LLC

Address

City | State | Zip

Phone

Secondary Phone

E-Mail Address

Acceptance of Applicant

I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

I understand I am responsible for attendance at the meeting as shown on the historic preservation commission calendar. The City reserves the right to require further site studies as necessary.

By checking this box and typing my name below, I am electronically signing this application.

☐

Type Applicant's Name here to serve as a signature

Date

09/21/24

DEVELOPMENT TEAM

Property Owner

UJA LLC

1228 Middle Rd Berrendorf

Phone

563-209-8832

Secondary Phone

563-940-0601

E-Mail Address

Project Manager/Other

Rouic X 12/24

Address

Phone

Secondary Phone

E-Mail Address

Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS
revised Jan. 2025

Boyer's Ornamental Iron
4407 State Street
Bettendorf, Iowa 52722



Customer Proposal

Prepared for:

Krista Saldivar
526 1/2 West 2nd Street
Davenport, Iowa 52801
rookxravenpropertymanagement@gmail.com

Prepared by:

Stephen Boyler
563.209.5552
stephen@boylers.com
www.Boylers.com



Date	Proposal
05/30/2025	2138106
Sales Rep	

Stephen Boyler
Phone: 563.209.5552
Email: stephen@boylers.com

Boyer's Ornamental Iron
4407 State Street
Bettendorf, Iowa 52722
Phone: 563.355.3709

Customer Proposal

Krista Saldivar
526 1/2 West 2nd Street
Davenport, Iowa 52801
rookxravenpropertymanagement@gmail.com

Included

Product	Description	Quantity	Unit	Unit Price	Ext. Price
Custom Metal Work Refurbish Historic Staircase	 Refurbish original steps and risers of cast iron staircase. Scope includes fabrication of steel stringers for attachment of historic steps and risers. Stringers will be designed for masonry attachment and adjusted to site conditions. Existing steps and decorative risers will be wire brushed after fabrication and given an epoxy coating prior to installation. Installation and mechanical attachments will be made with stainless-steel hardware. All hardware will be touched up to final finish of staircase.	1	ea	\$2,144.00	\$2,144.00
Custom Metal Fabrication	On-site repair of existing steel guards and railings. All railings will be made structural sound. Damaged attachment points into the building and posts will be repaired or welded. Missing sections of steel pipe will be replaced to replicate original design. All work areas will be touched up following repairs.	1	ea	\$940.00	\$940.00

Subtotal	\$3,084.00
Subtotal Before Taxes	\$3,084.00
Sales Tax(7%)	\$215.88
Total	\$3,299.88
Deposit Due Prior to Fabrication (33%)	\$1,088.96
Balance Due After Installation is Completed (67%)	\$2,210.92

Product Images - Included

Below is a listing of photos for the products selected.

Custom Metal Work Refurbish Historic Staircase









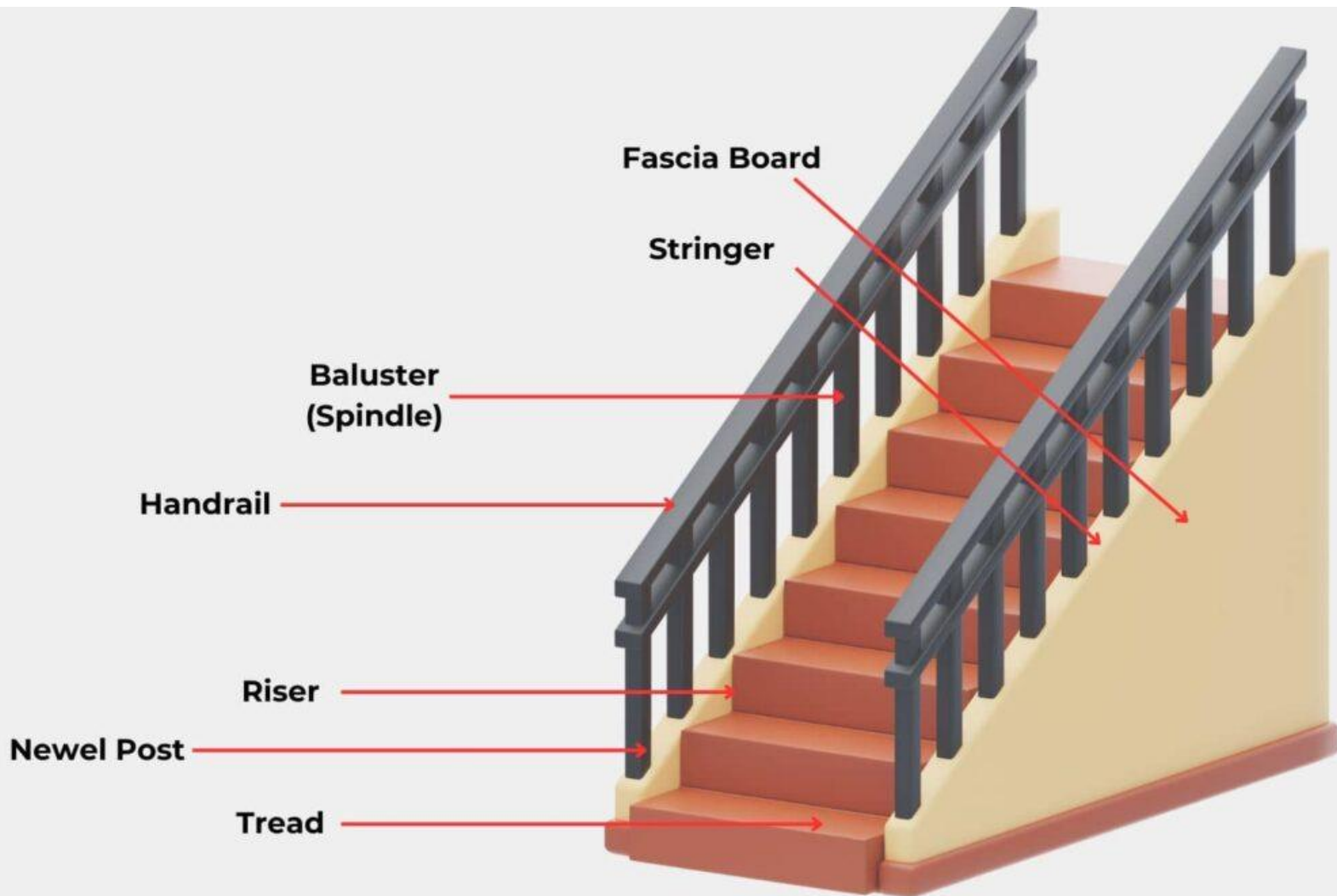








Parts of a Staircase



ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office

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

SITE #82-10- 2-W526 MAP # 1

HIST. DIST. _____

NAME Iowa Reform Building (H) C

ADDRESS 526 W. Second Street

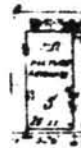
LEGAL DES. Original Town 10 (See continuation sheet)
SUB-DIVISION BLOCK PARCEL SUB-PARCELUTM 15 7101840 4599270 ACREAGE _____ ZONE _____
EASTING NORTHING

OWNER Louise B. Ruhl

Mail to: William H. Huckfeldt

2815 Oak Street

Davenport, IA 52804



SITE SHEET

DESCRIPTION

FORM 2 story commercial block with English basement

CONST. DATE 1892

MATERIALS Brick with stone and cast iron

ARCH. STYLE 19th Century Commercial

FENESTRATION Rectangular, regularly spaced

DIST. FEATURES Decorative brick work in cornice and original cast iron entry & 1st floor

ALTERATIONS Minor changes of the first floor door and windows

SITE & RELATED STR. None of significance

ARCHITECTURE

STATEMENT

The building is an extremely well preserved late 19th Century commercial building. The English basement with its areaway and large windows, are a unique feature allowing natural light and ventilation to the basement workrooms and pressrooms for the newspaper office.

SOURCES

Insurance Maps of Davenport, Iowa. New York Sandborn Map Co., 1886, 1892, 1910, 1920 and 1930.

SIGNIFICANCE

This building focuses attention on the German Language press which thrived in Davenport's German-American community from the Civil War until World War II. This building was used for more than 50 years as the publishing house for the Iowa Reform, a Democratic and later, independent, German Language newspaper. Publisher and editor, Adolph Petersen lived above the print shop. It is the one of two buildings associated with the foreign press, and the only one associated with the Iowa Reform still standing.

DESCRIPTION

Iowa Reform began publishing in July, 1884 as a semi-weekly German language newspaper serving local tri-city Germans. Adolph Petersen, his brother Gerhard, and later Robert Petersen were the publishers and editors of the paper from 1884 until it ceased publication in 1943. The Reform peaked circulation in 1912 with 4,000 subscribers in the bi-state towns. During World War I, most Iowa German papers ceased publication because of anti-German sentiments but the Reform continued by complying with a government requirement that each issue be translated into English and filed with federal censors.

By 1939 the Iowa Reform was the sole surviving German paper in Iowa with a circulation of 3,240. The anti-German attitudes of World War II ended the paper in 1943.

SOURCES

Stewart, Ruth, "The Foreign Language Press in Iowa." Federal Writers Project Collection, University of Iowa Library Special Collections, Box #14, c. 1940. Christiansen, Thomas P. "An Industrial History of Scott County, Iowa, Annals of Iowa (3) (April, 1940) pp. 259-311.

"Iowa Reform", Davenport Centennial and Times Fiftieth Anniversary Edition. Davenport Daily Times, July 11, 1936.

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

EVALUATION

ARCHITECTURAL

I. ARCH. EVALUATION Local

II. ENVIR. STATURE Supportive

III. INT. OF CONTEXT Poor

IV. INT. OF FABRIC 1

LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☒ LOCAL ☐ N. ELIG.

HISTORICAL

I. THEME(S) OF SIGNIFICANCE:

A. PRIMARY Communications

B. SECONDARY Settlement

II. LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☒ LOCAL

III. NRHP:

ELIGIBLE ☒ NOT ELIGIBLE ☐

HISTORIC DISTRICT CLASSIFICATION

☐ A. ☐ B. ☐ C

FOR DIVISION OF HISTORIC PRESERVATION USE ONLY

1. DATE RECEIVED _____

2. DATE OF STAFF EVALUATION _____

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

3. NRHP ACTION

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

B. FEDERAL REVIEW APP. ☐ DISAPP. ☐ TABLED ☐ DATE _____

4. D.H.P. SOURCES

☐ COUNTY RESOURCES

☐ W'SHIELD SURVEY

☐ NRHP

☐ GRANT _____

☐ DET. OF ELIGIBILITY

☐ R. & C. _____

☒ DAVENPORT A/H SURVEY

☐

☐

5. SUBJECT TRACES

6. PHOTO

1609-3

The Architects Office

Wehner, Nowysz, Pattschull and Pfiffner

901 clay building iowa city, iowa 52240

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

82 - 10 - 2-W526

LEGAL DESCRIPTION CONTINUED:

Pt of Lot 1 com at SE cor of SD Lot - W79' to beg - N par with
W/L of Lot 64' W par with S/L of Lot 23.5' - S64' - E23.5' to beg.

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 4

In the 1890's several local merchants adopted the then new "department store" concept, among them the Petersen and Harned-Von Maur firms. Both erected new buildings in the city center, enabling these firms to dominate the local market well into the 20th century. After World War I, the Petersen firm was sold to Von Maur. The two were operated separately, however, until they were consolidated in the Petersen building in 1928.

Other commercial activity in Davenport included a variety of grocery and hardware concerns, as well as numerous small businesses: saloons, restaurants, barbershops, pharmacies, bakeries, millineries and the like. Some of the latter located at neighborhood intersections as typical "corner stores" and continue to serve as such today, particularly on the city's west side.

Underpinning the city's commercial life were the financial institutions. The earliest were private banks, offering local specie and an assortment of scrip, all of which suffered when the financial Panic of 1857 arrived in the midwest in 1858-59. With the establishment of the State Bank of Iowa (1859) and passage of the National Banking and Currency Act (1863), local banking resumed on a more reliable footing. In the ensuing years, the Davenport National Bank (1865), Citizens National (1867) and German and Davenport Savings banks (1869) were established as the city's major financial institutions. Another period of new bank organization occurred in the 1880's, including the Scott Co. Savings (1883) and Union Savings (1891) banks. Following passage of the Gold Standard Act of 1900, several local banks merged or were rechartered, and three more were founded. In addition, a number of the major institutions erected new buildings - large structures with modern structural systems and devoutly conservative neoclassical facades - that along with new hotel construction gave downtown Davenport a distinctly modern look.

Areas of Significance:

Settlement: Resources in this category include properties with general association, such as the Claim House (1329 College) and St. Anthony's Church (4-W116), as well as properties associated with the city's major immigrant groups. The largest and most influential group, the Germans, is represented by such resources as Saengerfest Halle (4W1012), East and Northwest Davenport Turner Halls (11-E2123, WH-1602), the Iowa Reform Building (2-W526) and numerous houses, most located in the Hamburg Historic District, that were once home to important members of the German community. The Irish, the city's second largest immigrant group, are represented primarily by St. Anthony's Church, Sacred Heart Cathedral (10-E406) Hibernia Hall (BR421) and are given further recognition in the Cork Hill Historic District. Davenport's black community, until the 1920's very small and scattered throughout the city, is represented by the 1910 Bethel A.M.E. Church (11-W325).

**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).

Iowa Site Inventory

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

Site Number 83-DC-107
District Name _____
Map Reference # _____

Identification

- Antiques
1. Site Name _____
 2. Village/Town/City Davenport Township _____ County Scott
 3. Street Address 526 W. 2nd
 4. Legal Location _____
Urban: _____ subdivision _____ block _____ parcel _____ subparcel _____
Rural: _____ township _____ range _____ section _____ $\frac{1}{4}$ 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 Roll 5234 Frame 29 View _____



Significance (Indicate sources of information for all statements)

20. Architectural significance

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

21. Historical Significance

Theme(s) _____

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

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

Prepared by _____ Date 1973
Address _____ Telephone _____
Organization _____

For Office of Historic Preservation Use Only

1. Office Information Sources on this Property

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

☐ Review and Compliance Project:

- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

2. Subject Traces

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

3. Photo Images _____

- _____
- _____
- _____
- _____
- _____



United States Department of the Interior

NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

IN REPLY REFER TO:

NOV 21 1983

The Director of the National Park Service is pleased to inform you that the following properties have been entered in the National Register of Historic Places beginning November 13, 1983 and ending November 19, 1983. For further information call (202) 343-9552.

STATE, County, Vicinity, Property, Address, (Date Listed)

ALABAMA, Greene County, Eutaw, Pierce, William F., House, 309 Womack Ave. (11/17/83)

ALABAMA, Talladega County, Talladega, First Presbyterian Church, 130 North St. E (11/17/83)

DISTRICT OF COLUMBIA, Mayflower Hotel, 1127 Connecticut Ave. NW (11/14/83)

FLORIDA, Marion County, McIntosh, McIntosh Historic District, Roughly bounded by RR Right-of-way, 10th St., Aves. C and H (11/18/83)

FLORIDA, Putnam County, Palatka, Palatka North Historic District, Roughly bounded by St. John's River, Bronson, N. 1st, N. 5th, and Main Sts. (11/17/83)

FLORIDA, Putnam County, Palatka, Palatka South Historic District, Roughly bounded by St. John's River, Oak, S. 9th, and Morris Sts. (11/17/83)

IOWA, Scott County, Davenport, College Square Historic District (Davenport MRA), Roughly bounded by Brady, Main, Harrison, 11th, and 15th Sts. (11/18/83)

IOWA, Scott County, Davenport, East 14th Street Historic District (Davenport MRA), 14th St. from Pershing to Arlington Ave. (11/18/83)

IOWA, Scott County, Davenport, Hamburg Historic District (Davenport MRA), Roughly bounded by 5th, Vine, Ripley, and 9 1/2 Sts. (11/18/83)

IOWA, Scott County, Davenport, Iowa Reform Building (Davenport MRA), 526 W. 2nd St. (11/18/83)

IOWA, Scott County, Davenport, Motie, Joseph, House (Davenport MRA), 421 E. 10th St. (11/18/83)

IOWA, Scott County, Davenport, West Third Street Historic District (Davenport MRA), Roughly 3rd St. between Ripley and Myrtle Sts. (11/18/83)

KENTUCKY, Shelby County, Shelbyville vicinity, Allen Dale Farm, Off US 60 (11/17/83)

MASSACHUSETTS, Hampshire County, South Hadley, Woodbridge Street Historic District, 3 and 7 Silver St., 25-82 Woodbridge St. (11/14/83)

MISSISSIPPI, Amite County, Liberty vicinity, Webb, George, House, E of Old Zion Hill Rd. (11/17/83)

MISSISSIPPI, Hinds County, Raymond vicinity, Magnolia Vale, Off MS 18 (11/17/83)

MISSISSIPPI, Warren County, Vicksburg, Shlenker House, 2212 Cherry St. (11/17/83)

NEW JERSEY, Essex County, Newark, Mutual Benefit Life Insurance Company, 300 Broadway and 2nd St. (11/17/83)

NEW MEXICO, Rio Arriba County, Tsama Pueblo, (11/17/83)

NEW MEXICO, San Miguel County, San Geronimo, San Geronimo Historic District, Off NM 283 (11/15/83)

NORTH CAROLINA, Chatham County, Newkirk State (Site 31 Ch 366), (11/14/83)



INDIVIDUAL NOMINATIONS, DAVENPORT MULTIPLE RESOURCE NOMINATION

MAP NUMBER FOUR

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

INDIVIDUAL NOMINATION UTM'S

DAVENPORT MULTIPLE RESOURCE
NOMINATION

MAP NUMBER FOUR



Historic Preservation Ordinance

Section 14.01.060 Certificate of Appropriateness Review Process

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

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

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

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

City of Davenport

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

Action / Date
6/10/2025

Subject:

Case COA25-07: Request for site improvements, restoration of existing structures, and new construction at 2800 Eastern Avenue. The Iowa Soldiers' Orphans' Home Historic District is a locally and nationally listed historic district. Annie Wittenmyer Family LLC, petitioner. [Ward 5]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness for site improvements, restoration of existing structures, and new construction at 2800 Eastern Avenue in accordance with the submitted material, subject to the following conditions:

1. Per the requirements of the National Park Service, the housing project shall be in compliance with The Secretary of the Interior's Standards for Rehabilitation.
2. As the design for the rehabilitation project progresses, any substantial modifications shall require a separate Certificate of Appropriateness Application and review by the Historic Preservation Commission.

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

1. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration.
2. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
3. 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 wetblasting fire-hardened bricks, the activities shall be prohibited. If cleaning is to be done, the gentlest means possible shall be encouraged.
4. 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.

Background:

Architectural Style and Significance:

The Iowa Soldiers' Orphan's Home Historic District (Annie Wittenmyer Complex) is both a locally and nationally designated landmark. While the history of this area is extensive, a brief summary of its significance has been provided here:

The grounds for the Orphans' Home were developed over 15 decades beginning with the establishment of the Civil War Camp Roberts/Camp Kinsman and shifted into various orphanage uses by 1865. The campus's significance is due to several factors. It is associated with an important social welfare effort – a state-operated orphanage for the children of Civil War veterans and indigent families.

This is the first statewide orphanage to open in the country in the post-war period. Annie Wittenmyer, the founder and first matron, became a national figure serving as a major promoter of orphans' homes. The orphanage also pioneered progressive child welfare initiatives, including the Cottage System of orphanage operation, an early foster care placement program, and one of Iowa's first Montessori nursery school programs.

The residential cottages are examples of simplified Queen Anne Style while the larger buildings are designed in the Romanesque Revival, Colonial Revival and PWA Moderne Styles. There are also examples of English Period Cottages. In addition, the complex contains archaeological significance dating from the early to middle Woodland Period (800 BC – 400 AD).

Project Background:

To best position the Annie Wittenmyer Campus for future redevelopment, the city intends to sell the land south of the Aquatic Center to a private developer with experience in historic preservation. The development will help promote the City's objectives and provide several public benefits: enable adaptive reuse of the facilities, provide affordable housing, ensure historic preservation, and maintain open space.

The developer, Annie Wittenmyer Family LLC, is utilizing both state and federal historic preservation tax credits to help finance the project. This provides an additional level of oversight regarding historic preservation of the campus, as the National Park Service reviews the development for compliance with The Secretary of the Interior's Standards for Rehabilitation.

Request:

The developer submitted a Certificate of Appropriateness Application to complete the Family Housing component of the project. The following is a summary of exterior changes to each building.

1. Children's Cottage:

1. The building will be converted into five apartment units.
2. There are four non-original asphalt shingle panels covering a corresponding window well on the west (rear) facade. These non-original building components will be removed.

2. Green House Building:

1. The building will be converted into four apartment units.
2. Apartment B, located on the lower level of the west elevation, will have a set of double steel doors removed. A new set of double doors with windows, similar in style to the adjacent door, will be installed in its place. The purpose of the windows is to provide natural light into the living room.

3. Ice House Building:

1. The building will be converted into six apartment units.
2. A non-original doghouse dormer will be removed from the roof. The area will be covered with matching shingles.
3. The garage doors on the east elevation will be removed and infilled with matching units. Since the interior of this space is an apartment unit, the doors will not be operable. The replacement units will be made of wood and replicate the grid pattern. The second row from the top will have windows, offering natural light for the living spaces within. These measures are being taken to satisfy requirements of the National Park Service, which request that the building resemble its original character and functional appearance.
4. There are missing windows on the west elevation of the one-story addition. If windows exist behind the plywood, then the units will be refurbished and reinstalled. Otherwise, any replacement windows will replicate the material and style of the units on the south elevation.
5. Brick is missing from the porch column on the east elevation. To the greatest extent practicable, this area will be infilled with masonry units that match the size, color, and texture of the original brick.

4. Garage Building:

1. A Certificate of Public Hazard was issued on April 19, 2022 by the Chief Building Official and Fire Marshall.
2. The garage building was subsequently demolished in 2024.
3. A new structure will be constructed in the same location, footprint, and dimensions as the previously demolished garage building.
4. Per a requirement of the National Parks Service, the new structure will replicate the former garage in materials, size, massing, roof shape, color, and other visual qualities.
5. A total of two apartment units will be within the new building.
6. Non-functioning garage doors with windows will be built to match the exterior doors of the Ice House. Likewise, these units will not be operable and serve an aesthetic and historic purpose.

5. Boy's Training Building:

1. The building will be converted into five apartment units.
2. A new entrance will be created on the east elevation, leading to an existing set of double doors. A concrete split staircase will be constructed with a metal hand railing. The design and materials will replicate the existing exterior stairs on the same elevation.

6. Cottages (1-10):

1. A total of twenty-four units will be created within the existing cottage buildings.
2. Cottages 1-4, 6, and 10 will be retrofitted into two apartment units.
3. Cottages 5 and 7-9 will be converted into three apartment units.
4. The steel fire escape slides will be removed from each building.

7. Site Improvements:

1. Parking areas: A total of 96 parking spaces will be provided for the family housing project. Parking stalls are generally located in previously development areas on the property. The functional circulation of vehicles and pedestrians throughout the campus will remain. The site has driveway access to both Eastern Avenue and East 29th Street.
2. Dog walk: A 1,000-square-foot dog walk area will provide an amenity space for

pet owners adjacent to the new garage building. Fencing materials have not yet been identified.

3. Dumpster enclosures: A total of three dumpster enclosures are proposed for the family housing project. Details on the type of wall, fence, gate, and landscaping have not yet been provided.

General Building Maintenance and Improvements:

Masonry:

A complete project scope of brick restoration has yet to be identified. However, it is evident that cleaning, tuck pointing, and brick replacement are needed. Staff recommend a mortar analysis be performed prior to tuckpointing the brick facade of each structure. The purpose of a mortar analysis is to determine the three components of historic mortar: the binder, fines, and the sand/aggregate. Using improper mortar can result in brick spalling. The applicant indicated a mortar analysis would be conducted prior to the start of work per requirements of the National Park Service.

The work write-up indicates deteriorated brick will be replaced with historic brick. However, additional information on the type, dimensions, color, or texture of the replacement brick has not been submitted for review. Therefore, staff recommend a condition that the replacement brick visually match the existing masonry units.

The Secretary of the Interior's Standards for Rehabilitation recommends the following practices for tuckpointing and brick replacement:

1. Replacing in kind an entire masonry feature that is too deteriorated to repair - if the overall form and detailing are still evident - using physical evidence to guide the new work. Examples can include large sections of walls. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
2. Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration.
3. Removing deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry.
4. Duplicating old mortar in strength, composition, color, and texture.
5. Duplicating old mortar joints in width and in joint profile.

Windows:

The applicant's overall intent is to repair existing windows when available. Any replacement units will resemble existing windows on the structure in material and appearance. However, a window survey documenting the existing condition of each unit within the development has not yet taken place.

The purpose of a survey is to identify the extent of deterioration and to provide a decision basis as to whether the windows should be repaired or replaced. The developer intends to perform this analysis and submit it to the National Park Service for review.

The Secretary of the Interior's Standards for Rehabilitation recommends the following practices

for window repair and replacement:

1. Identifying, retaining, and preserving windows-and their functional and decorative features-that are important in defining the overall historic character of the building.
2. Protecting and maintaining the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.
3. Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind--or with compatible substitute material--of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.
4. Replacing in kind an entire window that is too deteriorated to repair-if the overall form and detailing are still evident-using the physical evidence to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Roofs:

An assessment on the condition of each roof has not yet been performed. However, it is evident that complete or partial roof replacement is warranted. The developer expressed that roofing material will be replaced in-kind. This includes both pitched and flat-roofed structures on the campus. Flat roofs appear to be covered with a rubber membrane. Whereas, pitched roofs are protected with an asphalt architectural shingle. Staff are supportive of roof replacement materials that will maintain the historic integrity of the structure and keep the building in a good state of repair.

Building Code Compliance:

Since the existing structures will be retrofitted into housing units, additional code requirements will need to be addressed. The most impactful alterations to the exterior of structures will be venting for kitchens, bathrooms, and laundry rooms. Detailed building plans have not yet identified the locations of venting apparatuses and covers.

Attachments:

1. Application
2. Plan Set
3. Photos
4. Section 14.01.060.C Certificate of Appropriateness 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

CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION

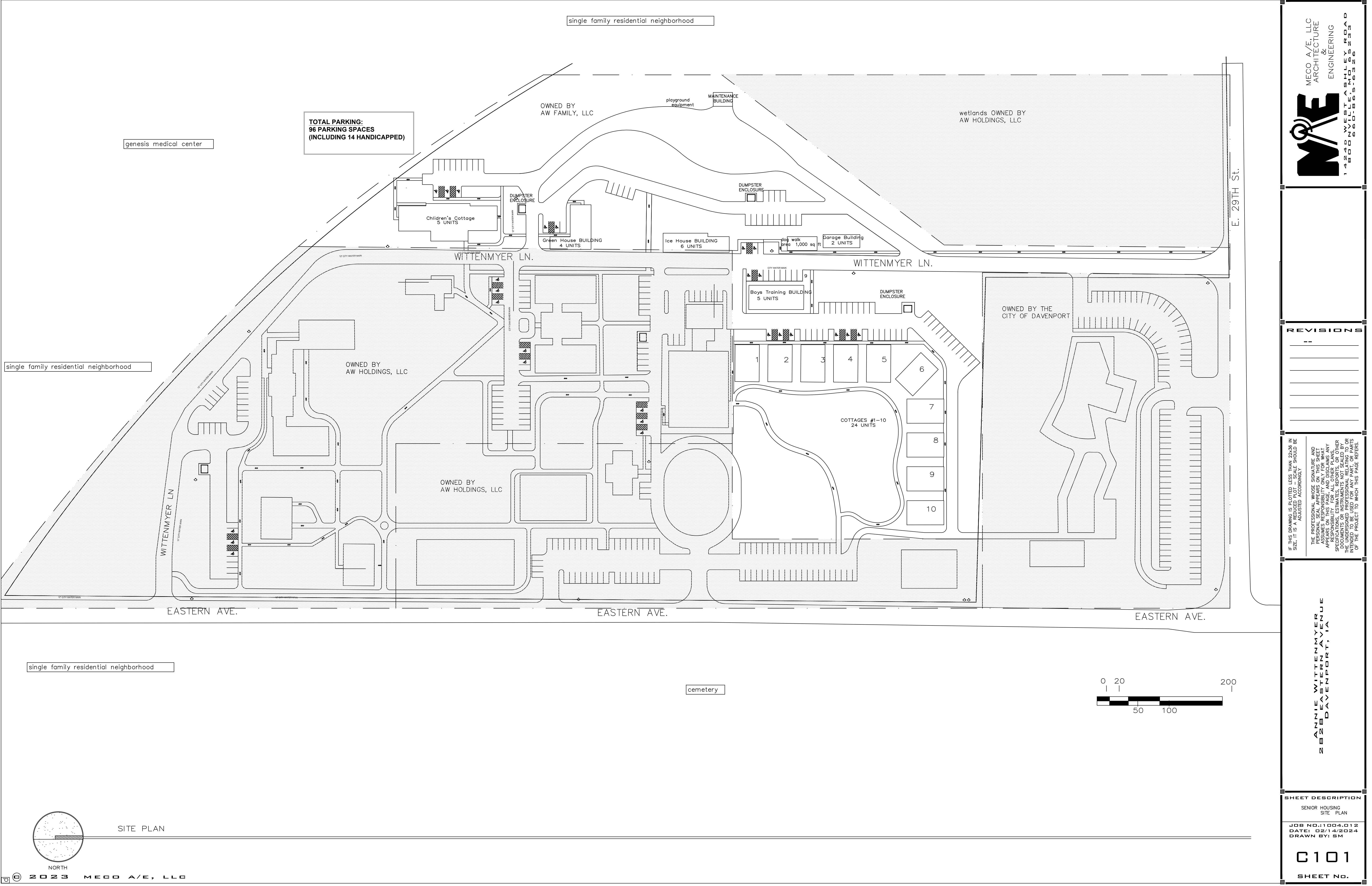
APPLICANT INFORMATION	
Application Name Company Name	RESOURCE TYPE
Annie Wittenmyer Family, LLC	Iowa Soldier's Orphan District
Address	SUBMITTAL DATE
1621 Progressive Parkway	05/30/2025
City State Zip	MEETING DATE
Plateville, WI	06/10/2025
Phone	SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME
	Iowa Soldiers' Orphans' Home
Secondary Phone	BRIEF OVERVIEW OF THE PROJECT (not a scope of work)
	Historic Adaptive Reuse of Lot 3 as affordable workforce housing
E-Mail Address	APPLICABILITY PRIOR to any work on applicable Historic Resources:
	A Certificate of Appropriateness must be submitted & approved PRIOR to the commencement of the following:
	- Any Building or Sign Permit changing the exterior (except demo) - New construction/Addition or exterior alteration of a structure - Sign installation or alteration
	Demolition of any local or national historic resources shall require a Historic Demolition Request Application
Acceptance of Applicant	ALL SUBMITTALS SHALL INCLUDE:
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.	SUBMITTED
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.	Full Scope of Work (SOW) attached as a .PDF ☐
By checking this box and typing my name below, I am electronically signing this application. ☒	all work & materials shall be described & itemized/listed in detail
	Photos or renderings of all existing building/sign façades ☐
	Proposed color building/sign elevations to scale ☐
	rendered showing existing and/or proposed building materials
	Material specs: type, dimensions, color & manufacturer ☐
	MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*:
	Dimensioned Site Plan (proposed & existing buildings/site items) ☐
	Grading Plan with 2 foot intervals (if needed) ☐
	Mechanical Screening shall be shown ☐
	Materials Board of sample building materials proposed ☐
Type Applicant's Name here to serve as a signature	* Major Additions & New Buildings may require more extensive information
Date	
DEVELOPMENT TEAM	
Property Owner	Formal Procedure
City of Davenport	Application Fee: NONE
Address	(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>
Phone	(2) Scope of Commission's Consideration:
Secondary Phone	- 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.
E-Mail Address	(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.
Project Manager/Other	
Chris Ales	
Address	
1101 West 9th Street, Davenport, Iowa 52804	
Phone	
Secondary Phone	
E-Mail Address	
	Submit this form with attachments to: planning@davenportiowa.com

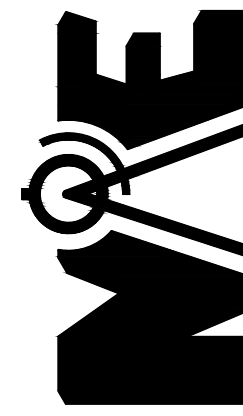
M/E
MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING

SHEET NO.

	SECTION		BUILDING SECTION
4/2-1	INTERIOR ELEVATION	AS-2	
	DOOR NUMBER		KEY NOTE
104	ROOM NUMBER		REVISION NOTE
			ELEVATION

ROOM FINISH SCHEDULE FOR ALL APARTMENTS			
ROOM DESCRIPTION	FLOOR	WALLS	CEILING
LIVING	LVP	PANDED GYPSUM	PANDED GYPSUM
KITCHEN/DINING	LVP	PANDED GYPSUM	PANDED GYPSUM
BEDROOM	CARPET	PANDED GYPSUM	PANDED GYPSUM
BATH	LVP	PANDED GYPSUM	PANDED GYPSUM
LAUNDRY	LVP	PANDED GYPSUM	PANDED GYPSUM
MECH	LVP	PANDED GYPSUM	PANDED GYPSUM





MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING
14240 WEST ASHLEY ROAD
SUITE 200
DAVENPORT, IA 52806

REVISIONS

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2828 WITTENMYER AVE
DAVENPORT, IA

SHEET DESCRIPTION

SENIOR HOUSING
SITE PLAN

JOB NO.: 11004.012
DATE: 02/14/2024
DRAWN BY: SM

C101

SHEET NO.



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ANNIE WITTENMYER
2828 EASTERN AVENUE
DAVENPORT, IA

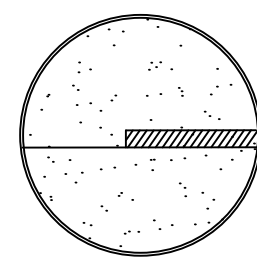
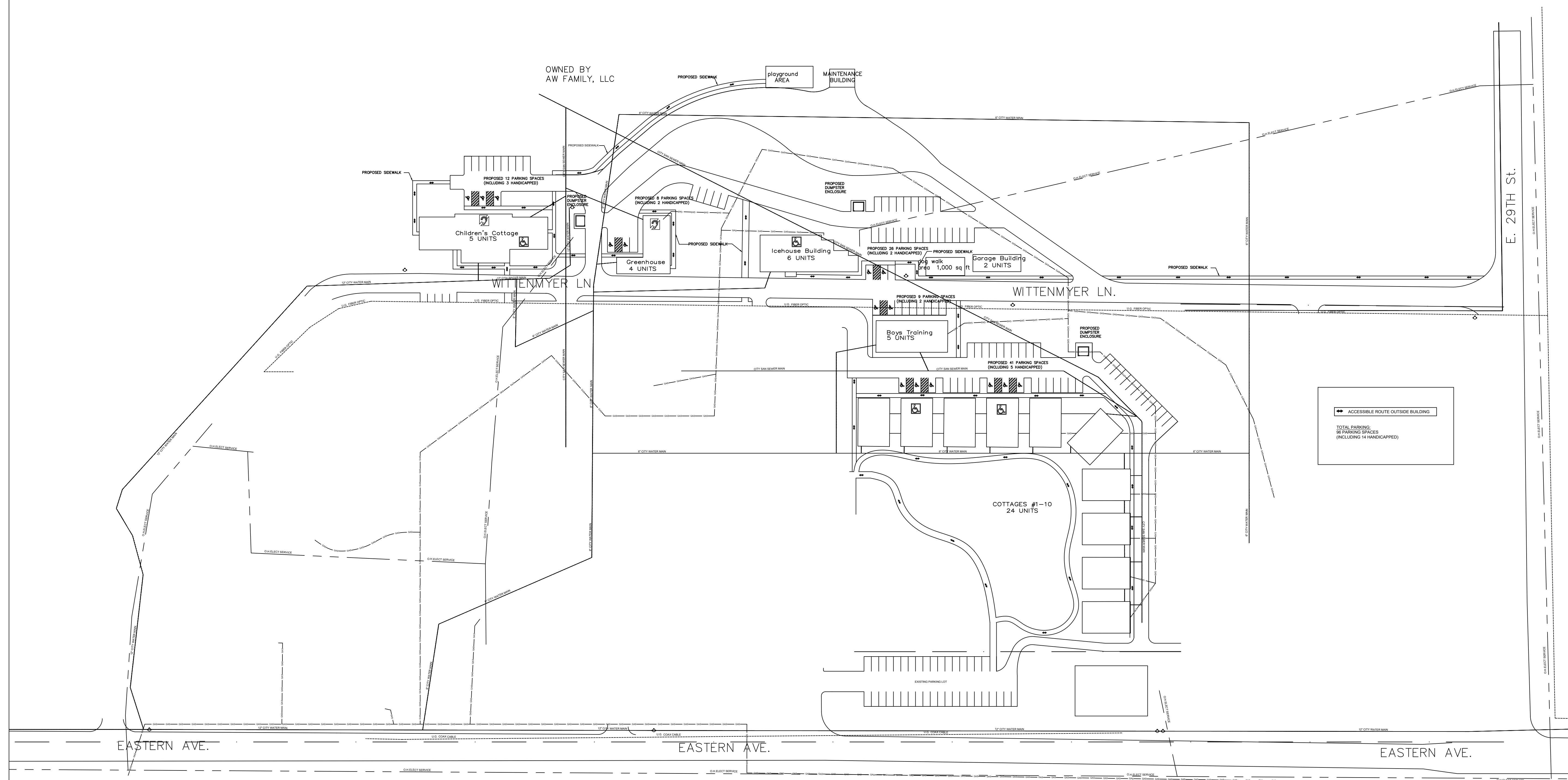
SHEET DESCRIPTION

FAMILY HOUSING
SITE PLAN

JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

C102

SHEET No.

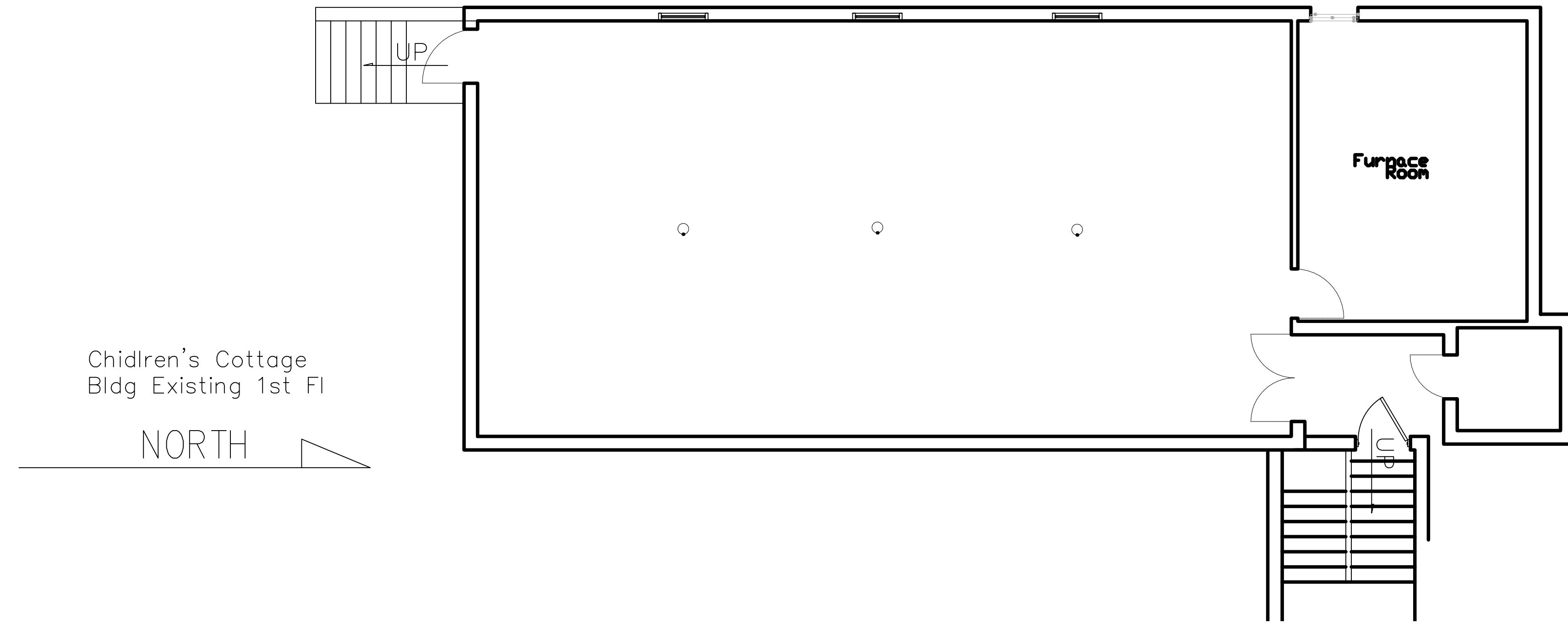


SITE PLAN

NORTH

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SHEET No.



CHILDREN'S COTTAGE BUILDING EXISTING LOWER LEVEL FLOOR/DEMO PLAN

REVISIONS

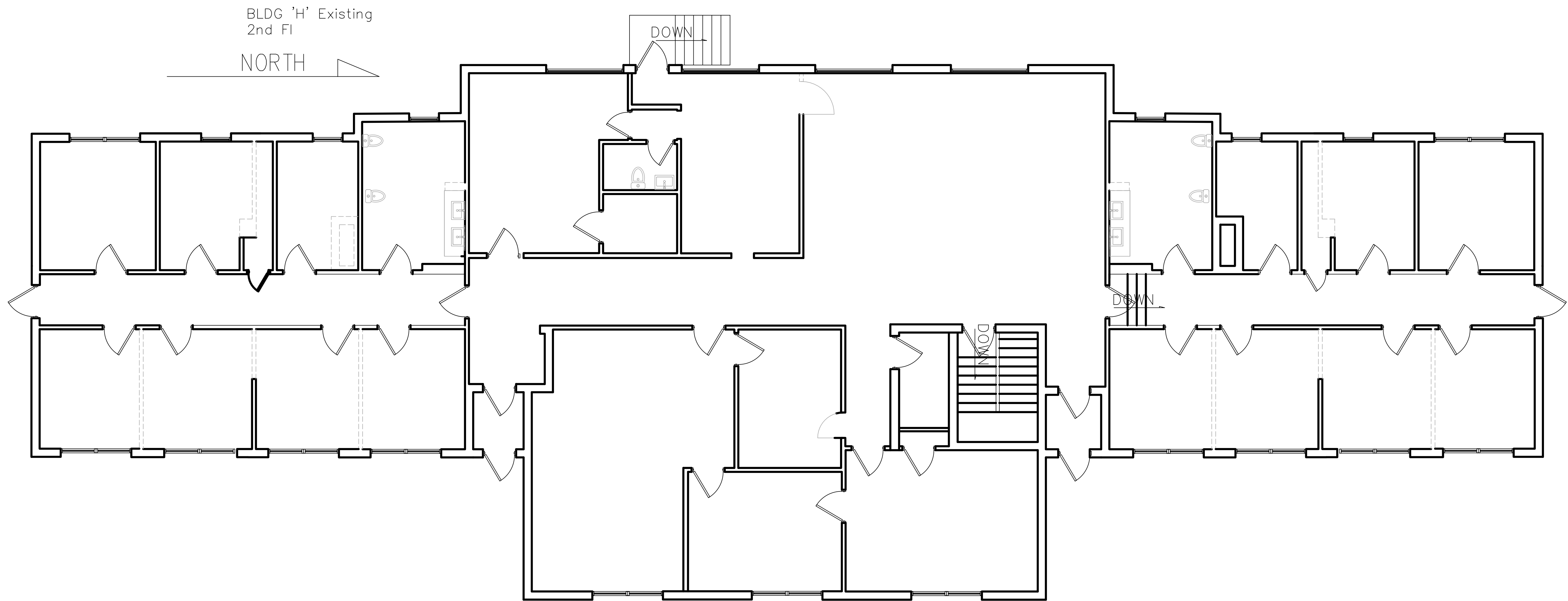
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2 ANNIE WITTEN AVENUE
2828 DAVENPORT, IA

SHEET DESCRIPTION
EXISTING FLOOR PLAN
JOB NO.: 1004.012 DATE: 02/14/2024 DRAWN BY: SM
1-AD101
SHEET NO.



CHILDREN'S COTTAGE BUILDING EXISTING 1ST FLOOR/DEMO PLAN

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2 ANNIE WITTEN AVENUE
2828 DAVENPORT, IA

SHEET DESCRIPTION

EXISTING
FLOOR PLAN

JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

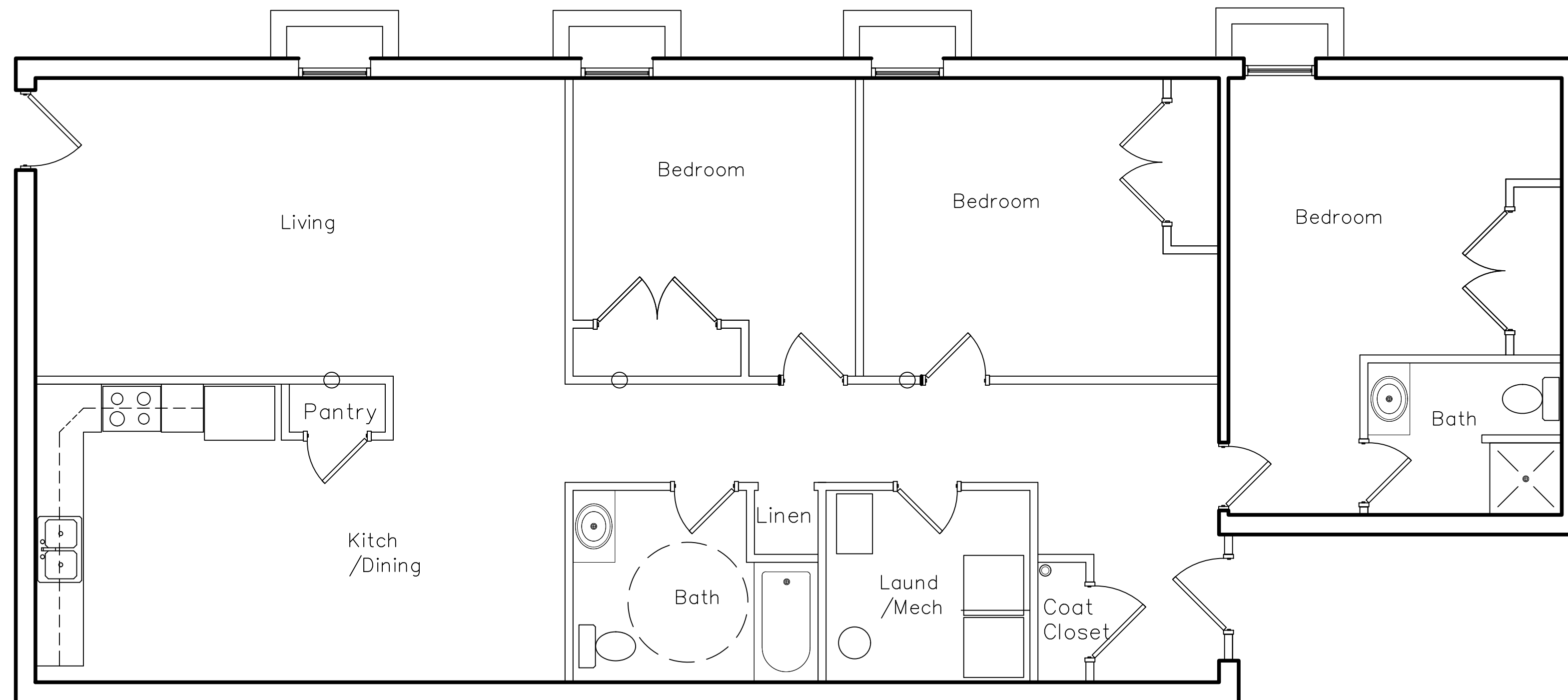
1-AD102

SHEET NO.

NORTH

BLDG 'H' Proposed
1st Fl

Apt A
3 BR
1503 sq ft



CHILDREN'S COTTAGE BUILDING PROPOSED LOWER LEVEL PLAN

MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING
14240 WEST ACHILLE ROAD
VIRGINIA BEACH, VA 23462

REVISIONS

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2 ANNIE WITTEN AVENUE
2323 DAVENPORT, IA

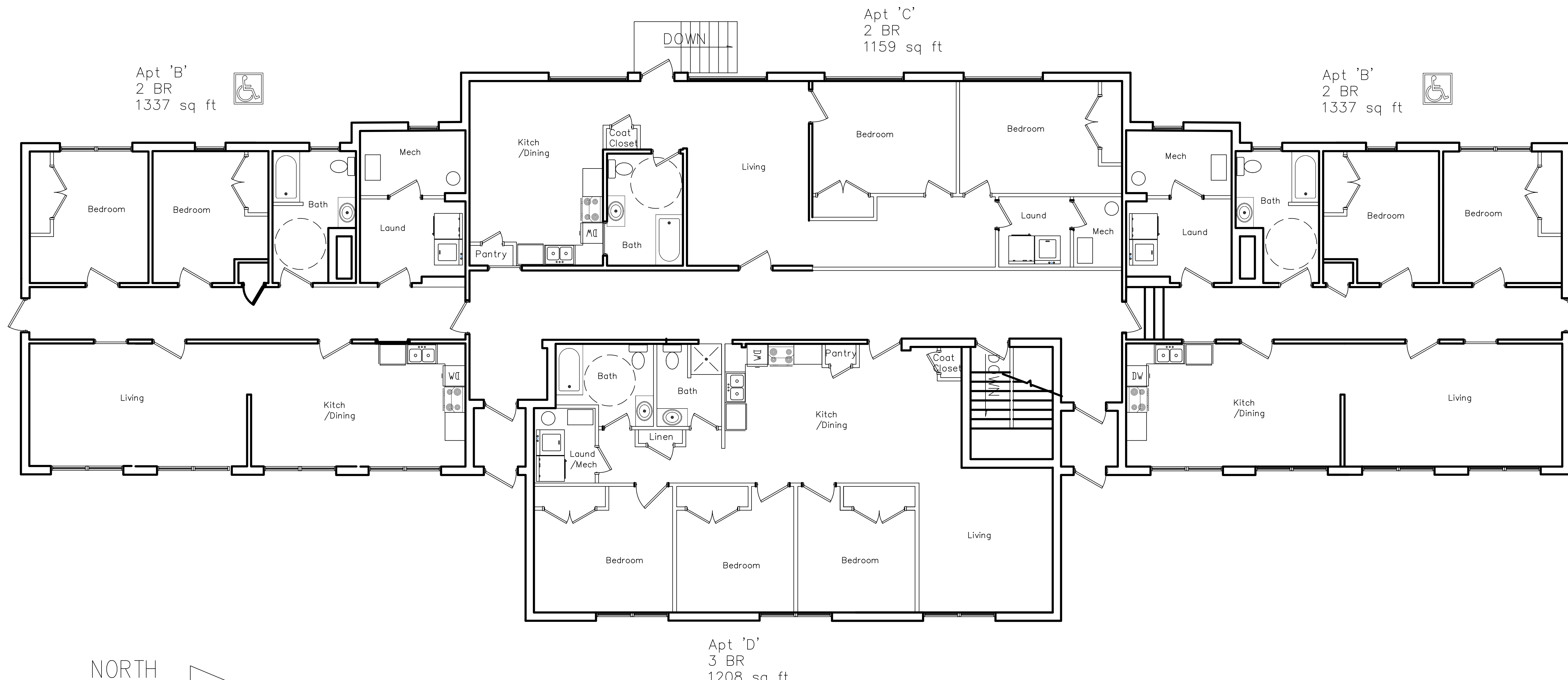
SHEET DESCRIPTION

PROPOSED LOWER
LEVEL PLAN

JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

1-A101

SHEET NO.



CHILDREN'S COTTAGE BUILDING PROPOSED 1ST FLOOR PLAN

REVISIONS

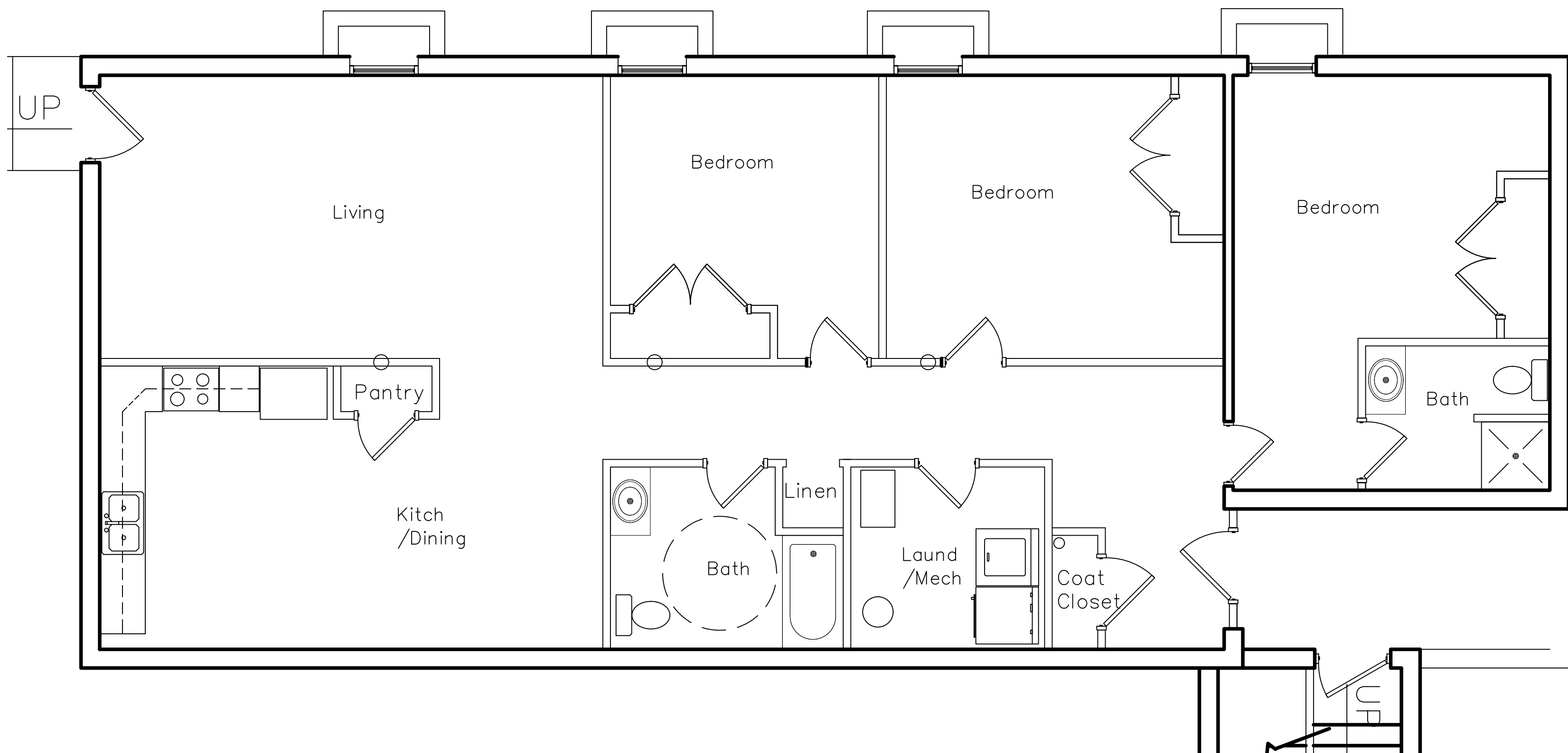
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2 ANNIE WITTEN AVENUE
23208 DAVENPORT, IA

SHEET DESCRIPTION
PROPOSED 1ST FLOOR PLAN
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM
1-A102
SHEET NO.

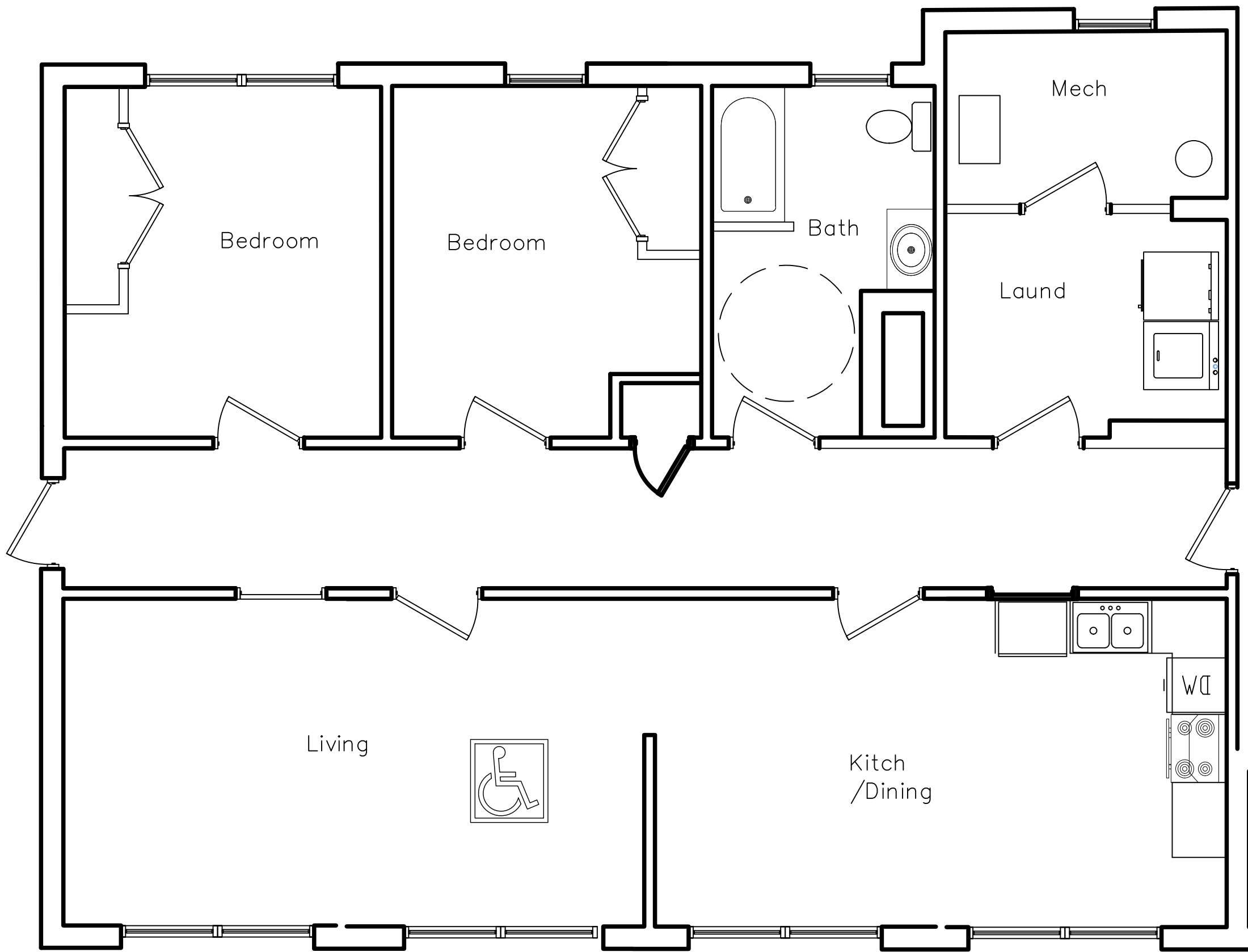
3 BR
1503 sq ft



APT "A" FLOOR PLAN

3 BEDROOM

NEAT RENTABLE AREA: 1503 SQ FT NET/ 1650 SQ FT GROSS



APT "B" FLOOR PLAN

NEAT RENTABLE AREA: 1337 SQ FT NET/ 1457 SQ FT GROSS



REVISIONS

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2 ANNIE WITTEN AVENUE
2828 DAVENPORT, IA

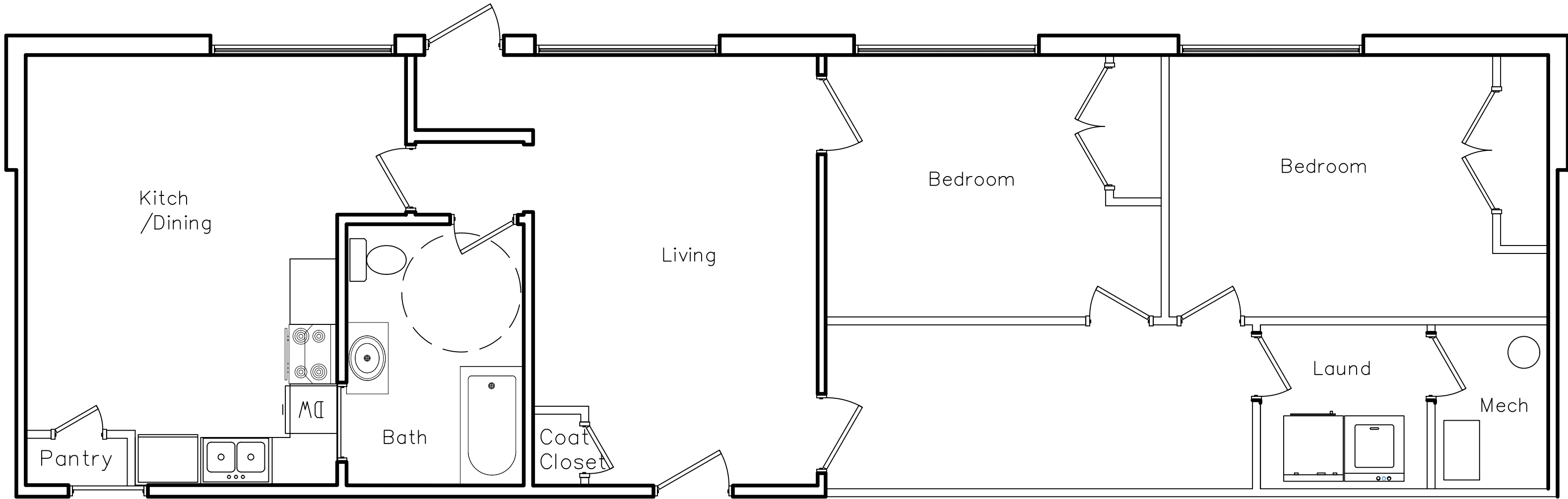
SHEET DESCRIPTION

APARTMENT
FLOOR PLAN

JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

1-A401

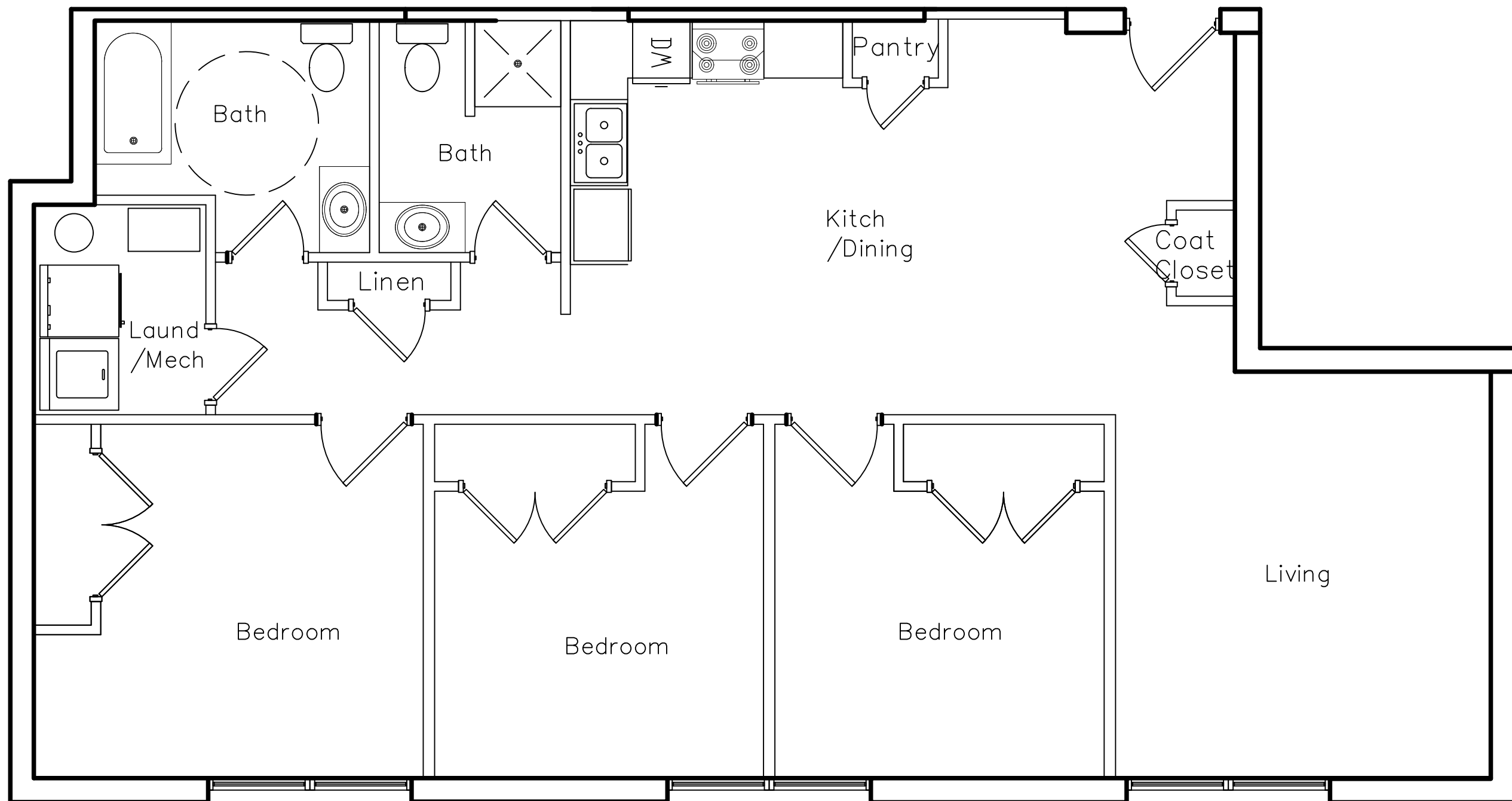
SHEET NO.



APT "C" FLOOR PLAN

2 BEDROOM

NEAT RENTABLE AREA: 1159 SQ FT NET/ 1261 SQ FT GROSS



APT "D" FLOOR PLAN

3 BEDROOM

NEAT RENTABLE AREA: 1210 SQ FT NET/ 1332 SQ FT GROSS

REVISIONS

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2 ANNIE WITTERN AVENUE
2230 DAVENPORT, IA

SHEET DESCRIPTION

APARTMENT
FLOOR PLAN

JOB NO.: 1004.012

DATE: 02/14/2024

DRAWN BY: SM

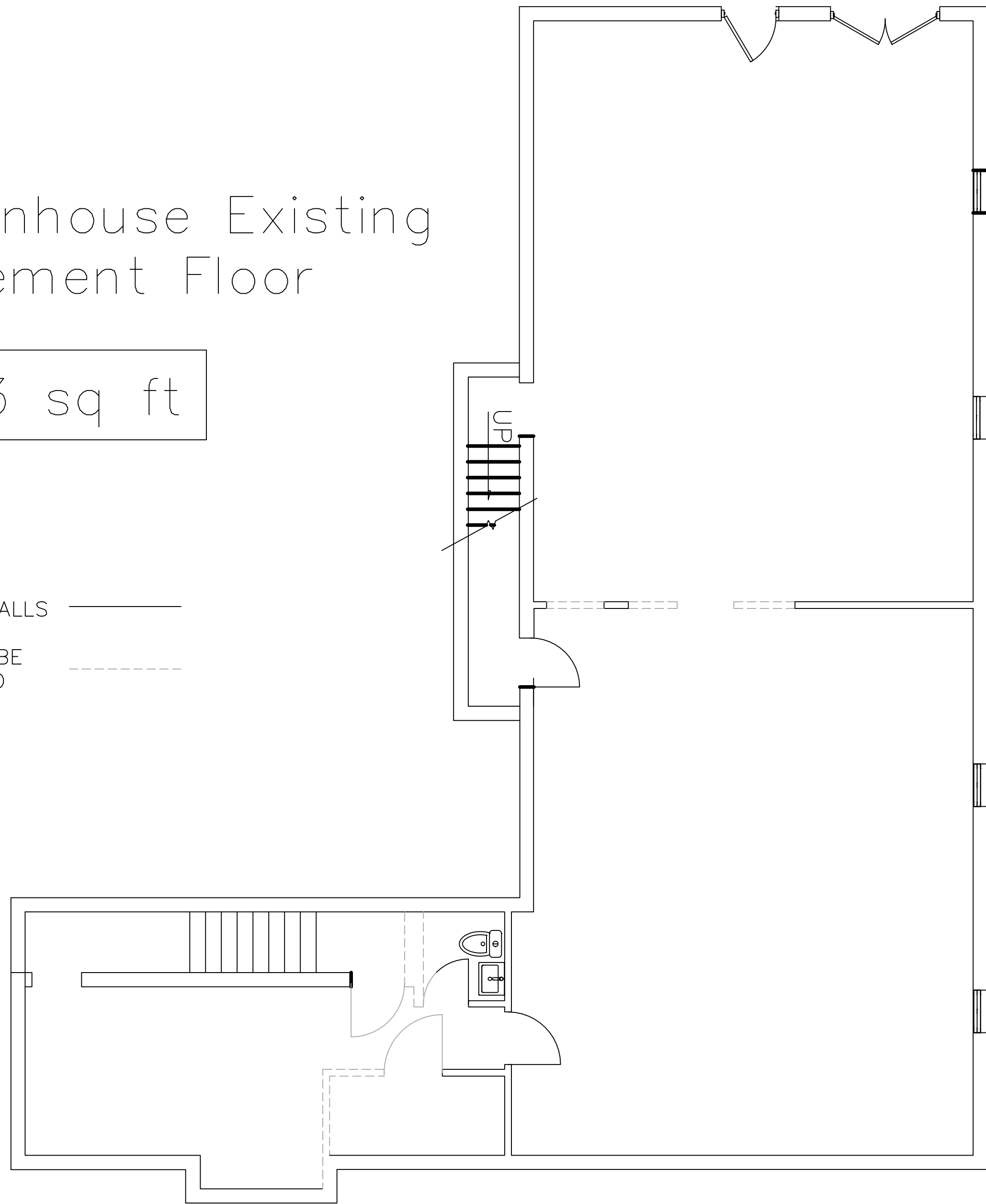
1-A402

SHEET NO.

Greenhouse Existing
Basement Floor

2103 sq ft

EXISTING WALLS ———
WALLS TO BE
DEMOLISHED - - - - -

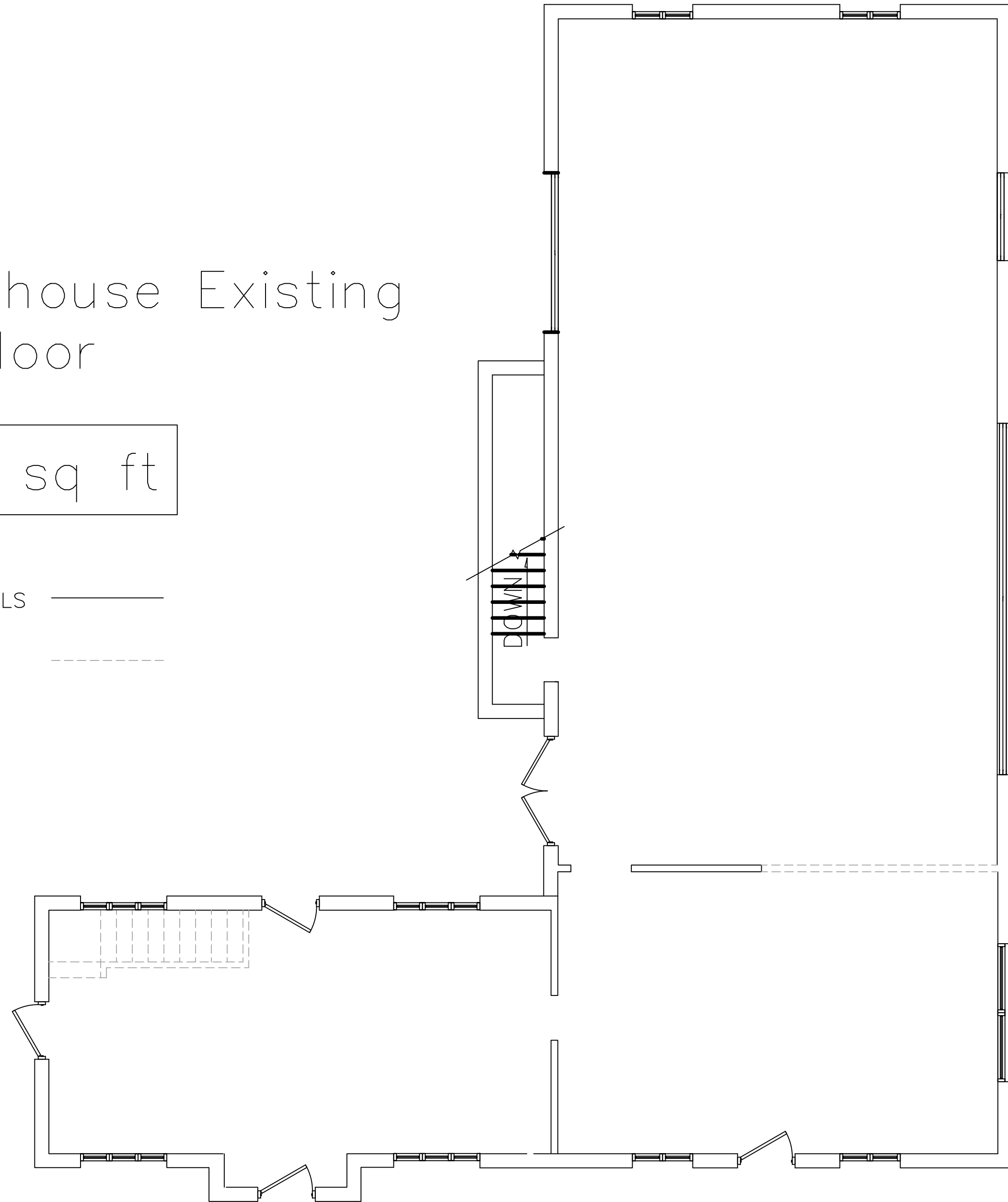


**GREENHOUSE EXISTING
BASEMENT FLOOR/DEMO PLAN**

Greenhouse Existing
1st Floor

2069 sq ft

EXISTING WALLS ———
WALLS TO BE
DEMOLISHED - - - - -



NORTH

**GREENHOUSE EXISTING
1ST FLOOR/DEMO PLAN**

REVISIONS

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2 ANNIE WITTEN AVENUE
2828 DAVENPORT, IA

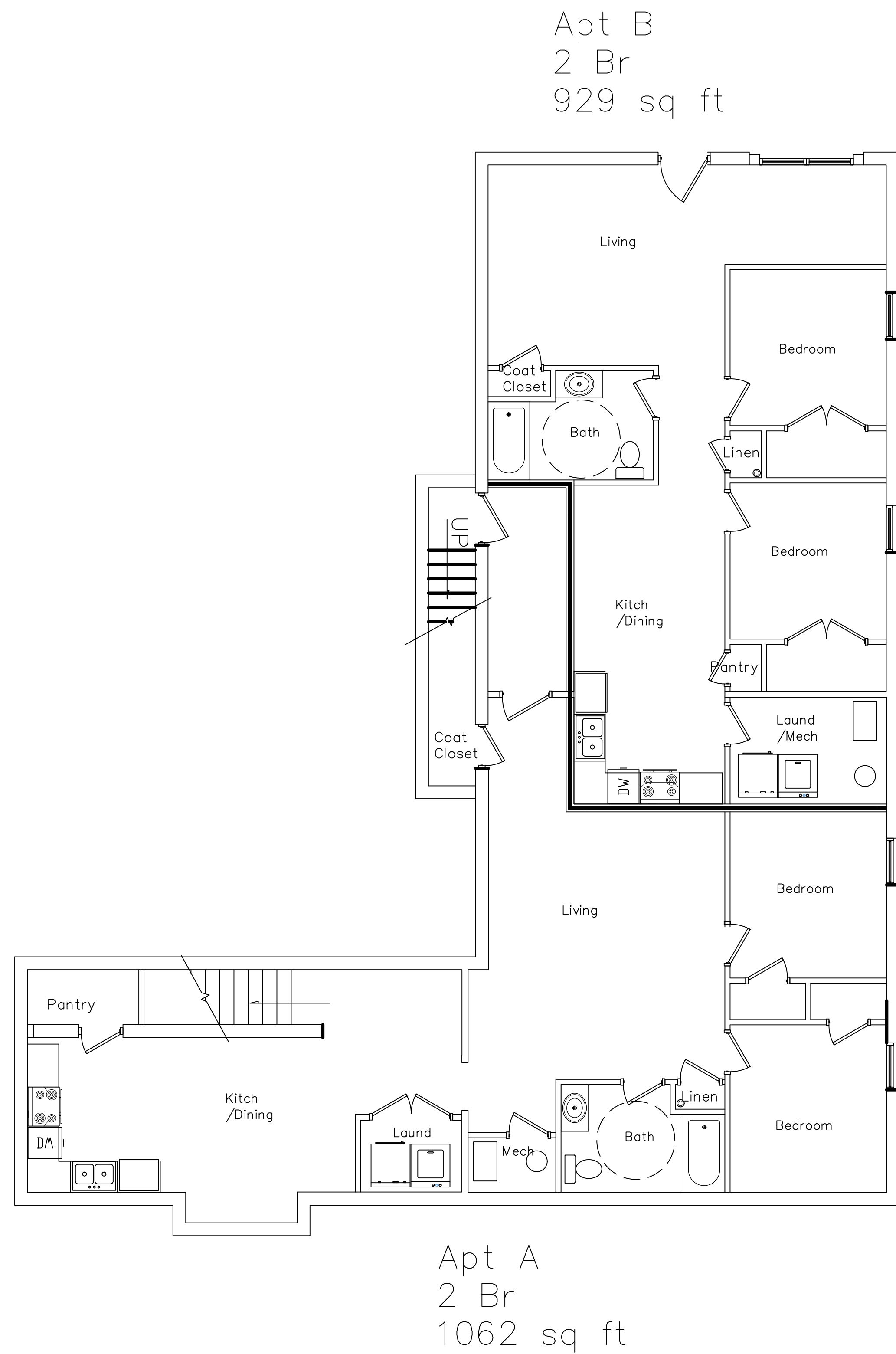
SHEET DESCRIPTION
EXISTING/DEMO
FLOOR PLAN

JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

2-AD101

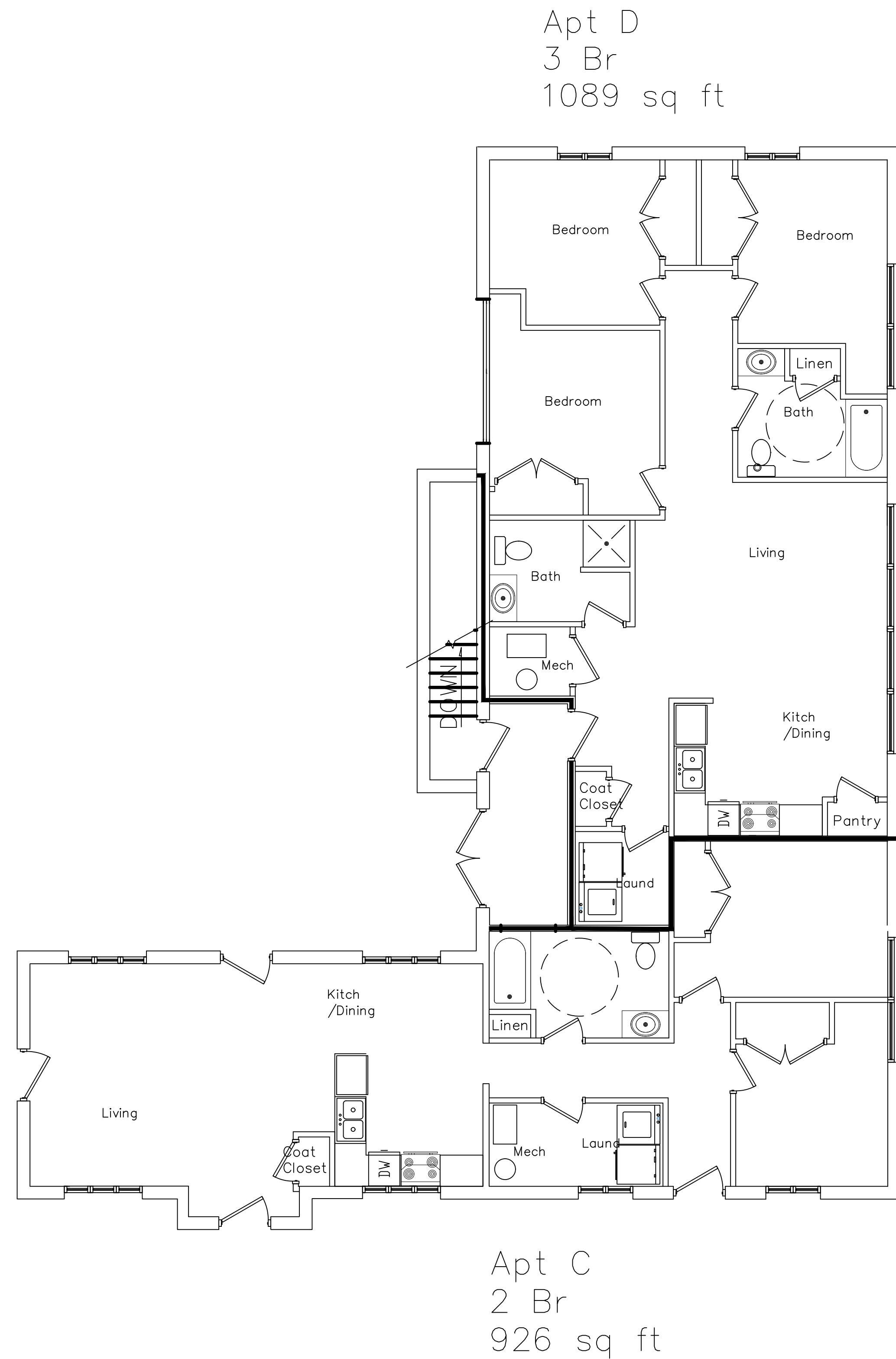
SHEET NO.

GREENHOUSE PROPOSED
BASEMENT FLOOR PLAN



NORTH

GREENHOUSE PROPOSED
1ST FLOOR PLAN



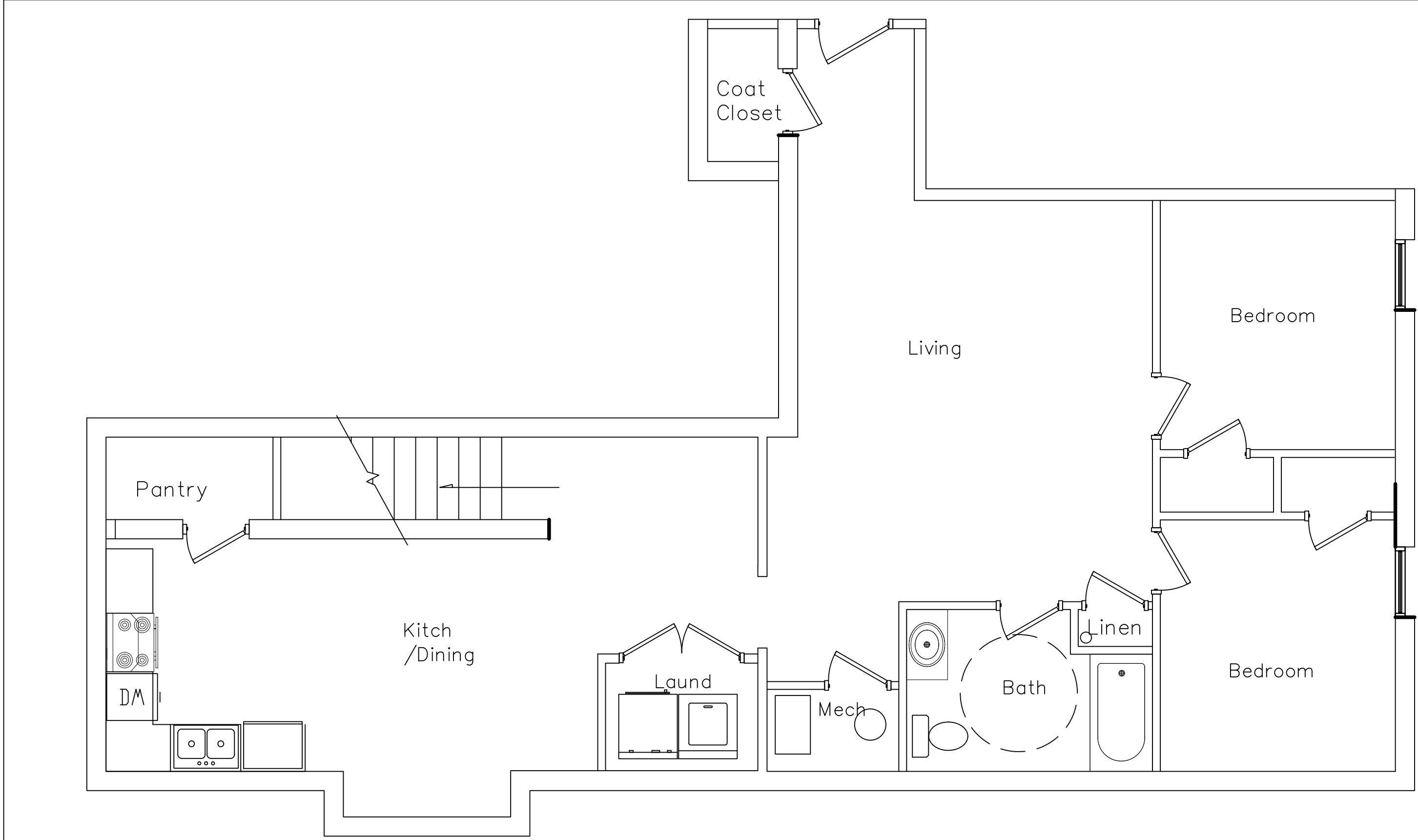
REVISIONS

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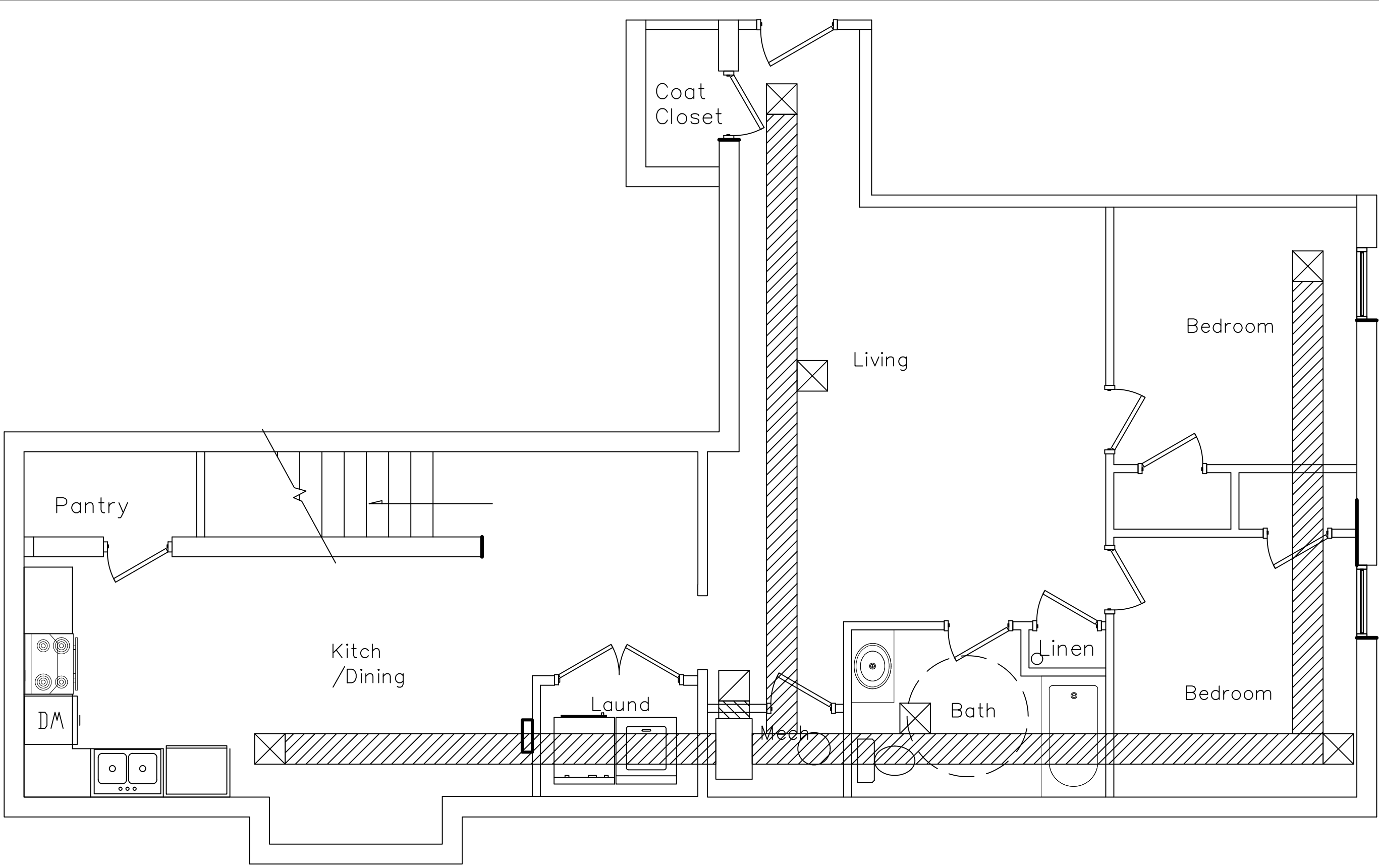
2 ANNIE WITTEN AVENUE
22301 DAVENPORT, IA

SHEET DESCRIPTION
PROPOSED FLOOR PLAN
JOB NO.: 1004.012 DATE: 02/14/2024 DRAWN BY: SM
2-A101
SHEET NO.



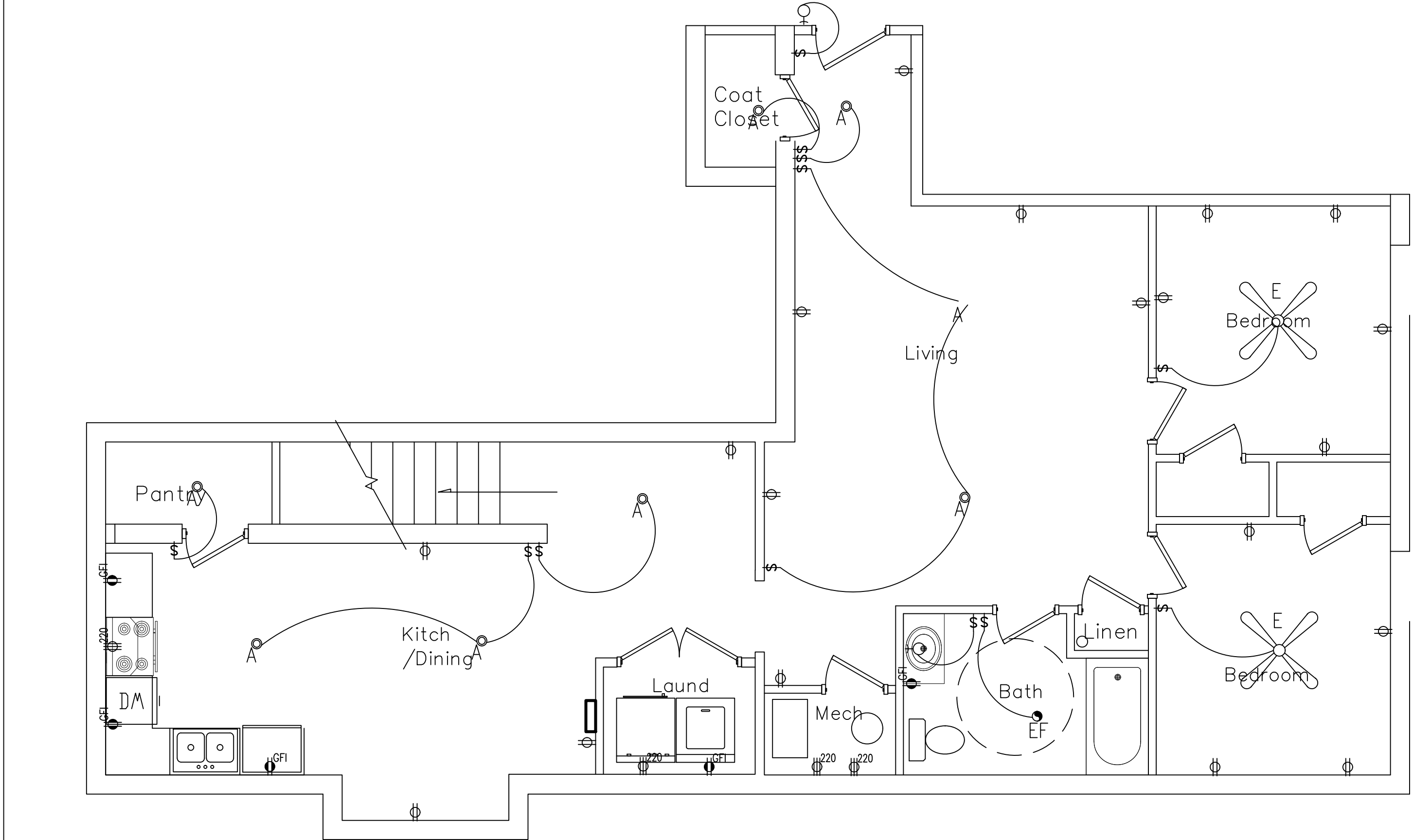
APARTMENT "A" FLOOR PLAN

SCALE: 1/4" = 1'-0"



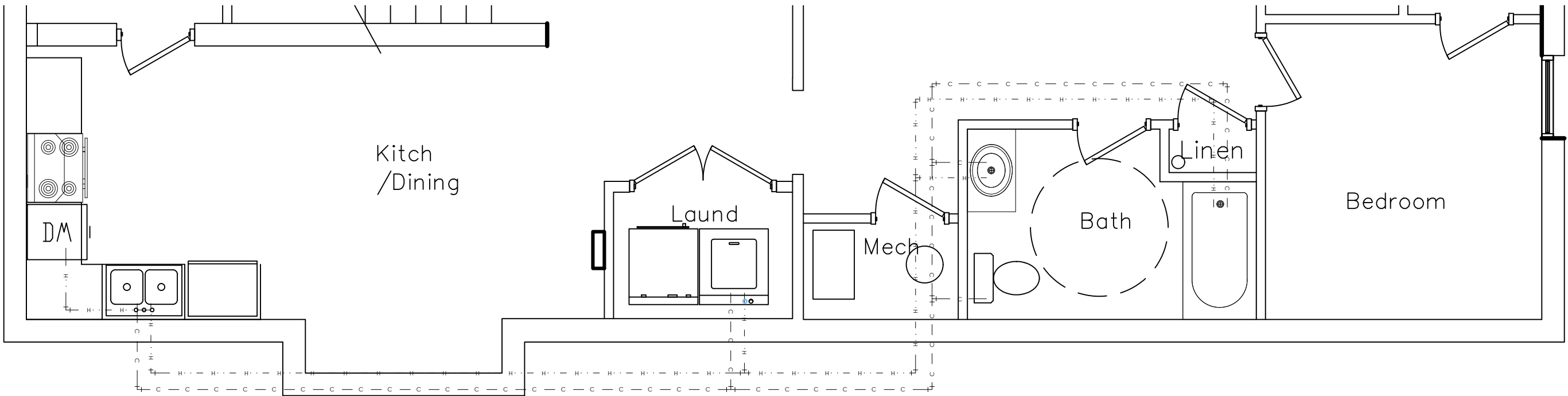
APARTMENT "A" HVAC PLAN

SCALE: 1/4" = 1'-0"



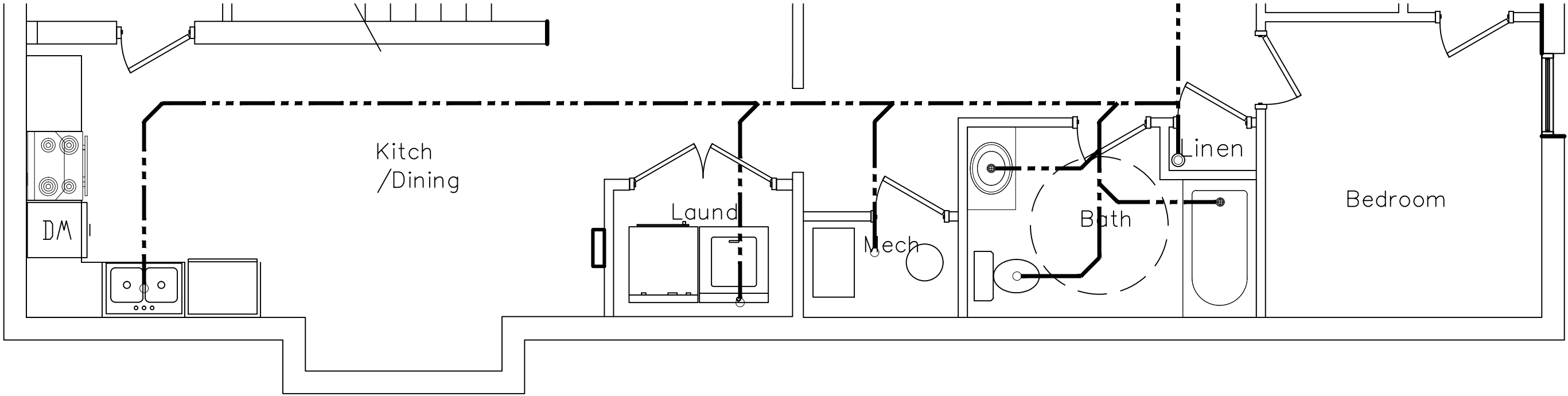
APARTMENT "A" ELECTRIC PLAN

SCALE: 1/4" = 1'-0"



APARTMENT "A" PLUMBING PLAN

SCALE: 1/4" = 1'-0"



APARTMENT "A" WASTE PLAN

SCALE: 1/4" = 1'-0"

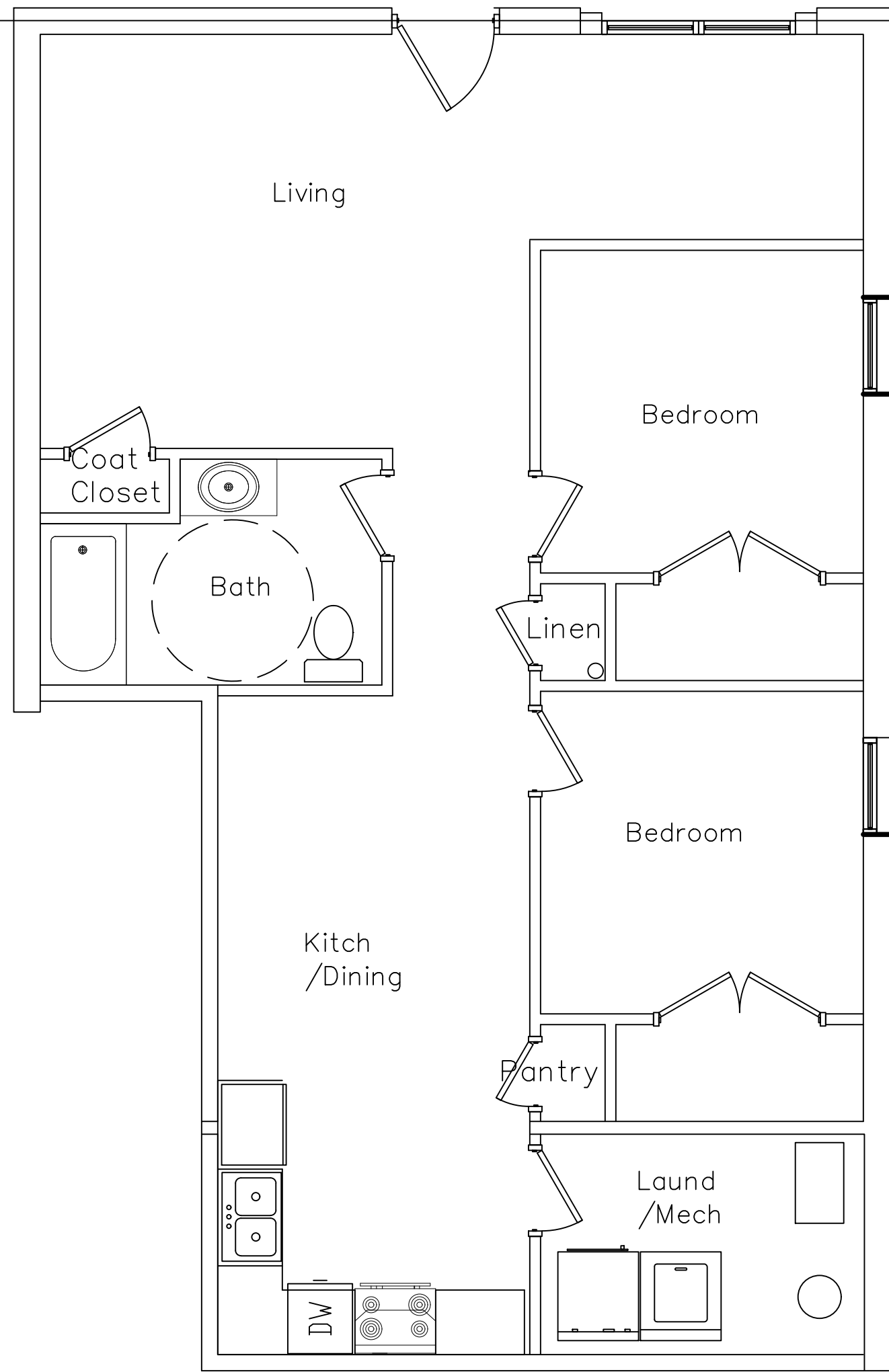
REVISIONS
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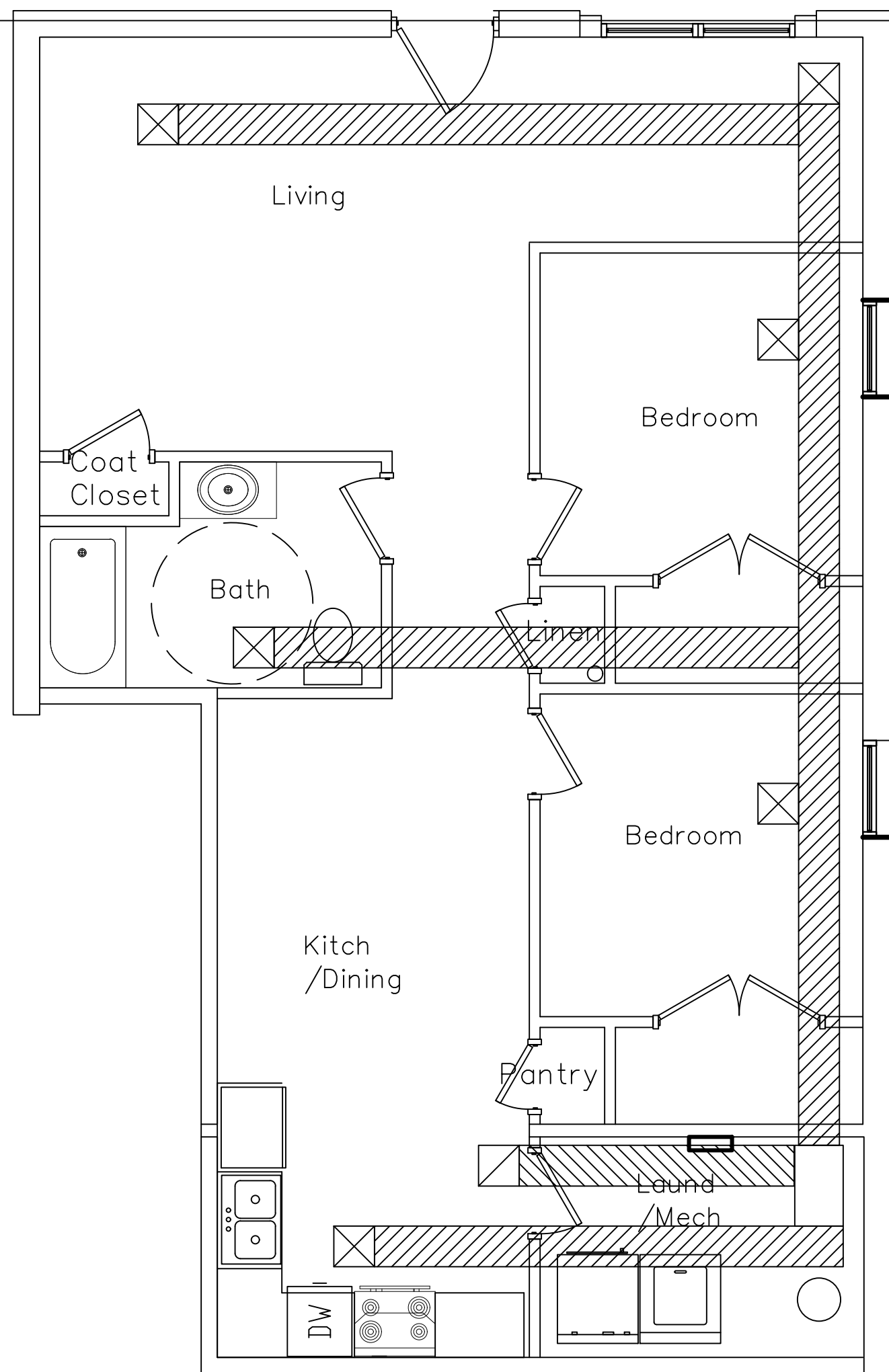
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DAVENPORT, IA

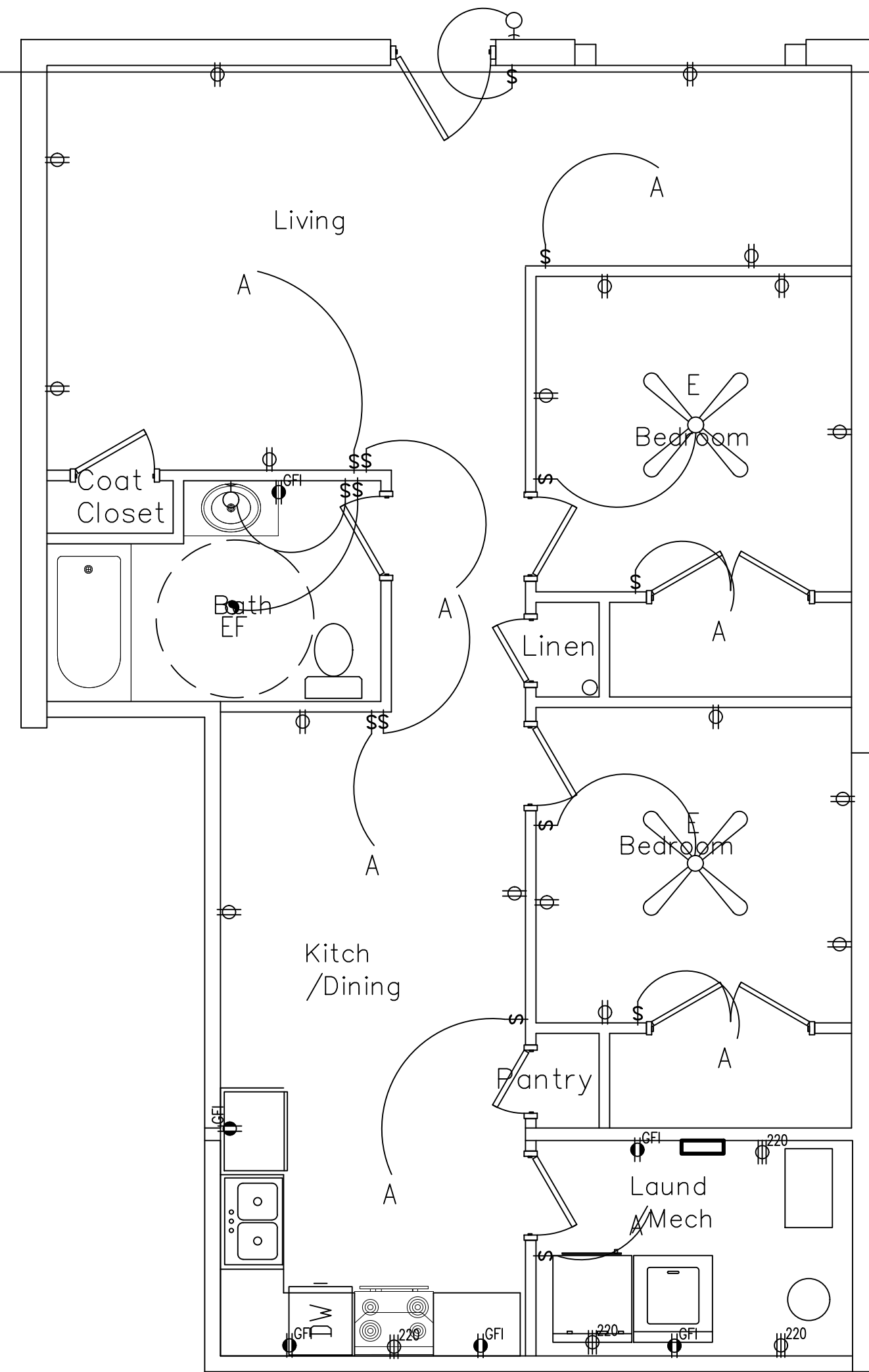
SHEET DESCRIPTION
APARTMENT FLOOR PLAN
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM
2-A401
SHEET NO.



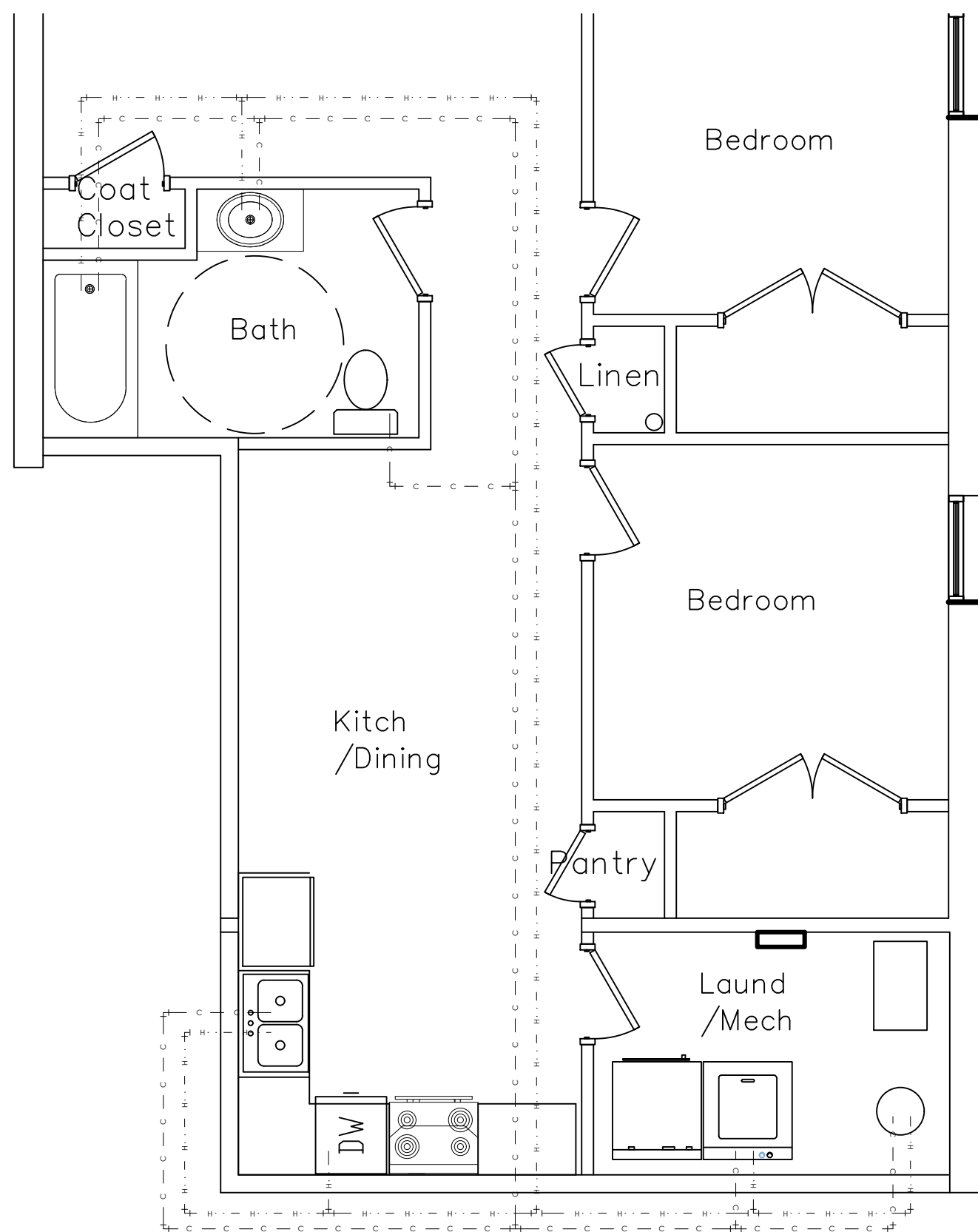
APARTMENT "B" FLOOR PLAN
SCALE: 1/4" = 1'-0"



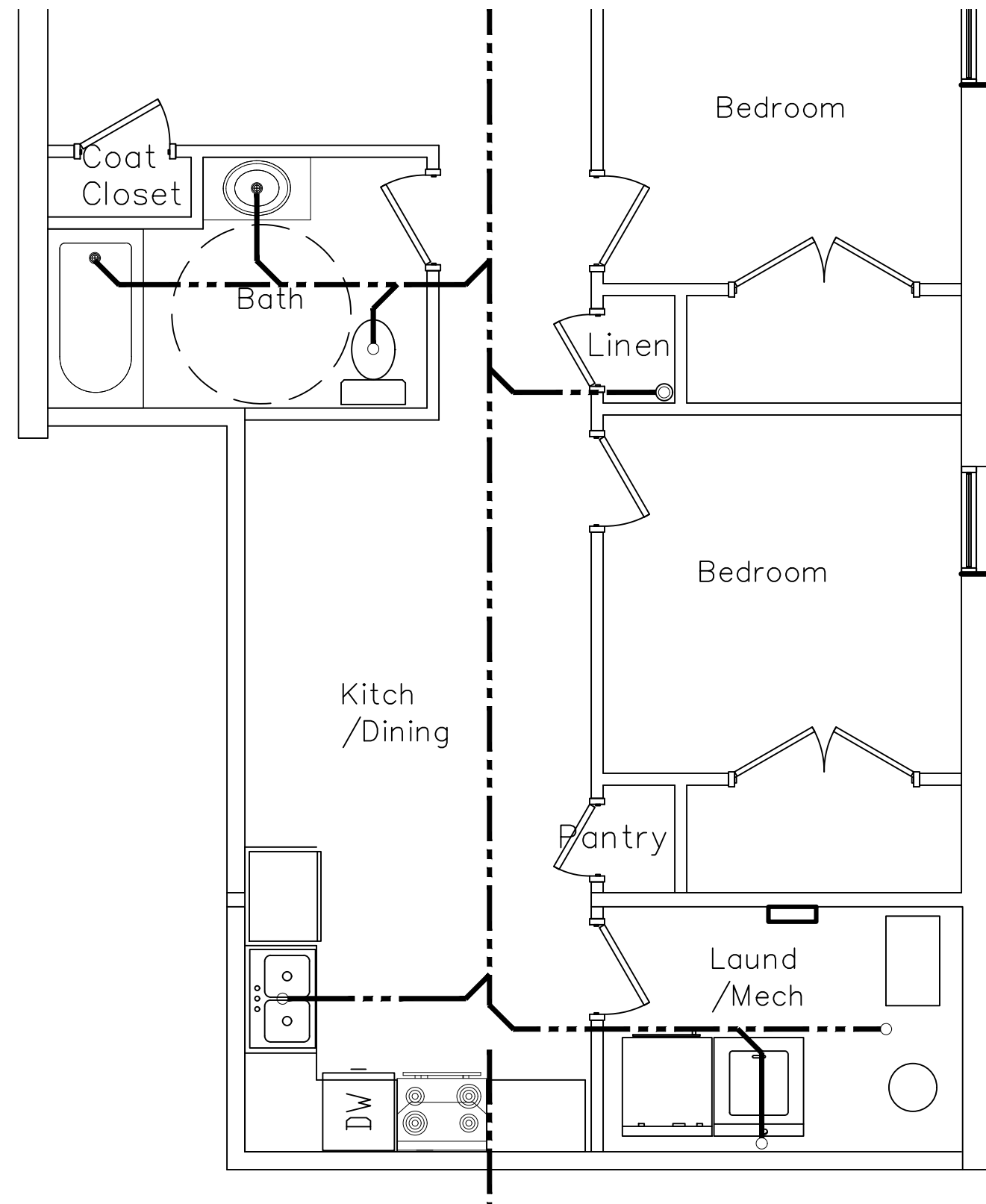
APARTMENT "B" HVAC PLAN
SCALE: 1/4" = 1'-0"



APARTMENT "B" ELECTRIC PLAN
SCALE: 1/4" = 1'-0"



APARTMENT "B" PLUMBING PLAN
SCALE: 1/4" = 1'-0"



APARTMENT "B" WASTE PLAN
SCALE: 1/4" = 1'-0"



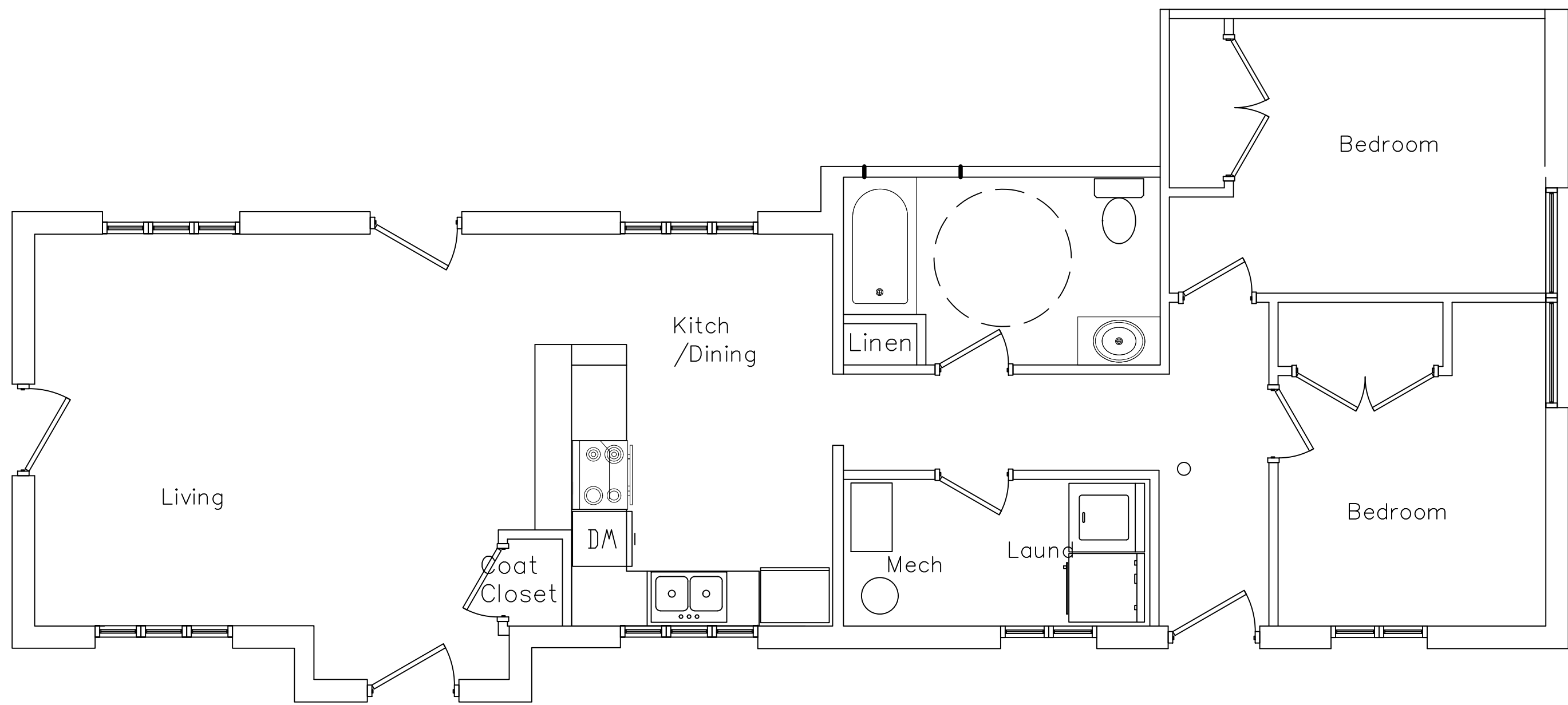
REVISIONS
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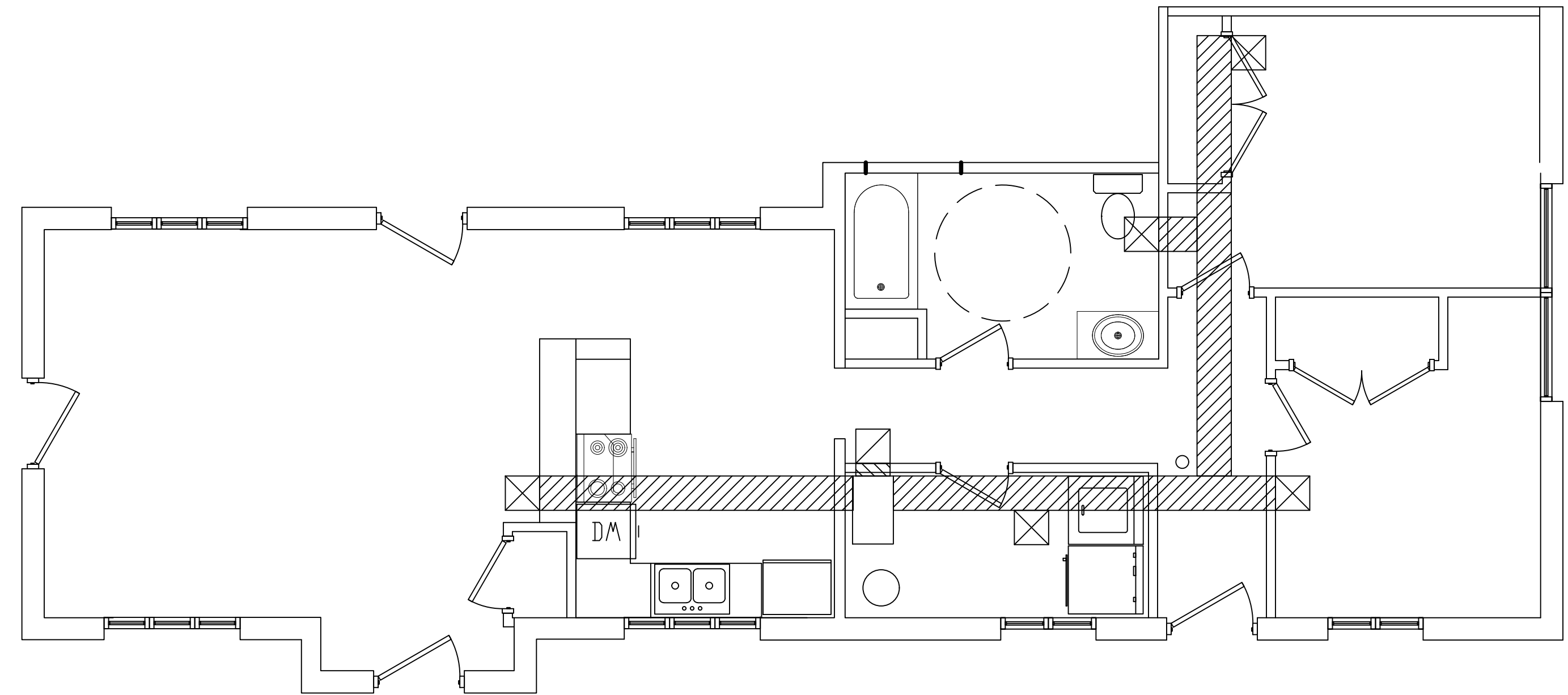
2 ANNIE WITTEMAN AVENUE
DAVENPORT, IA

SHEET DESCRIPTION
APARTMENT FLOOR PLAN
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM
2-A402
SHEET NO.



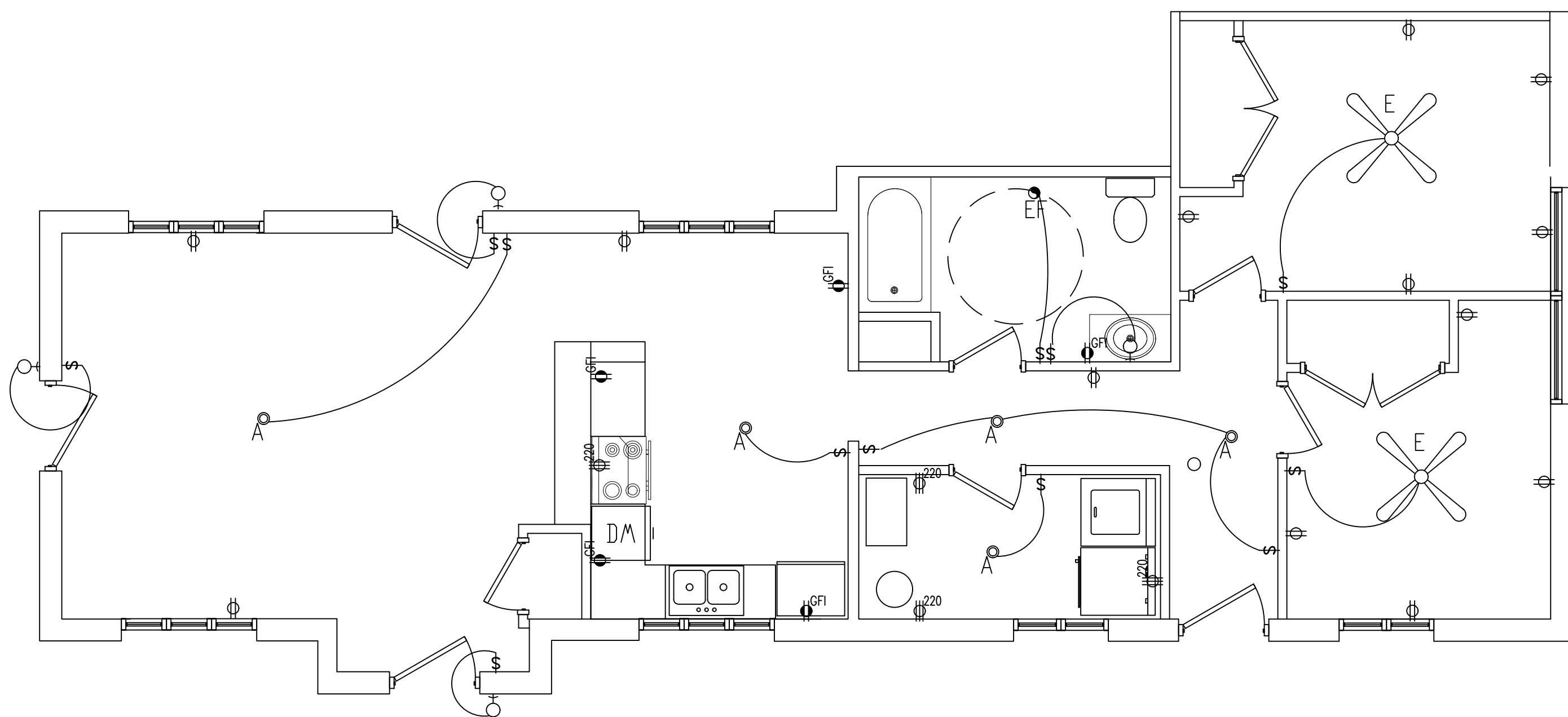
APARTMENT "C" FLOOR PLAN

SCALE: 1/4" = 1'-0"



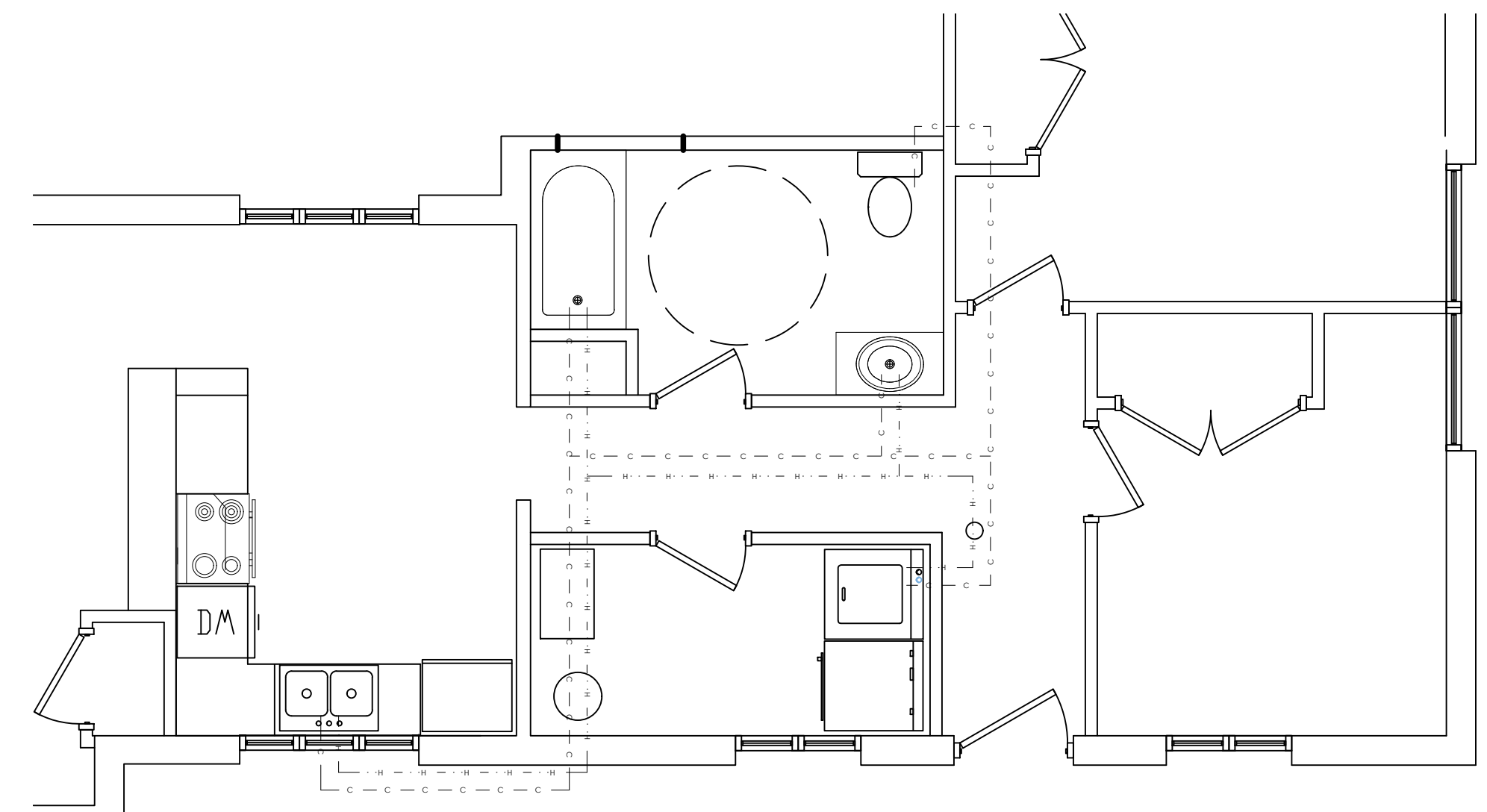
APARTMENT "C" HVAC PLAN

SCALE: 1/4" = 1'-0"



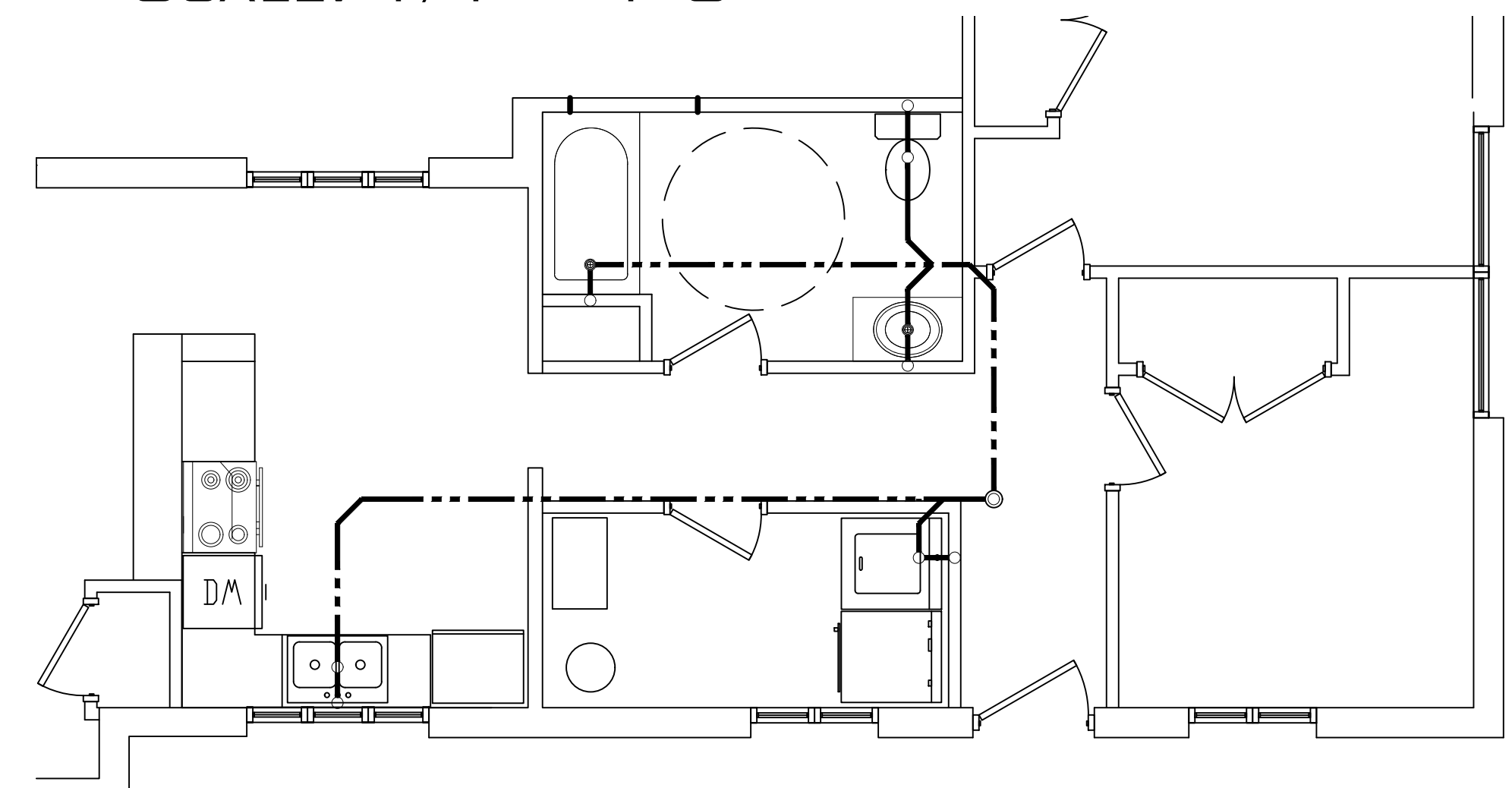
APARTMENT "C" ELECTRIC PLAN

SCALE: 1/4" = 1'-0"



APARTMENT "A" PLUMBING PLAN

SCALE: 1/4" = 1'-0"



APARTMENT "C" WASTE PLAN

SCALE: 1/4" = 1'-0"

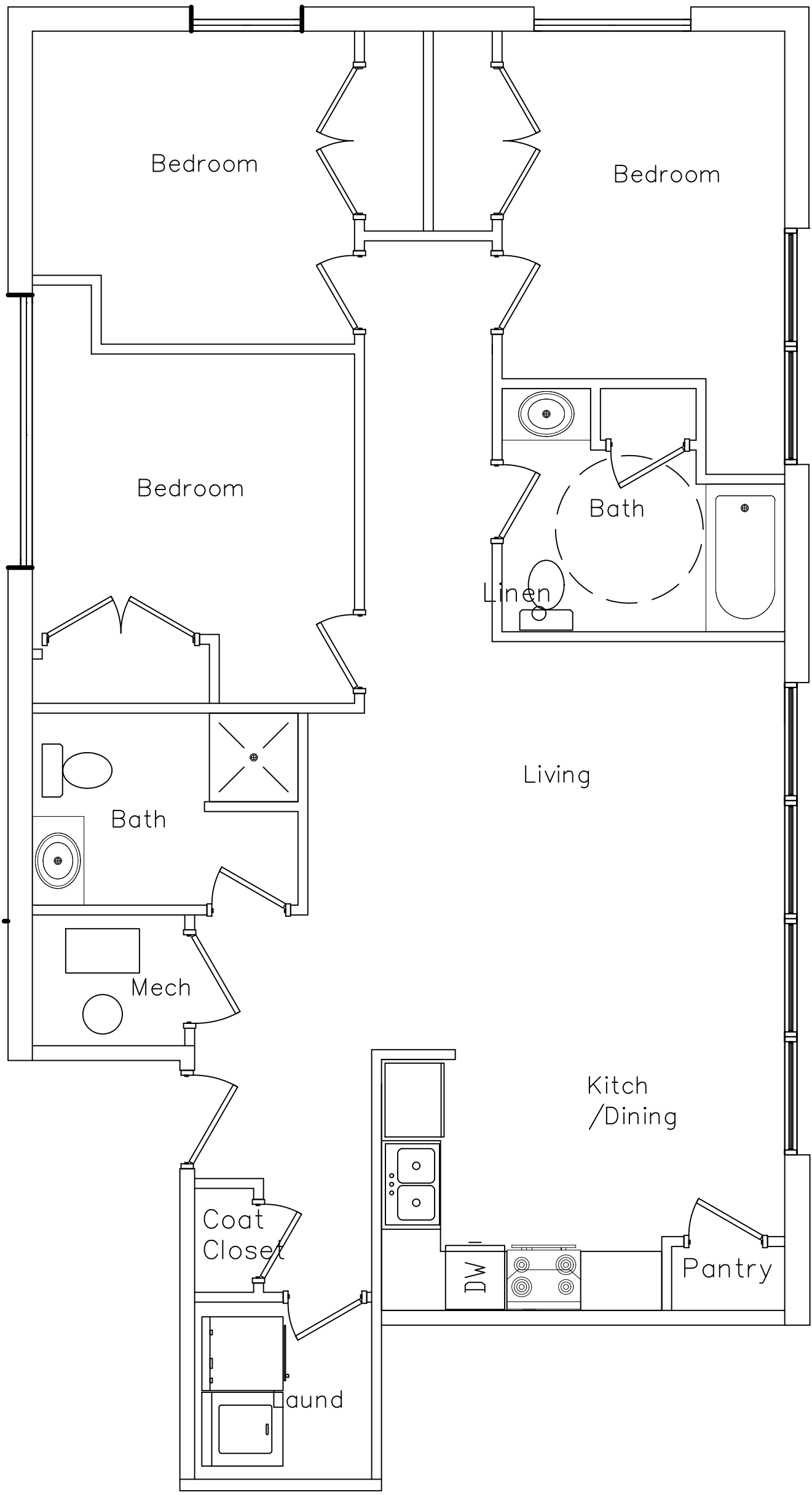
REVISIONS

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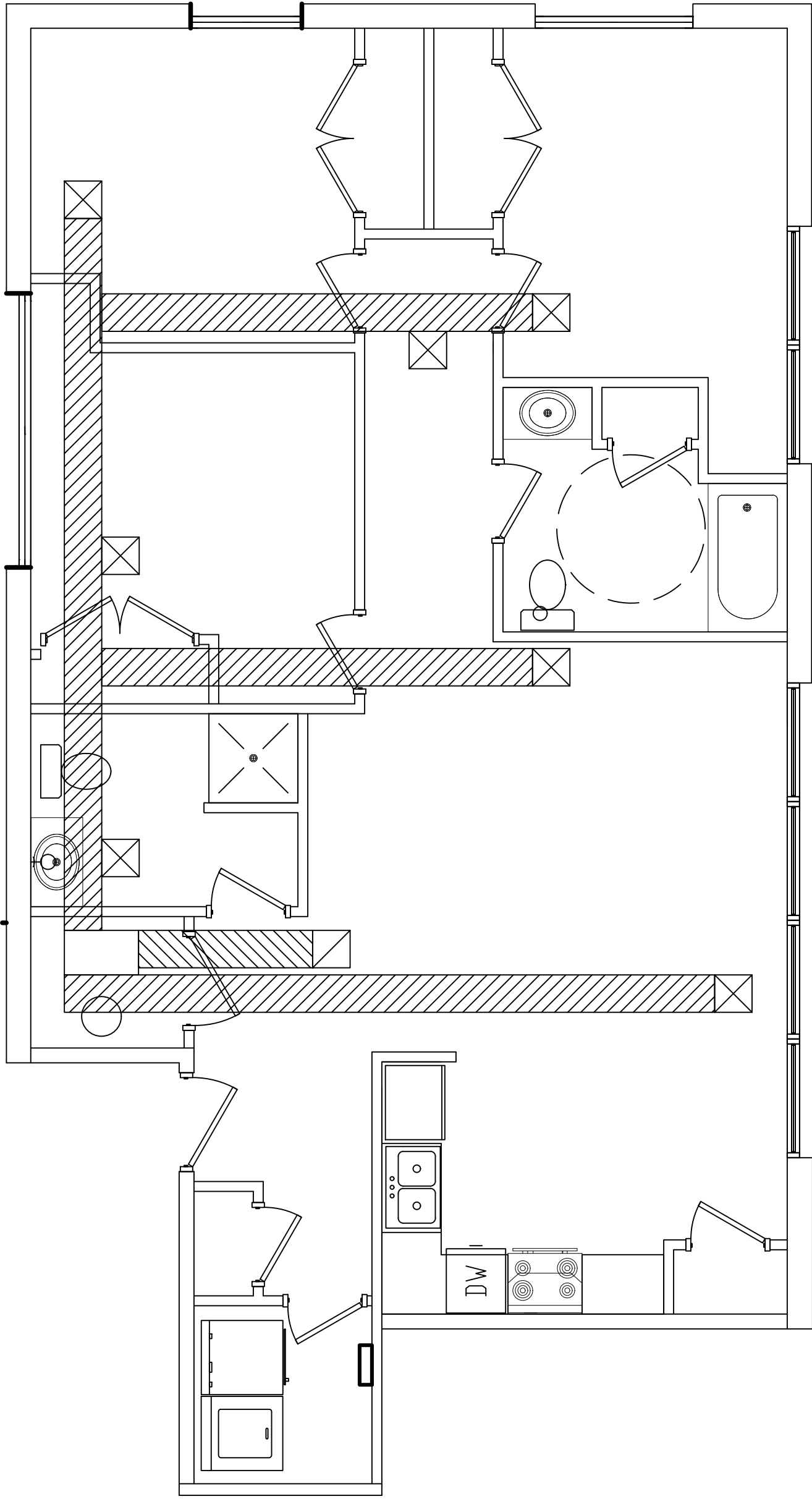
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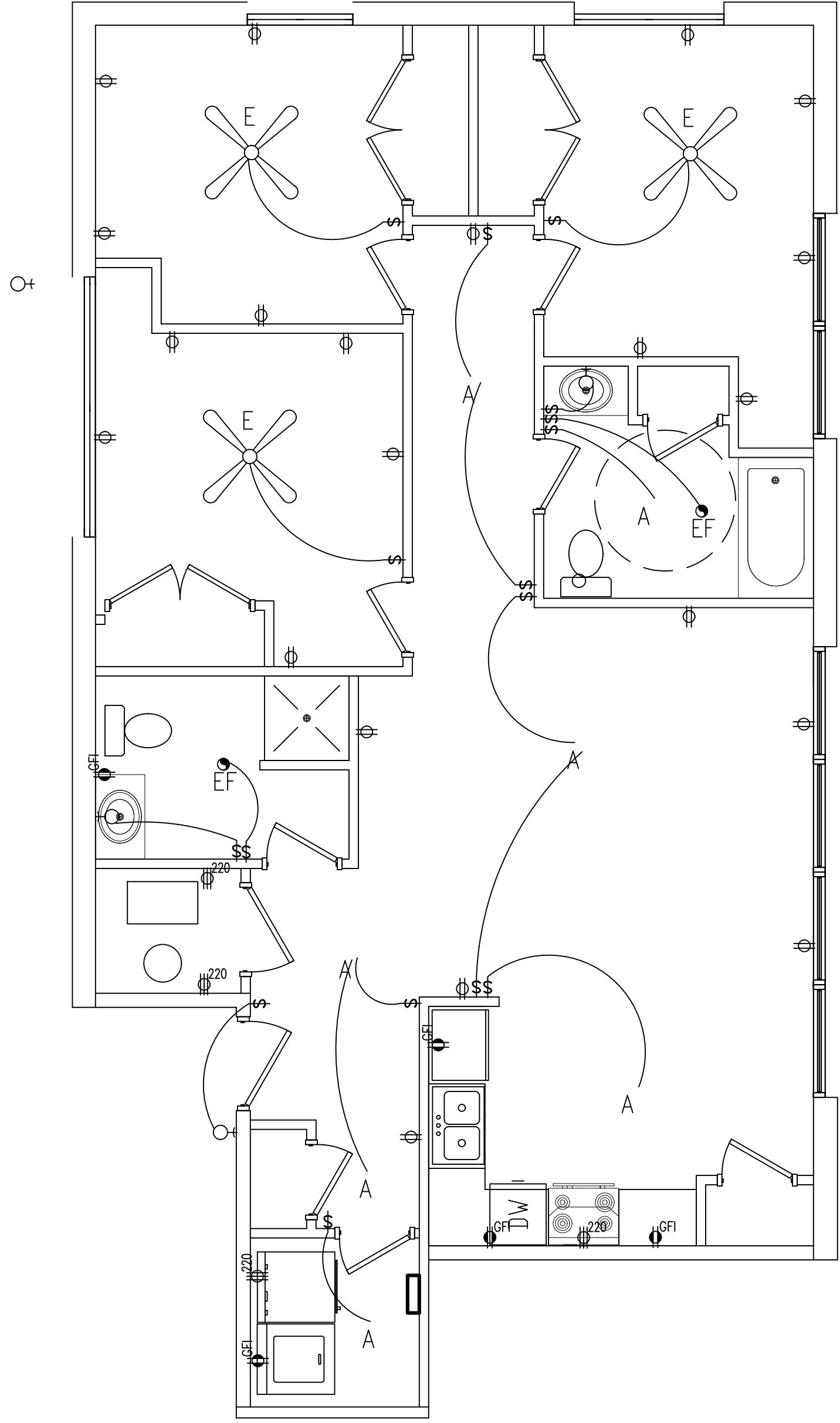
2 ANNIE WITTEN AVENUE
DAVENPORT, IA



APARTMENT "D" FLOOR PLAN
SCALE: 1/4" = 1'-0"



APARTMENT "D" HVAC PLAN
SCALE: 1/4" = 1'-0"



APARTMENT "D" ELECTRIC PLAN
SCALE: 1/4" = 1'-0"

MECO A/E, LLC
ARCHITECTURE
& ENGINEERING

14240 WEST ACHLEY ROAD
SUITE 200
WILMINGTON, DE 19806

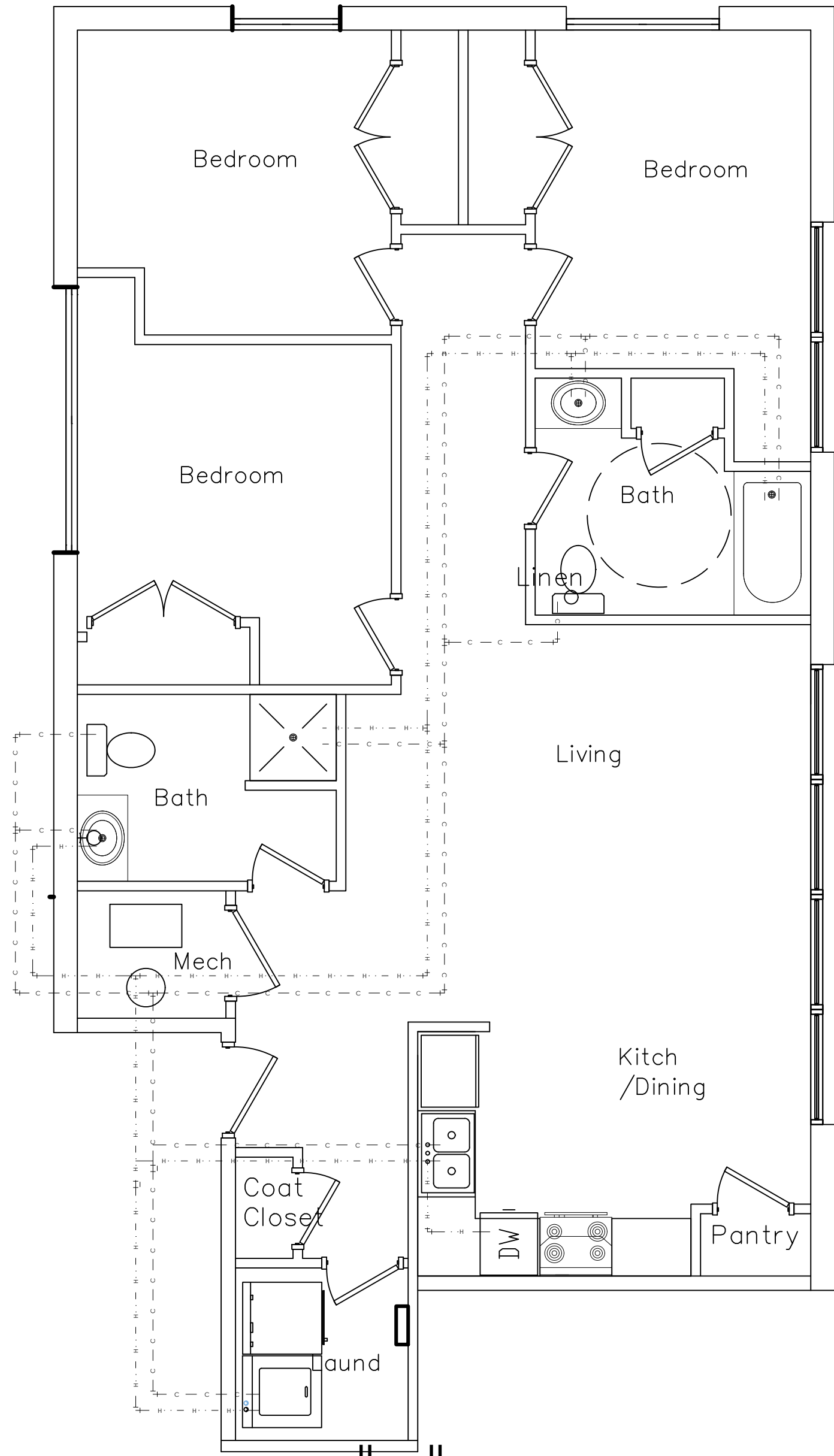
REVISIONS	

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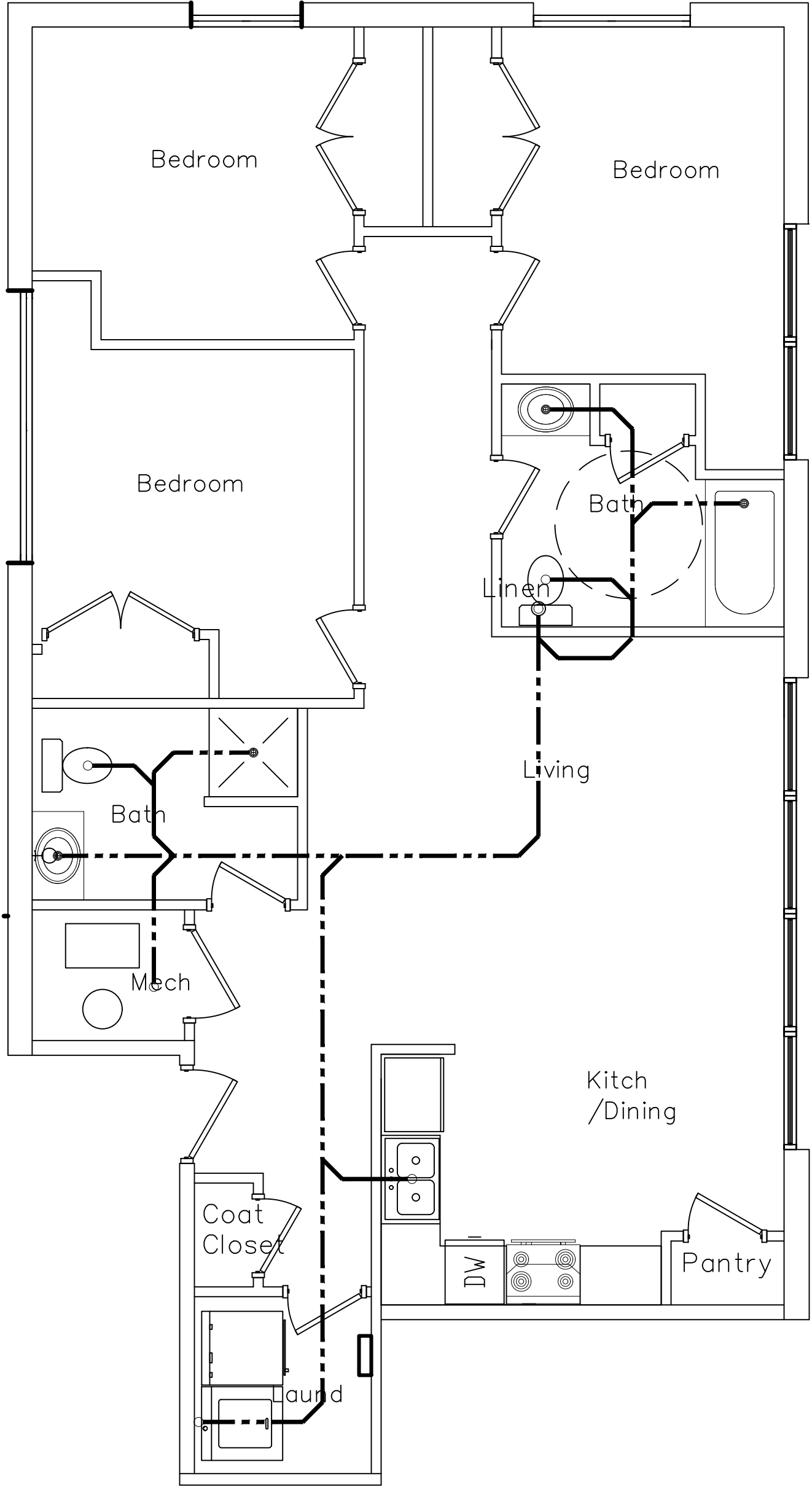
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2 ANNIE WITTEMAN AVENUE
28208 DAVENPORT, IA

SHEET DESCRIPTION
APARTMENT FLOOR PLAN
JOB NO.: 1004.012 DATE: 02/14/2024 DRAWN BY: SM
2-A404
SHEET NO.



APARTMENT "D" PLUMBING PLAN
SCALE: 1/4" = 1'-0"



APARTMENT "D" WASTE PLAN
SCALE: 1/4" = 1'-0"

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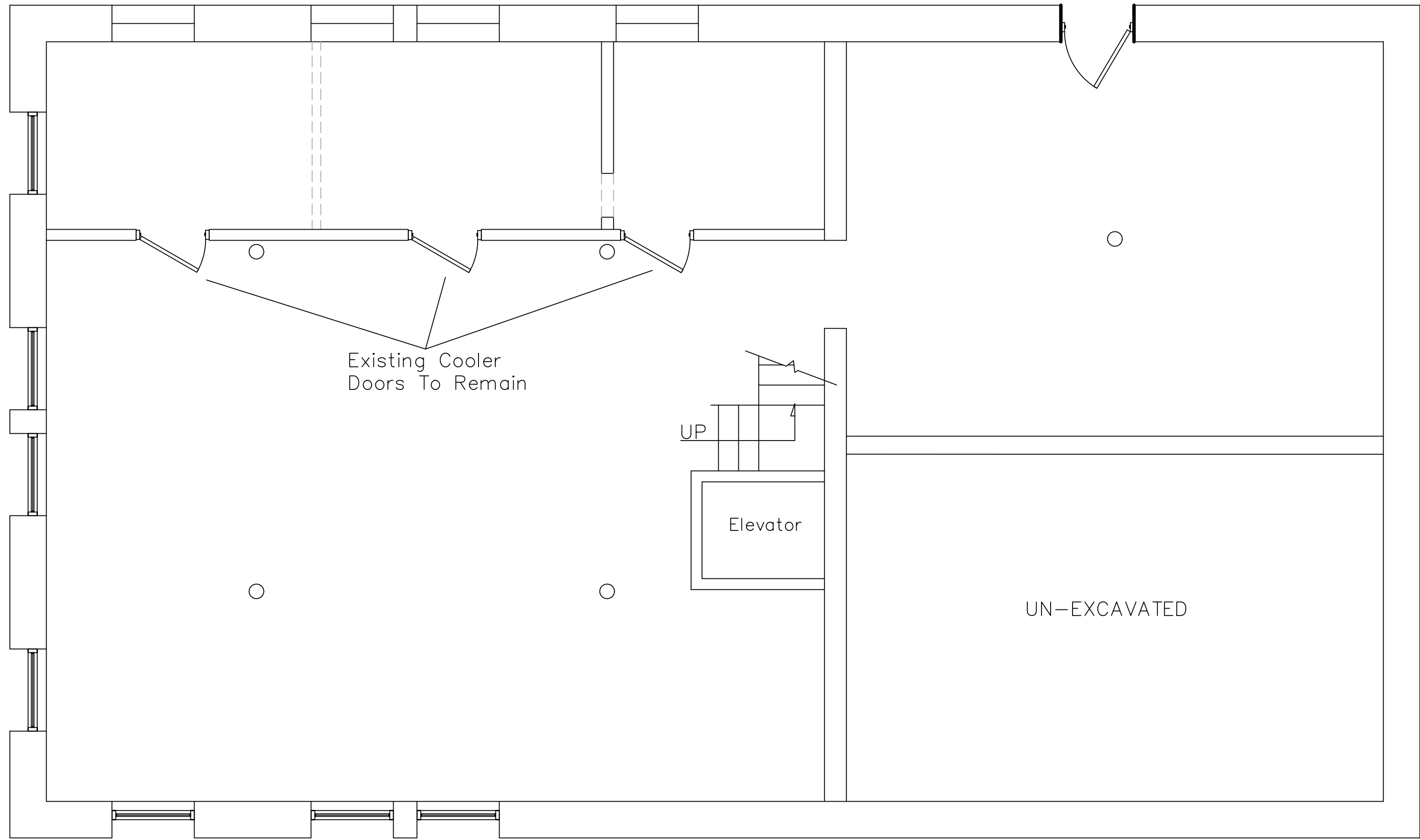
REVISIONS	
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MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING

14240 WEST ACHILLE ROAD
SUITE 200
DALLAS, TEXAS 75244
214.343.2222

2 ANNIE WITTEN AVENUE
2828 DAVENPORT, IA

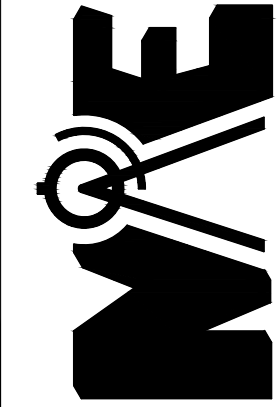
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APARTMENT FLOOR PLAN
JOB NO.: 1004.012 DATE: 02/14/2024 DRAWN BY: SM
2-A404.1
SHEET NO.



NORTH

EXISTING WALLS
WALLS TO BE DEMOLISHED

ICE HOUSE EXISTING LOWER LEVEL FLOOR PLAN



MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING

14240 WEST AURORA ROAD
SUITE 100
WILLOWBROOK, IL 60097
TEL: 708.564.2626
FAX: 708.564.2627
WWW.MECOAE.COM

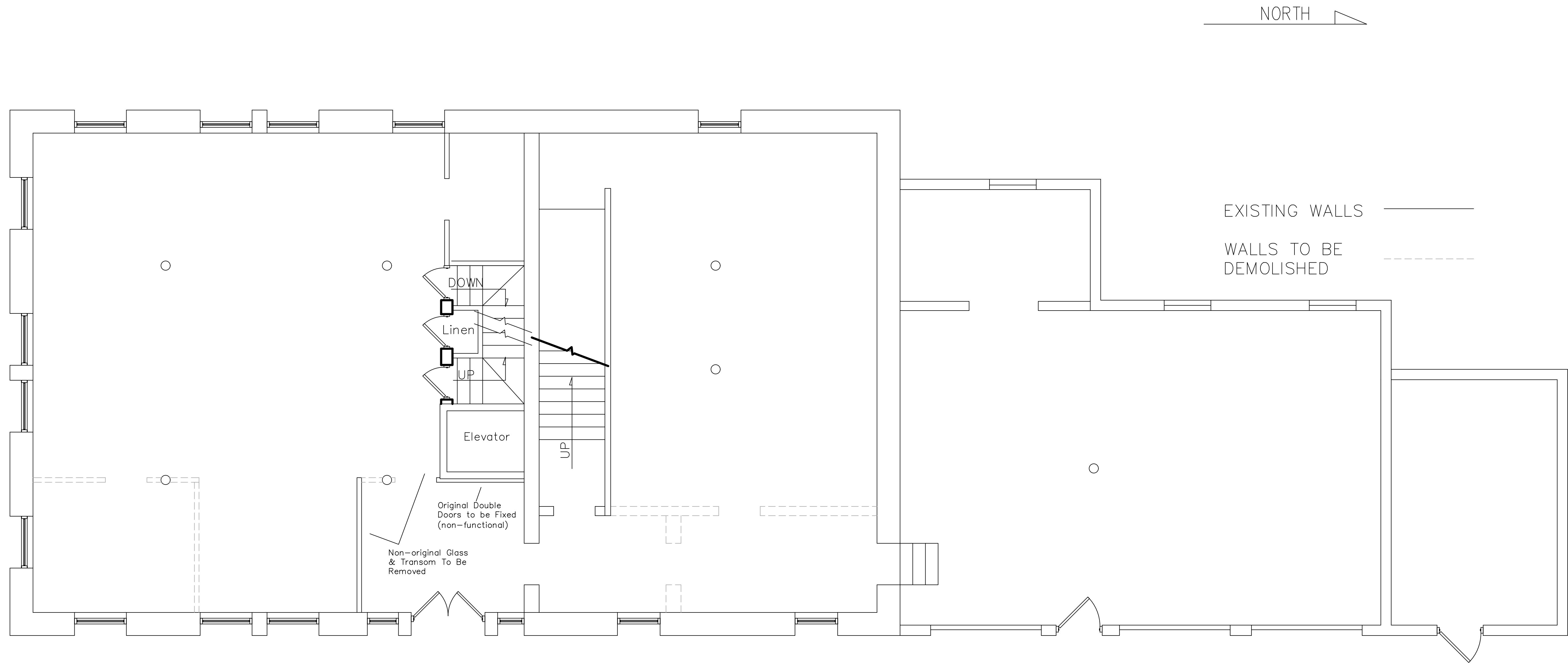
REVISIONS	

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2 ANNIE WITTEN AVENUE
2828 DAVENPORT, IA

SHEET DESCRIPTION
EXISTING FLOOR PLAN
JOB NO.: 1004.012 DATE: 02/14/2024 DRAWN BY: SM
3-AD101
SHEET NO.



ICE HOUSE EXISTING 1ST FLOOR PLAN

REVISIONS

NO.	DESCRIPTION

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2 ANNIE WITTEN AVENUE
23230 DAVENPORT, IA

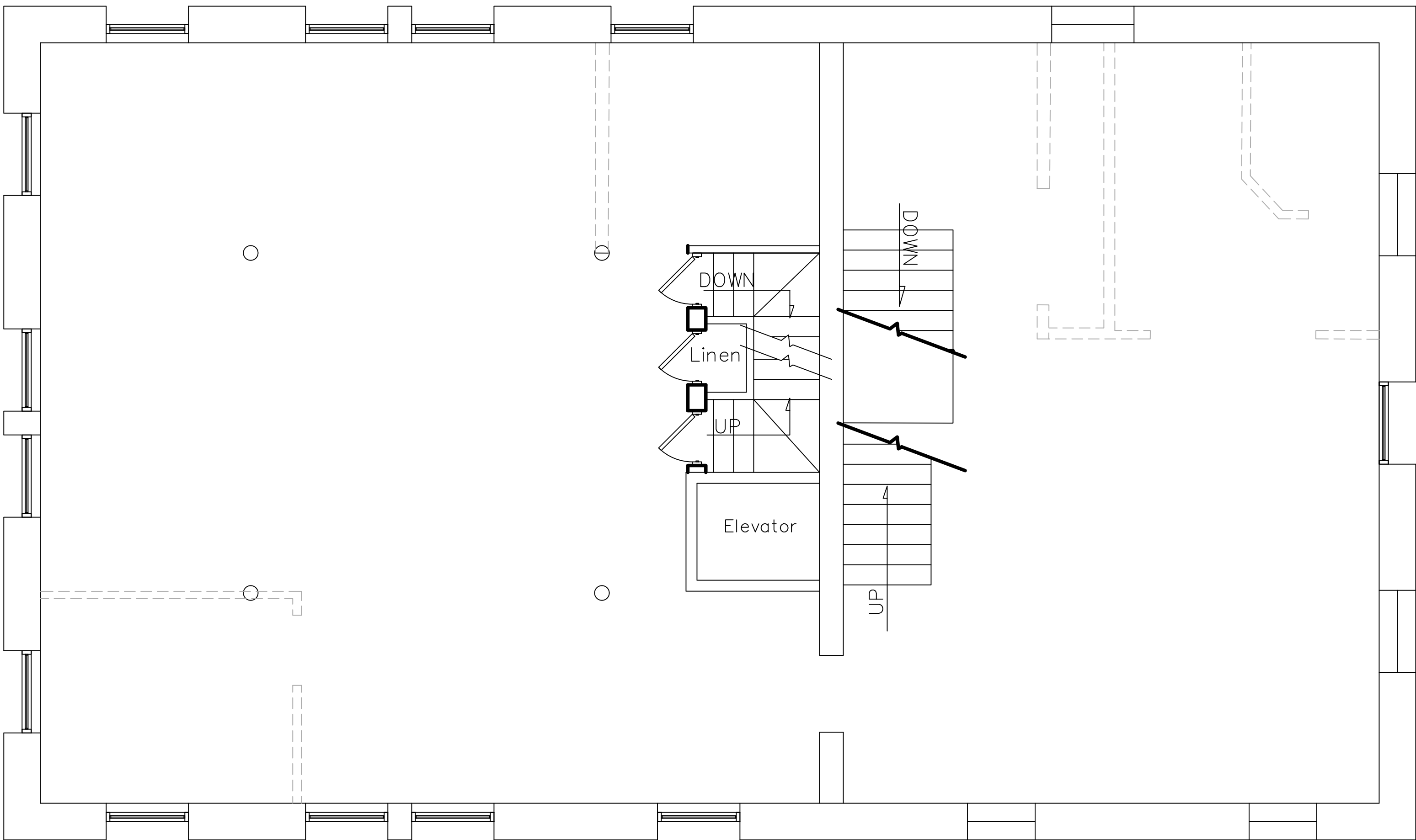
SHEET DESCRIPTION

EXISTING
FLOOR PLAN

JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

SHEET NO.

3-AD102



NORTH

EXISTING WALLS

WALLS TO BE
DEMOLISHED

ICE HOUSE EXISTING 2ND FLOOR PLAN

REVISIONS

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2 ANNIE WITTEN AVENUE
2828 DAVENPORT, IA

SHEET DESCRIPTION

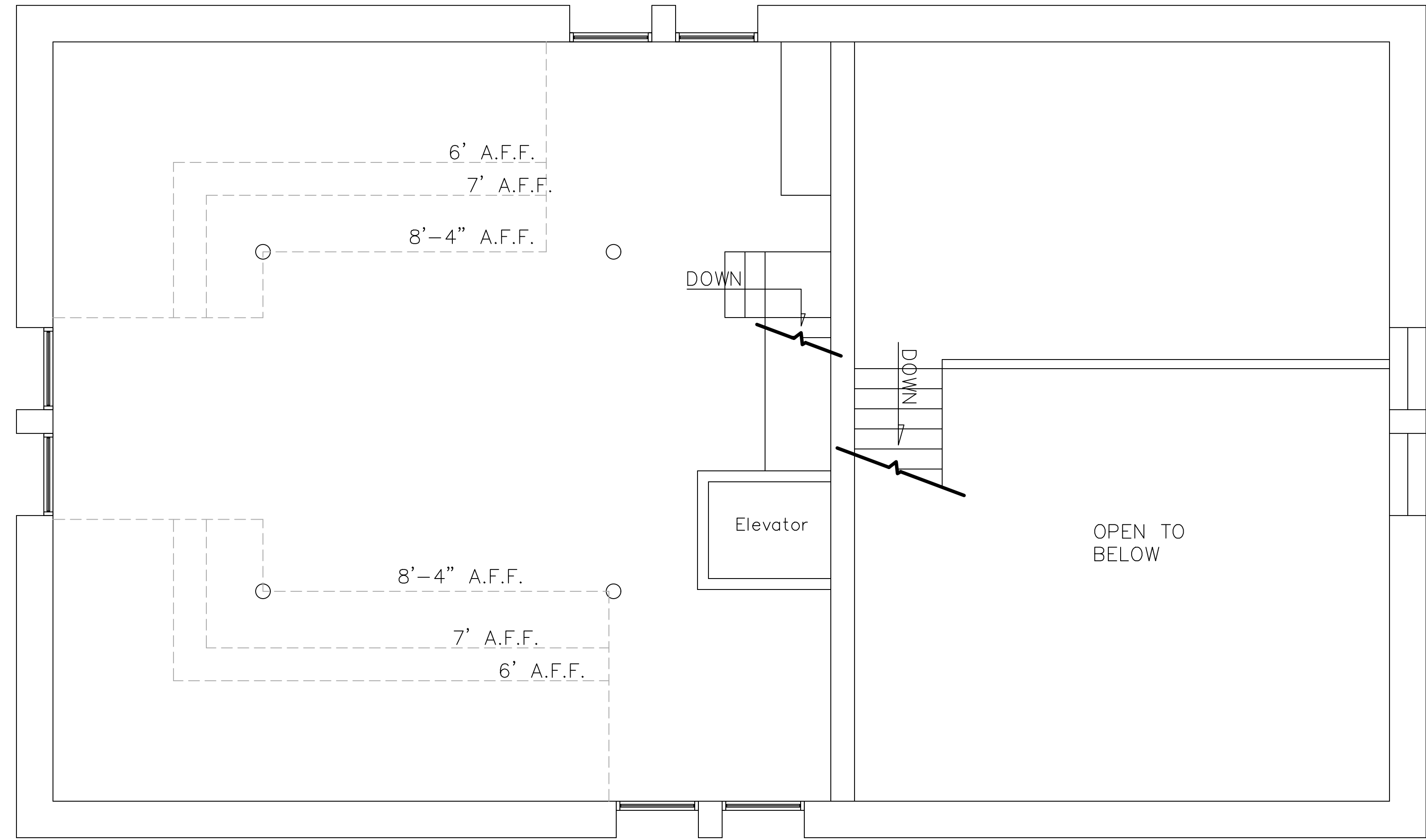
EXISTING
FLOOR PLAN

JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

3-AD103

SHEET NO.

ICE HOUSE EXISTING 3RD FLOOR PLAN

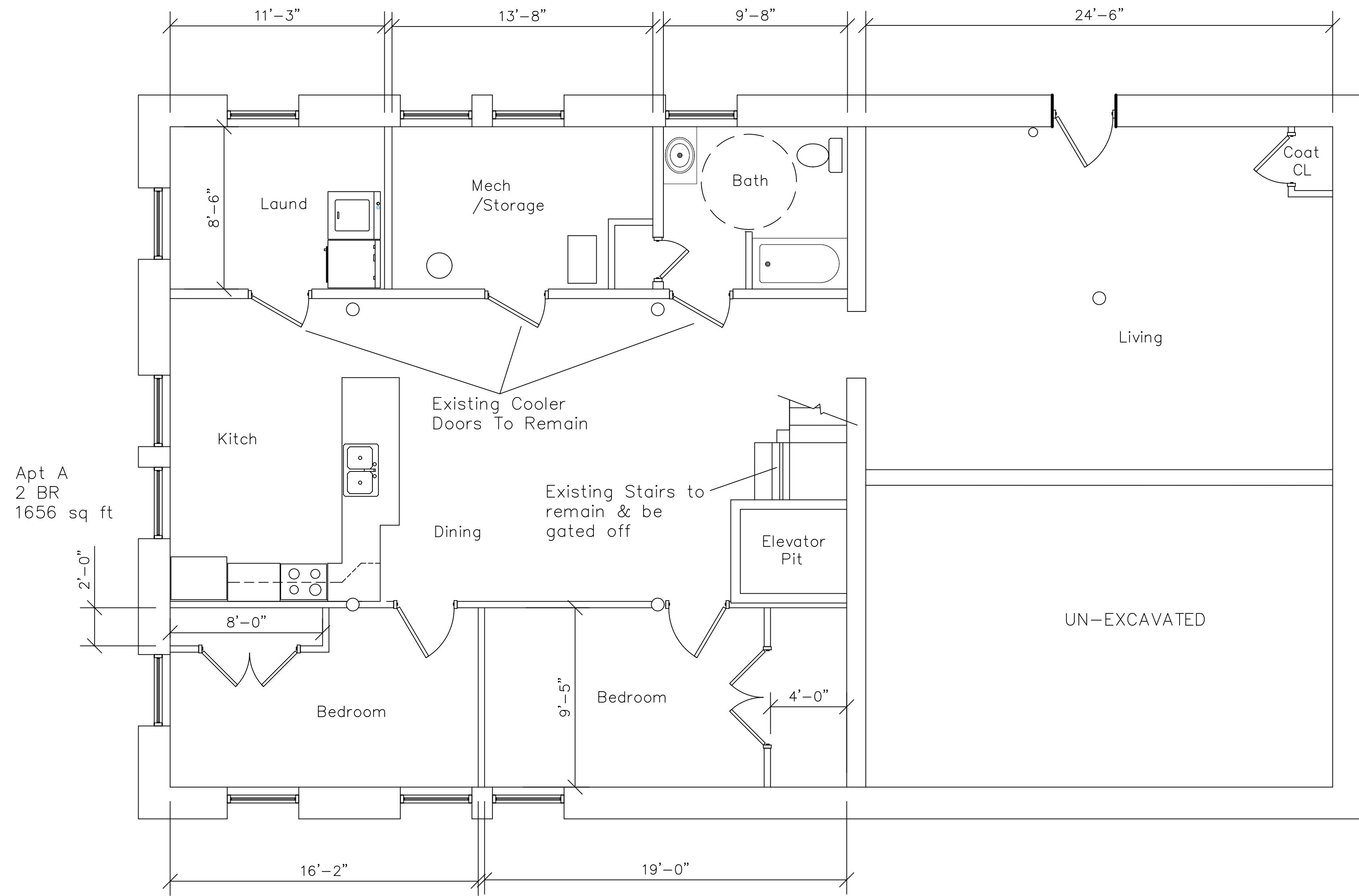


NORTH

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REVISIONS



Apt A
2 BR
1656 sq ft

NORTH

ICE HOUSE PROPOSED LOWER LEVEL FLOOR PLAN

REVISIONS

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2 ANNIE WITTEN AVENUE
2828 DAVENPORT, IA

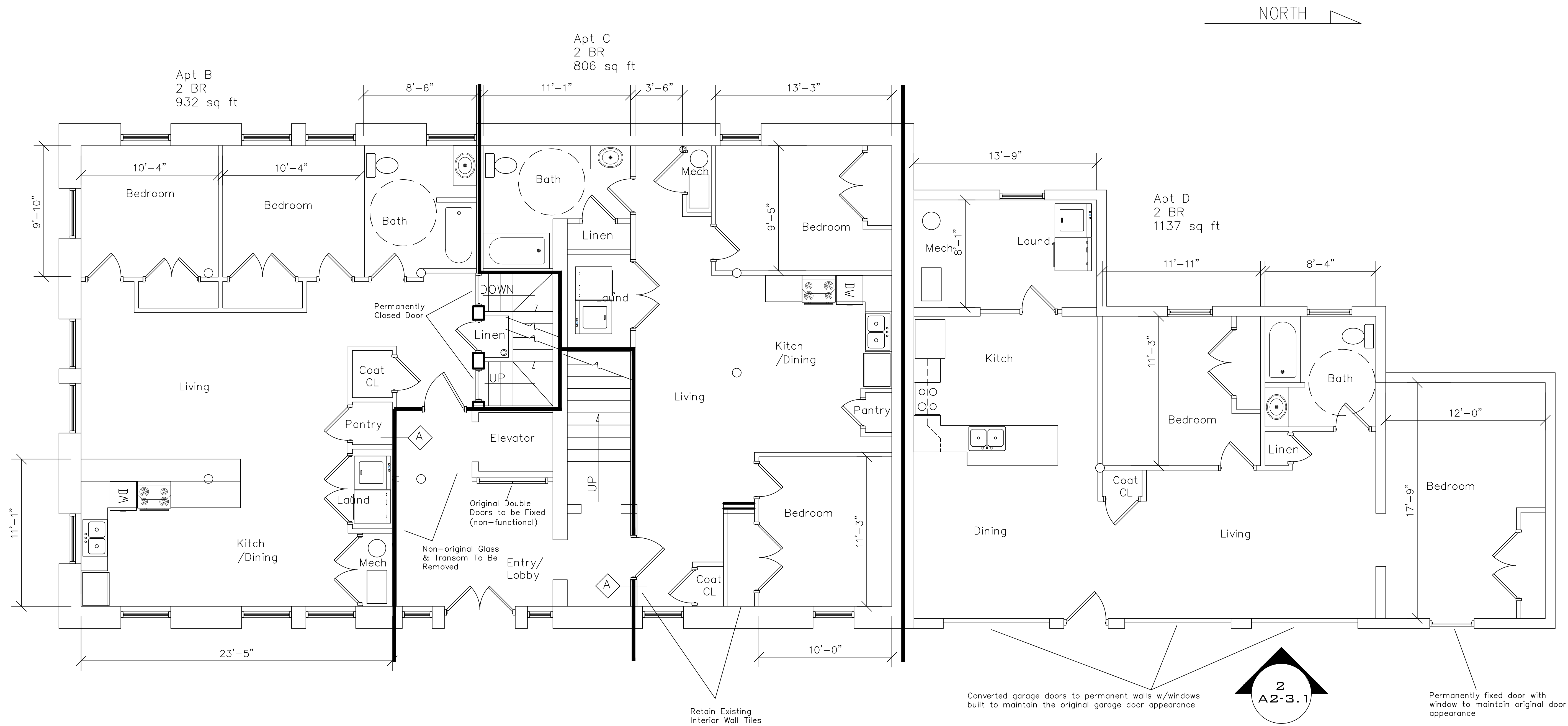
SHEET DESCRIPTION

PROPOSED
FLOOR PLAN

JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

3-A101

SHEET NO.



ICE HOUSE PROPOSED 1ST FLOOR PLAN

REVISIONS

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10	ISSUED FOR PERMIT

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2 ANNIE WINTER AVENUE
2828 DAVENPORT, IA

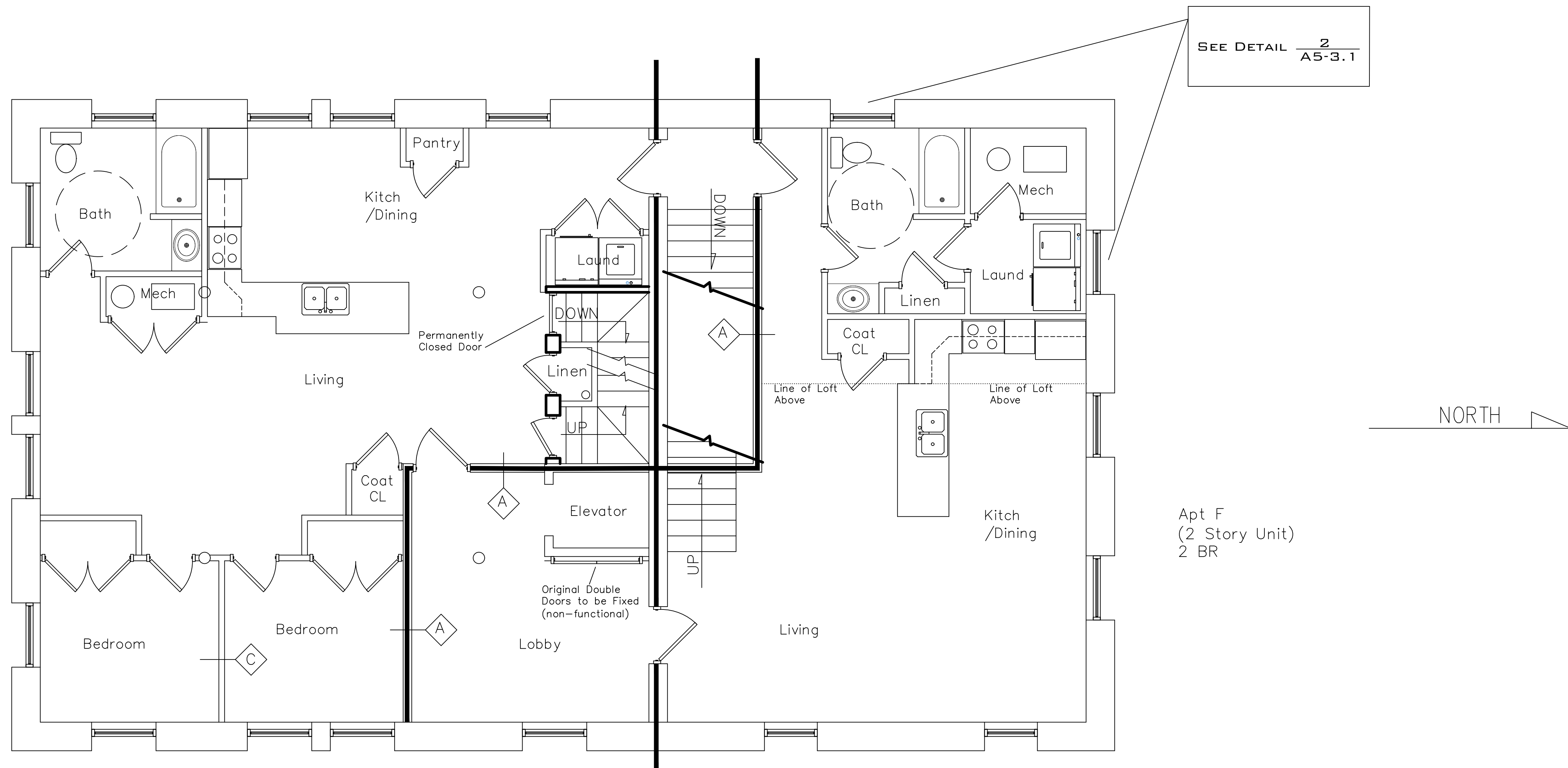
SHEET DESCRIPTION

PROPOSED
FLOOR PLAN
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

3-A102

SHEET NO.

Apt E
(2 Story Unit)
3 BR
1794 sq ft



Apt F
(2 Story Unit)
2 BR

ICE HOUSE PROPOSED 2ND FLOOR PLAN

REVISIONS

1	1

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ANNIE WITTENMYER
2828 DAVENPORT, IA

SHEET DESCRIPTION

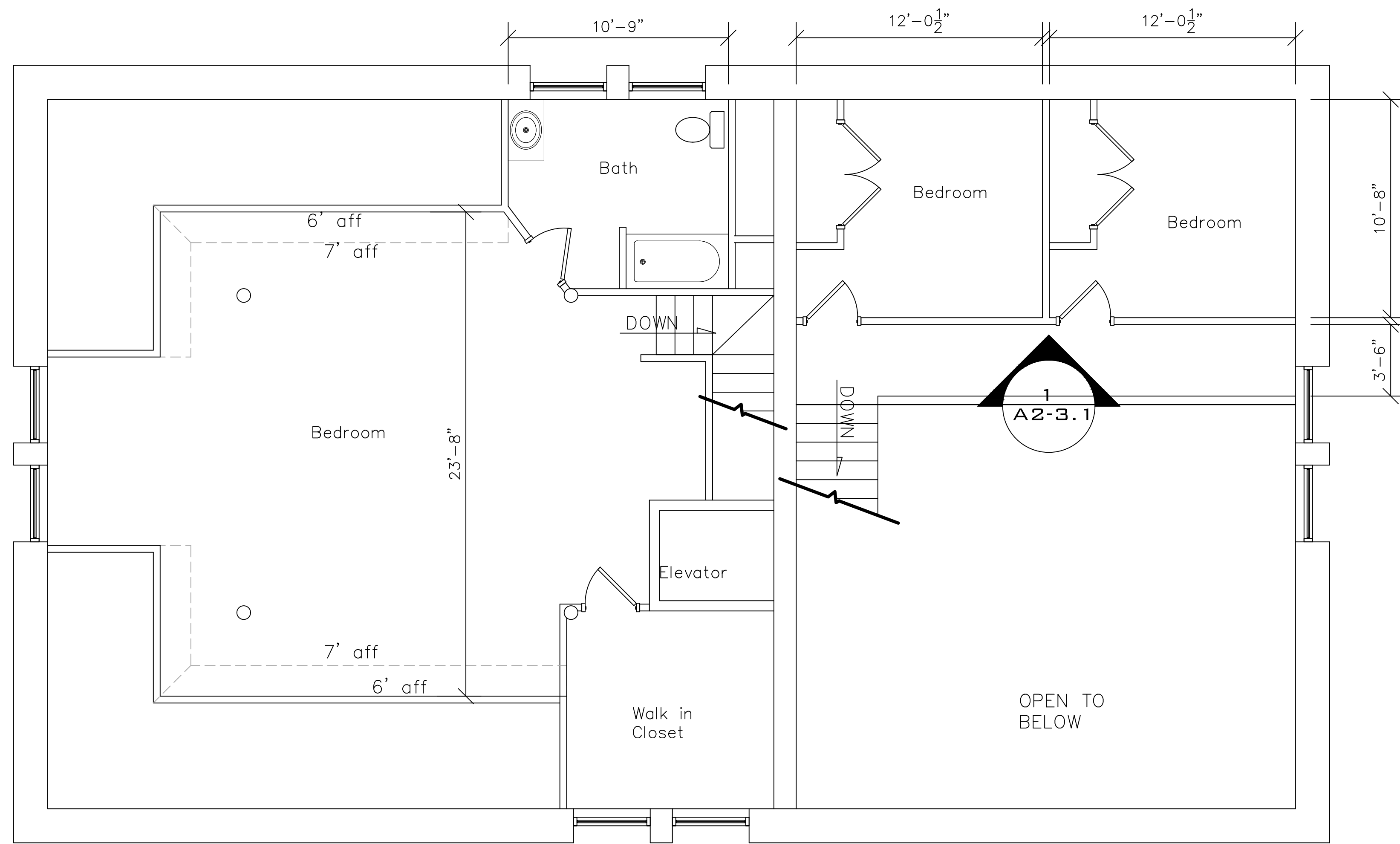
PROPOSED
FLOOR PLAN

JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

3-A103

SHEET NO.

Apt E 2nd Level
(2 Story Unit)
3 BR
1794 sq ft



Apt F 2nd Level
(2 Story Unit)
2 BR



ICE HOUSE PROPOSED LOFT & 3RD FLOOR PLAN

IF THIS DRAWING IS PLOTTED LESS THAN 22x36 IN SIZE, IT IS A REDUCED PLOT—SCALE SHOULD BE ADJUSTED ACCORDINGLY.

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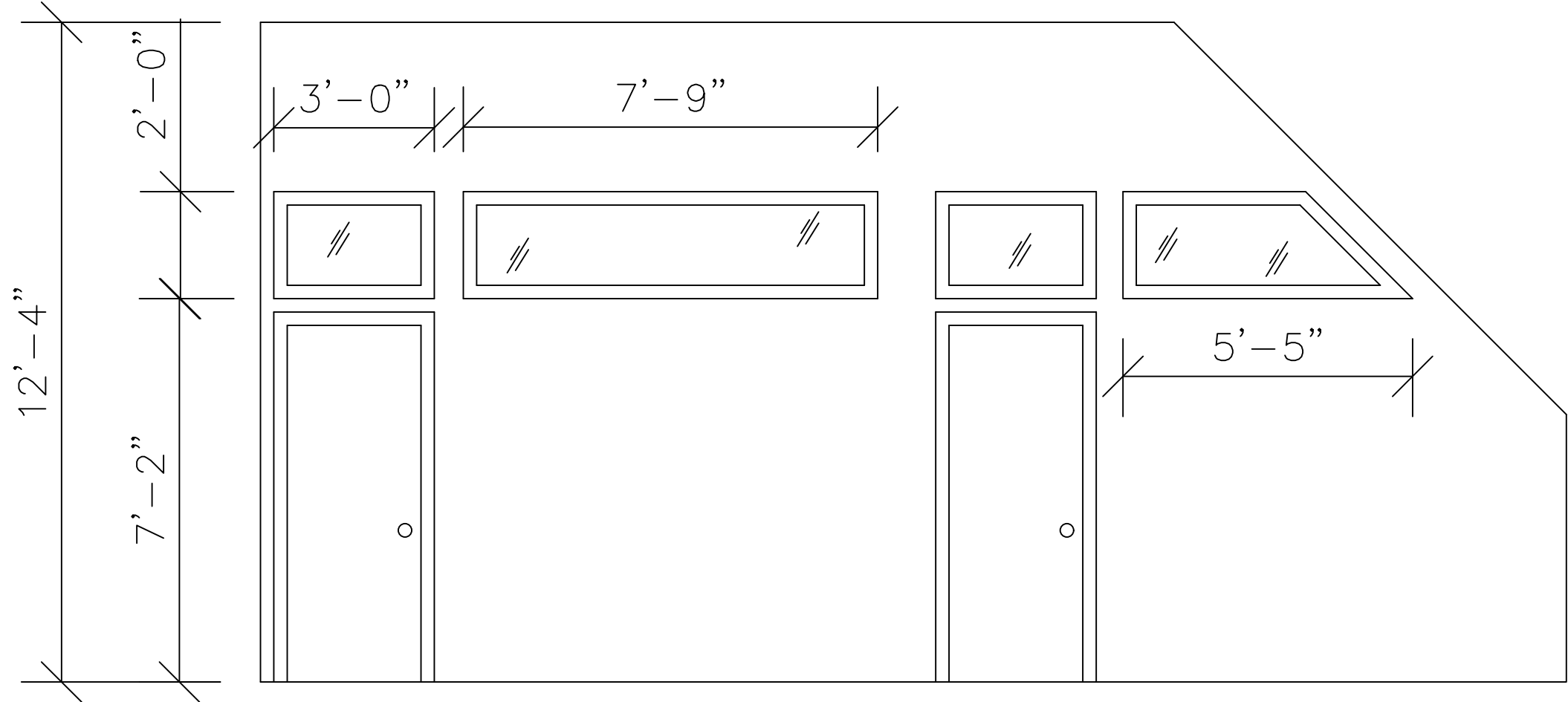
2 ANNIE WITTEN AVENUE
2828 DAVENPORT, IA

SHEET DESCRIPTION
PROPOSED
FLOOR PLAN
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

3-A104
SHEET NO.

REVISIONS

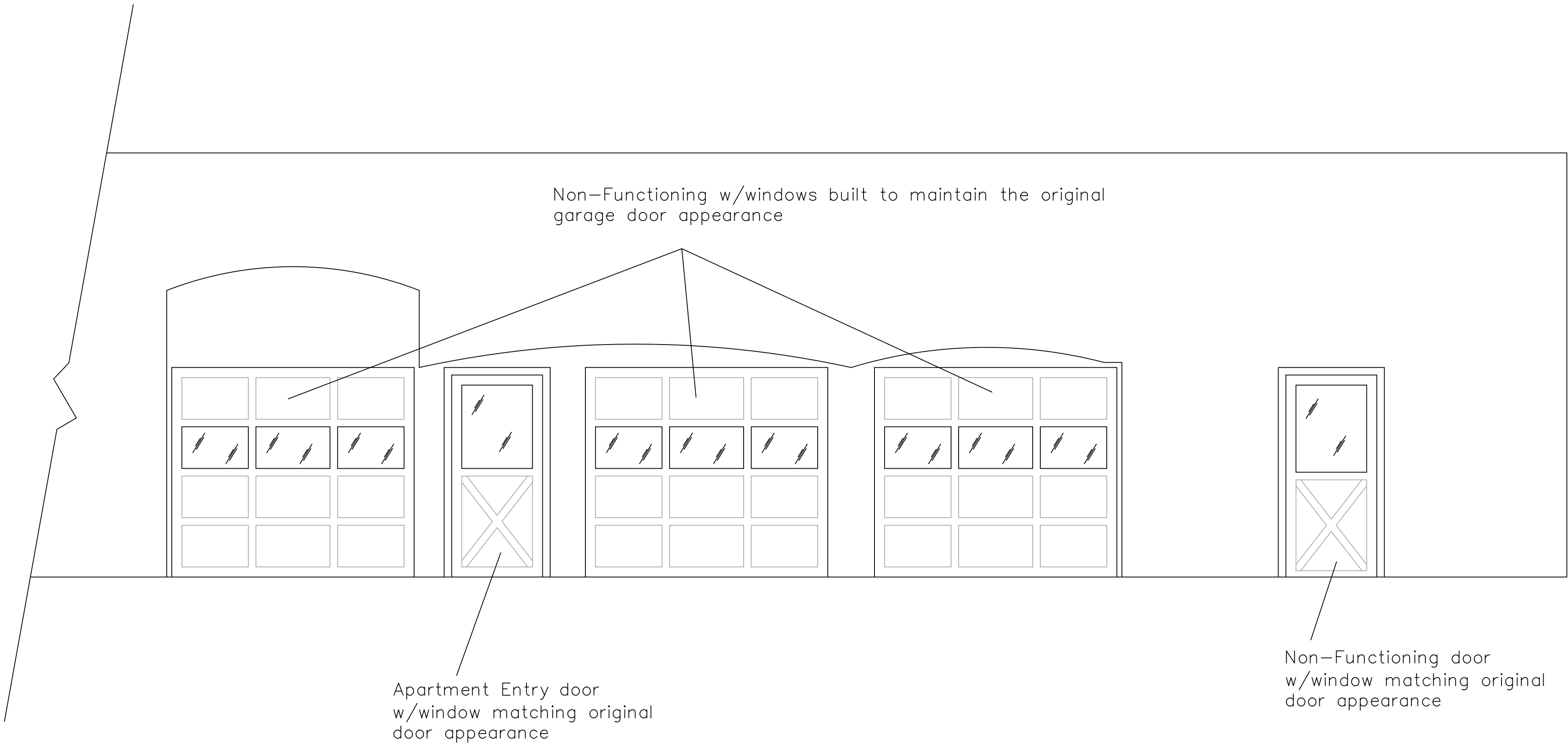
MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING
14240 WEST AUBURN ROAD
SUITE 200
WILLOWBROOK, IL 60091
TEL: 630.261.8220
FAX: 630.261.8221
WWW.MECOAE.COM



1
A2-3.1

INTERIOR LOFT WALL ELEVATION

LOCATION: LOFT WALKWAY ALONG BEDROOMS, APT F
SCALE: NTS



1
A2-3.1

EXTERIOR ELEVATION

LOCATION: EAST EXTERIOR WALL ON APT 'D'
SCALE: NTS

REVISIONS

NO.	DESCRIPTION

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ELEVATIONS

JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

3-A201

SHEET NO.



1
A3-3.1

ICE HOUSE WEST ELEVATION SECTION VIEW

REVISIONS

1	

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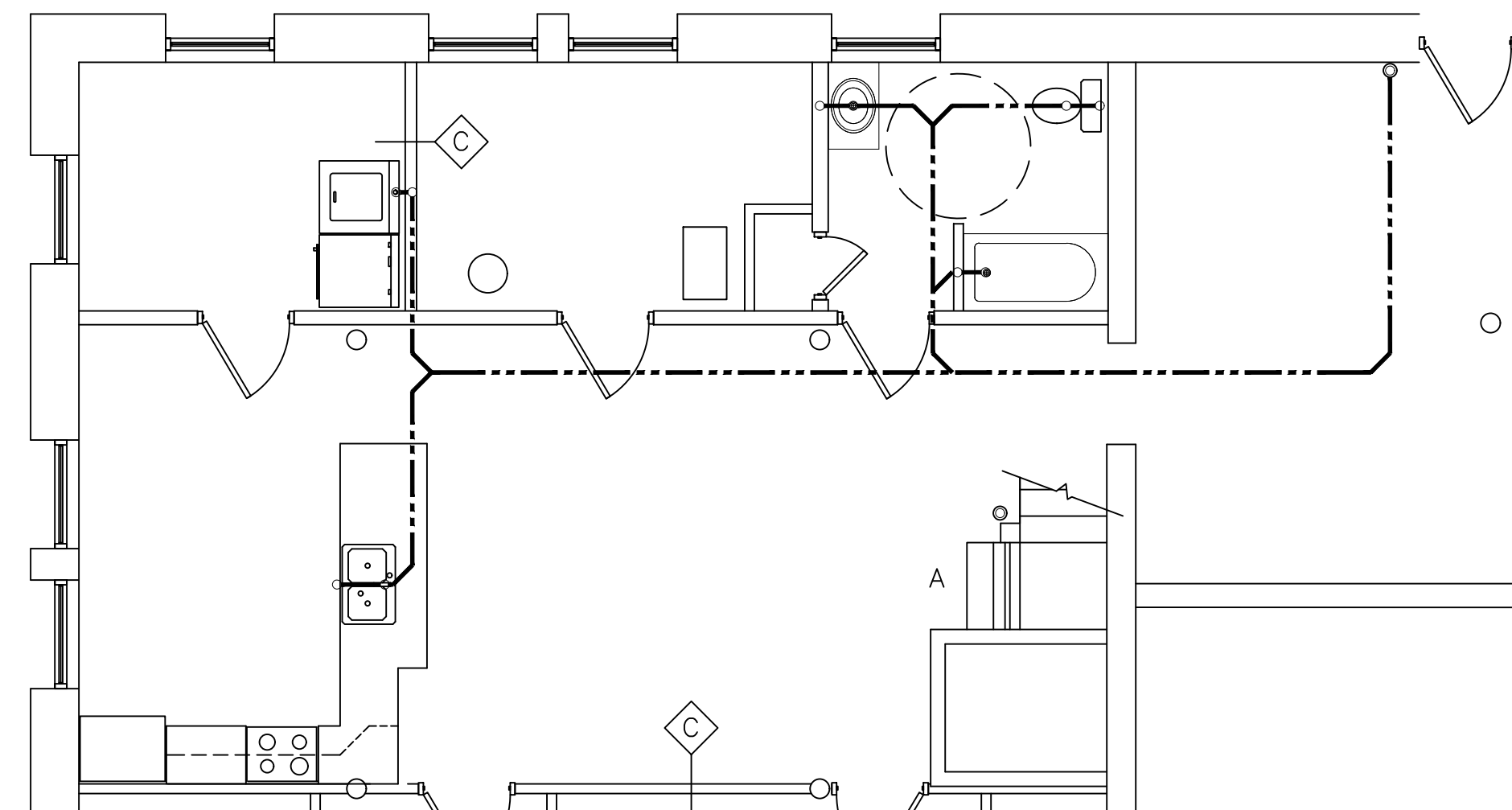
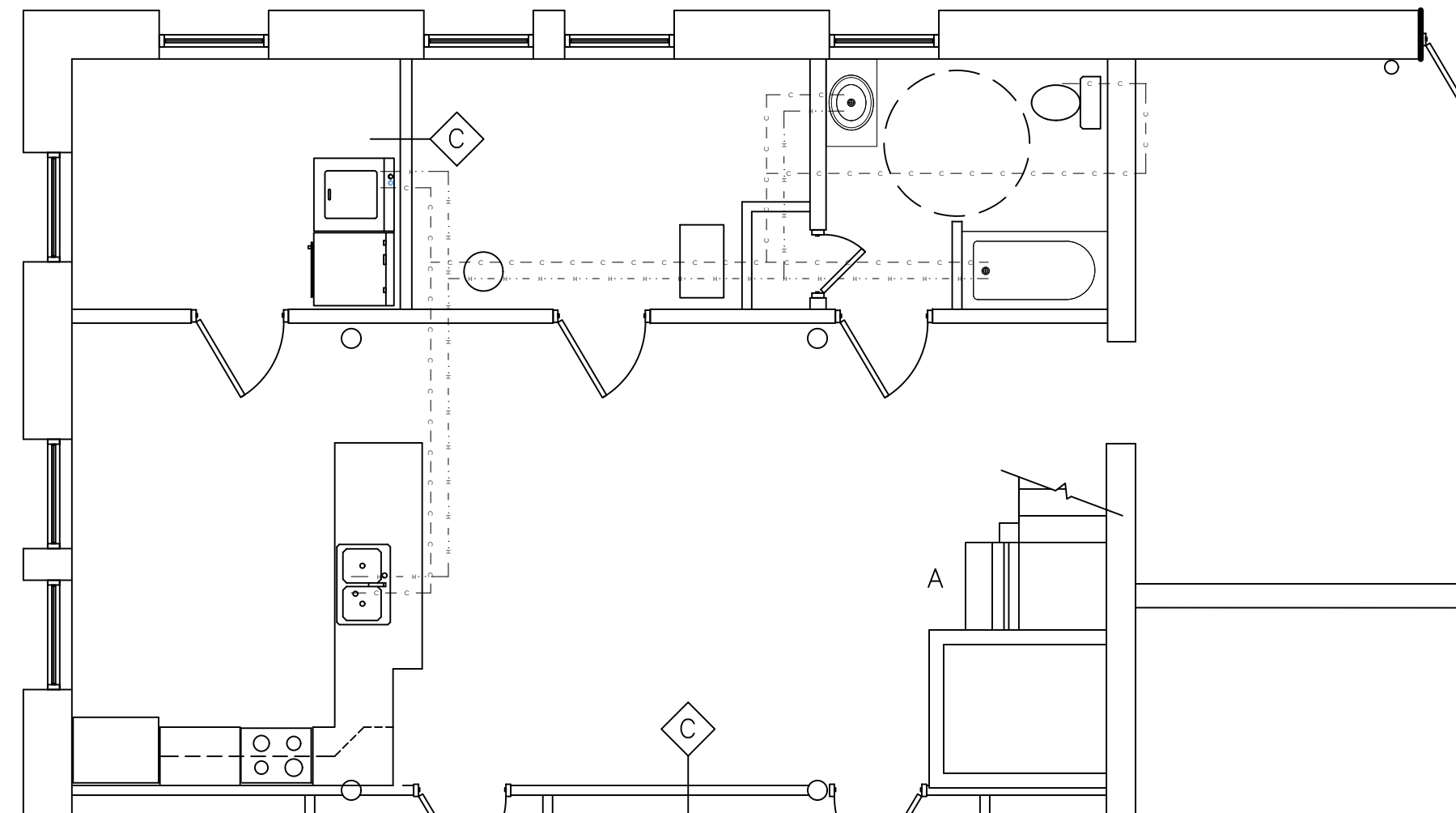
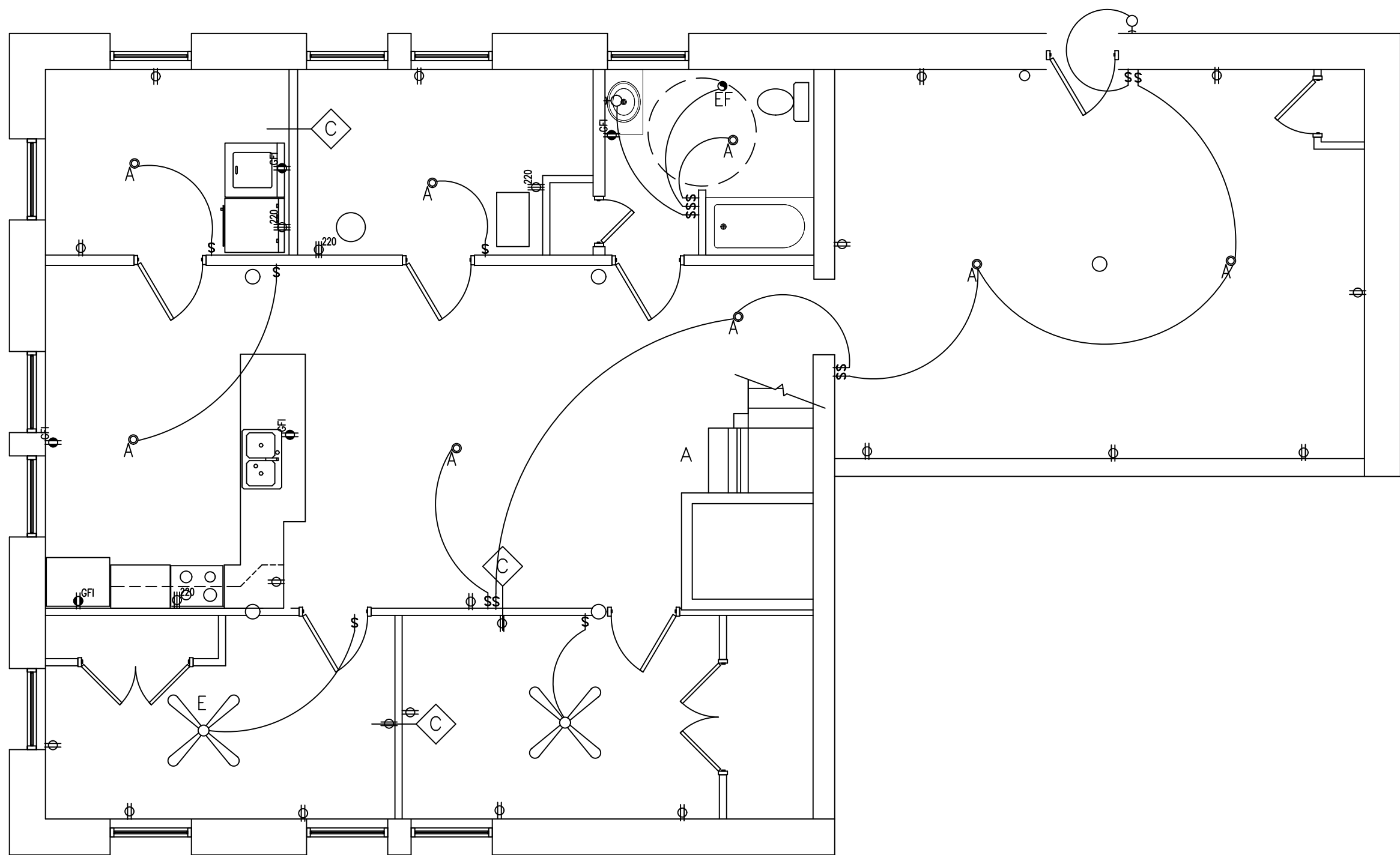
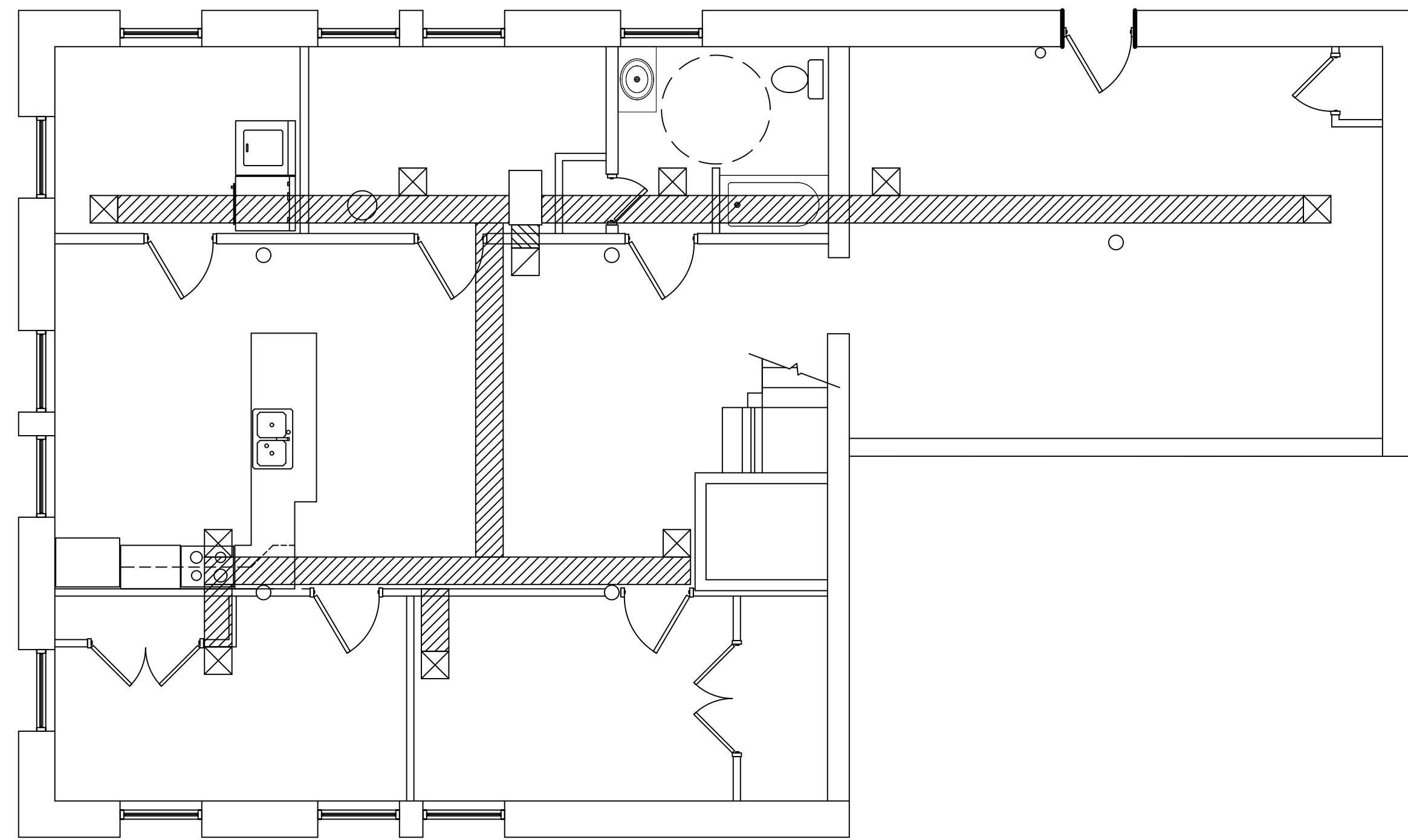
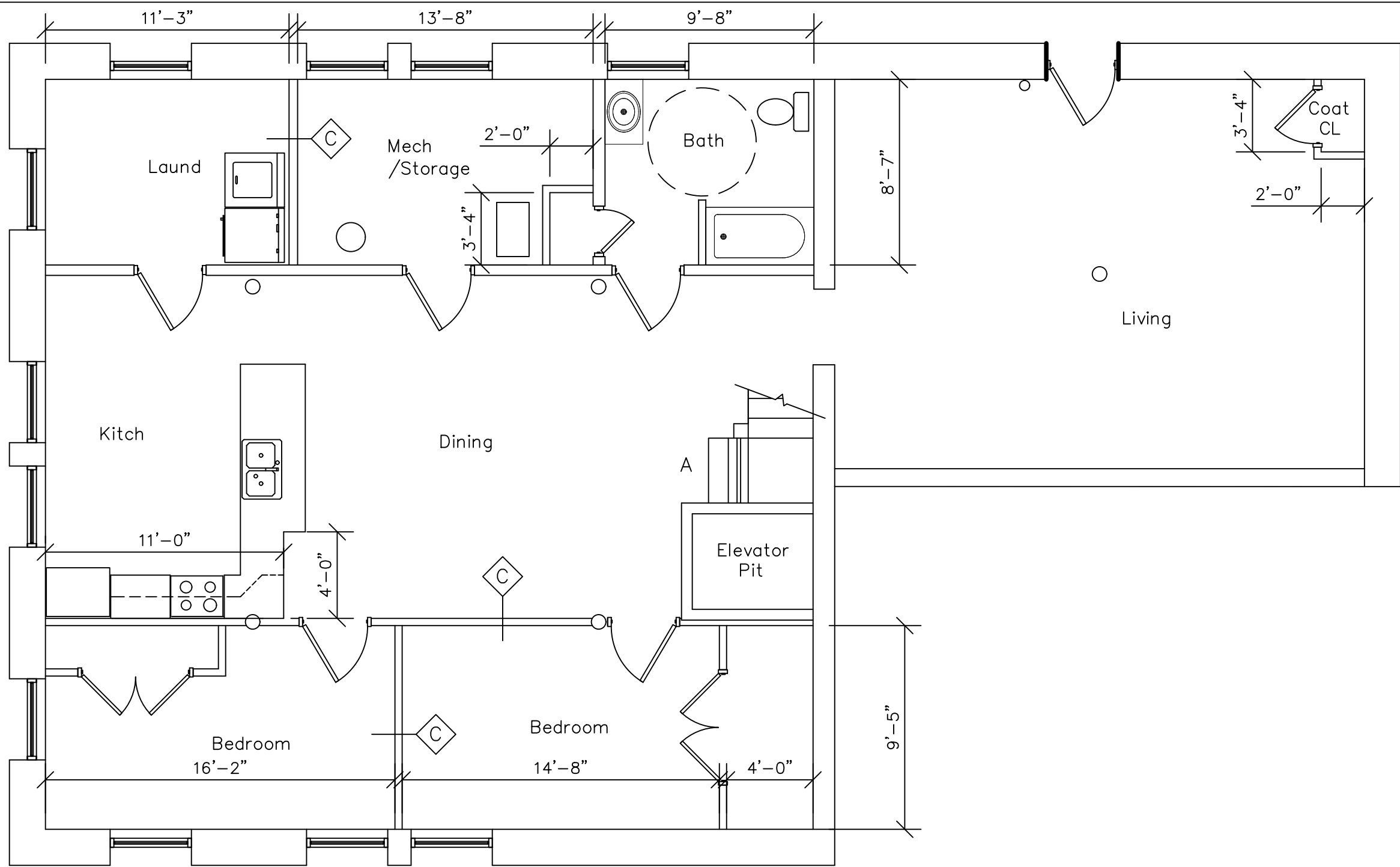
2 ANNIE WITTEN AVENUE
2828 DAVENPORT, IA

SHEET DESCRIPTION
WEST ELEVATION
SECTION

JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

3-A301

SHEET NO.



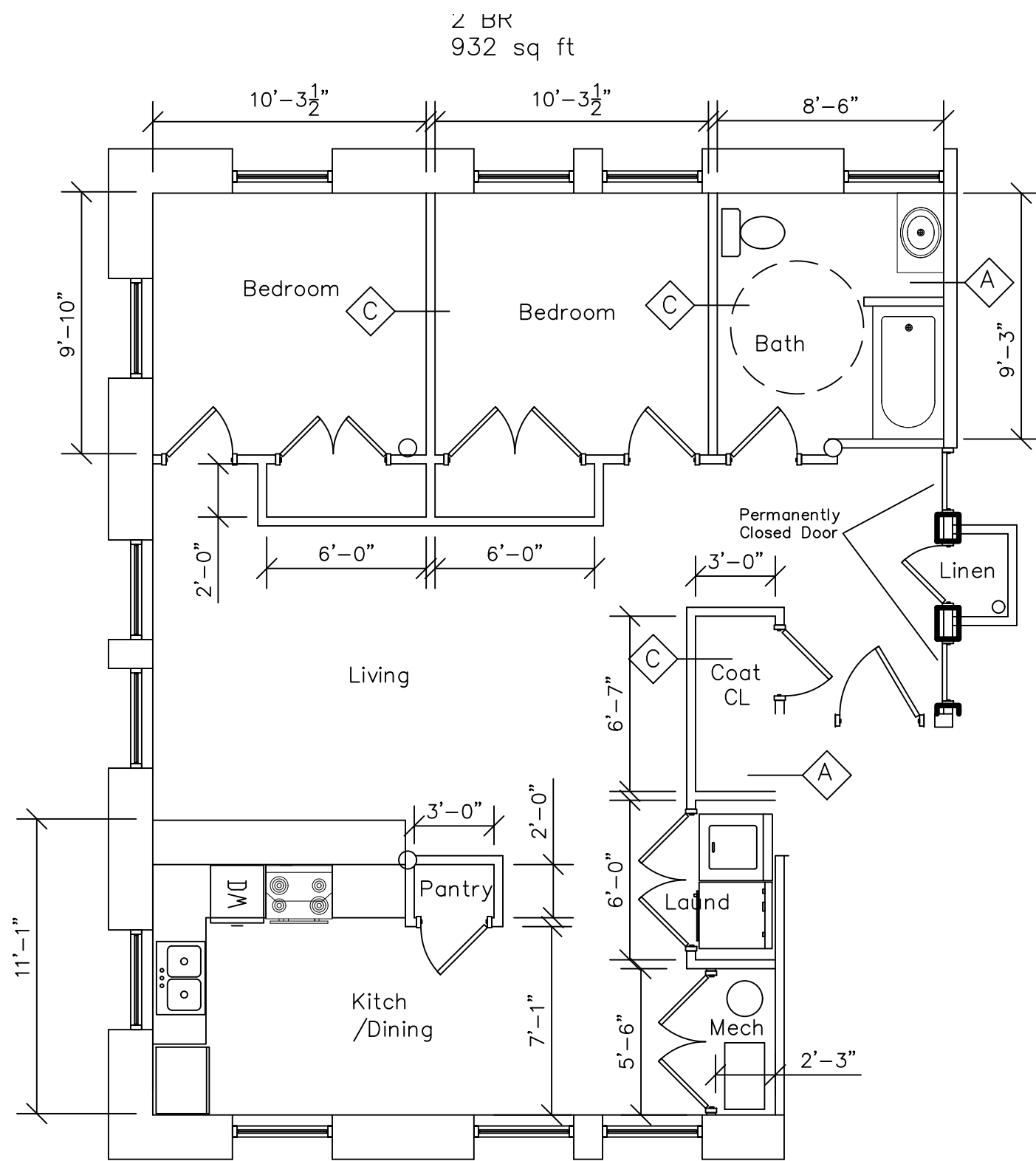
REVISIONS
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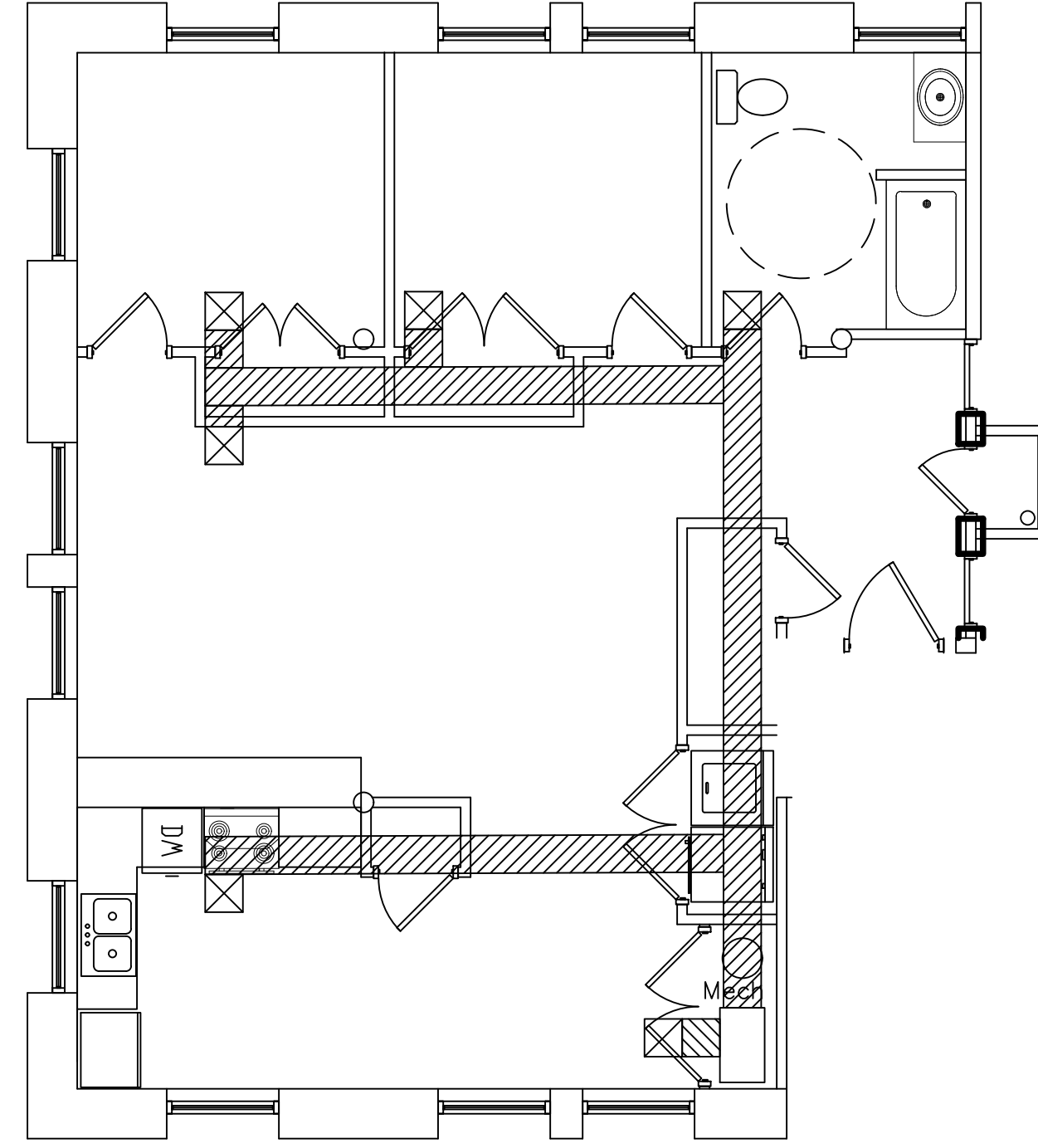
2 ANNIE WITTENMYER
DAVENPORT, IA

SHEET DESCRIPTION
APARTMENT FLOOR PLAN
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM
3-A401
SHEET NO.



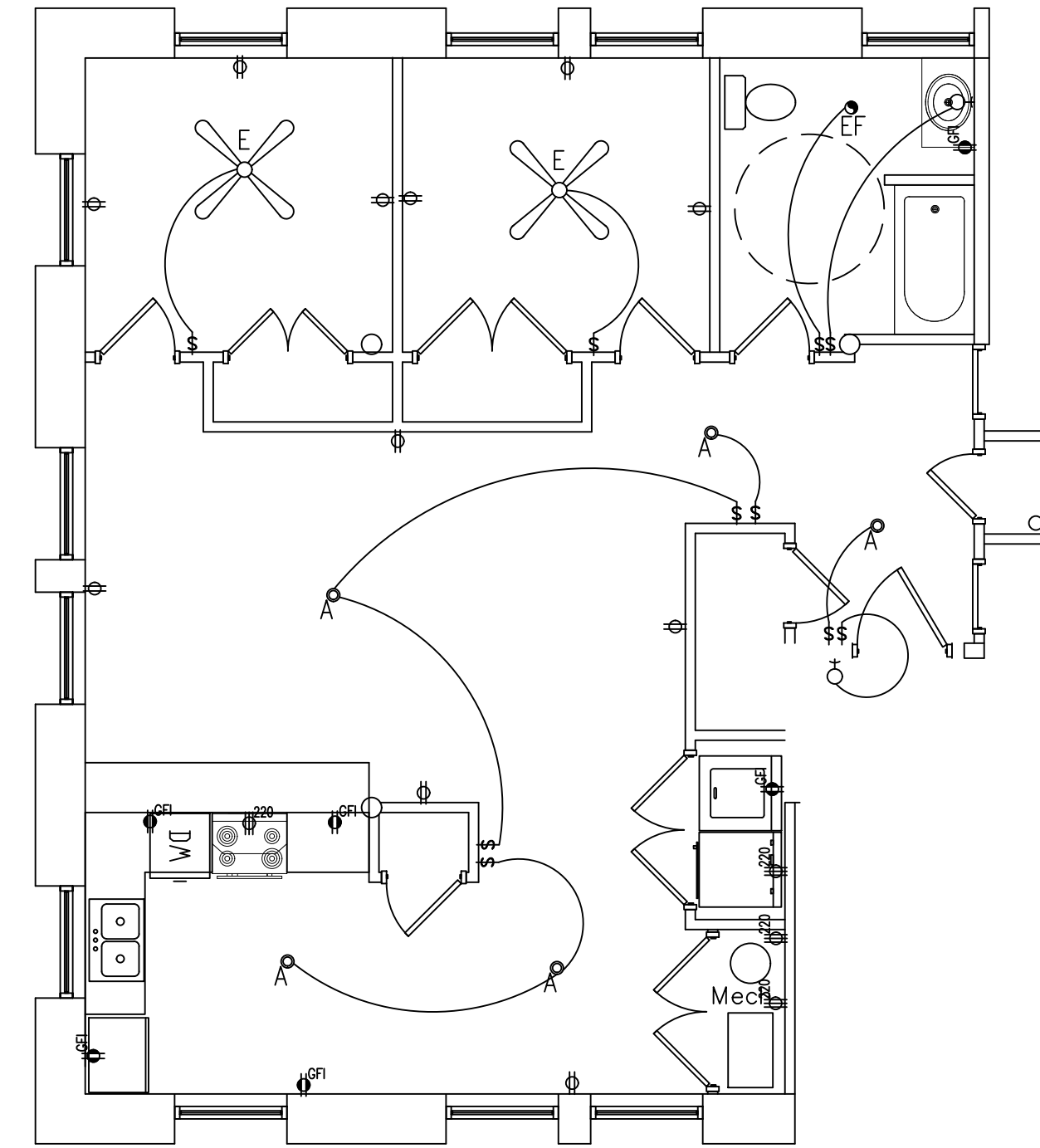
APT "B" FLOOR PLAN

SCALE: 3/16" = 1'-0"



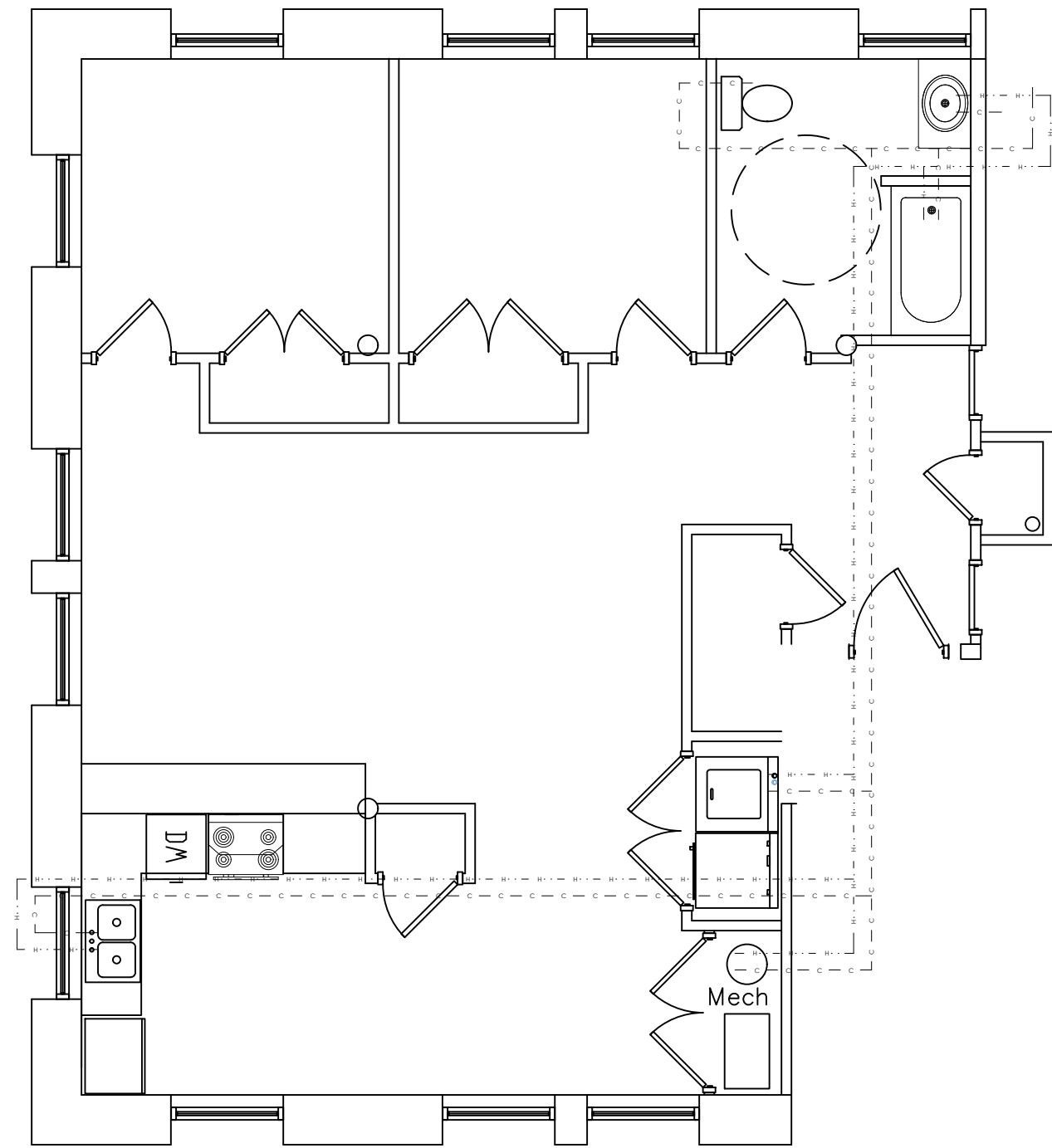
APT "B" HVAC PLAN

SCALE: 3/16" = 1'-0"



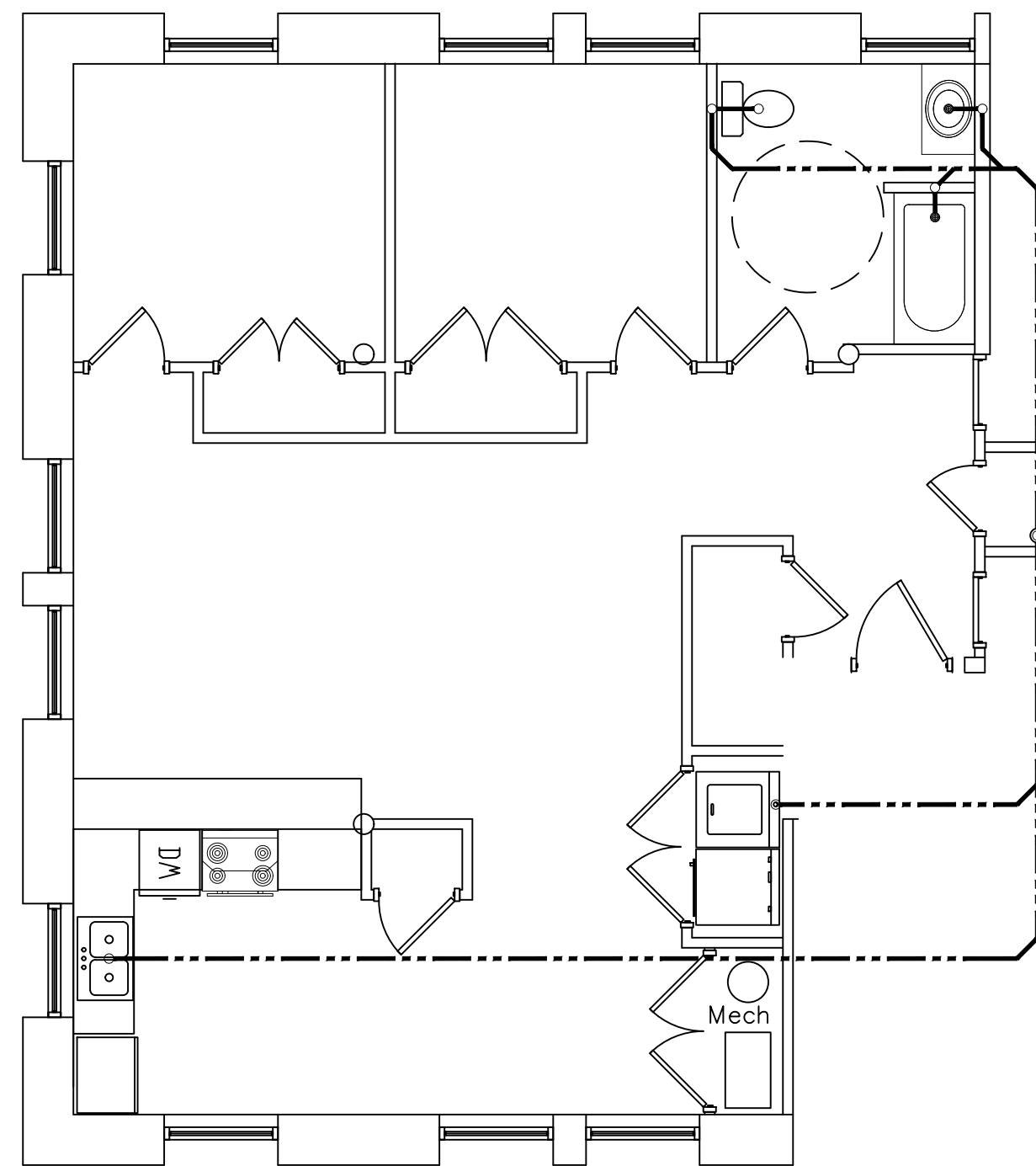
APT "B" ELECTRIC PLAN

SCALE: 3/16" = 1'-0"



APT "B" PLUMBING PLAN

SCALE: 3/16" = 1'-0"



APT "B" WASTE PLAN

SCALE: 3/16" = 1'-0"

REVISIONS

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2 ANNIE WITTENMYER AVENUE
DAVENTPORT, IA 52002

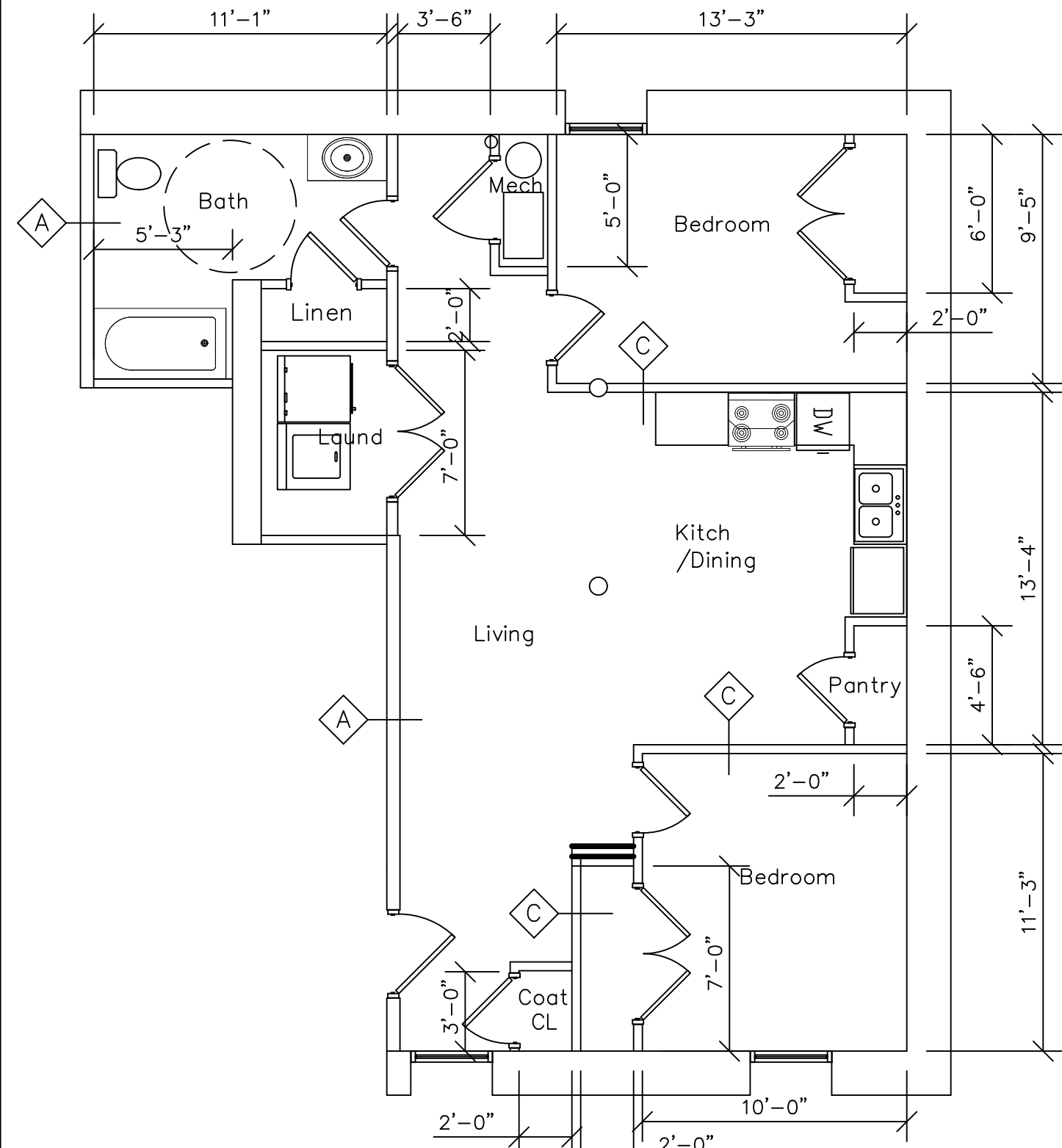
SHEET DESCRIPTION

APARTMENT FLOOR PLAN

JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

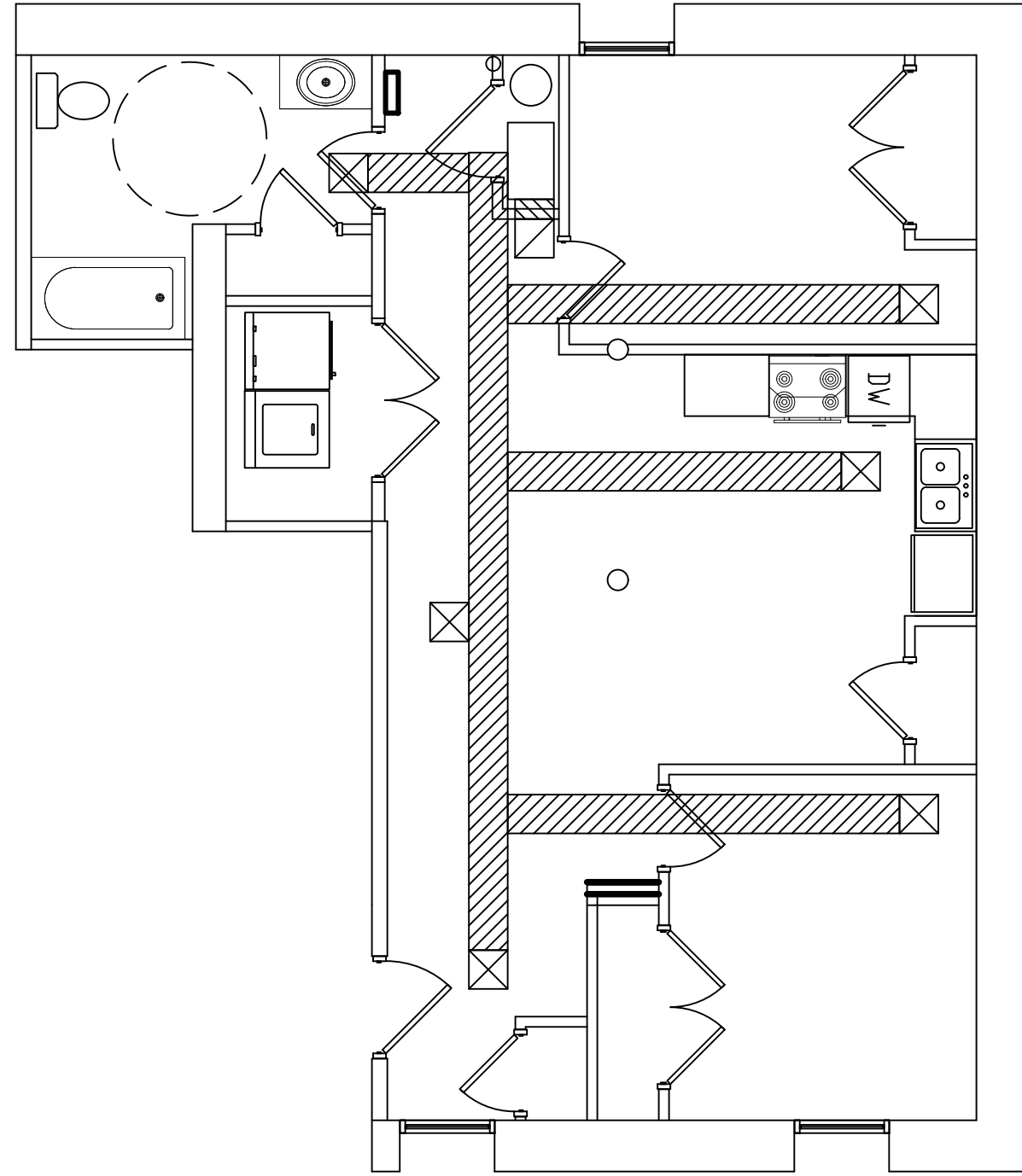
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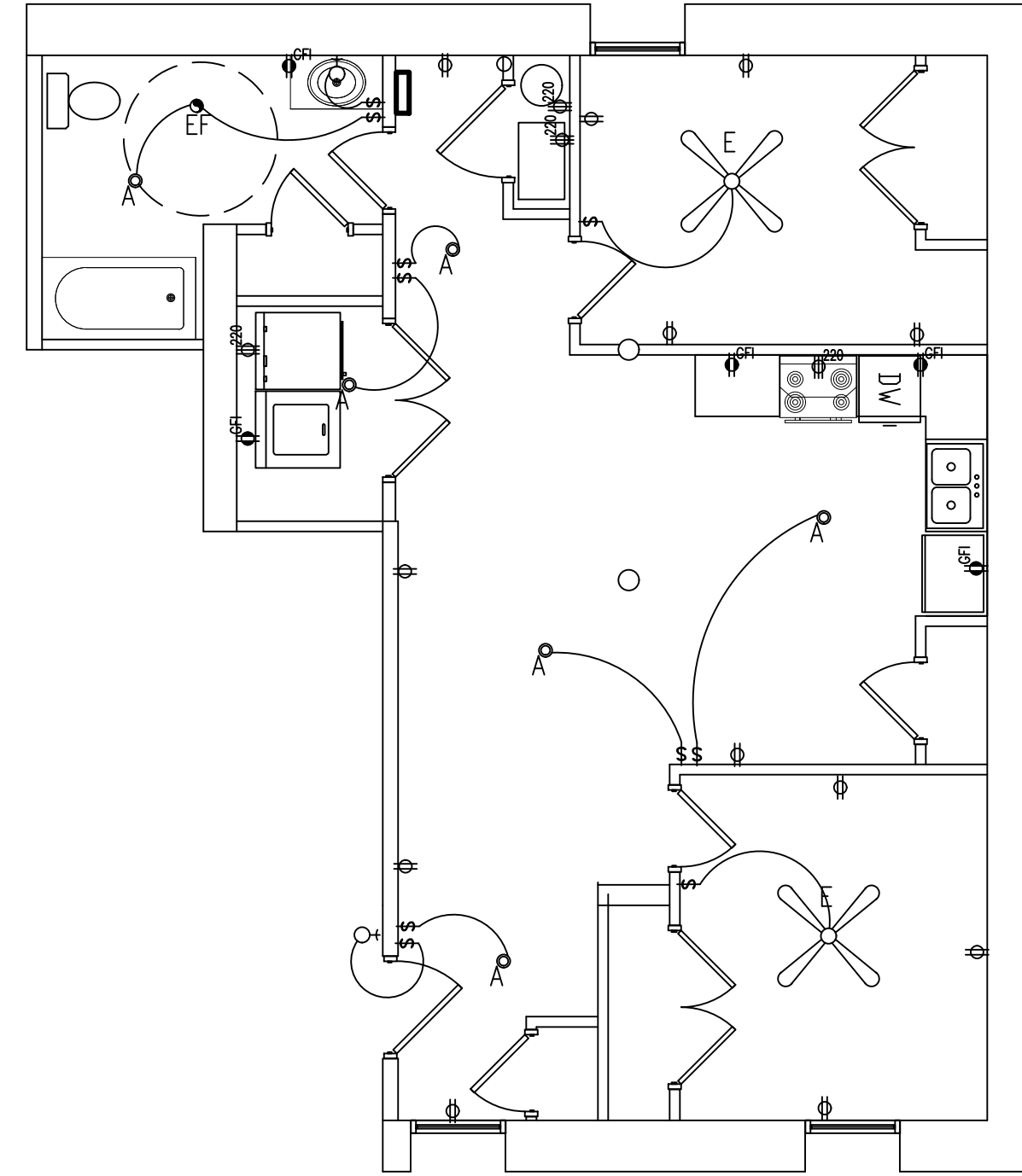
APT "C" FLOOR PLAN

SCALE: 3/16" = 1'-0"



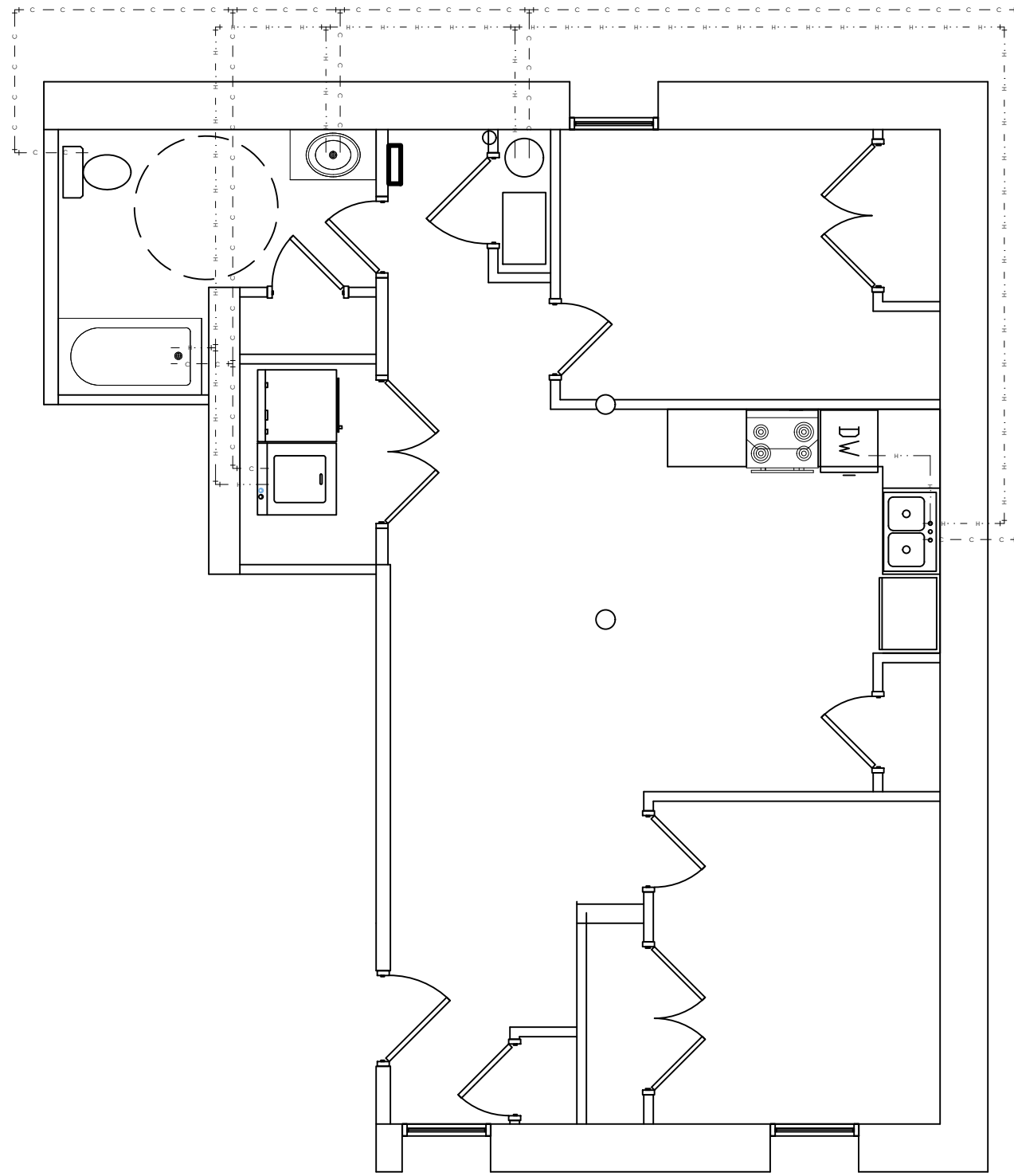
APT "C" HVAC PLAN

SCALE: 3/16" = 1'-0"



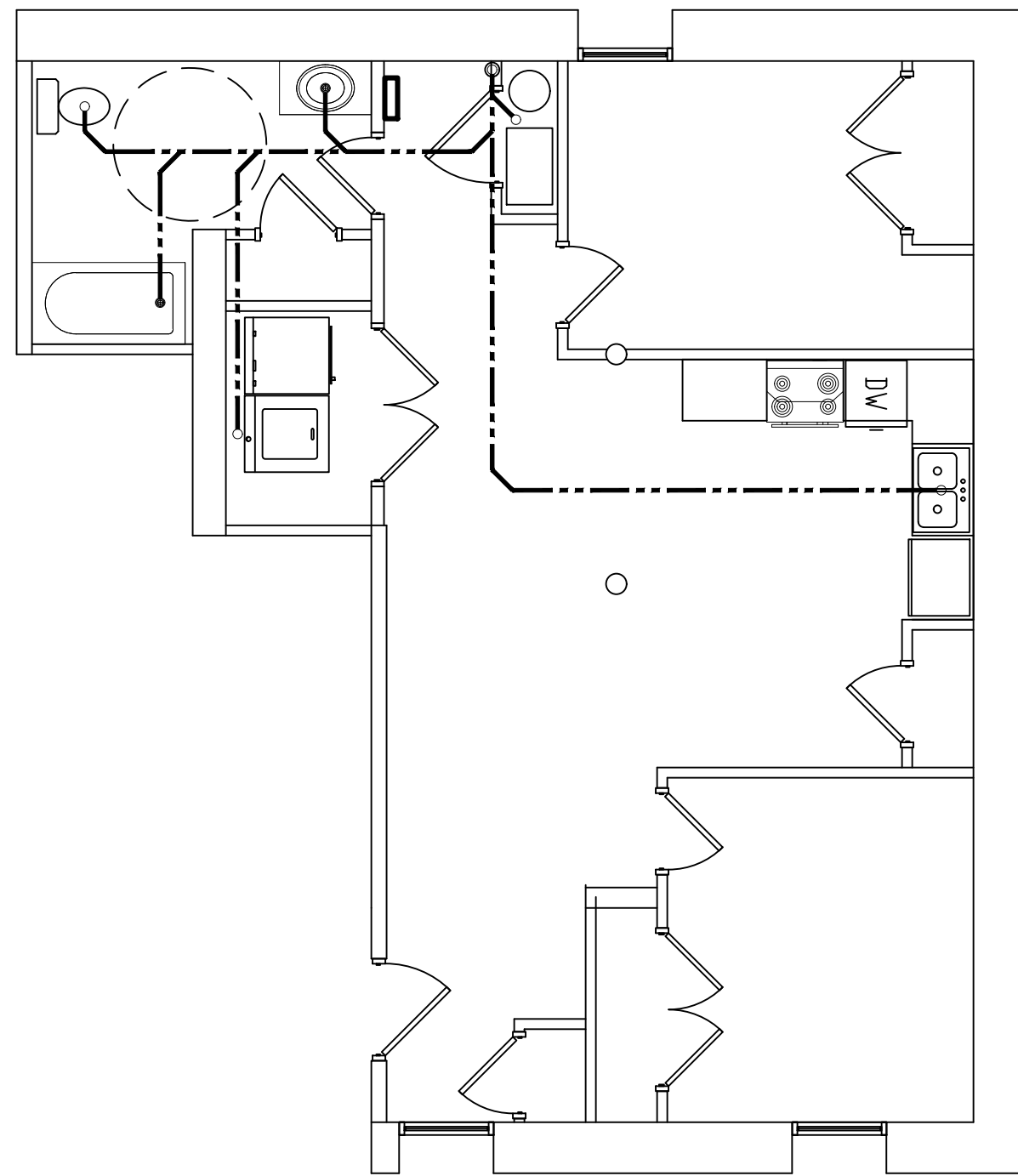
APT "C" ELECTRIC PLAN

SCALE: 3/16" = 1'-0"



APT "C" PLUMBING PLAN

SCALE: 3/16" = 1'-0"



APT "C" WASTE PLAN

SCALE: 3/16" = 1'-0"

REVISIONS

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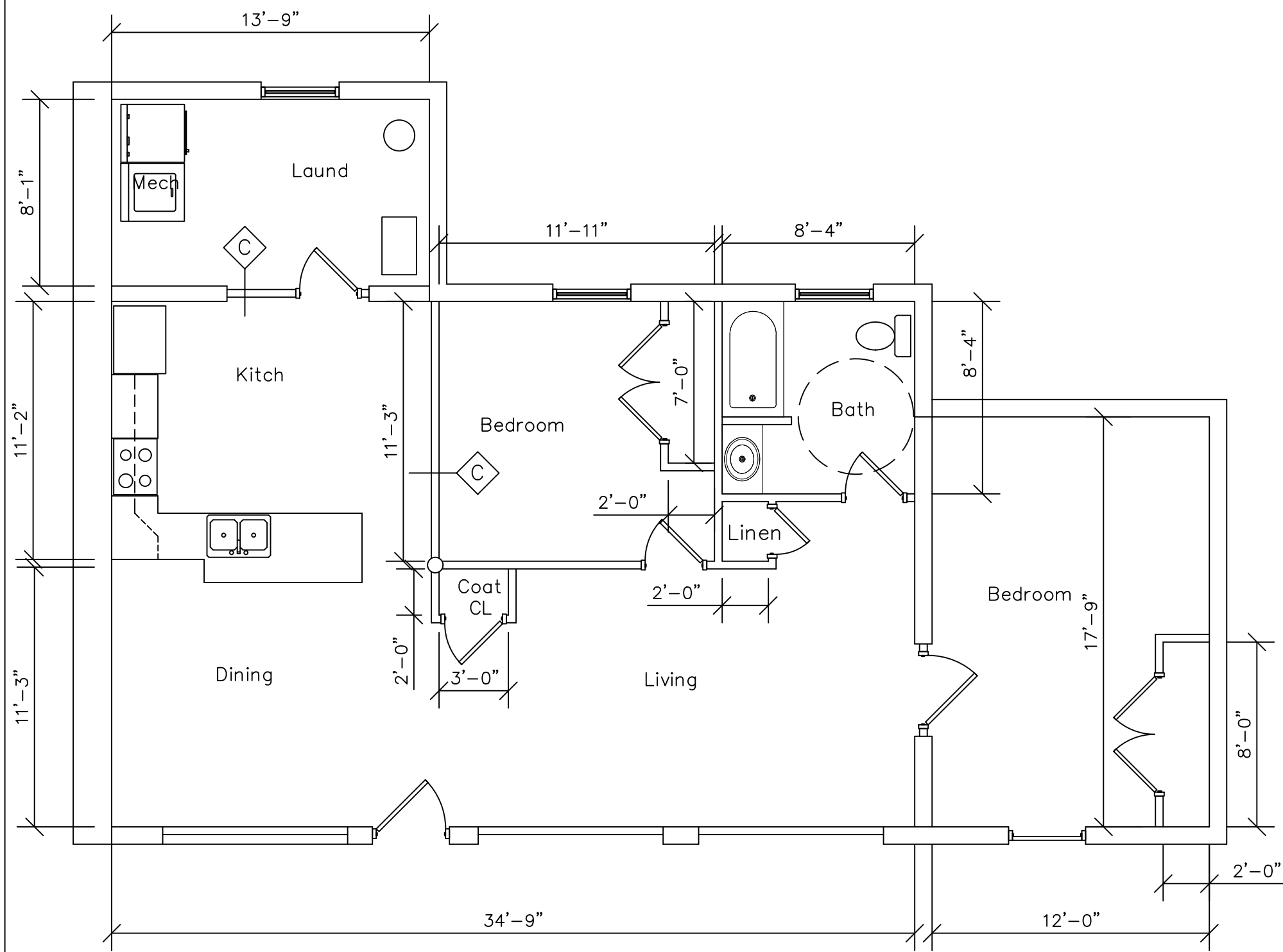
IF THIS DRAWING IS PLOTTED LESS THAN 22x36 IN SIZE, IT IS A REDUCED PLOT. SCALE SHOULD BE ADJUSTED ACCORDINGLY.

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2 ANNIE WITTEN AVENUE
2828 DAVENPORT, IA

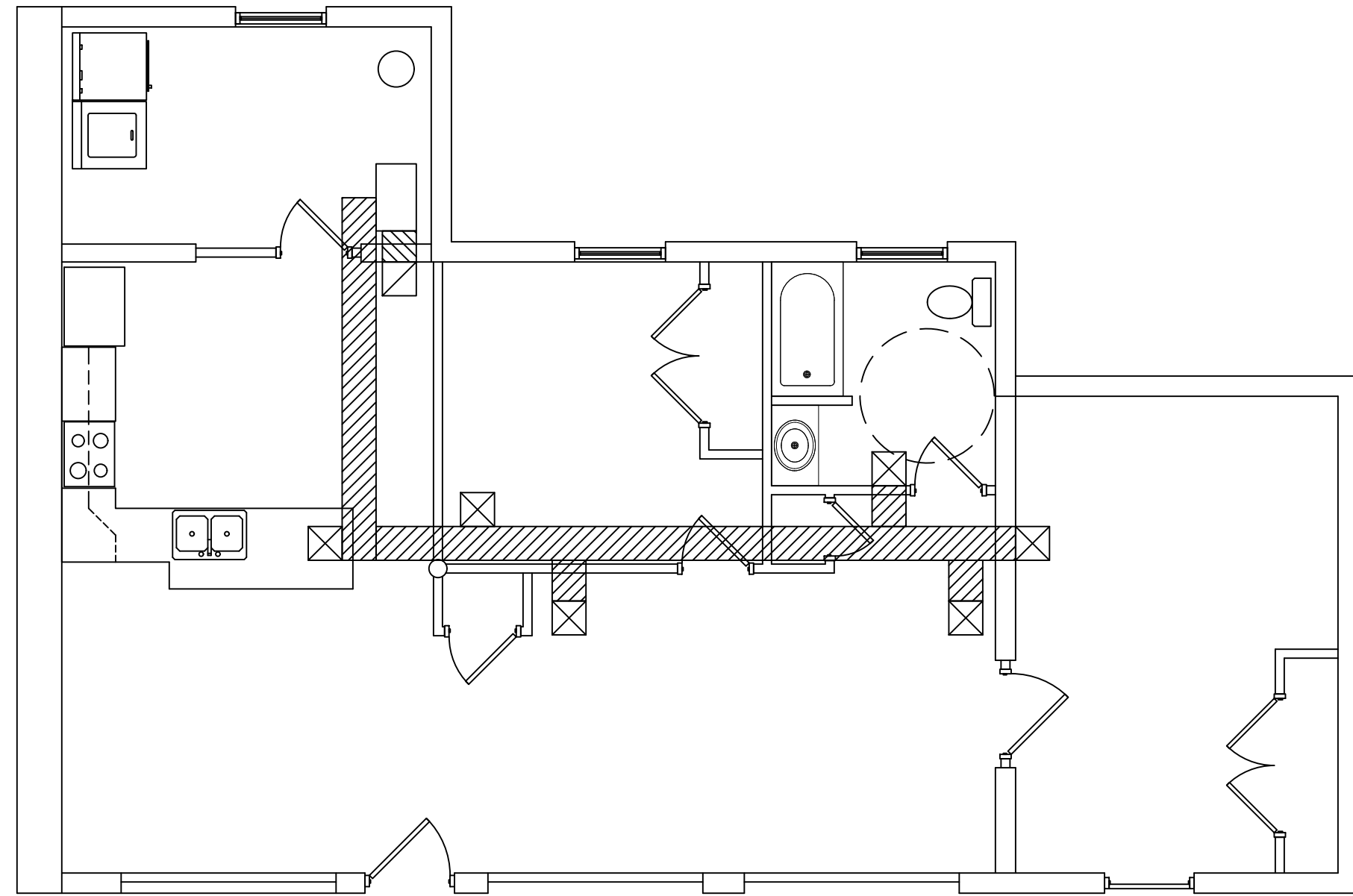
SHEET DESCRIPTION
APARTMENT
FLOOR PLAN
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

3-A403
SHEET NO.



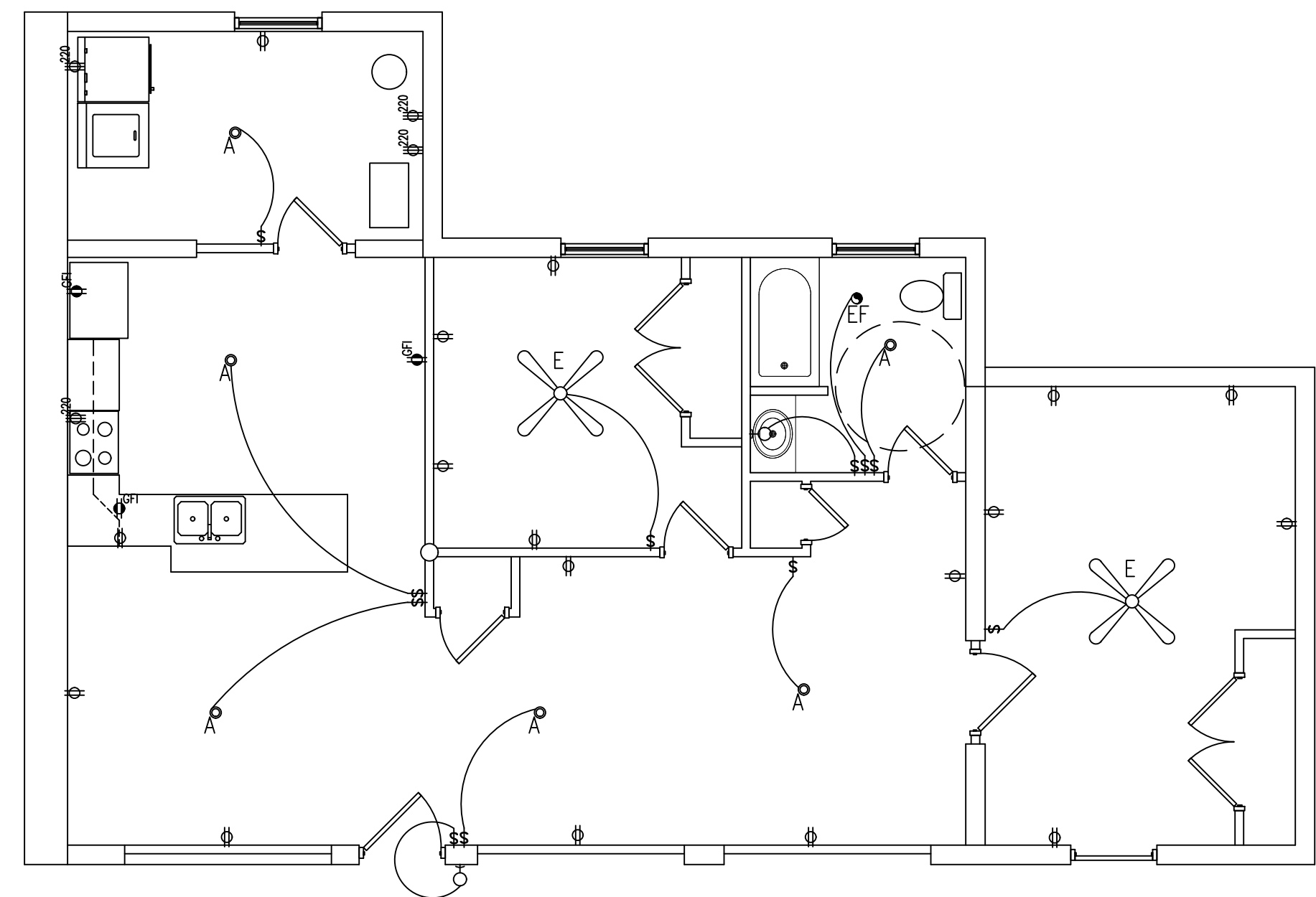
APT "D" FLOOR PLAN

SCALE: 3/16" = 1'-0"



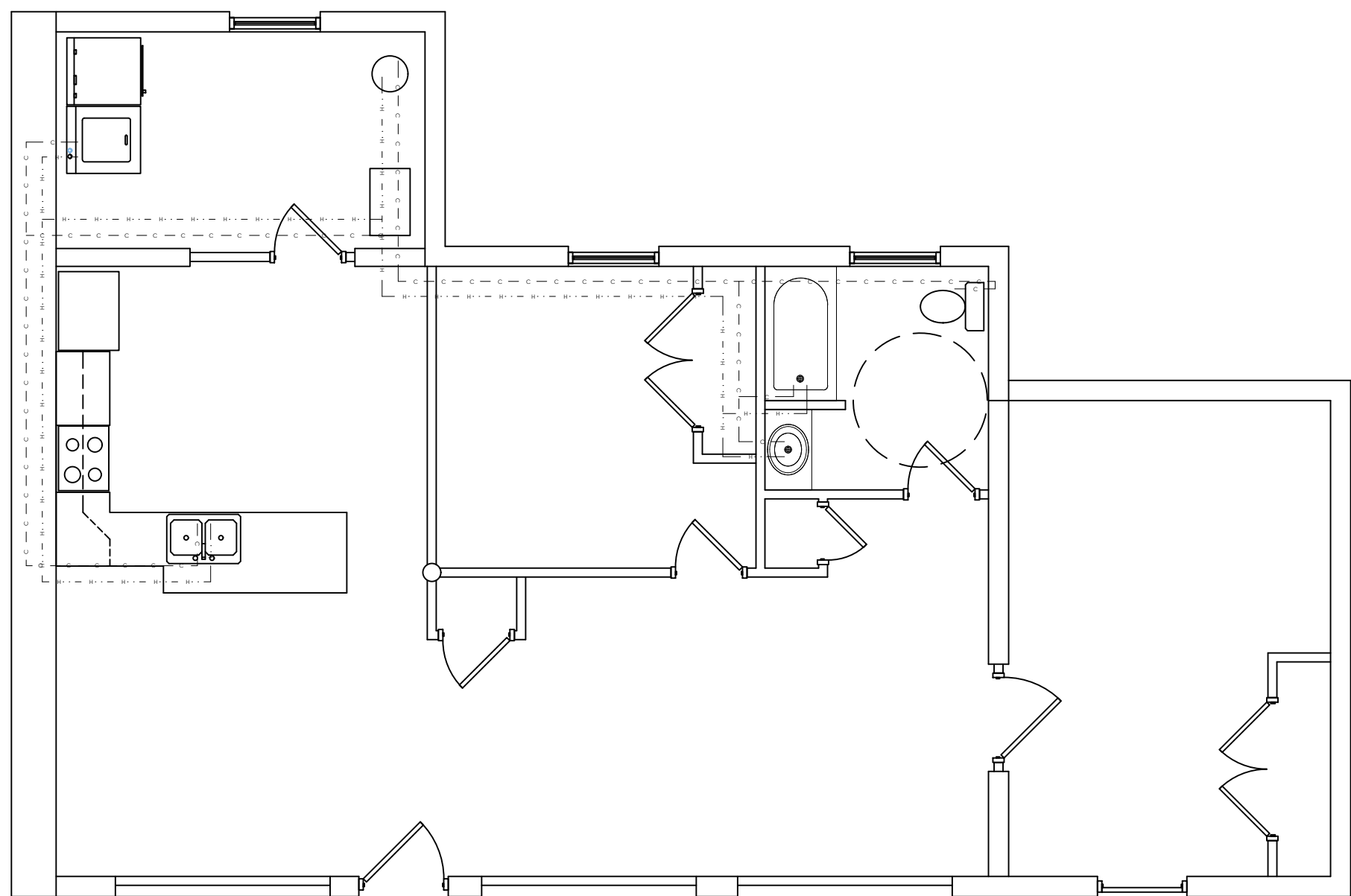
APT "D" HVAC PLAN

SCALE: 3/16" = 1'-0"



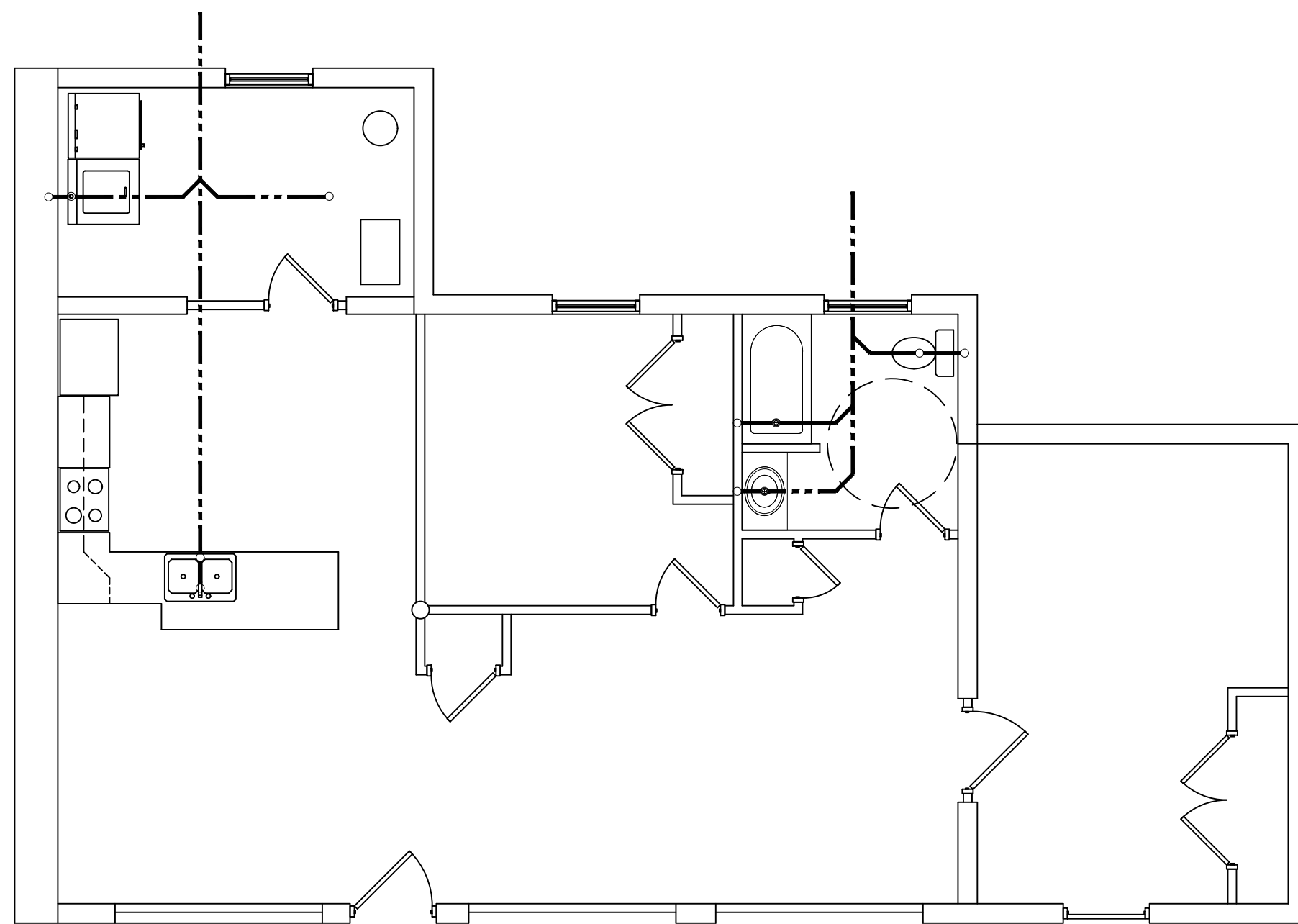
APT "D" ELECTRIC PLAN

SCALE: 3/16" = 1'-0"



APT "D" PLUMBING PLAN

SCALE: 3/16" = 1'-0"



APT "D" WASTE PLAN

SCALE: 3/16" = 1'-0"

REVISIONS
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IF THIS DRAWING IS PLOTTED LESS THAN 22x36 IN SIZE, IT IS A REDUCED PLOT—SCALE SHOULD BE ADJUSTED ACCORDINGLY.

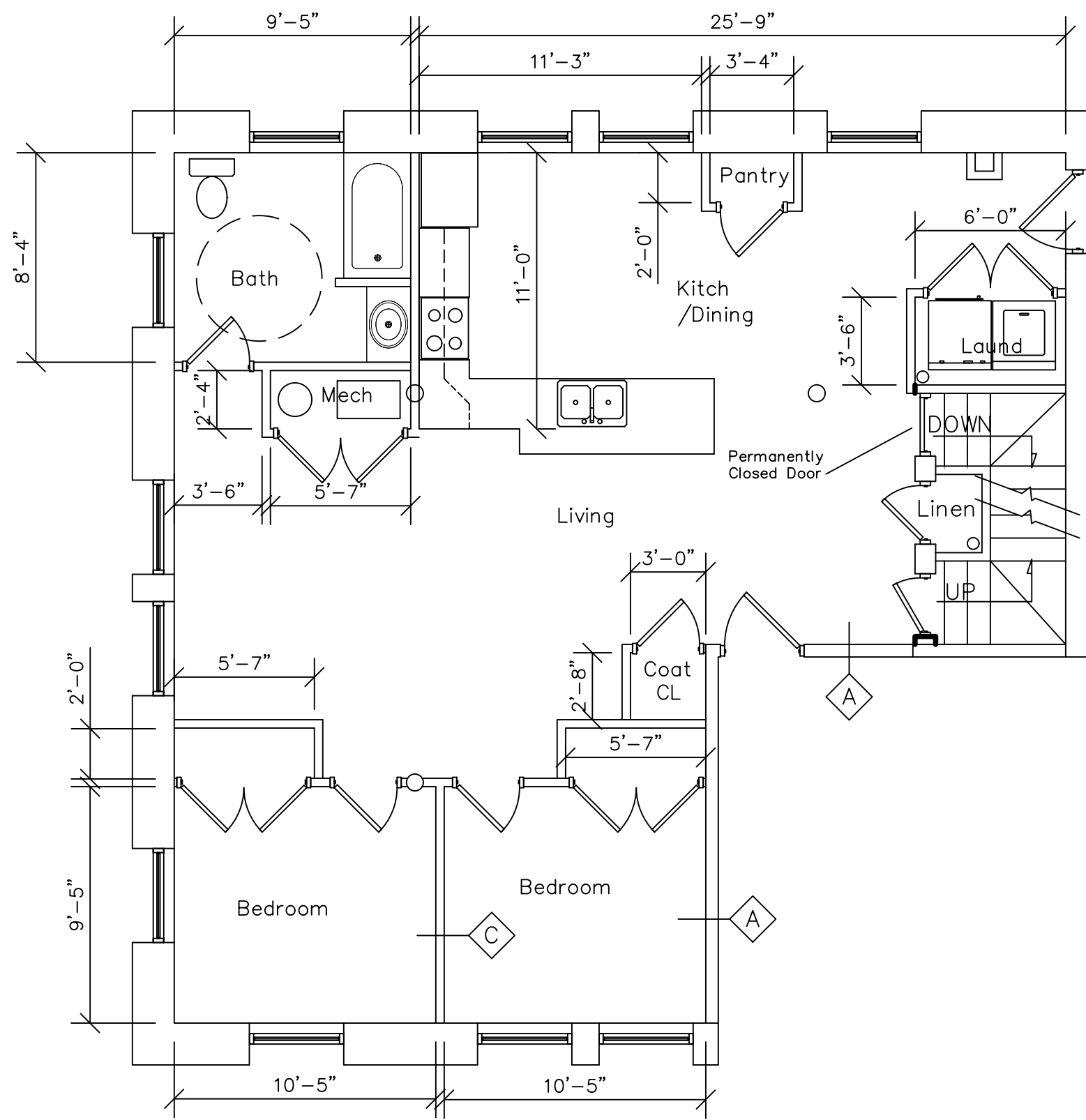
THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS SHEET HAS REVIEWED THIS DRAWING FOR ACCURACY AND COMPLETENESS. ANY CHANGES OR CORRECTIONS TO THIS DRAWING MUST BE MADE BY THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS SHEET. ANY CHANGES OR CORRECTIONS TO THIS DRAWING MUST BE MADE BY THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS SHEET.

2 ANNIE WITTENMYER AVENUE
DAVENPORT, IA 52808

SHEET DESCRIPTION
APARTMENT
FLOOR PLAN
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

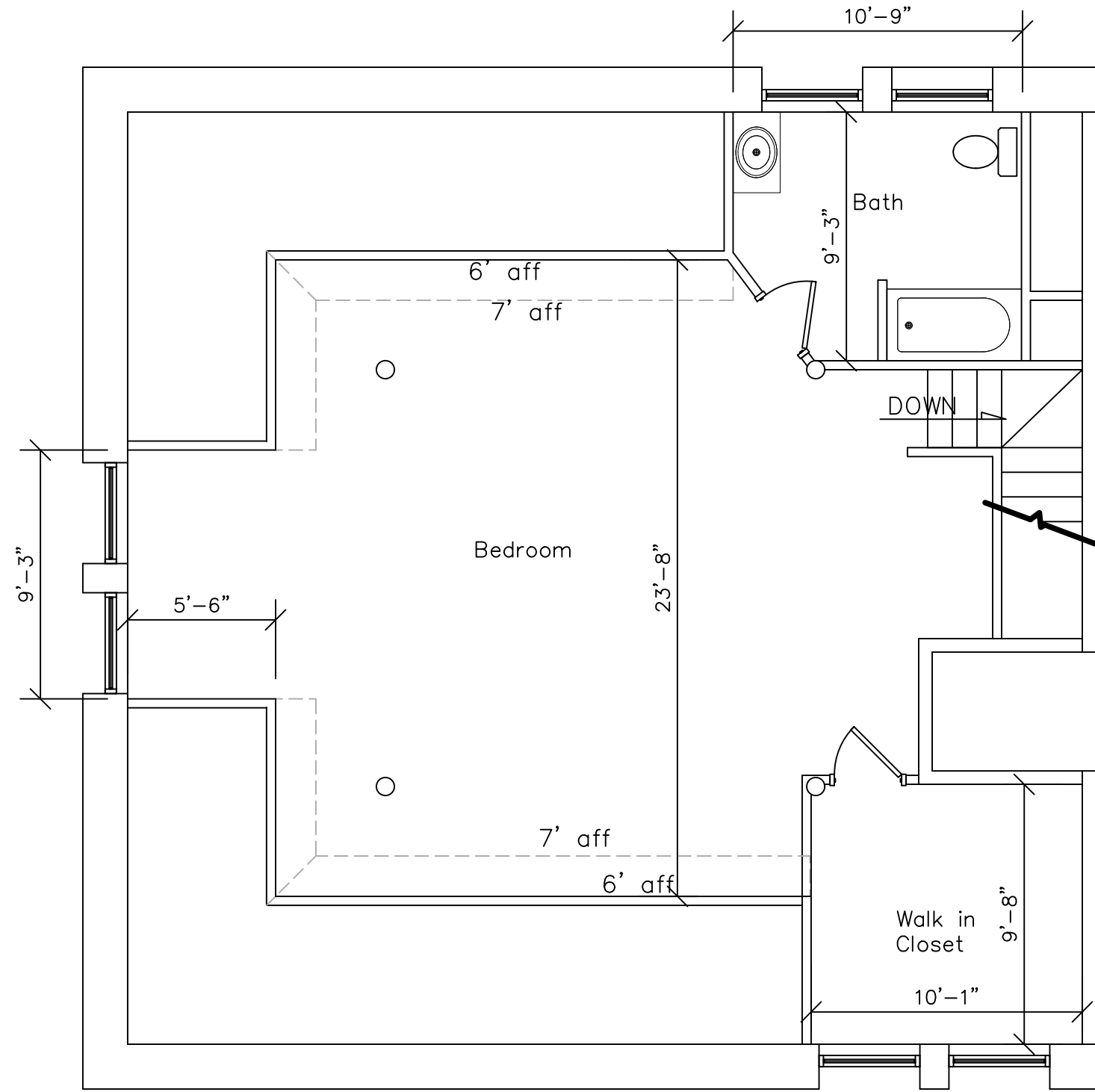
3-A404

SHEET NO.



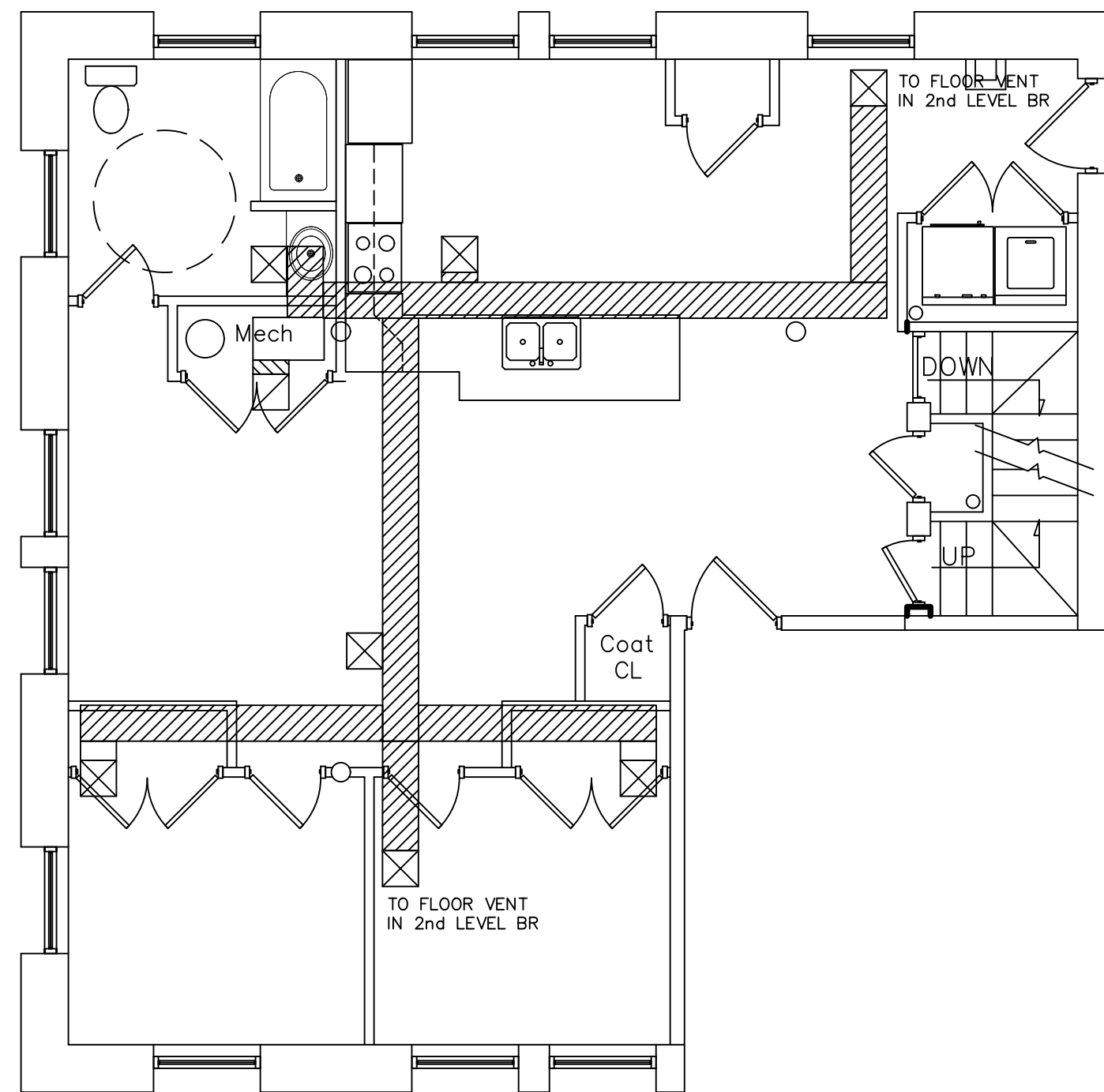
APT "E" 1ST LEVEL FLOOR PLAN

SCALE: 3/16" = 1'-0"



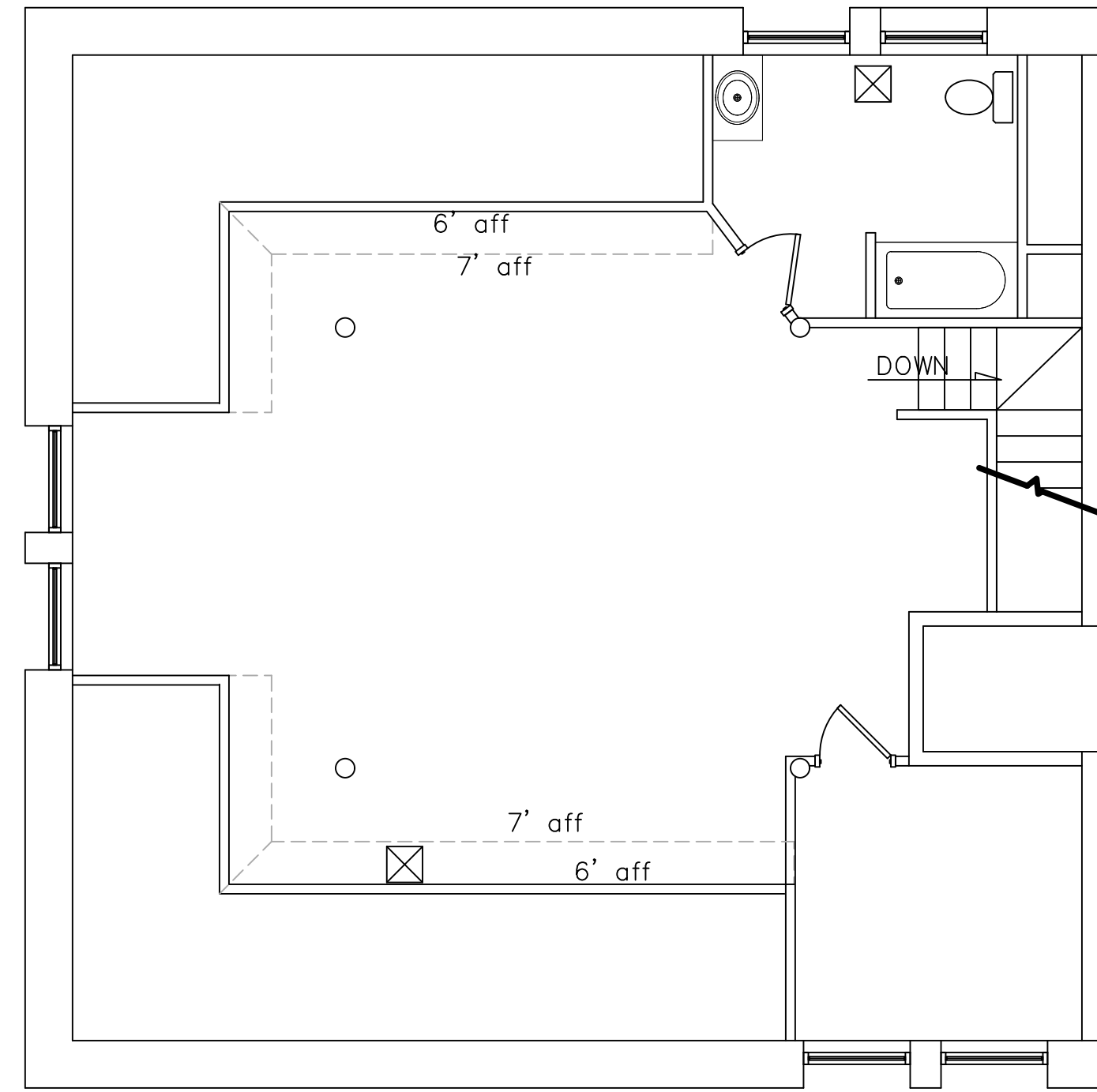
APT "E" 2ND LEVEL FLOOR PLAN

SCALE: 3/16" = 1'-0"



APT "E" 1ST LEVEL HVAC PLAN

SCALE: 3/16" = 1'-0"



APT "E" 2ND LEVEL HVAC PLAN

SCALE: 3/16" = 1'-0"

REVISIONS

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2 ANNIE WITTEN AVENUE
DAVENPORT, IA 52002

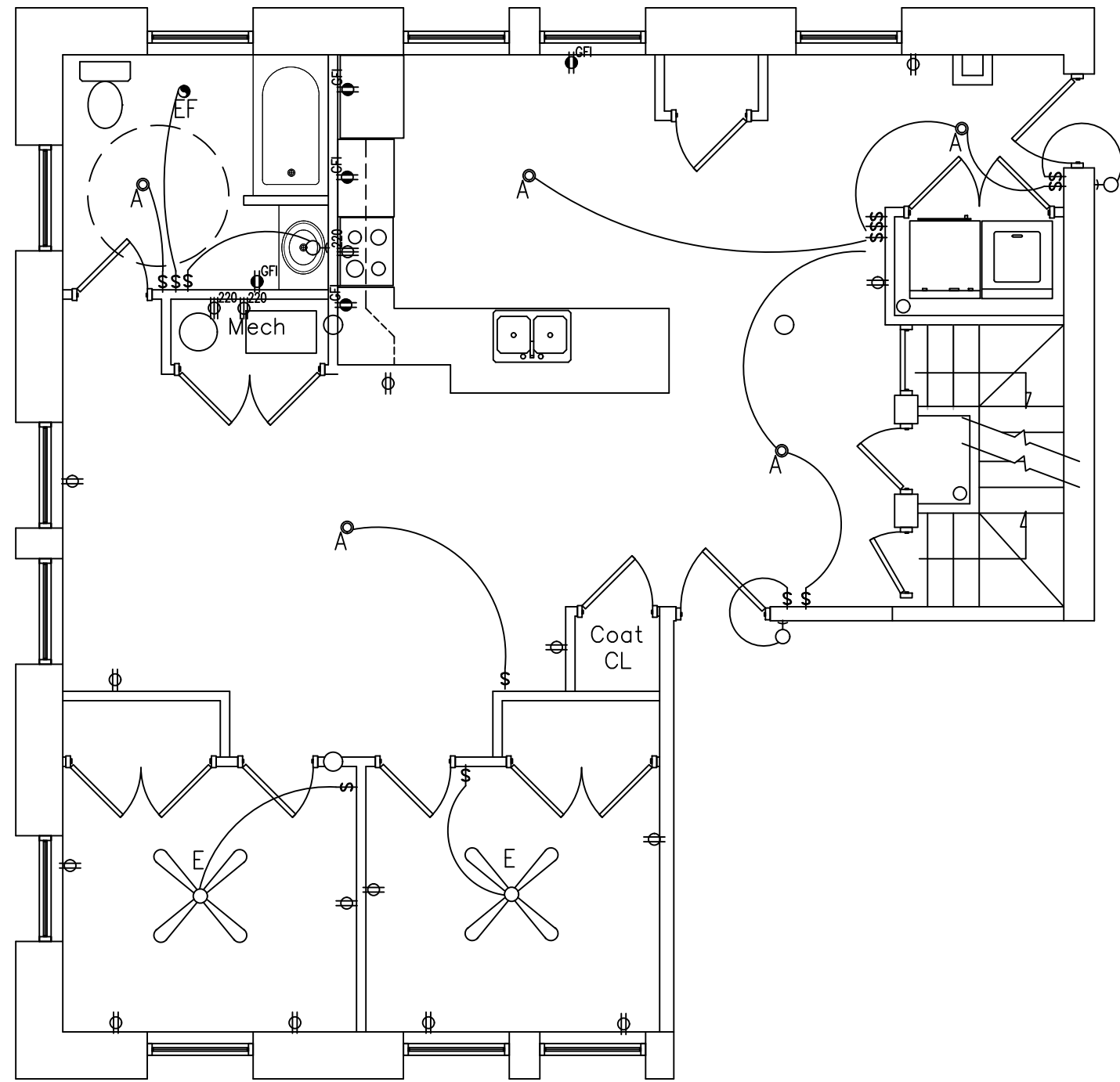
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APARTMENT
FLOOR PLAN

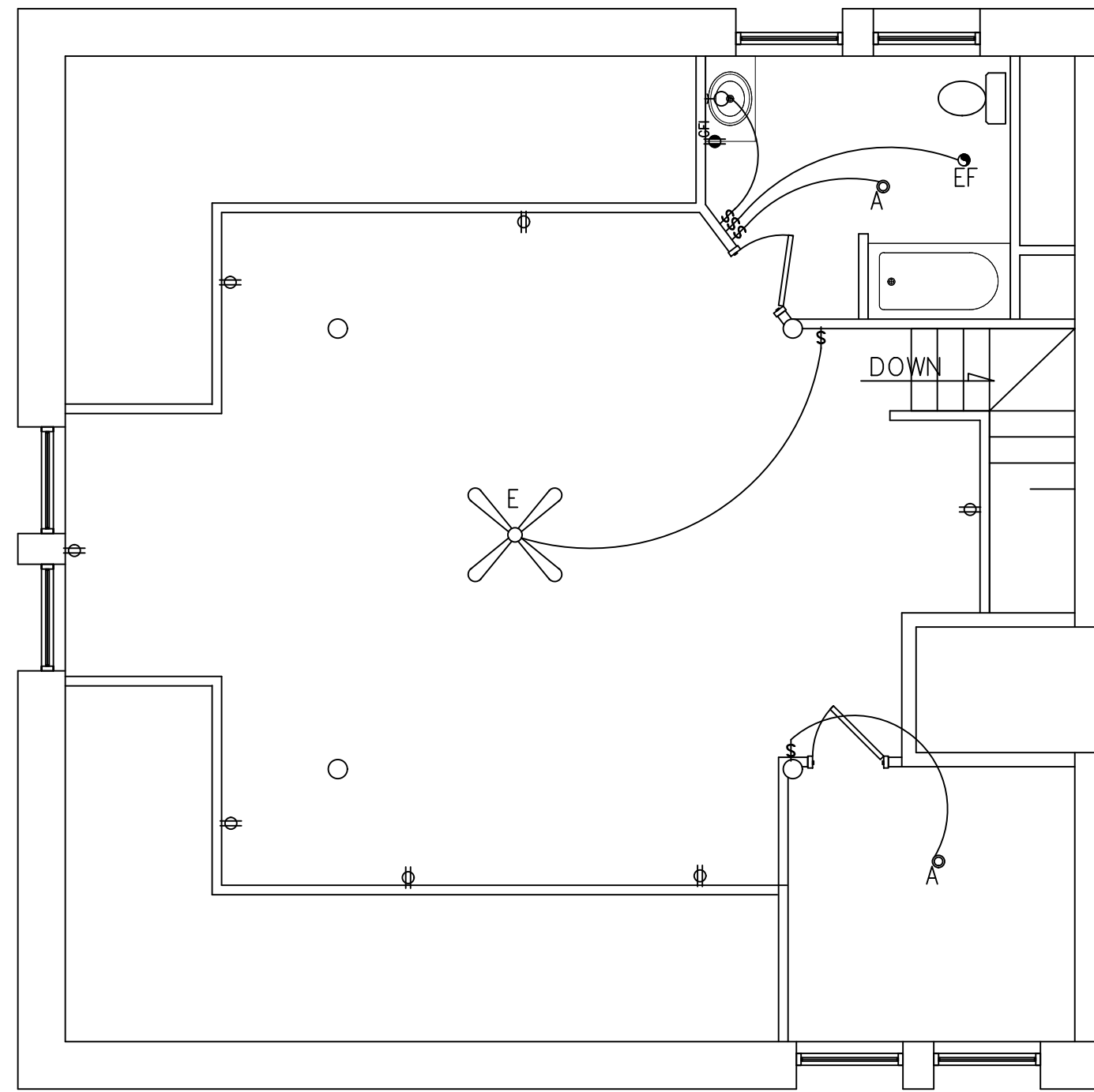
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DATE: 02/14/2024
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3-A405

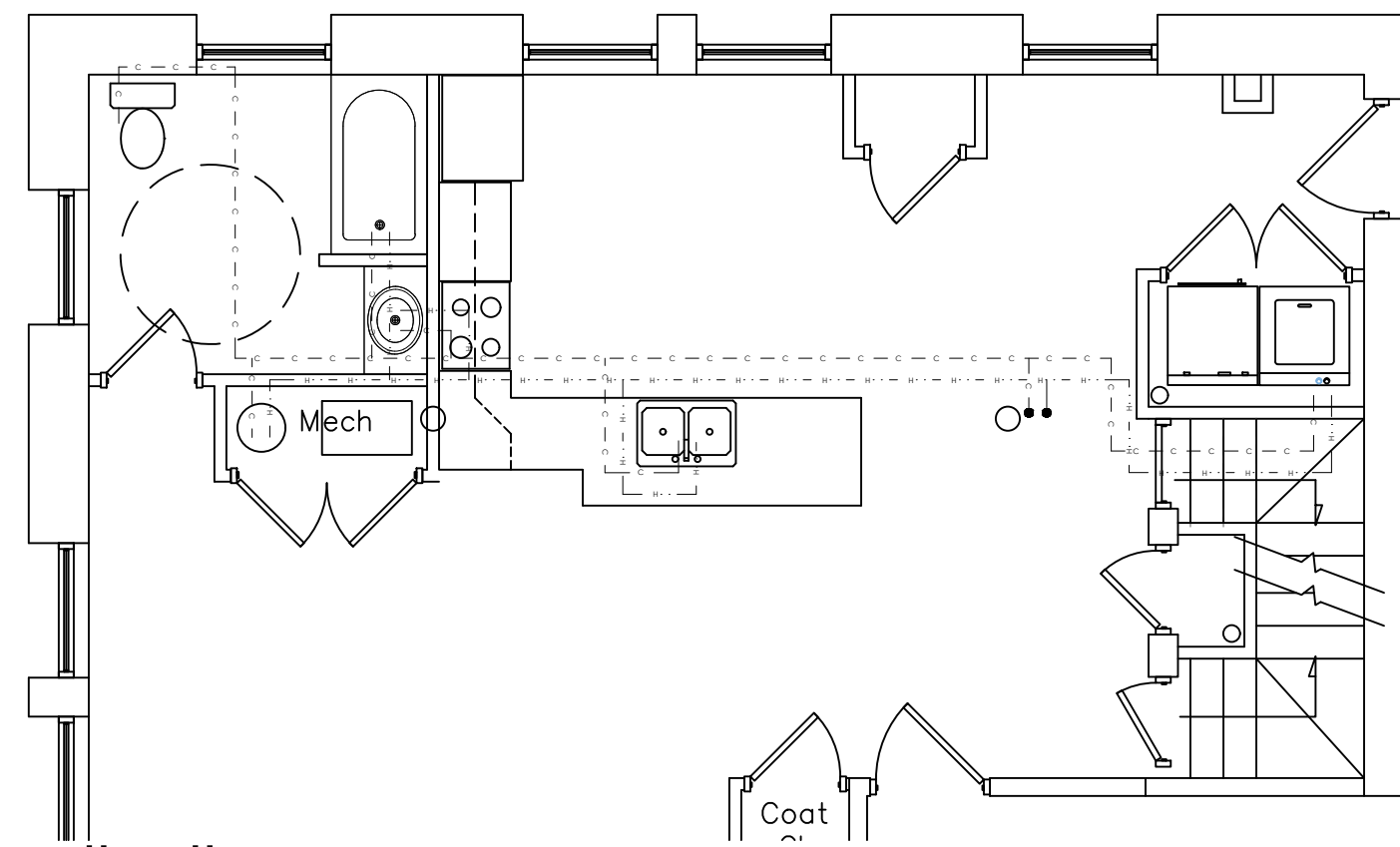
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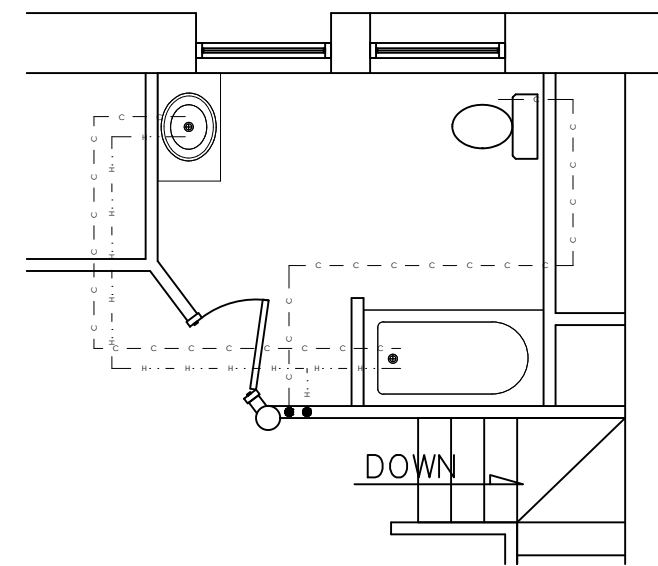
APT "E" 1ST LEVEL ELECTRIC PLAN
SCALE: 3/16" = 1'-0"



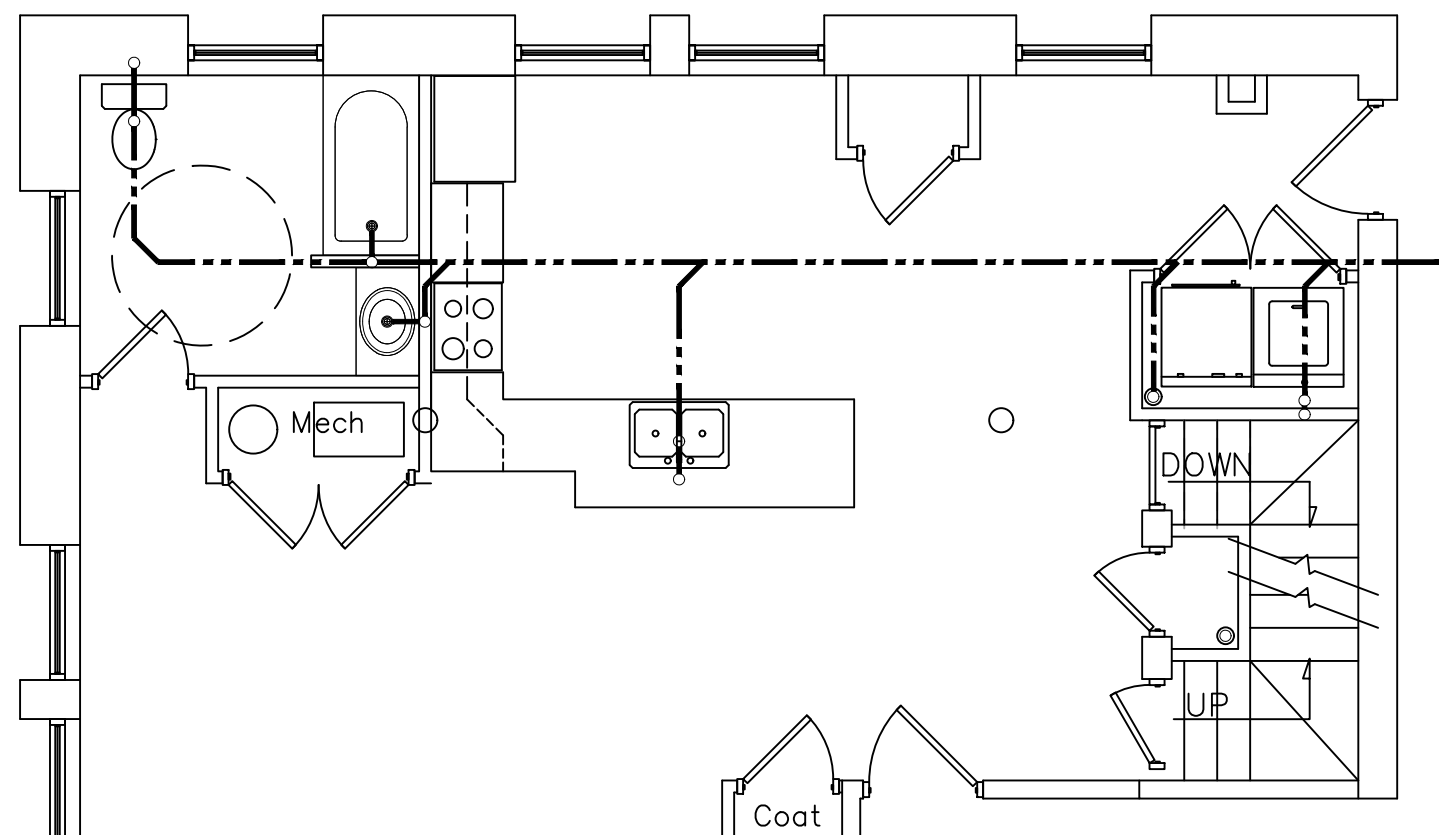
APT "E" 2ND LEVEL ELECTRIC PLAN
SCALE: 3/16" = 1'-0"



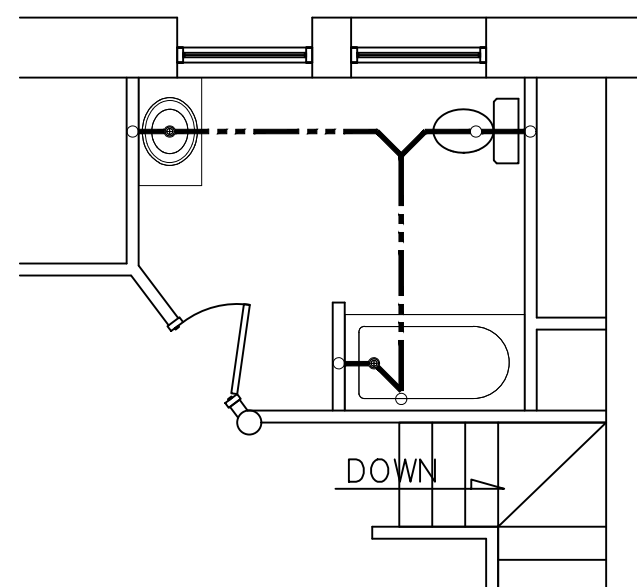
APT "E" 1ST LEVEL PLUMBING PLAN
SCALE: 3/16" = 1'-0"



APT "E" 2ND LEVEL PLUMBING PLAN
SCALE: 3/16" = 1'-0"



APT "E" 1ST LEVEL WASTE PLAN
SCALE: 3/16" = 1'-0"



APT "E" 2ND LEVEL WASTE PLAN
SCALE: 3/16" = 1'-0"

REVISIONS

NO.	DESCRIPTION
1	ISSUED FOR PERMIT
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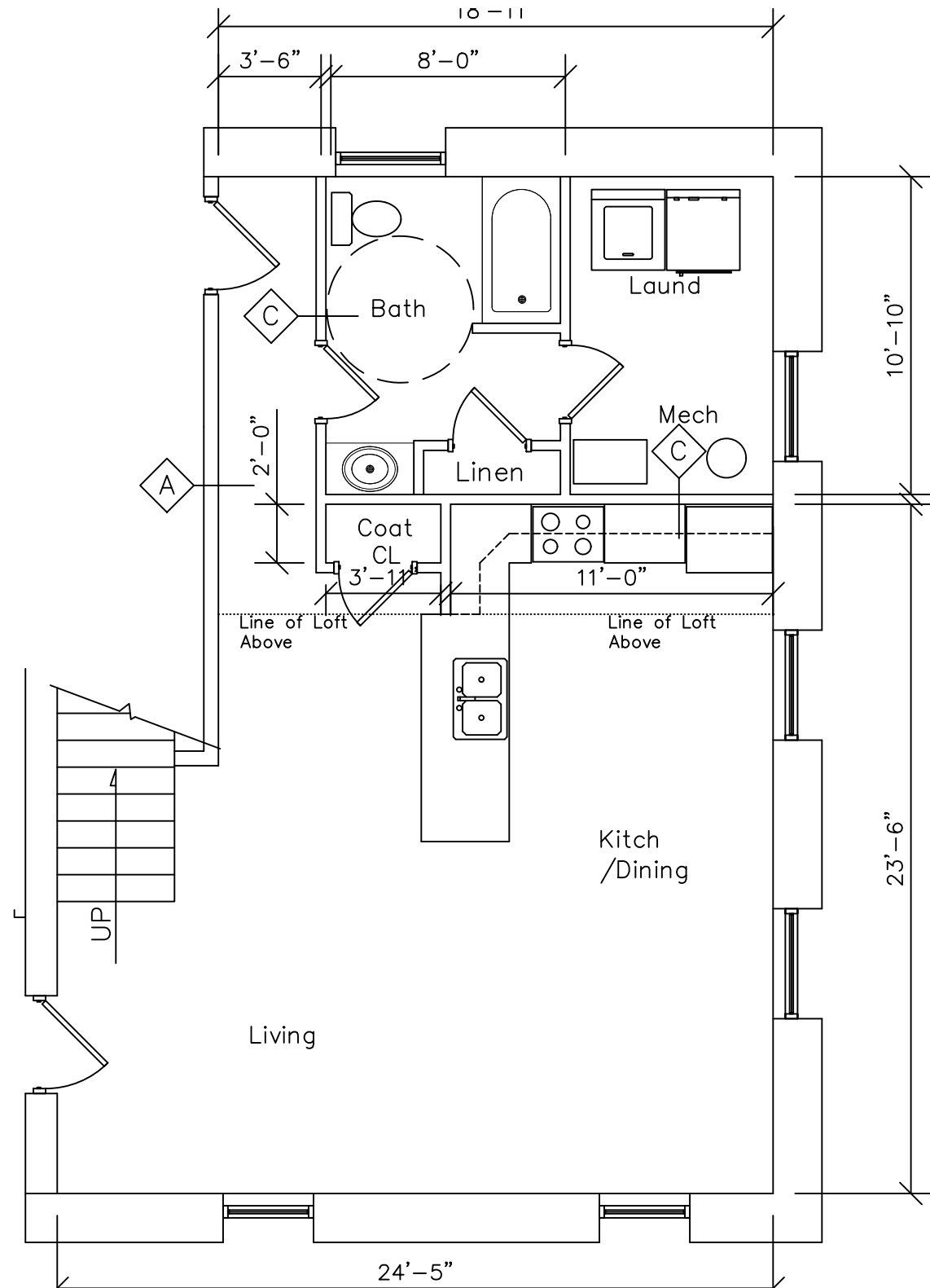
ANNIE WITTEN AVENUE
2828
DAVENPORT, IA

SHEET DESCRIPTION

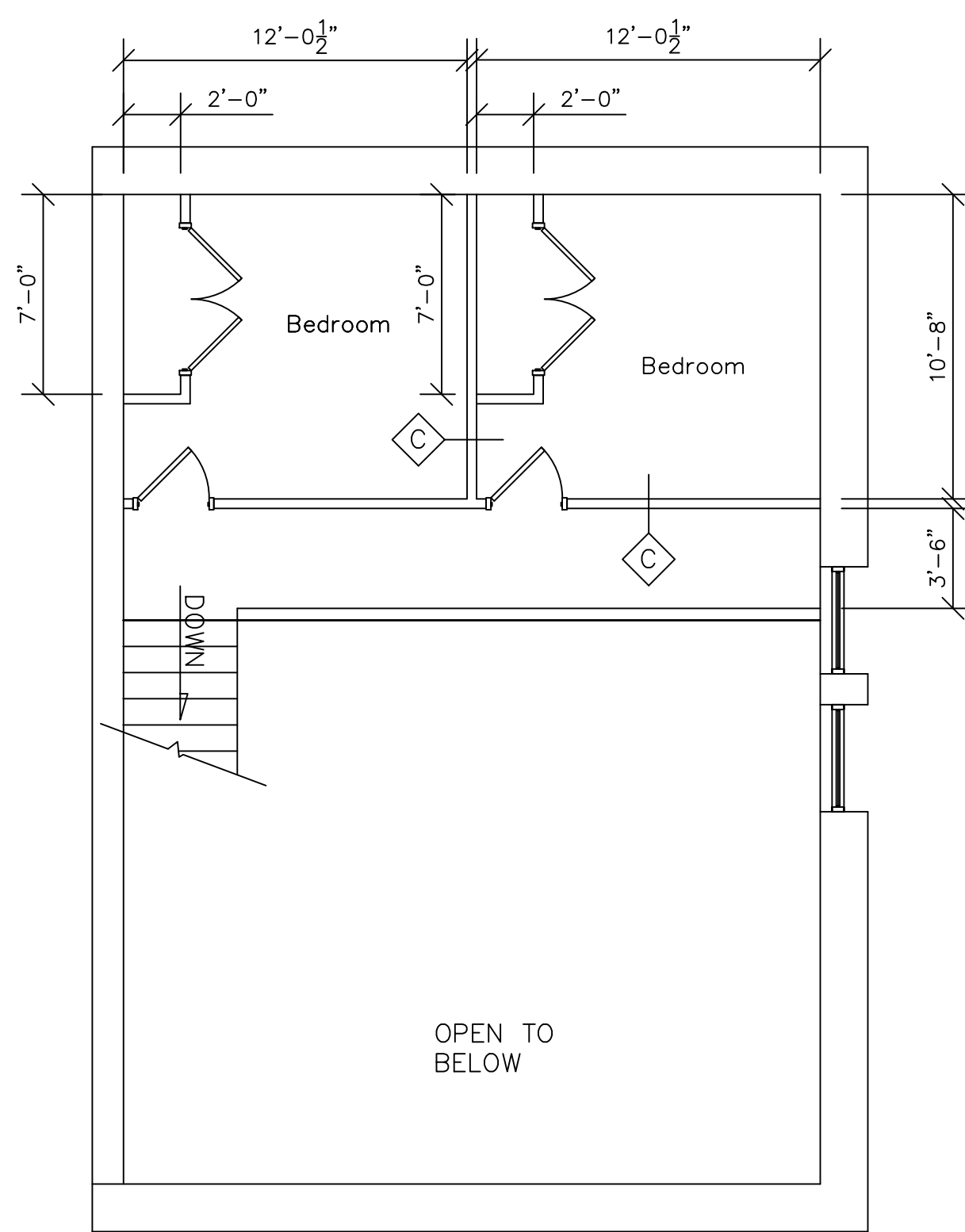
APARTMENT
FLOOR PLAN
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

3-A405.1

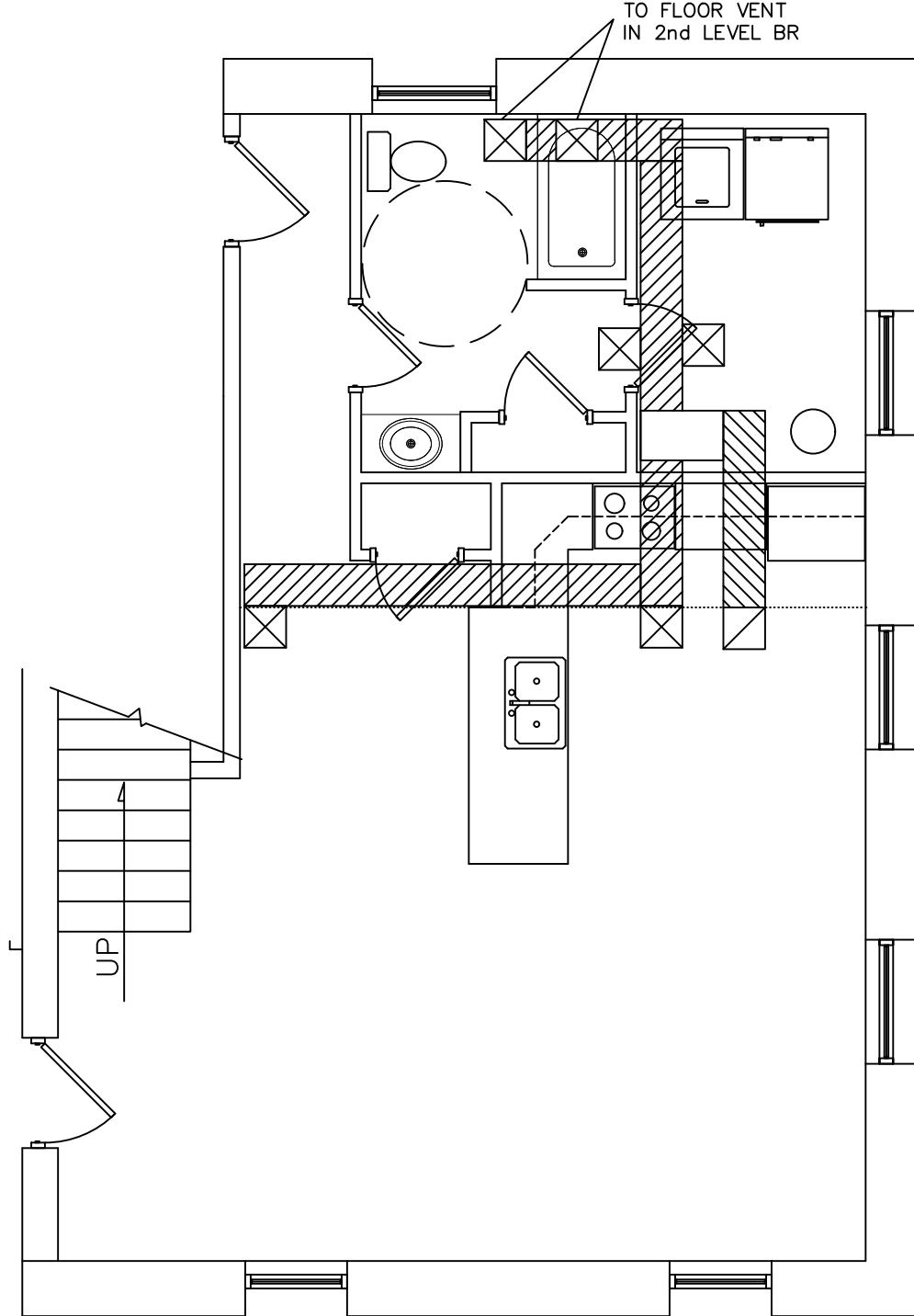
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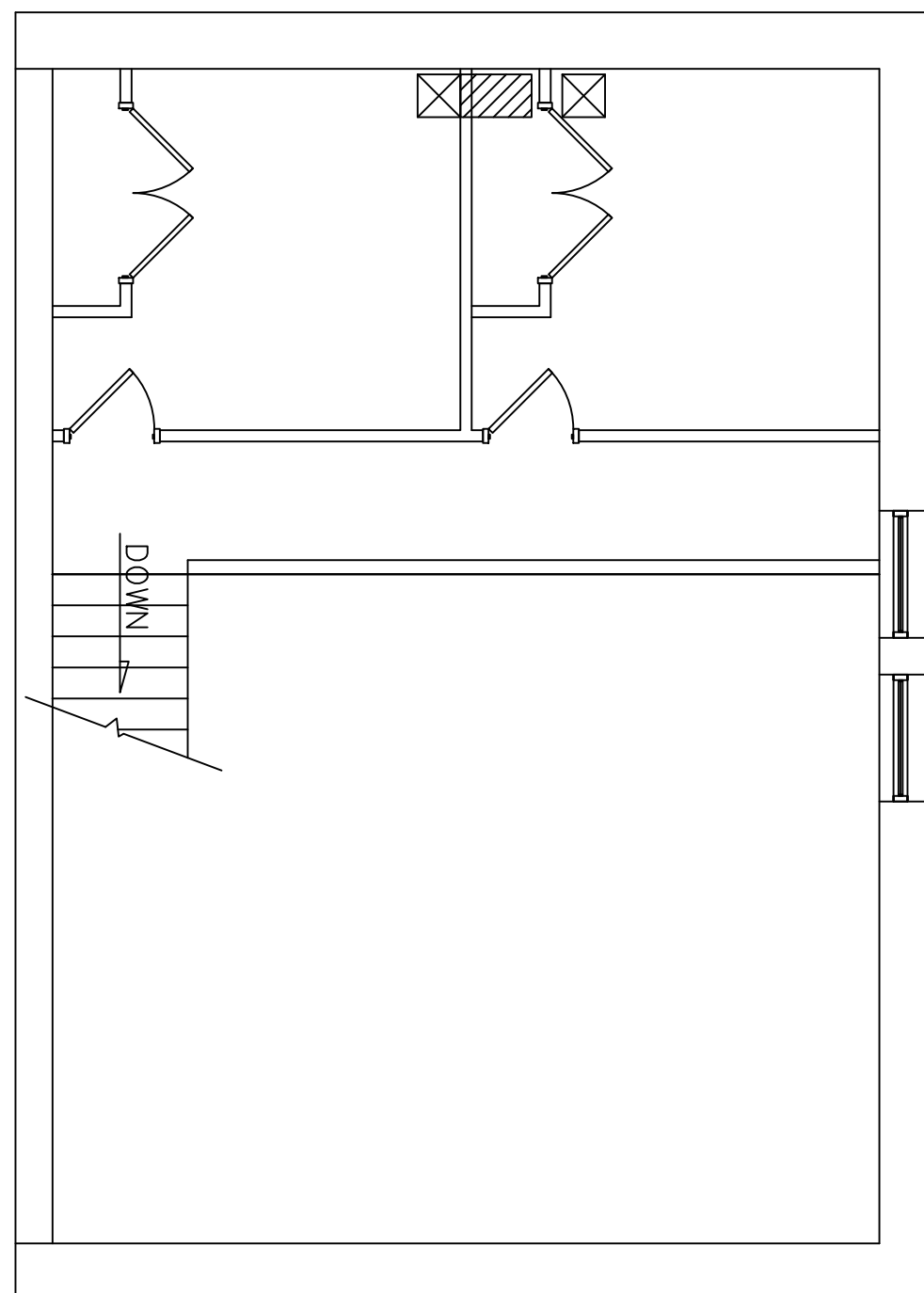
APT "F" 1ST LEVEL FLOOR PLAN
 SCALE: 3/16" = 1'-0"



APT "F" 2ND LEVEL FLOOR PLAN
 SCALE: 3/16" = 1'-0"



APT "F" 1ST LEVEL HVAC PLAN
 SCALE: 3/16" = 1'-0"



APT "F" 2ND LEVEL HVAC PLAN
 SCALE: 3/16" = 1'-0"

REVISIONS

NO.	DESCRIPTION
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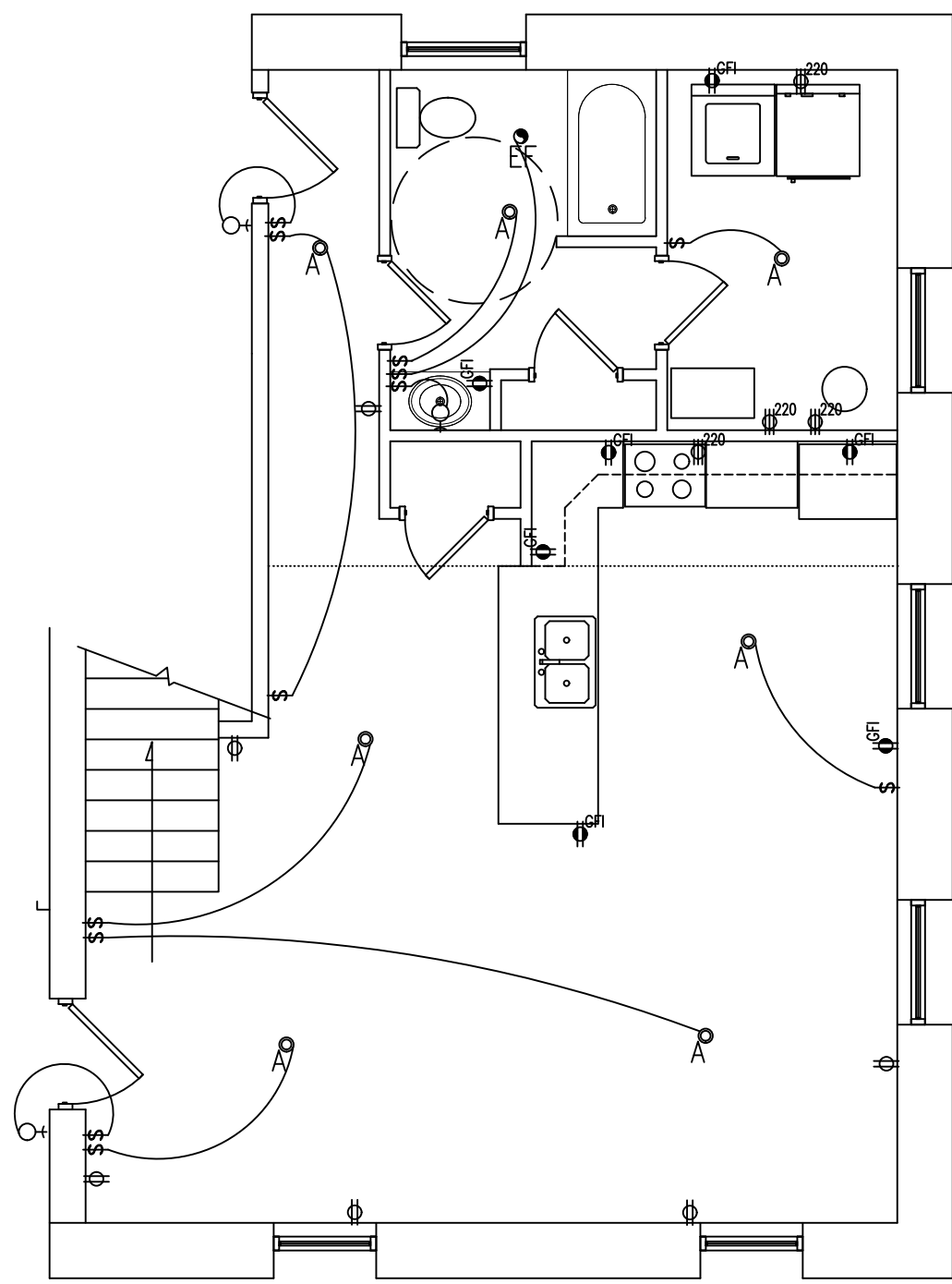
IF THIS DRAWING IS PLOTTED LESS THAN 22x36 IN SIZE, IT IS A REDUCED PLOT—SCALE SHOULD BE ADJUSTED ACCORDINGLY.

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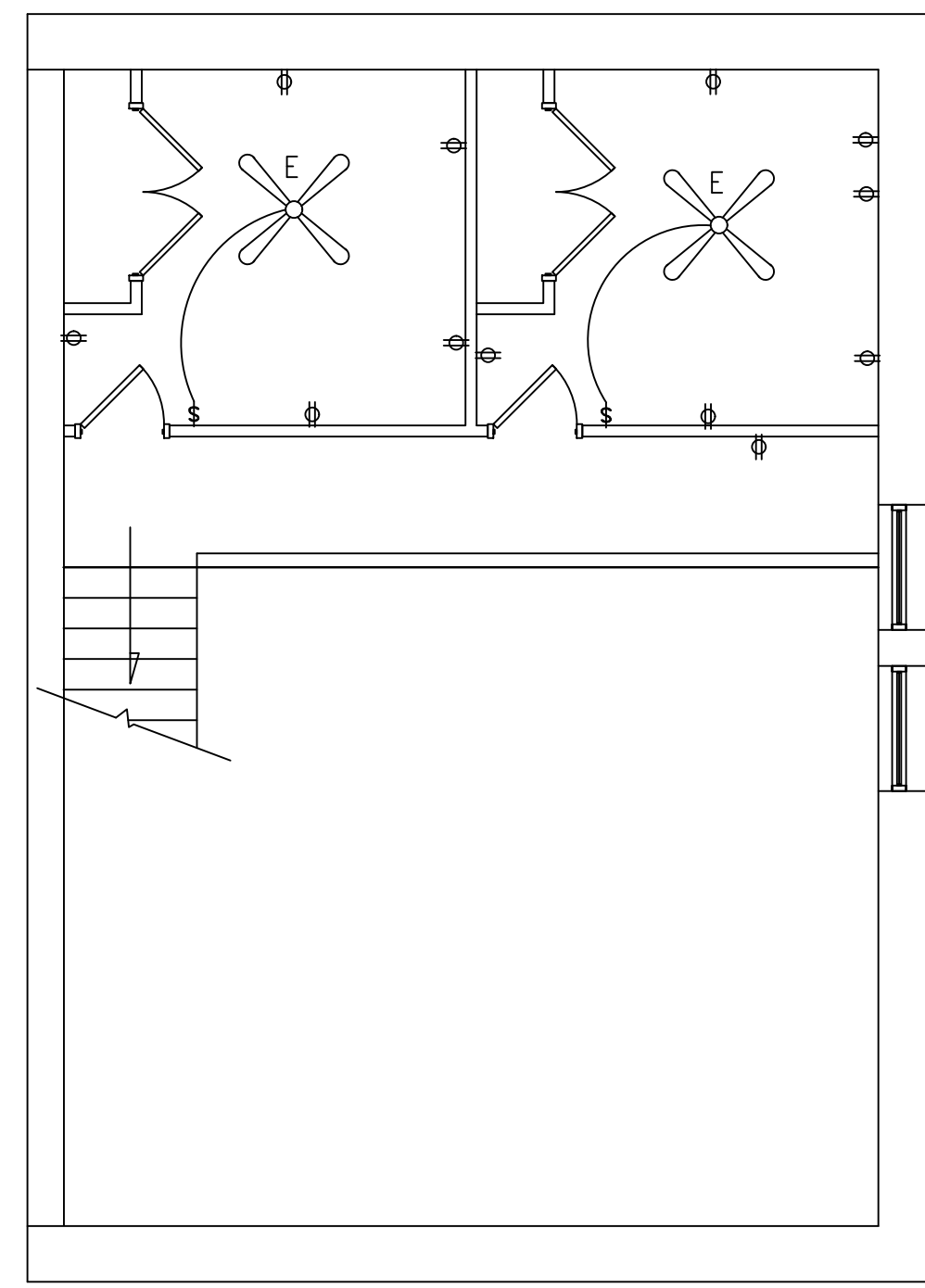
2 ANNIE WITTEN AVENUE
 #228 DAVENPORT, IA

SHEET DESCRIPTION
 APARTMENT
 FLOOR PLAN
 JOB NO.: 1004.012
 DATE: 02/14/2024
 DRAWN BY: SM

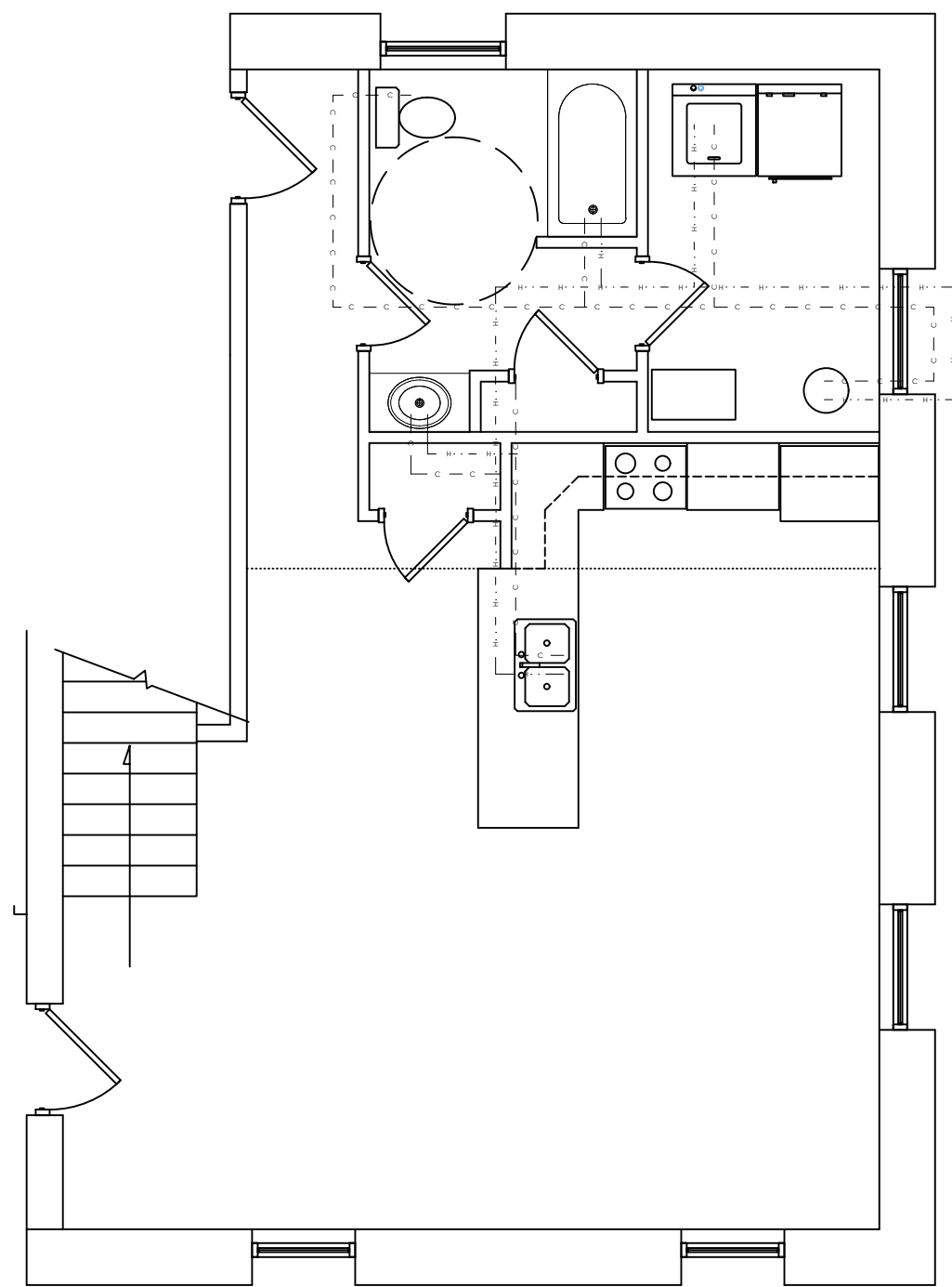
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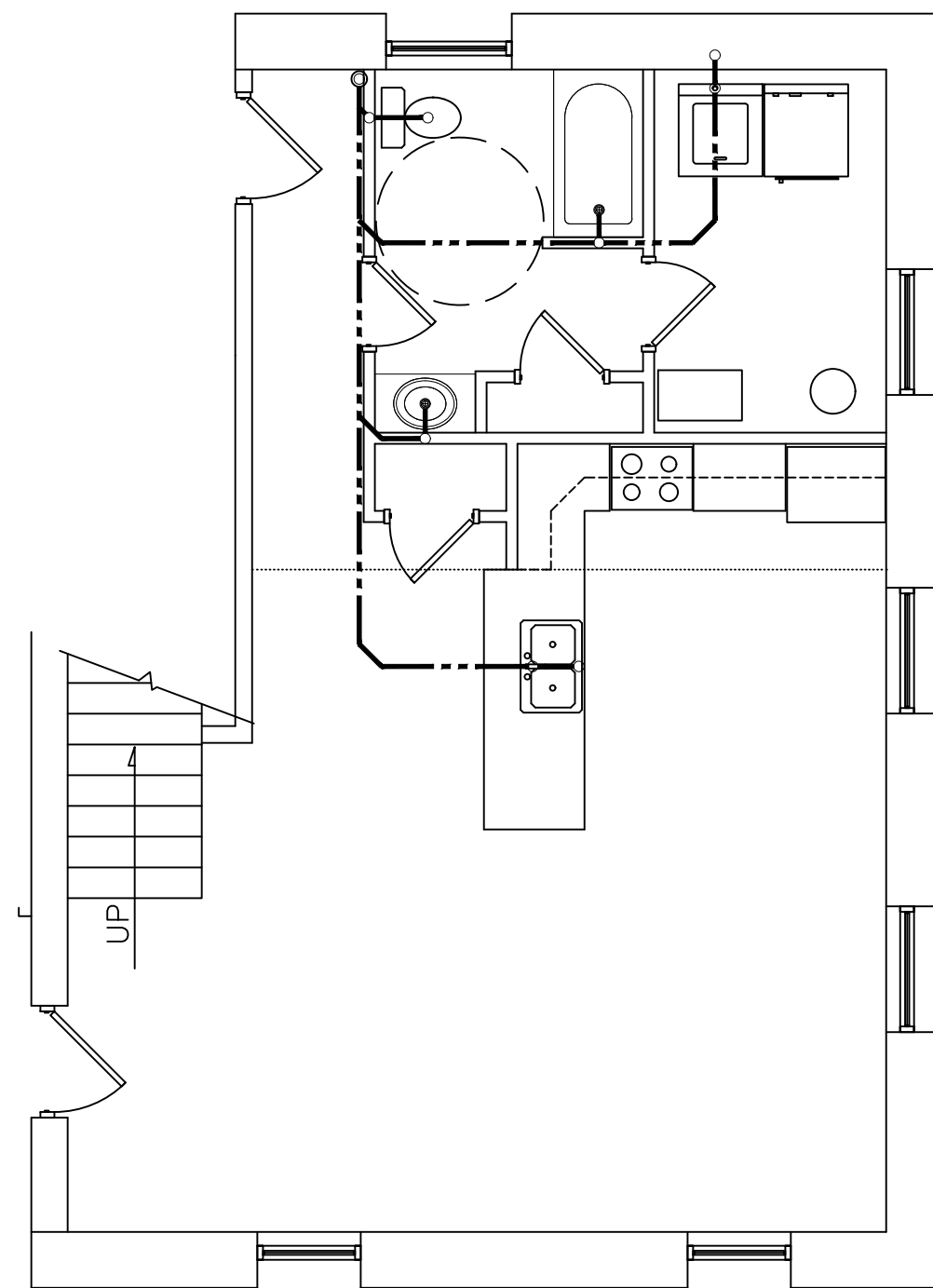
APT "F" 1ST LEVEL ELECTRIC PLAN
SCALE: 3/16" = 1'-0"



APT "F" 2ND LEVEL ELECTRIC PLAN
SCALE: 3/16" = 1'-0"



APT "F" PLUMBING PLAN
SCALE: 3/16" = 1'-0"



APT "F" WASTE PLAN
SCALE: 3/16" = 1'-0"

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2 ANNIE WITTEN AVENUE
2ND FLOOR
DAVENPORT, IA

SHEET DESCRIPTION

APARTMENT
FLOOR PLAN
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

3-A406.1

SHEET NO.



REVISIONS

[illegible]

IF THIS DRAWING IS PLOTTED LESS THAN 22326.3 IN SIZE, IT IS A PROPOSED SCALE VALUE SHOULD BE ADJUSTED ACCORDINGLY

ANNE WILKINSON
2828 EASTERN AVENUE
DAVENPORT, IA

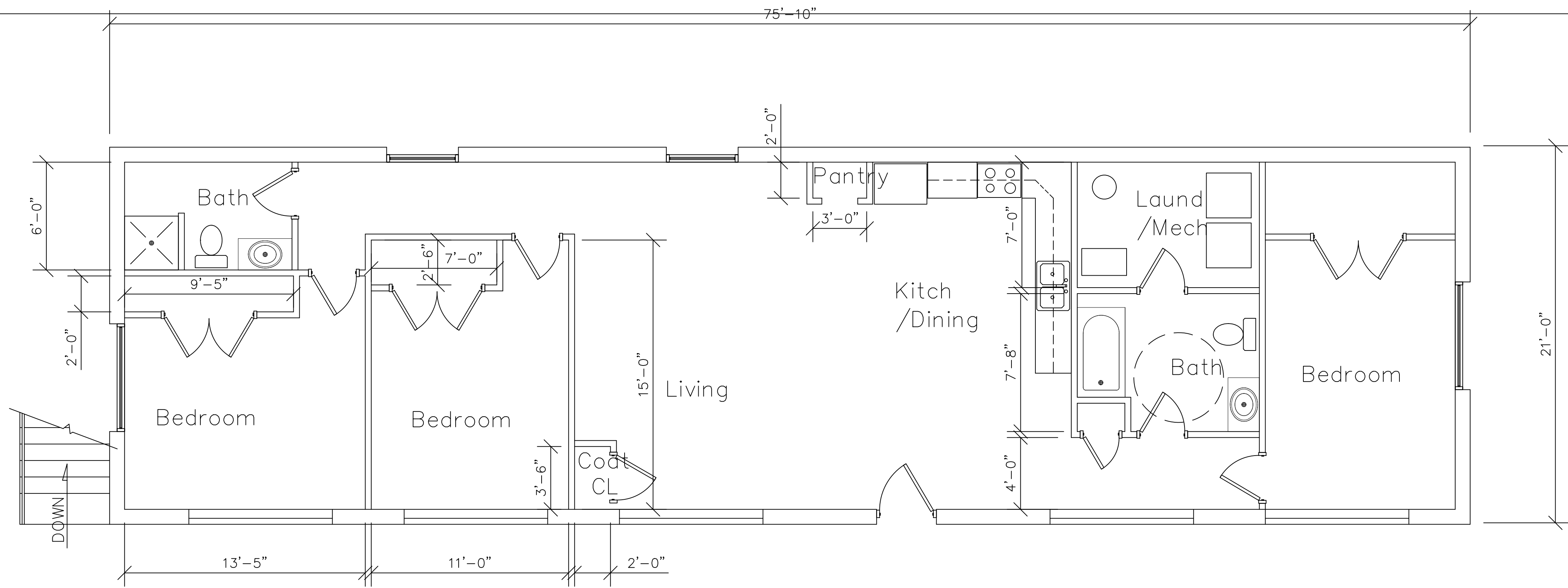
HEET DESCRIPTION

DETAILS

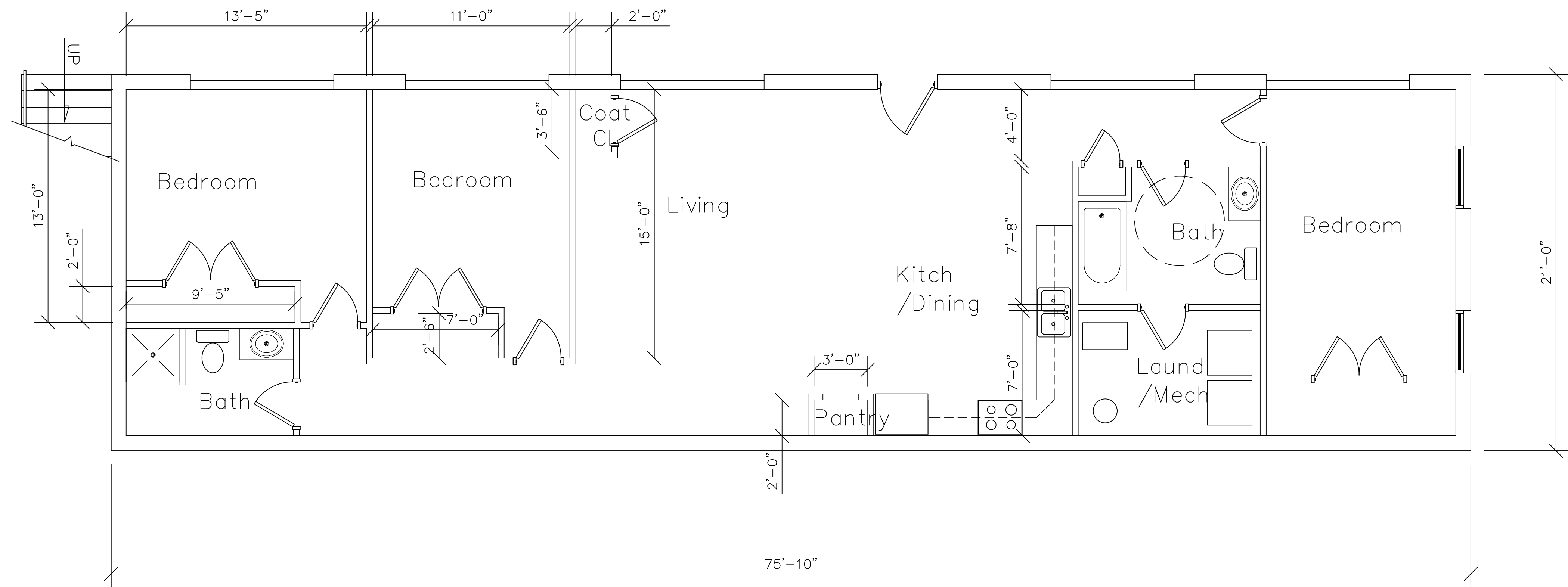
JOB NO.:1004.012
DATE: 02/14/2024
DRAWN BY: SM

3-A501

SHEET No.



GARAGE BUILDING PROPOSED 1ST FLOOR PLAN



GARAGE BUILDING PROPOSED LOWER LEVEL FLOOR PLAN

REVISIONS

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ANNIE WITTENMYER
2828 DAVENPORT, IA

SHEET DESCRIPTION

PROPOSED
FLOOR PLAN

JOB NO.: 1004.012

DATE: 02/14/2024

DRAWN BY: SM

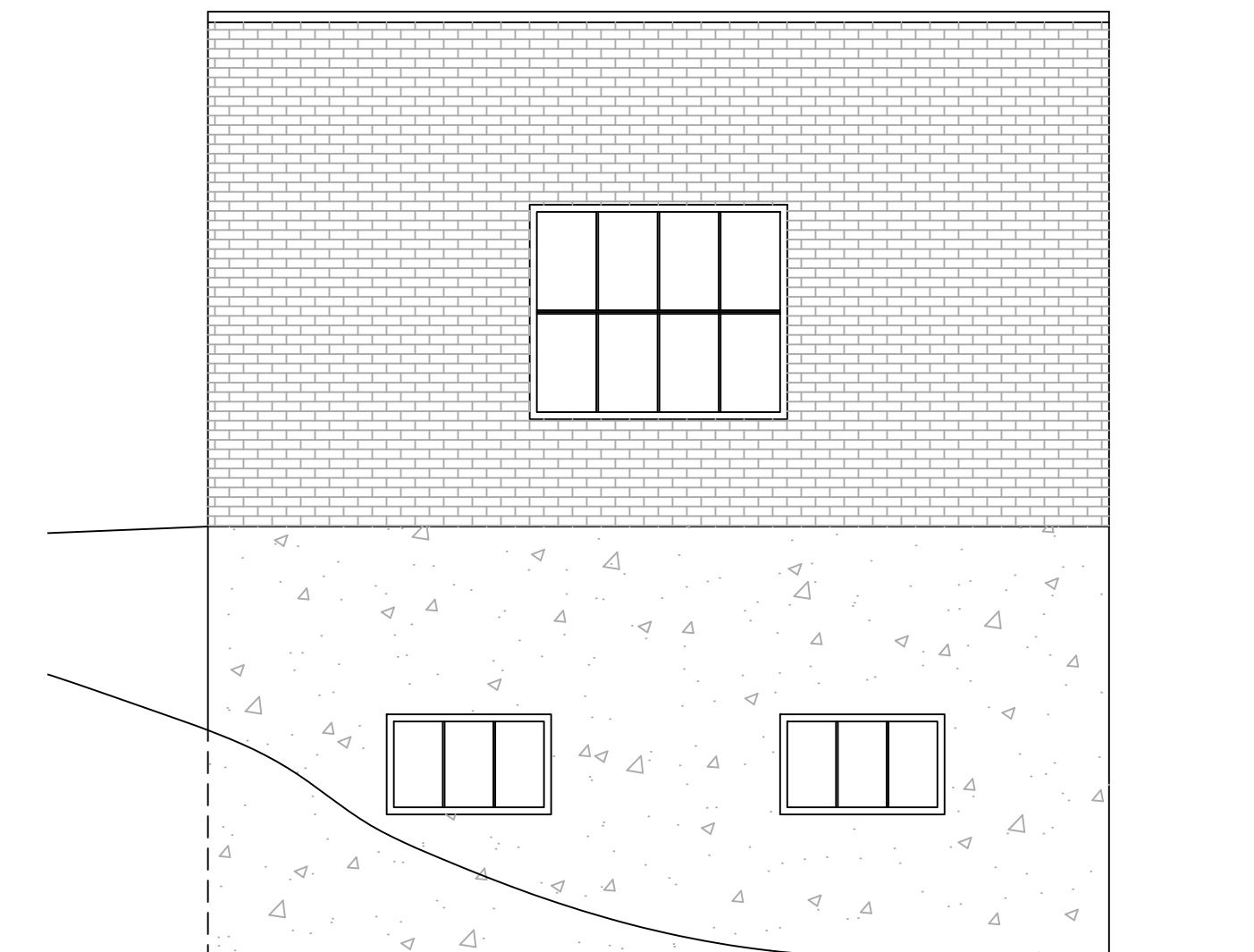
4-A101

SHEET NO.

Non-Functioning garage doors w/windows built to match exterior of 'Ice House' building located south of this building	similar to 'Ice House' building door located south of this building
---	---

EAST EXTERIOR ELEVATION

SCALE: $1/4'' = 1'-0''$



NORTH EXTERIOR ELEVATION

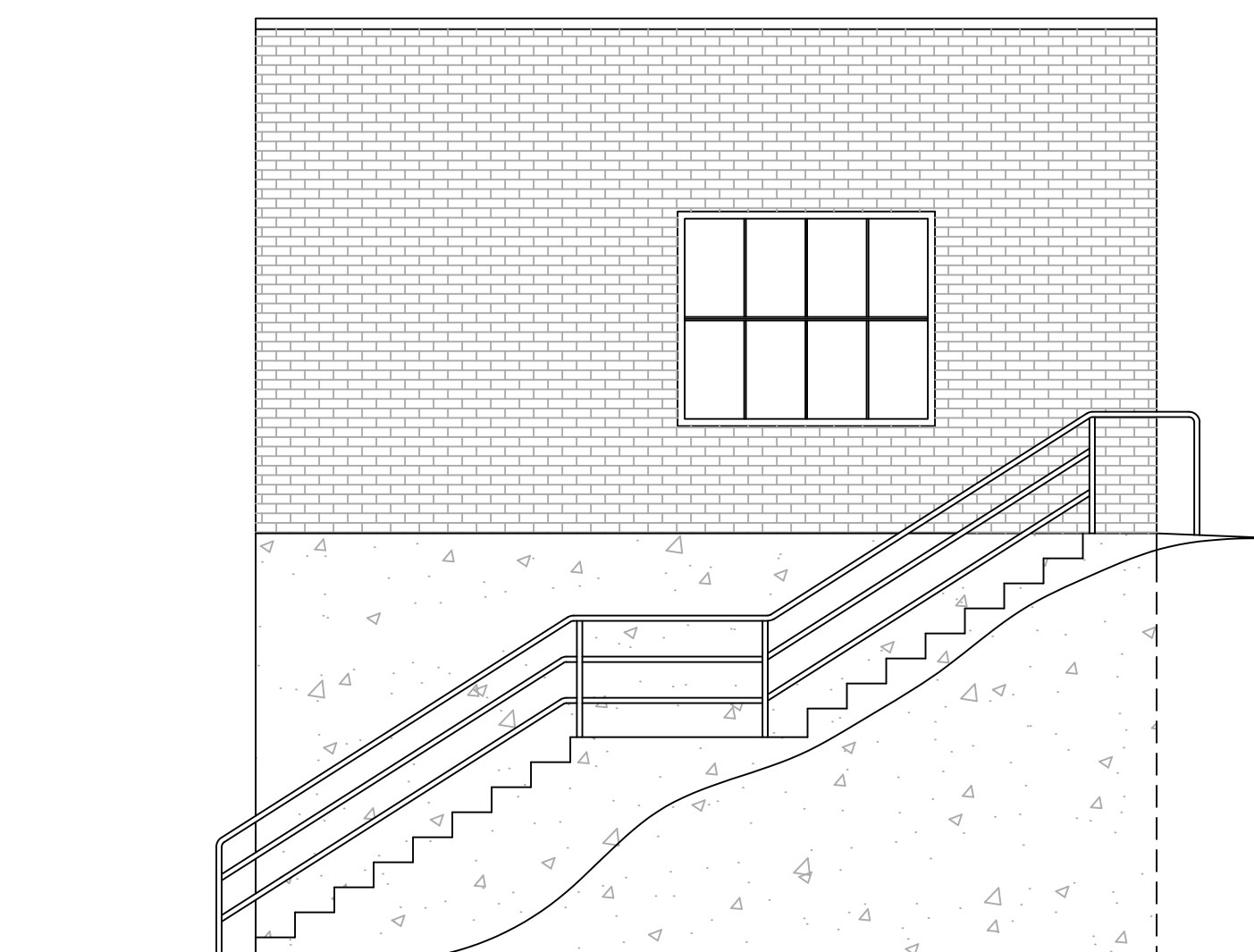
SCALE: $1/4'' = 1'-0''$



Non-Functioning garage doors w/windows
built to match exterior of 'Ice House'
building located south of this building

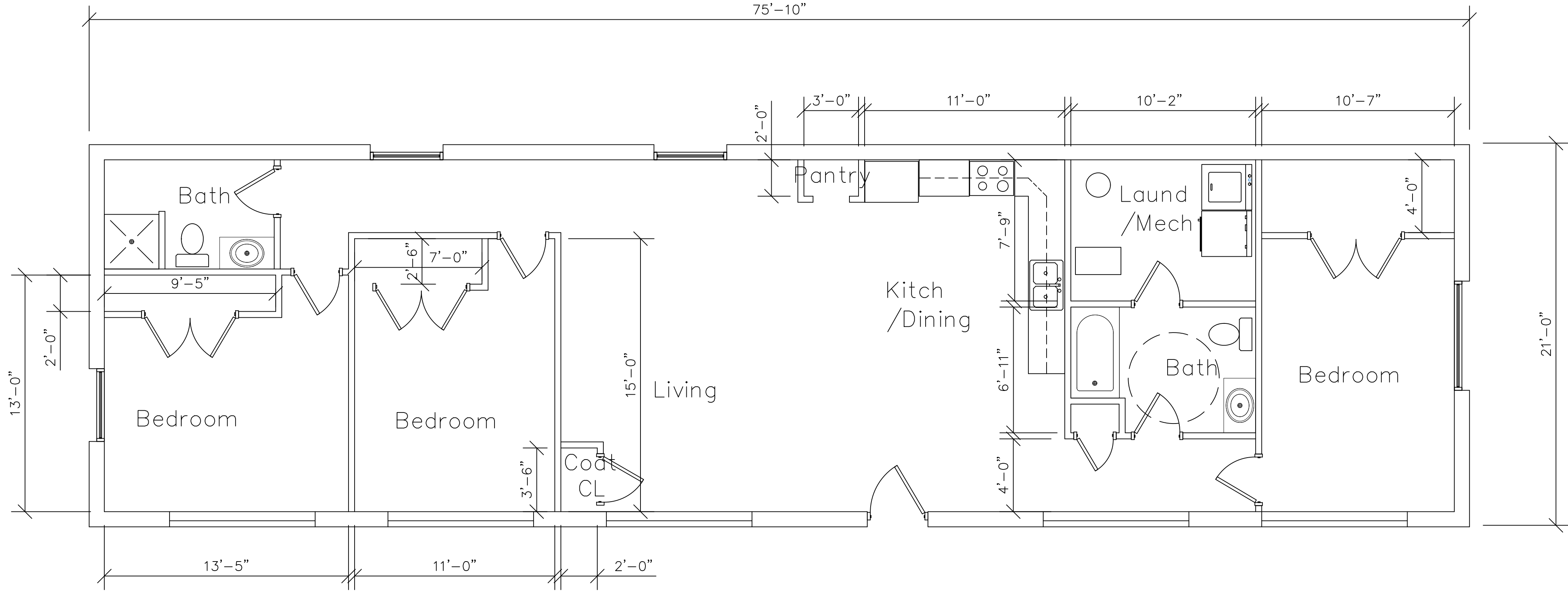
WEST EXTERIOR ELEVATION

SCALE: $1/4'' = 1'-0''$



SOUTH EXTERIOR ELEVATION

SCALE: $1/4'' = 1'-0''$



APARTMENT 'A' FLOOR PLAN

MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING

M/E

14240 WEST AVE
SUITE 200
DALLAS, TEXAS 75244

REVISIONS

1	

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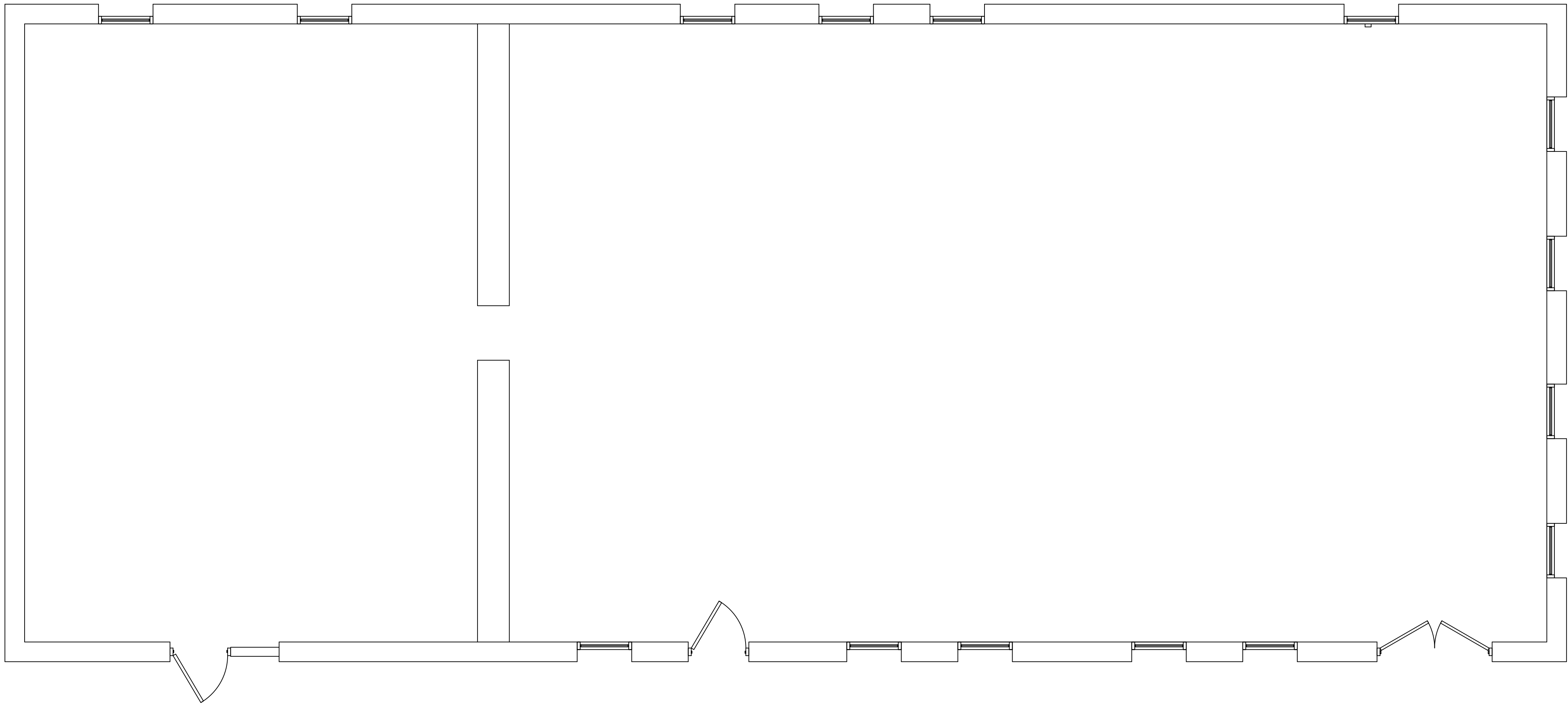
SHEET DESCRIPTION

APARTMENT
FLOOR PLAN

JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

4-A401

SHEET NO.



NORTH

East Bldg Existing
1st Floor

2847 sq ft

BOYS TRAINING BUILDING EXISTING 1ST FLOOR PLAN

REVISIONS
1

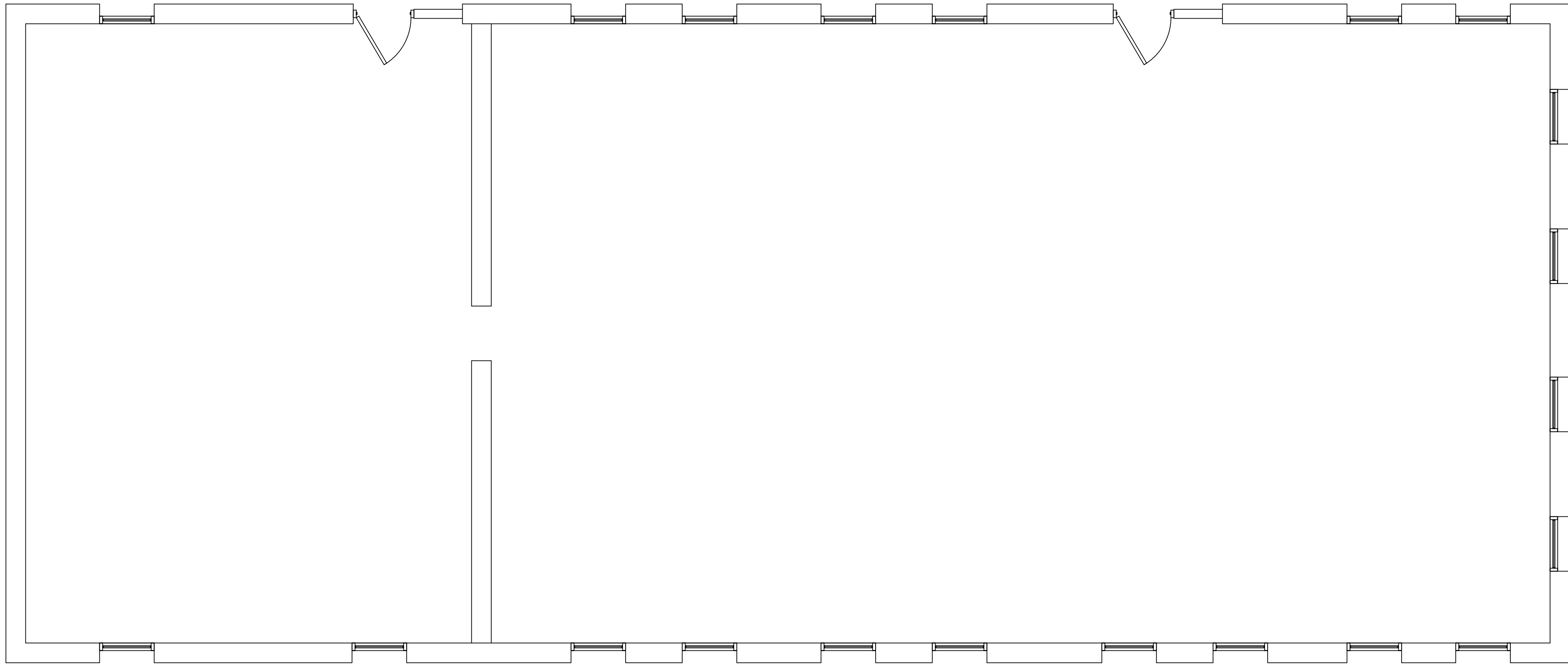
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DAVENPORT, IA

SHEET DESCRIPTION
EXISTING
FLOOR PLAN
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

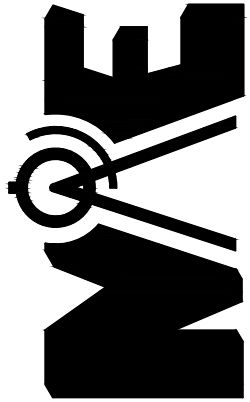
5-AD101
SHEET NO.



East Bldg Existing
2nd Floor

2847 sq ft

BOYS TRAINING BUILDING EXISTING 2ND FLOOR PLAN



MECO A/E, LLC
ARCHITECTURE
& ENGINEERING
14240 WEST AUBURN ROAD
SUITE 200
WILLOW GROVE, IL 60093
TEL: 847.261.1234
FAX: 847.261.1235
WWW.MECOAE.COM

REVISIONS

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ANNIE WITTENMYER
2828 DAVENPORT, IA

SHEET DESCRIPTION
EXISTING FLOOR PLAN
JOB NO.: 1004.012 DATE: 02/14/2024 DRAWN BY: SM
5-AD102
SHEET NO.

REVISIONS

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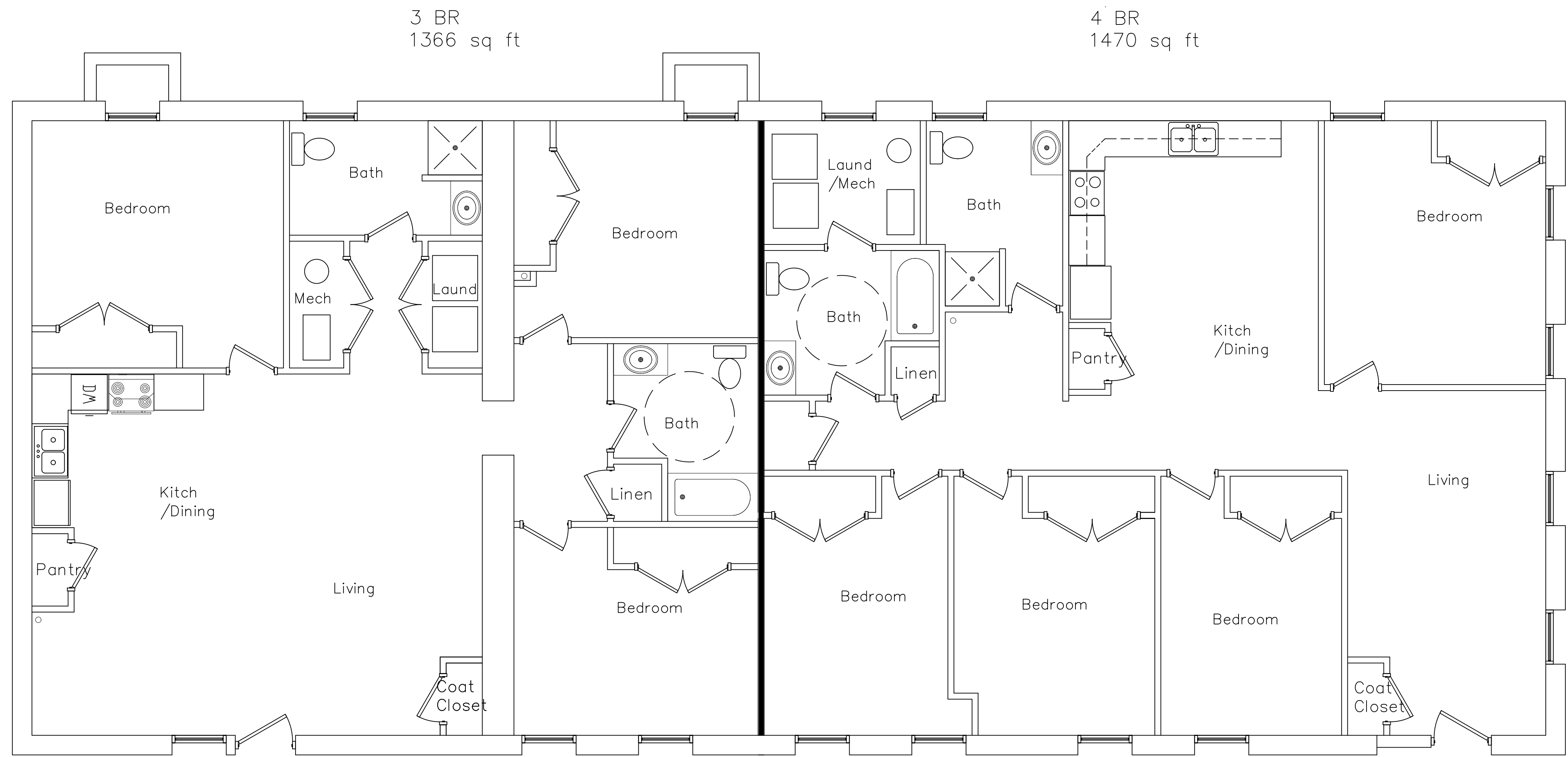
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2828 DAVENPORT, IA

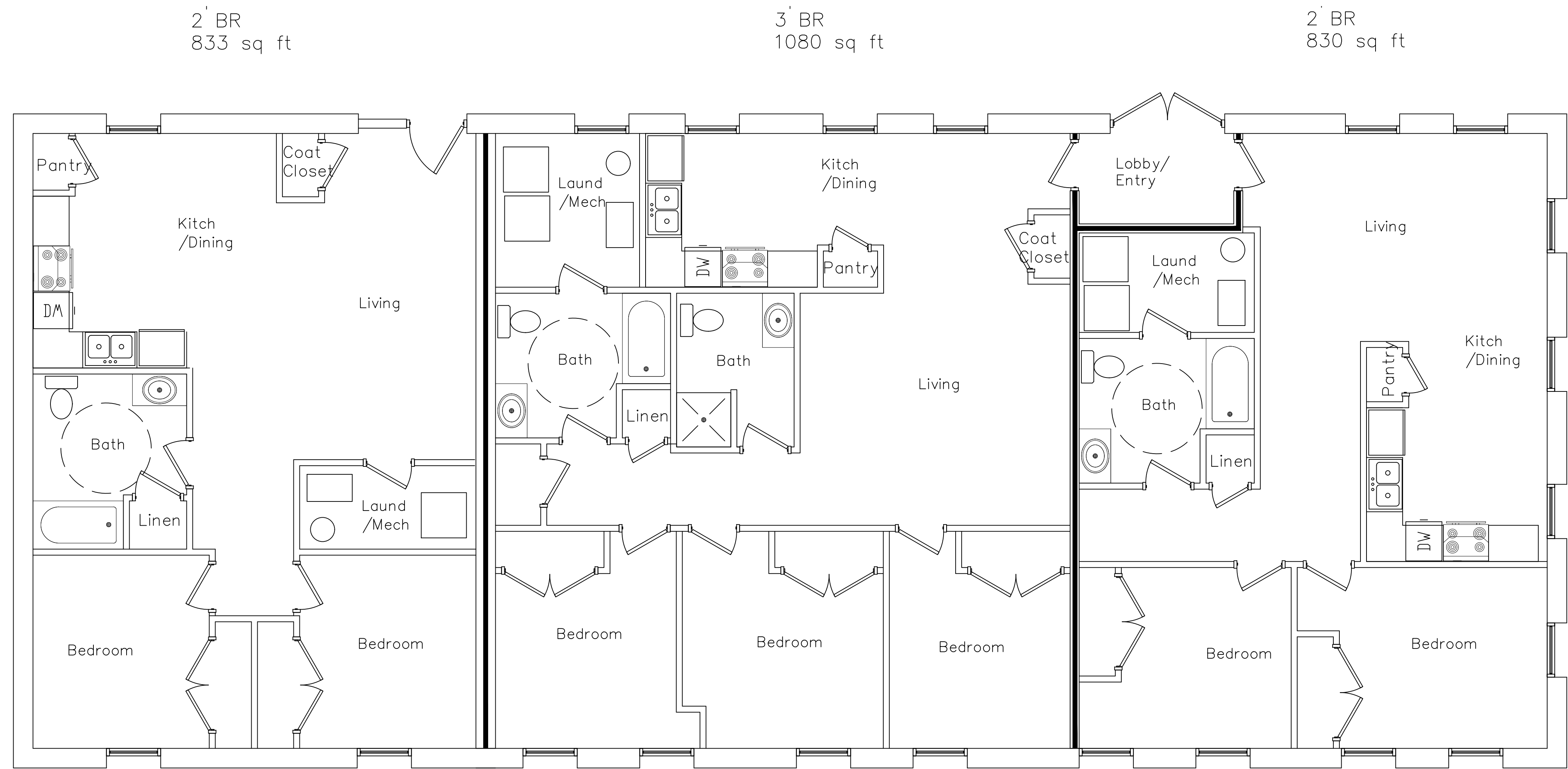
SHEET DESCRIPTION
PROPOSE
FLOOR PLAN
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

5-A101

SHEET NO.



BOYS TRAINING BUILDING PROPOSED 1ST FLOOR PLAN



Boys Training Building Proposed 2nd Floor Plan

REVISIONS

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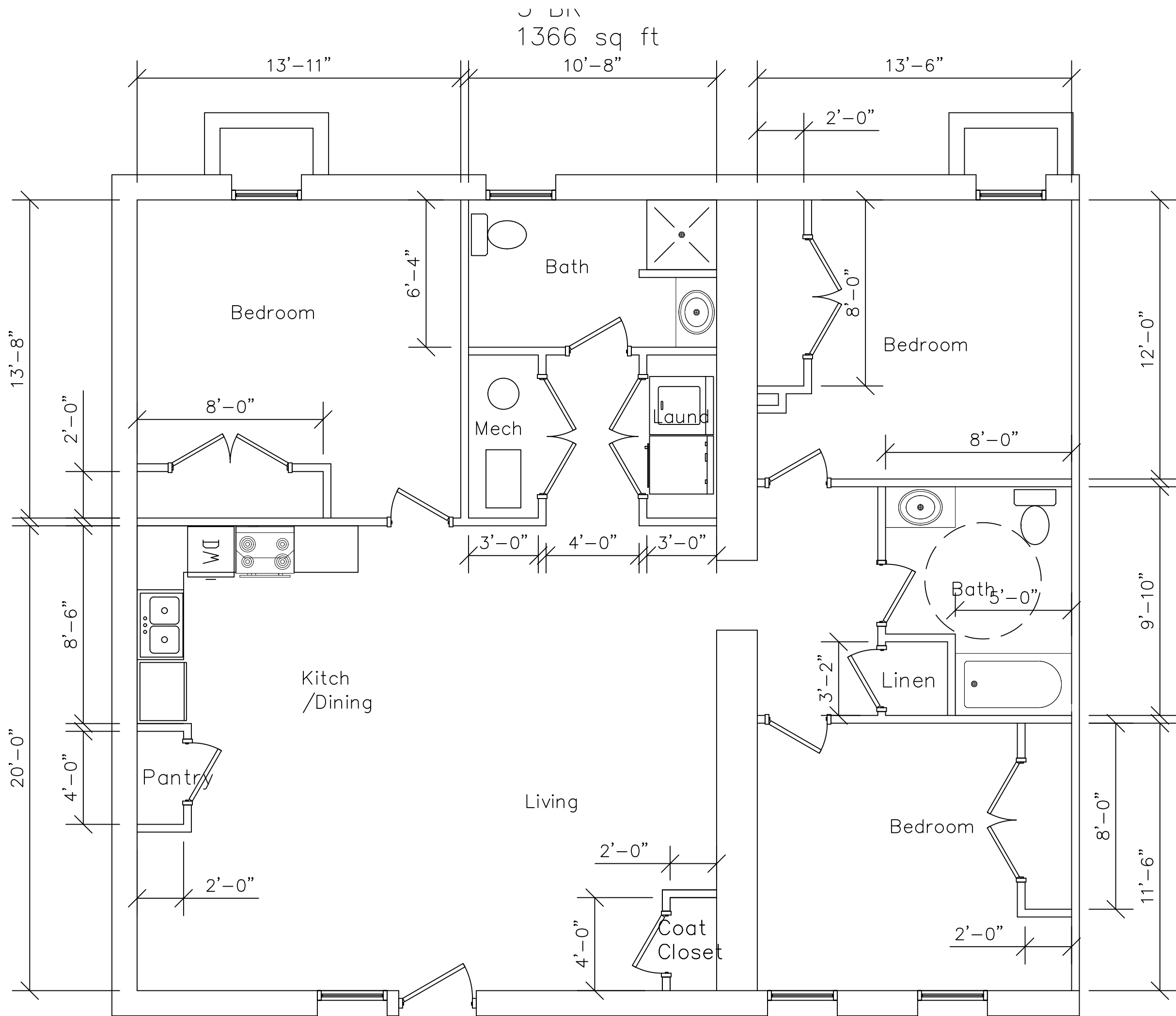
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ANNIE WITTENMYER, J.E.
2828 DAVENPORT, IA

SHEET DESCRIPTION
PROPOSED
FLOOR PLAN
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

5-A102

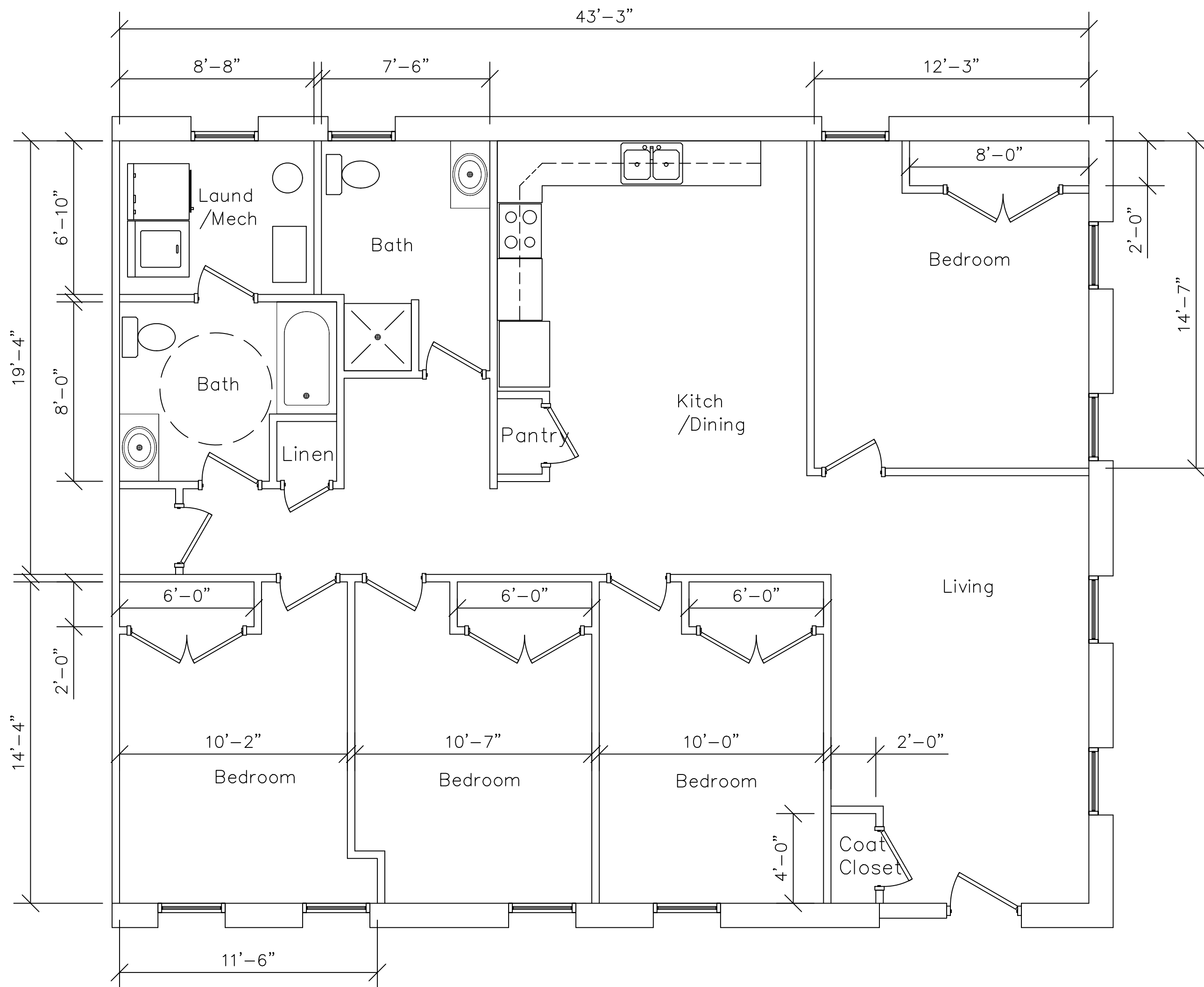
SHEET No.



APT "A" FLOOR PLAN

2 BEDROOM ADA ACCESSIBLE

NEAT RENTABLE AREA: 1386 SQ FT NET/ 1504 SQ FT GROSS



APT "B" FLOOR PLAN

3 BEDROOM

NEAT RENTABLE AREA: 1464 SQ FT NET/ 1577 SQ FT GROSS

REVISIONS

1	

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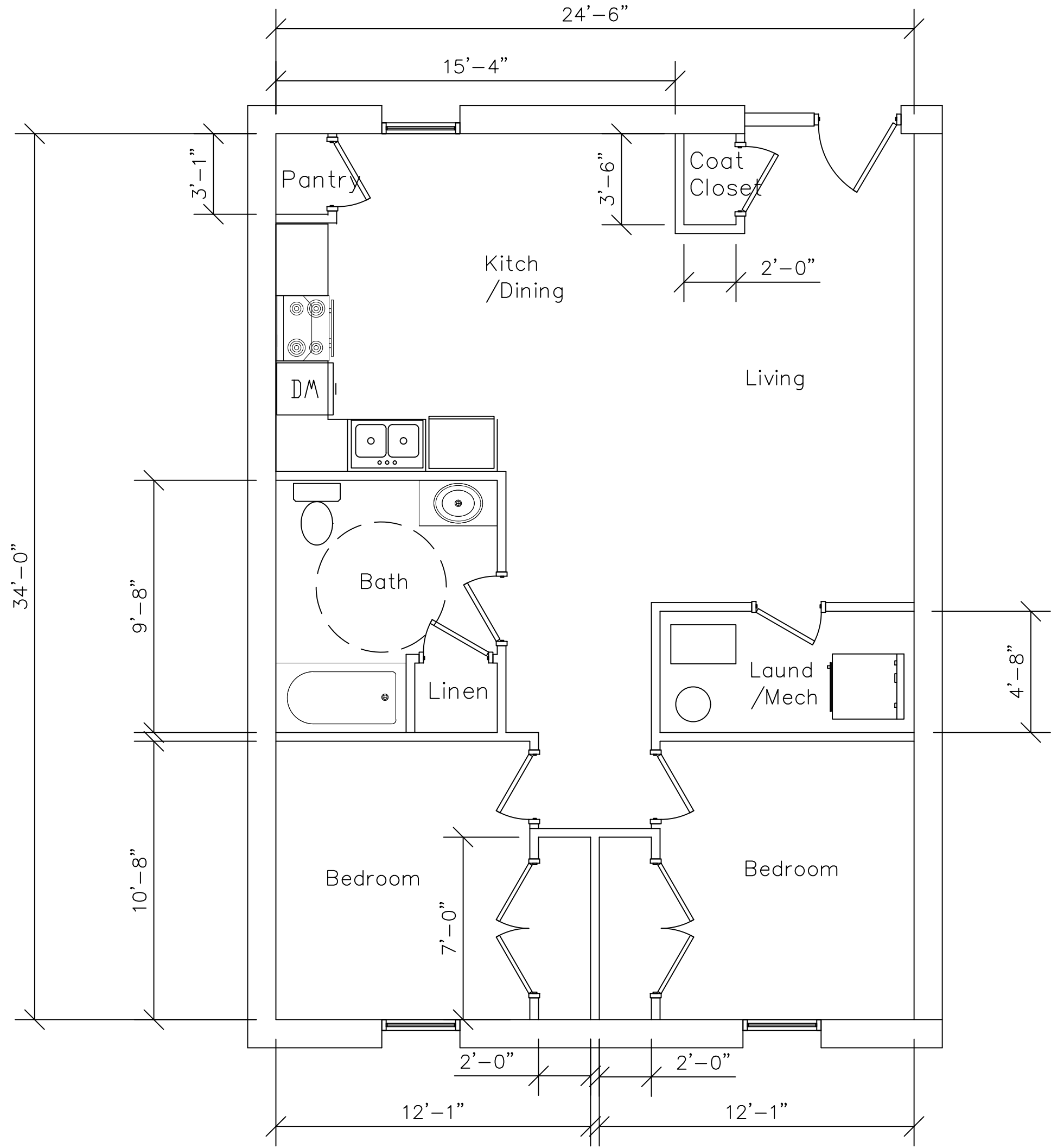
SHEET DESCRIPTION

APARTMENT
FLOOR PLAN

JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

5-A401

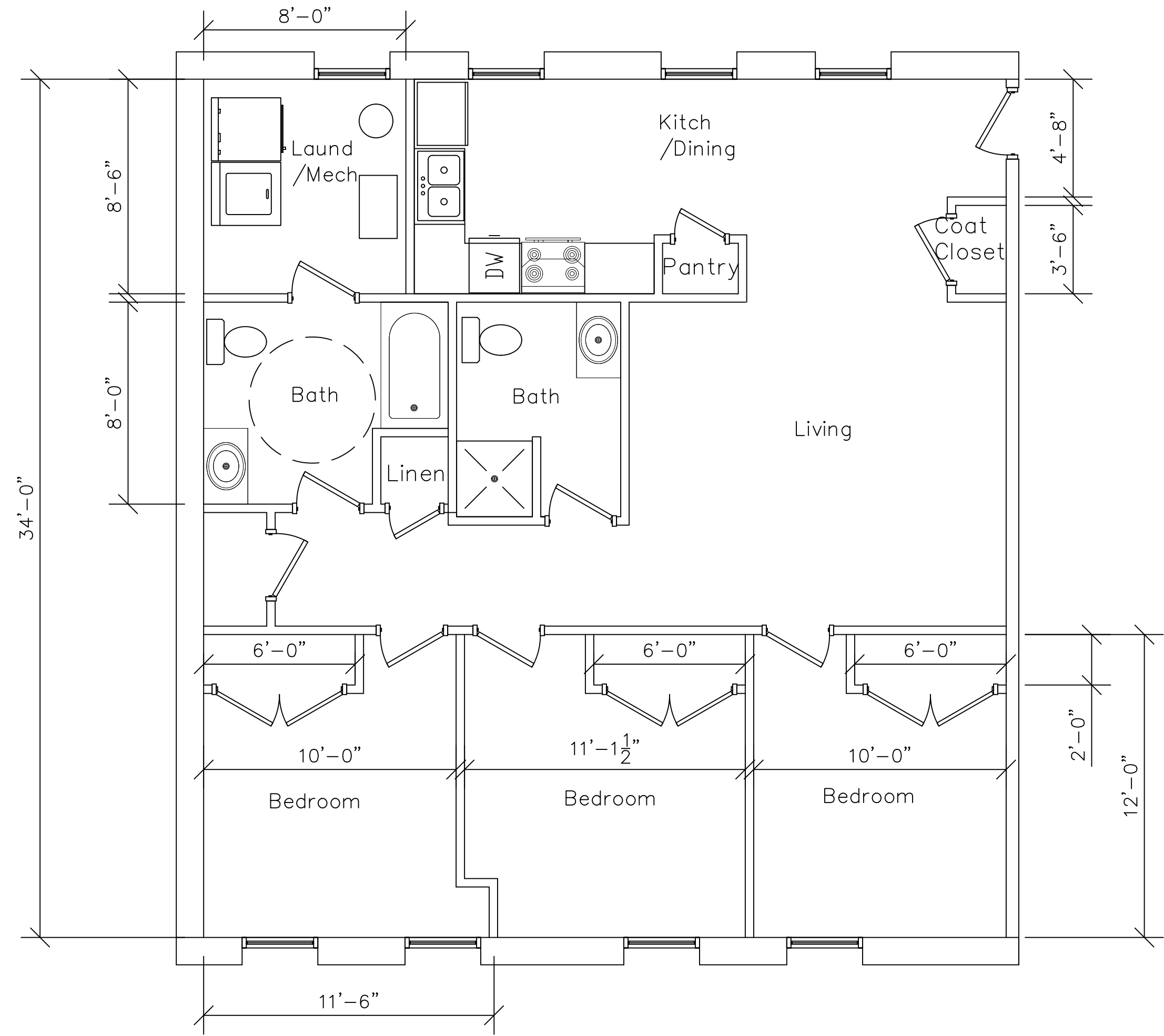
SHEET NO.



APT "C" FLOOR PLAN

2 BEDROOM

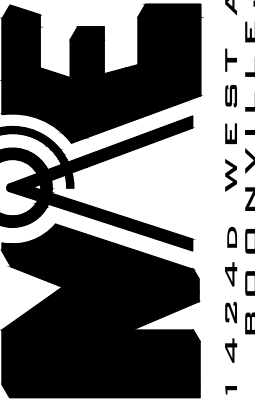
NEAT RENTABLE AREA: 833 SQ FT NET/ 930 SQ FT GROSS



APT "D" FLOOR PLAN

3 BEDROOM

NEAT RENTABLE AREA: 1080 SQ FT NET/ 1168 SQ FT GROSS



MECO A/E, LLC
ARCHITECTURE
& ENGINEERING
14240 WEST AUBURN ROAD
SUITE 200
BOSTON, MA 02120

REVISIONS

1	

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ANNIE WITTENMYER, J.E.
2828 DAVENPORT, IA

SHEET DESCRIPTION

APARTMENT
FLOOR PLAN

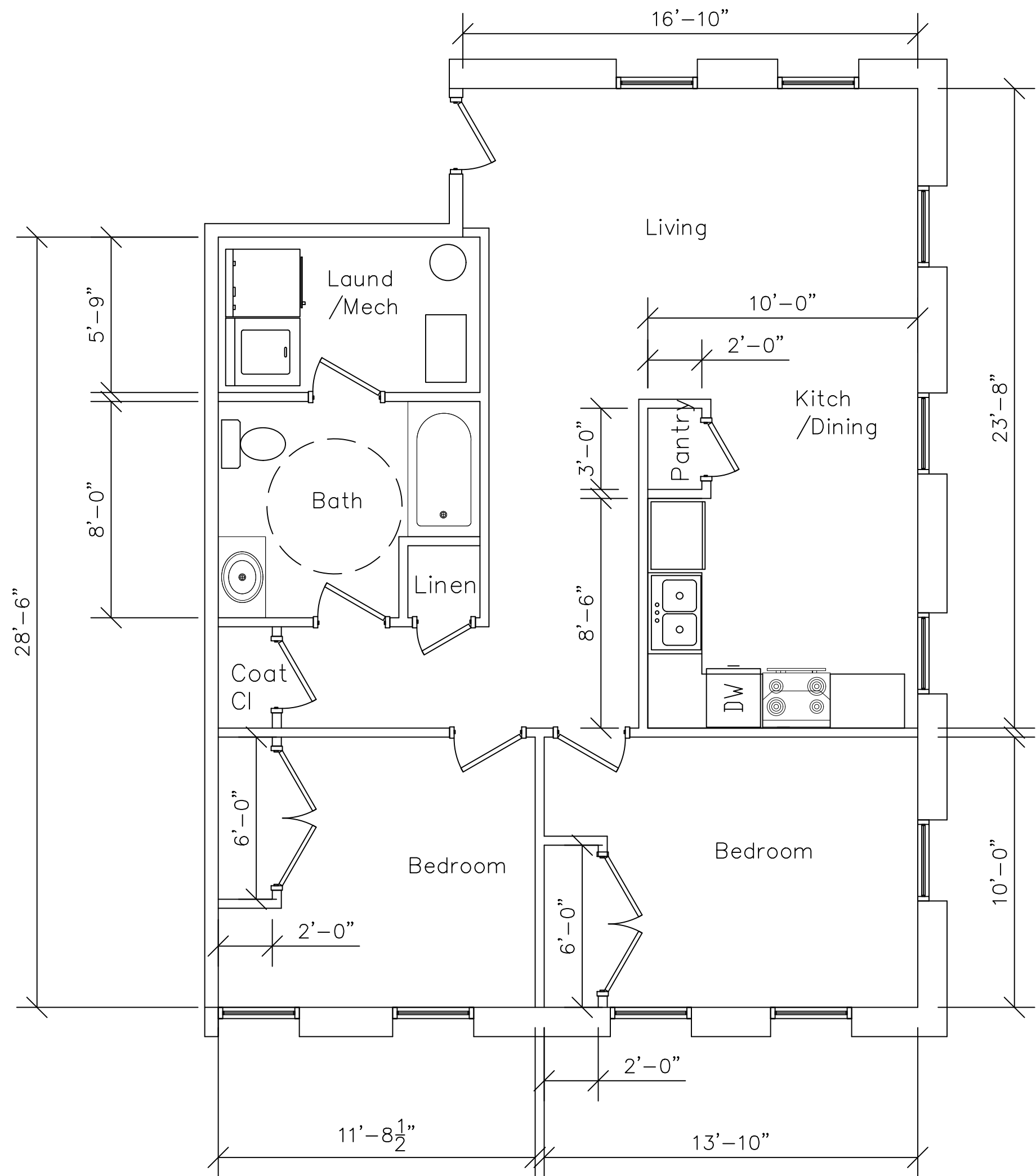
JOB NO.: 1004.012

DATE: 02/14/2024

DRAWN BY: SM

5-A402

SHEET No.



APT "E" FLOOR PLAN

2 BEDROOM

NEAT RENTABLE AREA: 831 SQ FT NET/ 915 SQ FT GROSS

REVISIONS

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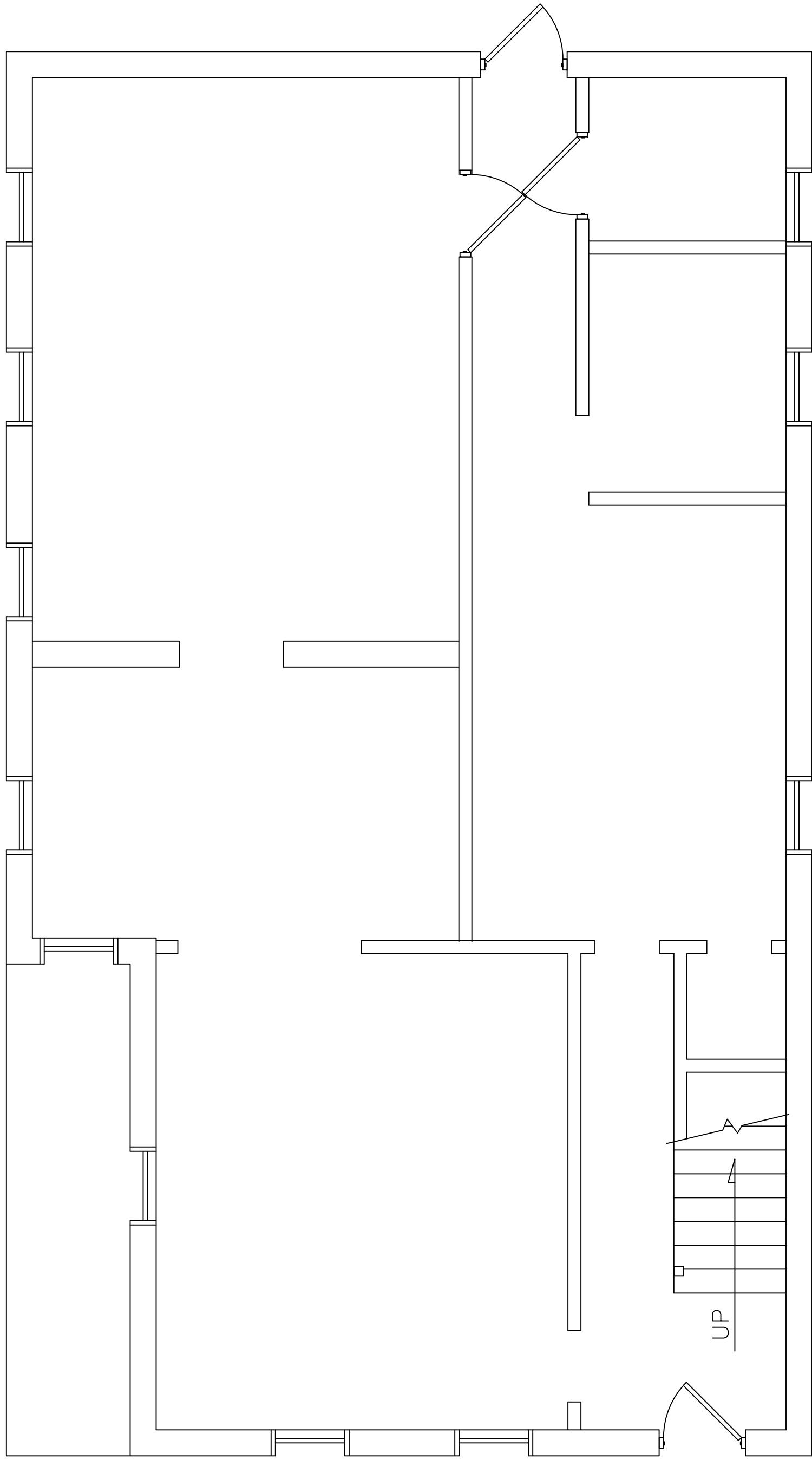
ANNIE WITTENMYER, J.E.
2828 DAVENPORT, IA

SHEET DESCRIPTION
APARTMENT
FLOOR PLAN

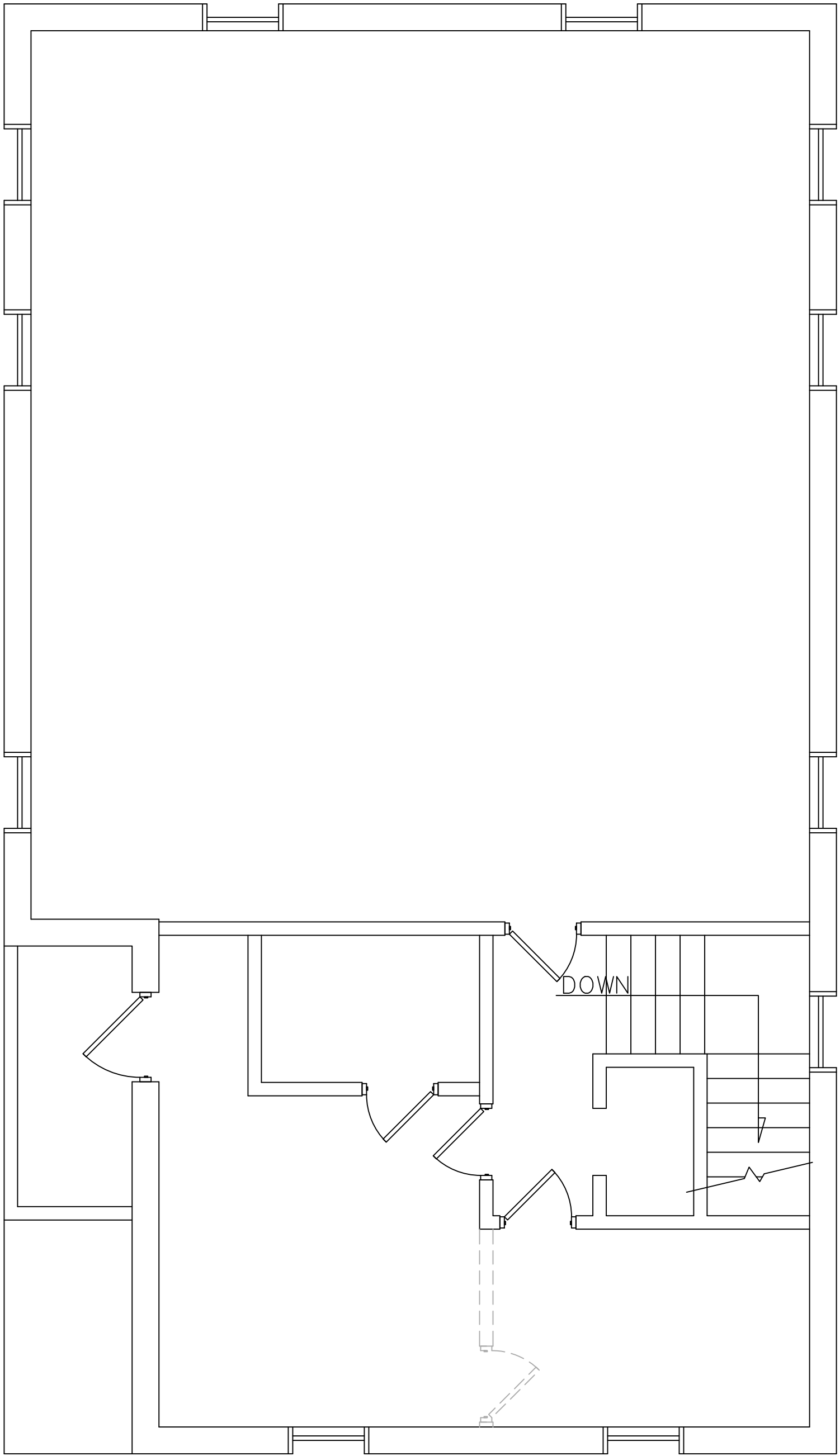
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

5-A403

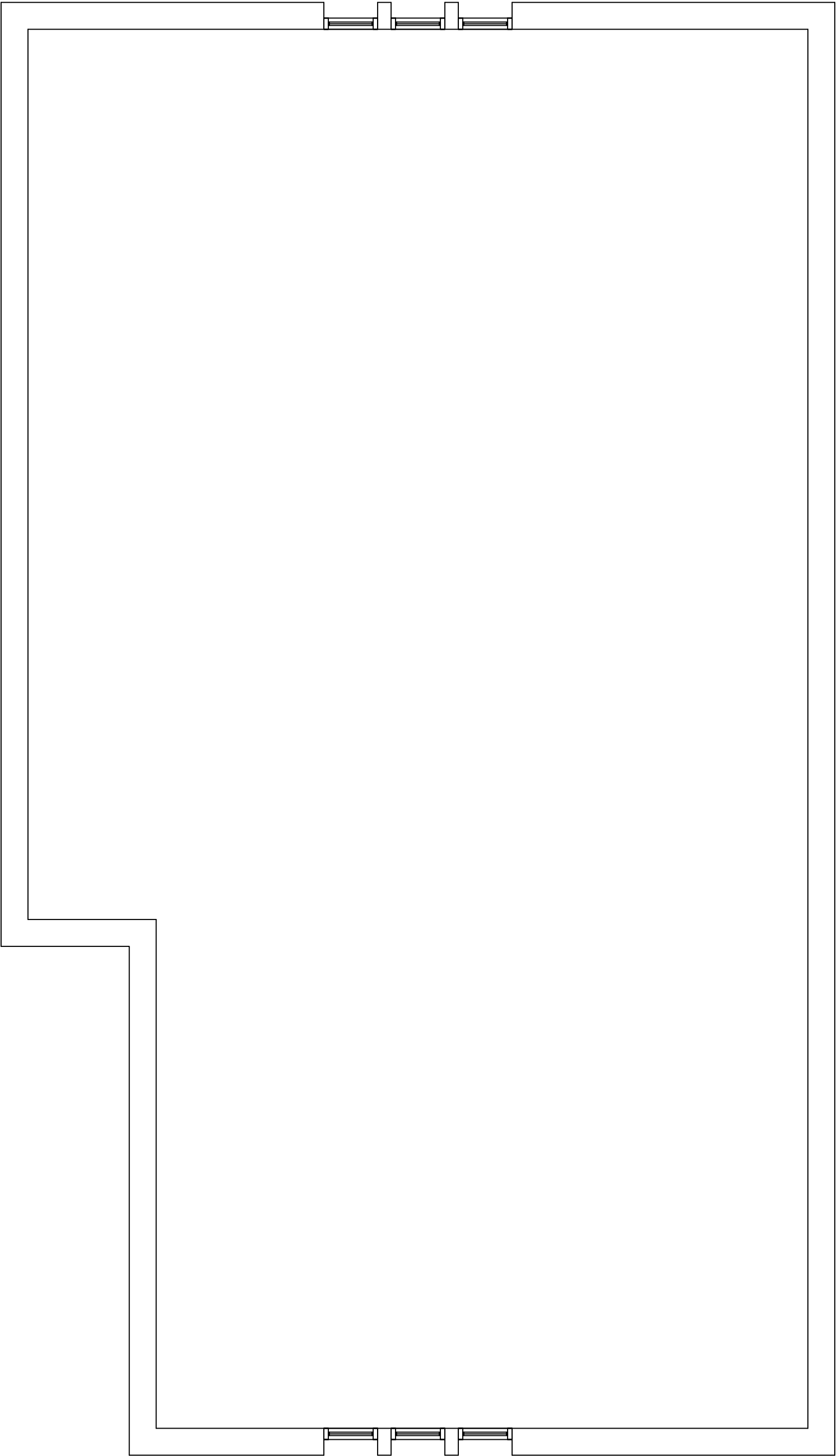
SHEET No.



TYPICAL COTTAGE 1ST FLOOR
EXISTING FLOOR/DEMO PLAN



TYPICAL COTTAGE 2ND FLOOR
EXISTING FLOOR/DEMO PLAN



TYPICAL COTTAGE ATTIC
EXISTING FLOOR/DEMO PLAN

TYPICAL COTTAGE #'S 1-5, 7-9

REVISIONS	
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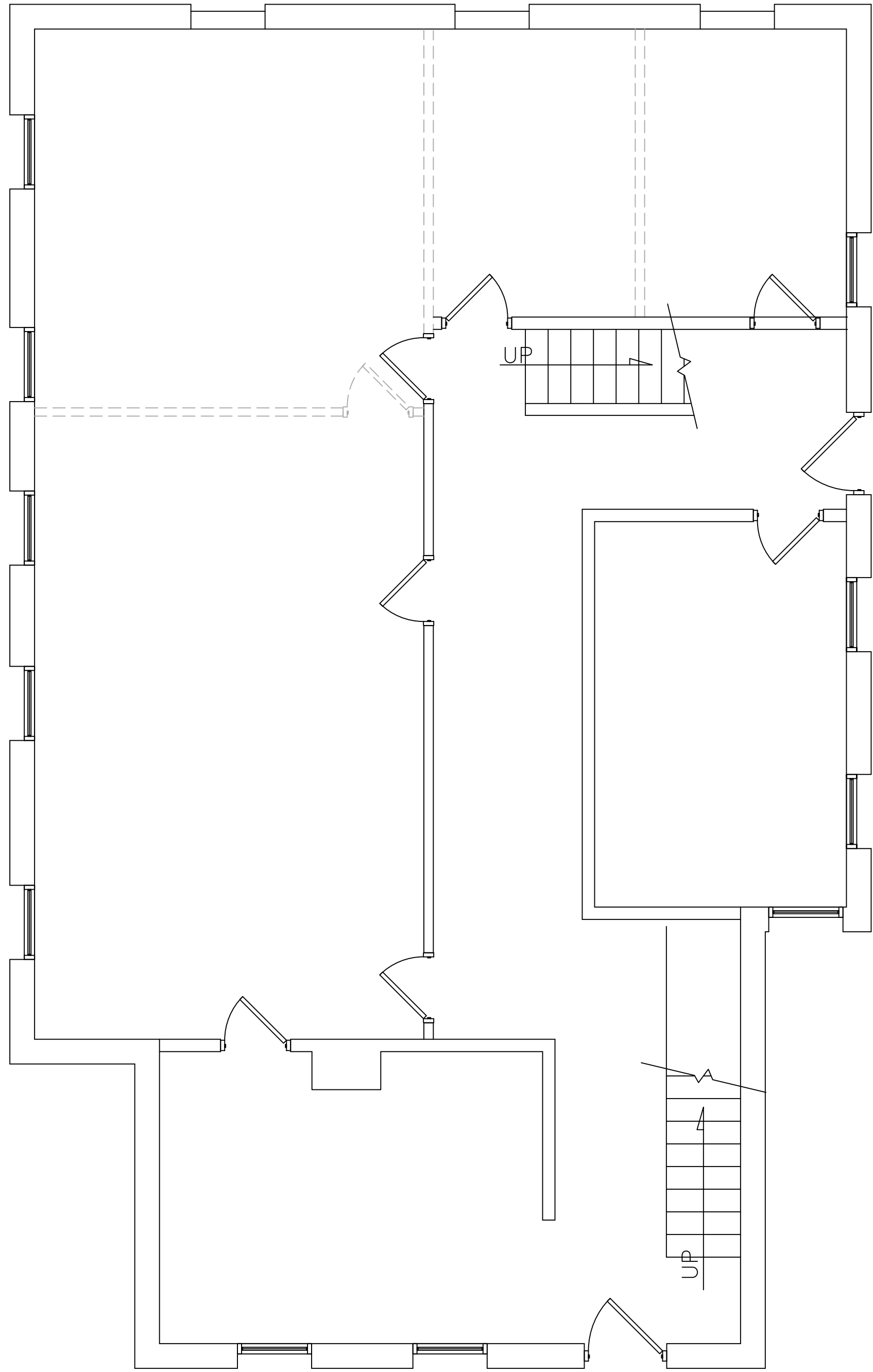
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DAVENPORT, VA

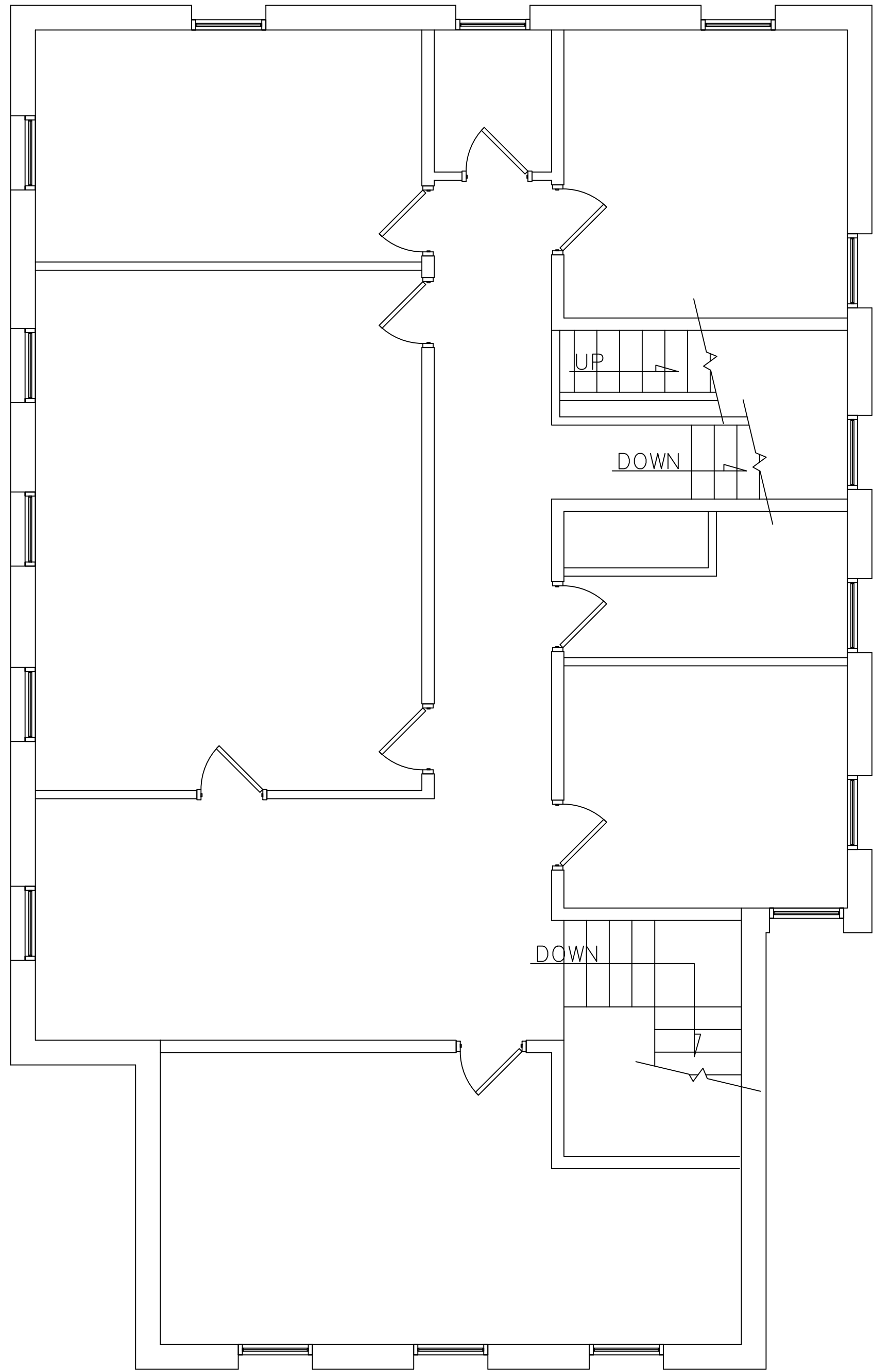
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EXISTING
FLOOR PLAN
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

6-AD101

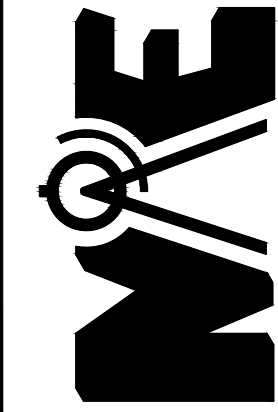
SHEET No.



CORNER COTTAGE (#6) 1ST FLOOR
EXISTING FLOOR/DEMO PLAN



CORNER COTTAGE (#6) 2ND FLOOR
EXISTING FLOOR/DEMO PLAN



MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING

14300 WEST ASHLBY ROAD
VEDDERS, CA 94588
TEL: 925-652-6326

REVISIONS

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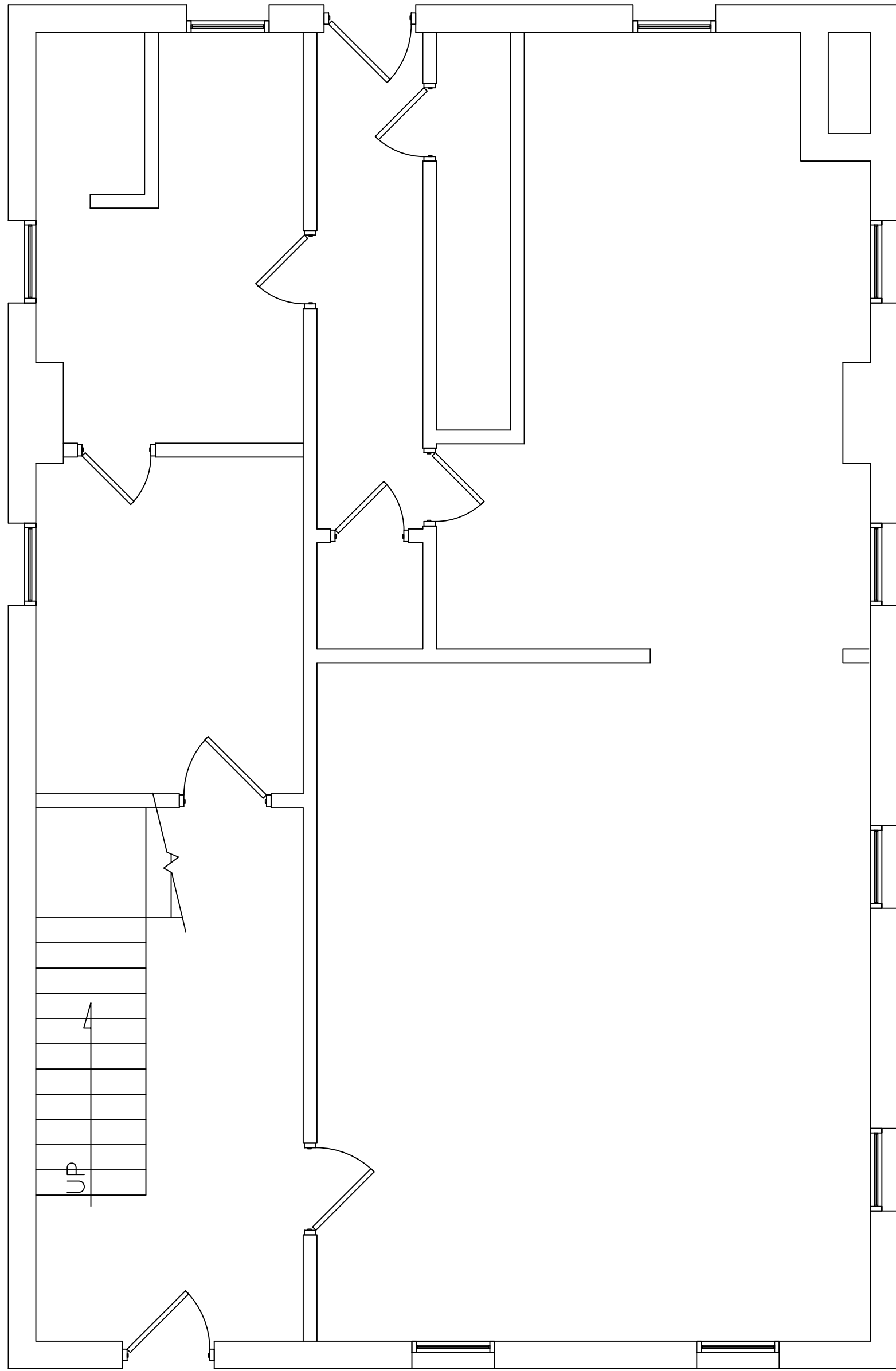
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EXISTING
FLOOR PLAN

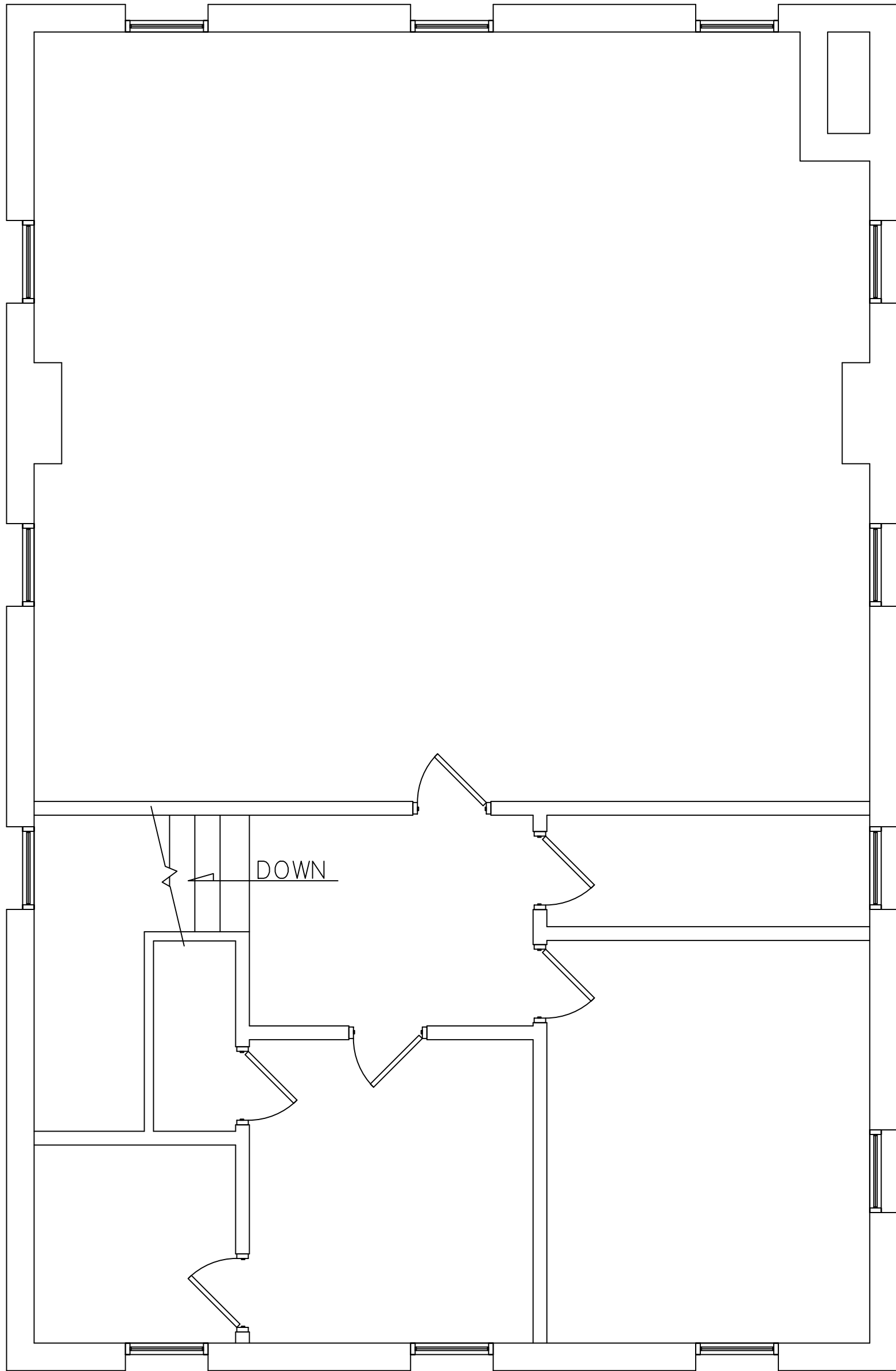
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

6-AD102

SHEET No.



END COTTAGE (#10) 1ST FLOOR
EXISTING FLOOR/DEMO PLAN



END COTTAGE (#10) 2ND FLOOR
EXISTING FLOOR/DEMO PLAN

REVISIONS

1	

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2822 ANNIE WITTENMYER
JENNIFER AVENUE
DUBLIN, ALABAMA 36841

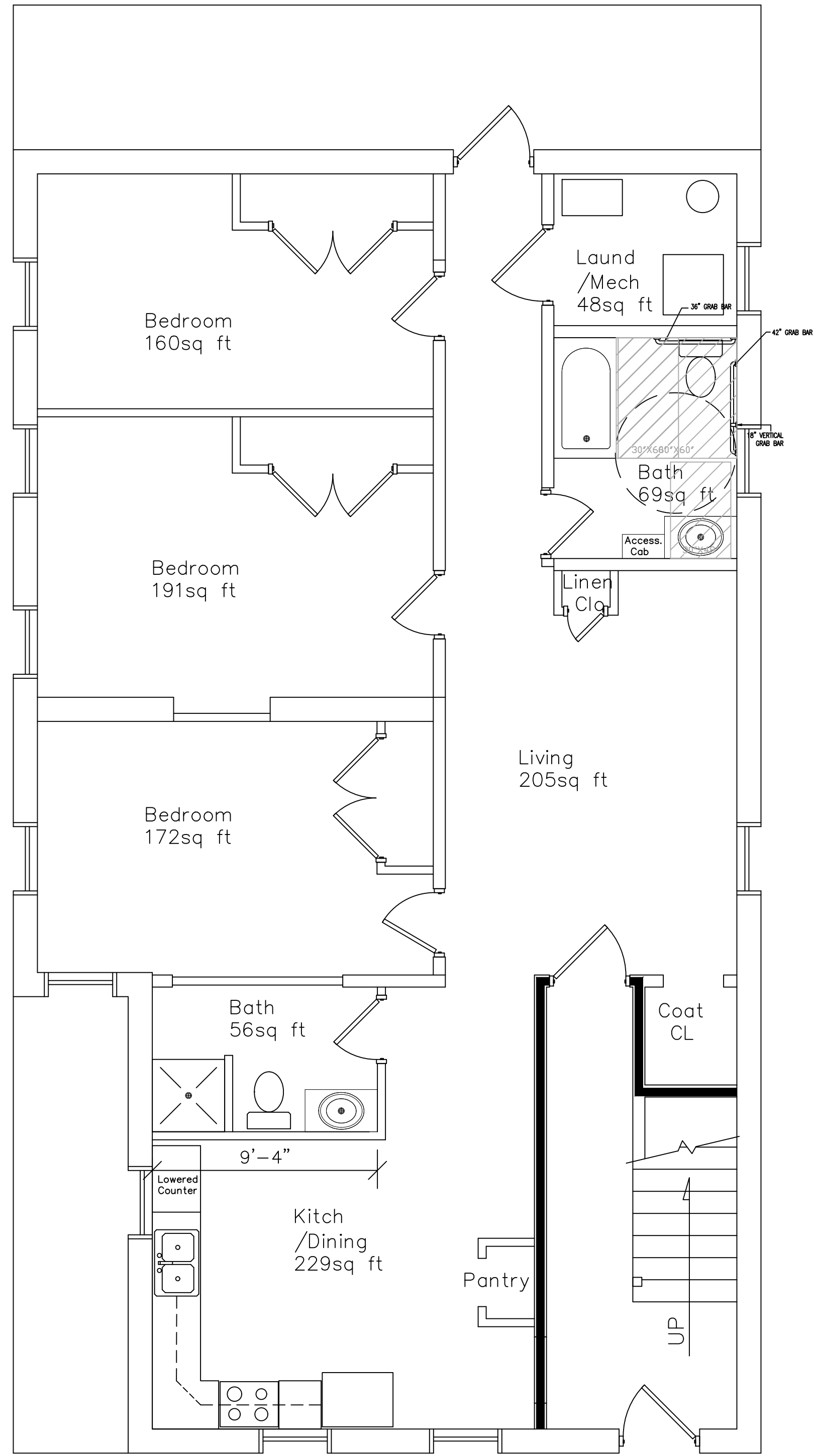
SHEET DESCRIPTION

EXISTING
FLOOR PLAN

JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

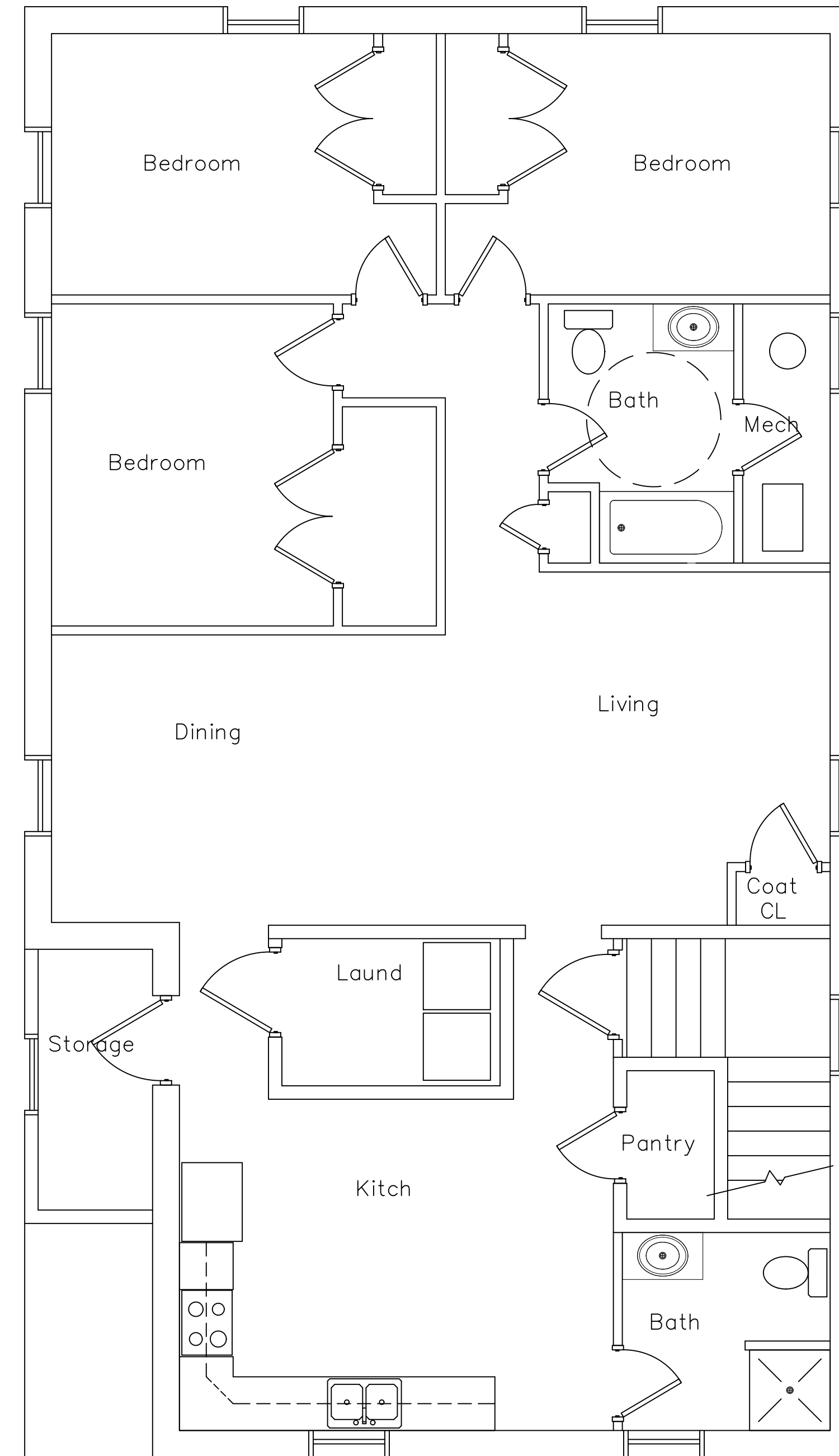
6-AD103

SHEET NO.



Apt A
3 BR
1270 sq ft

TYPICAL COTTAGE 1ST FLOOR
PROPOSED FLOOR PLAN (#1-5, 7-9)



Apt B
3 BR
1411 sq ft

TYPICAL COTTAGE 2ND FLOOR
PROPOSED FLOOR PLAN (#1-4 ONLY)

REVISIONS

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28 ANNIE WITTENMYER AVENUE
DUBLIN, OH 43017

SHEET DESCRIPTION

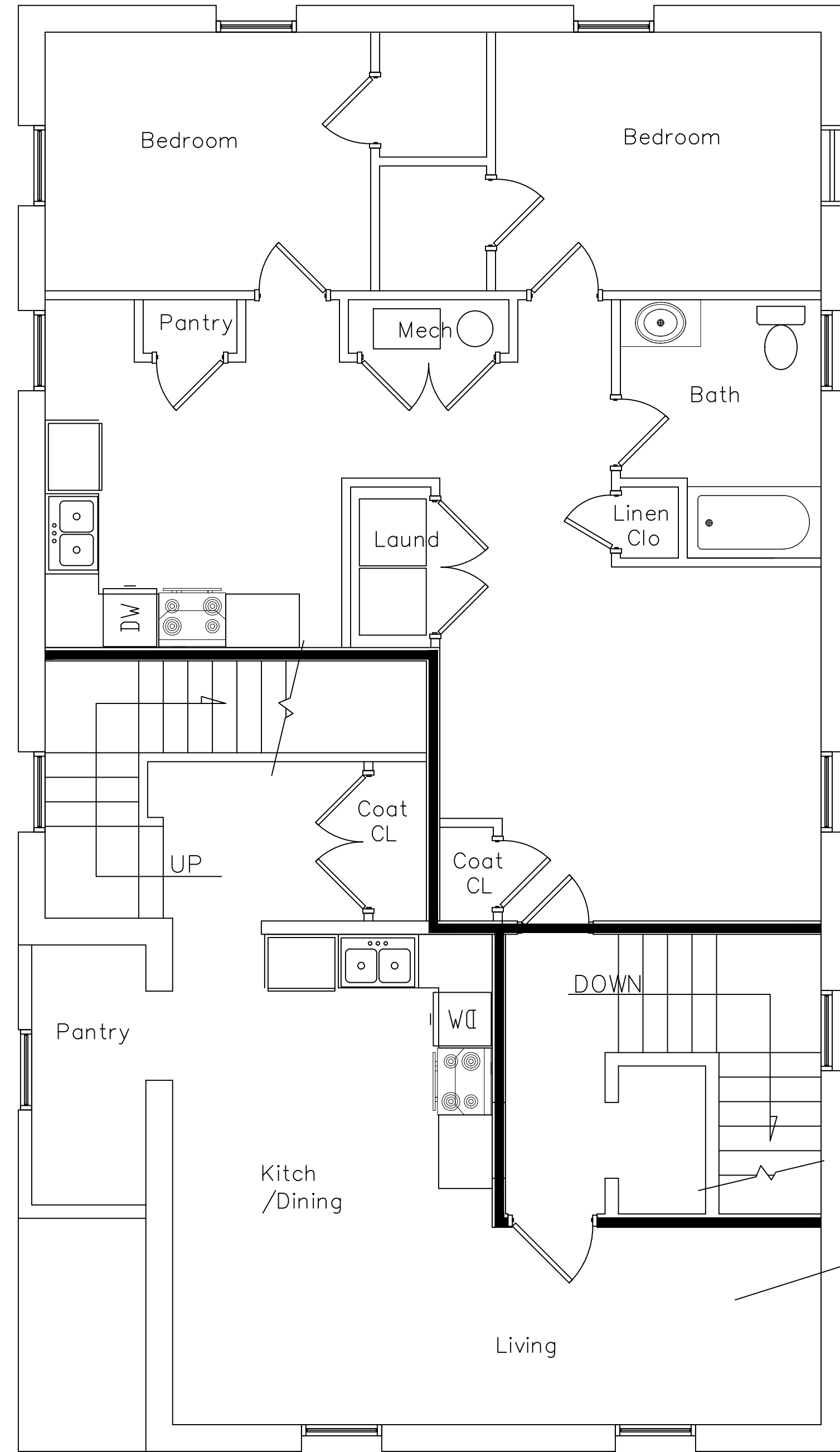
PROPOSED
FLOOR PLAN

JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

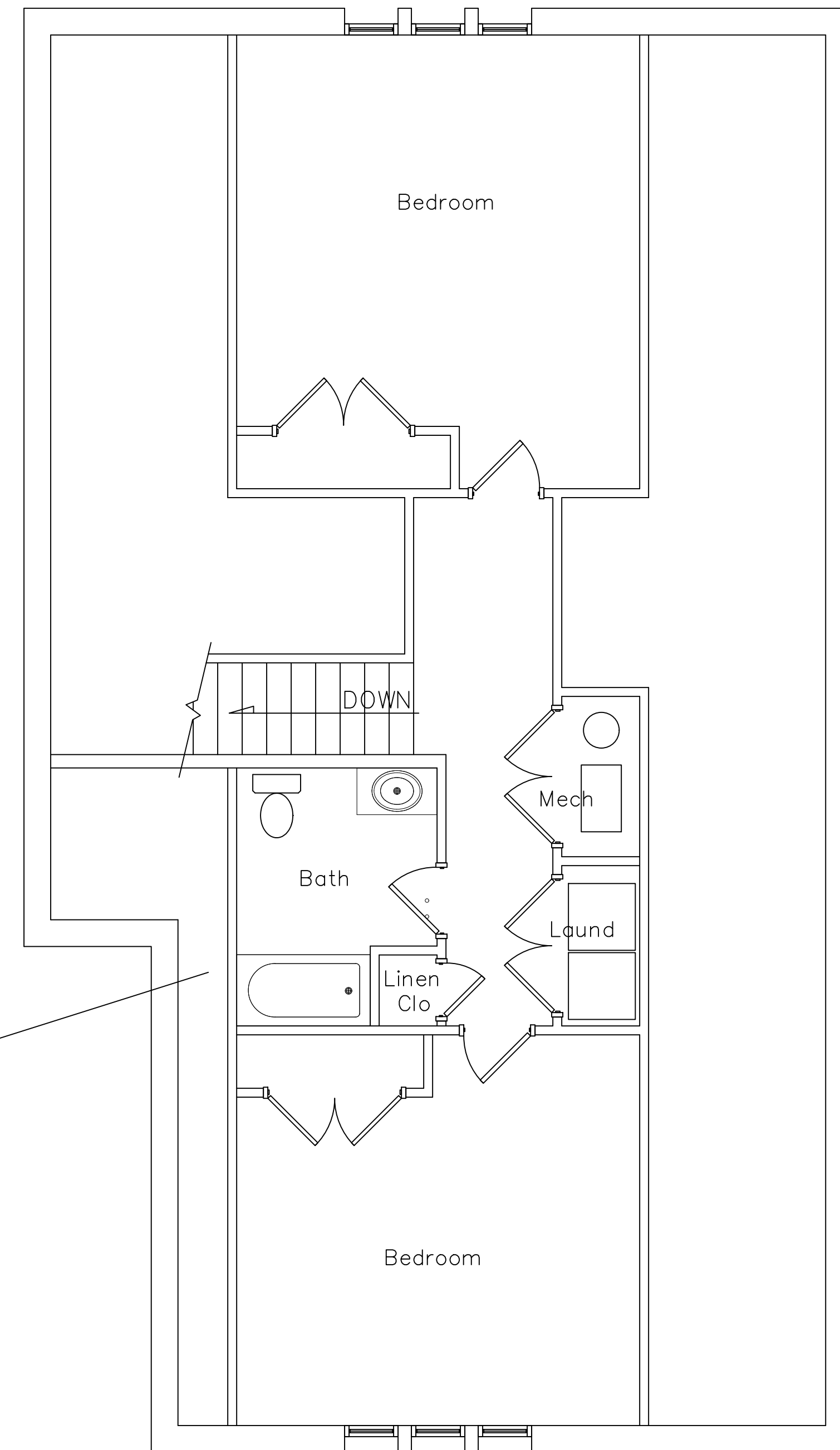
6-A101

SHEET NO.

Apt C
2 BR
812 sq ft



Apt D
2 BR
1128 sq ft



TYPICAL COTTAGE 2ND FLOOR
PROPOSED FLOOR PLAN (#5 & 7-9 ONLY)

TYPICAL COTTAGE 3RD FLOOR
PROPOSED FLOOR PLAN (#5 & 7-9 ONLY)



MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING
14300 VESTAL BLVD
WESTMINSTER, CO 80031
303.440.6326

REVISIONS

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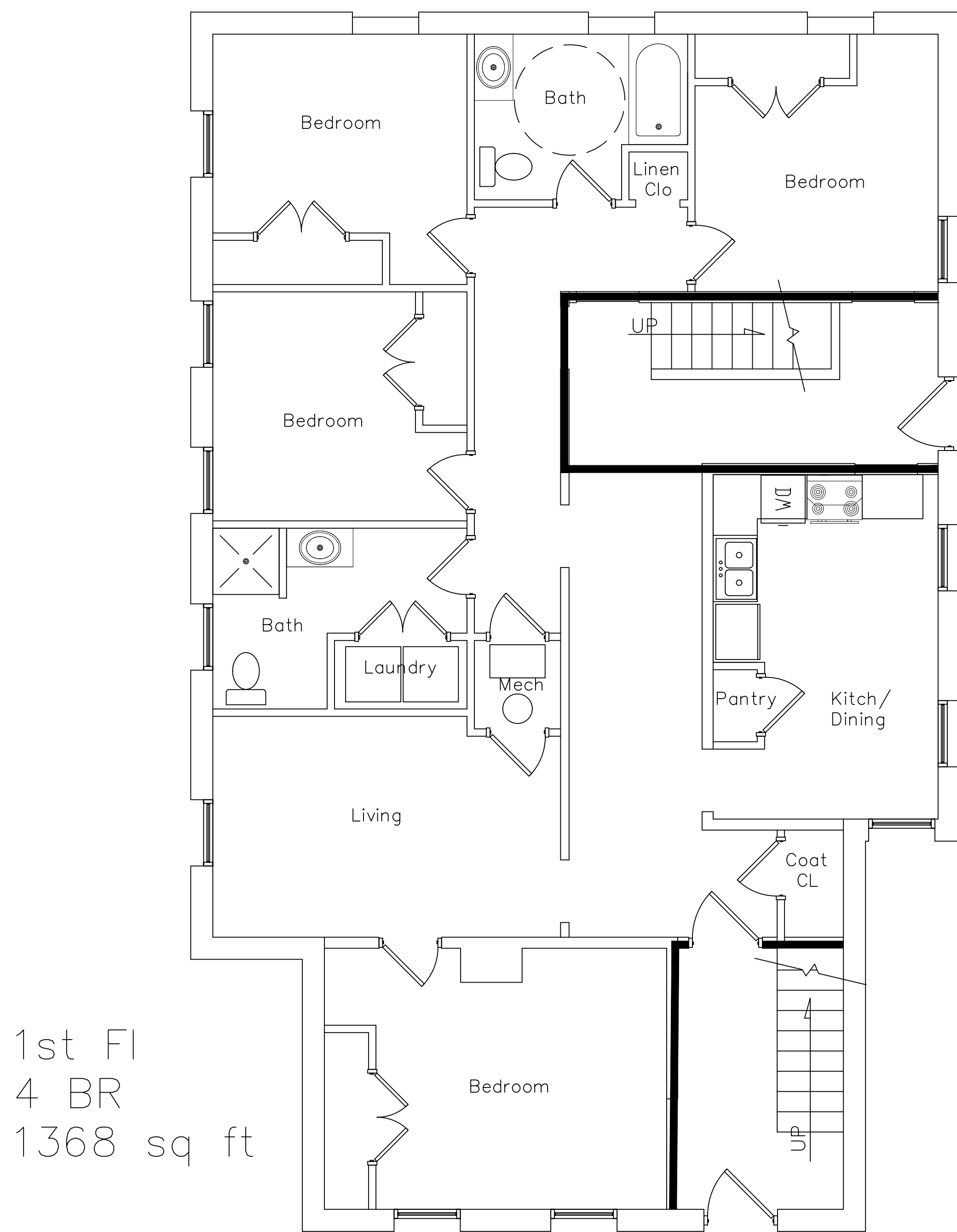
2828 ANNIE WITTENMYER AVENUE
DALLAS, TEXAS 75246

SHEET DESCRIPTION

PROPOSED
FLOOR PLAN
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

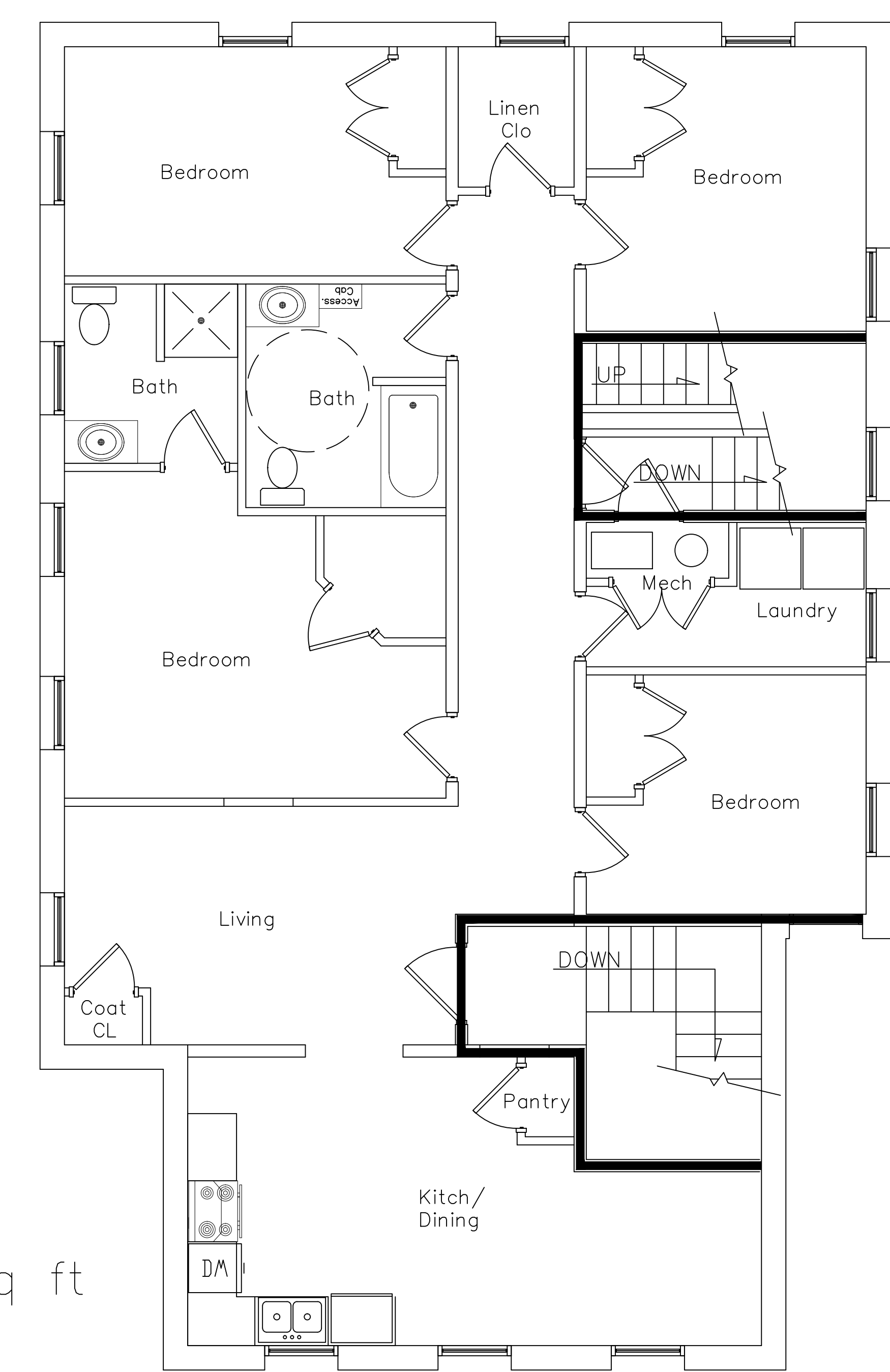
6-A102

SHEET NO.



1st Fl
4 BR
1368 sq ft

CORNER COTTAGE (#6) 1ST FLOOR
PROPOSED FLOOR PLAN



2nd Fl
4 BR
1403 sq ft

CORNER COTTAGE (#6) 2ND FLOOR
PROPOSED FLOOR PLAN

ME

MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING
14300 WEST HAVEN RD
SUITE 200
BETHESDA, MD 20814
301-656-6326

REVISIONS
1

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2828 ANNIE WITTENMYER AVENUE
DARVENTHORPE, VA

SHEET DESCRIPTION

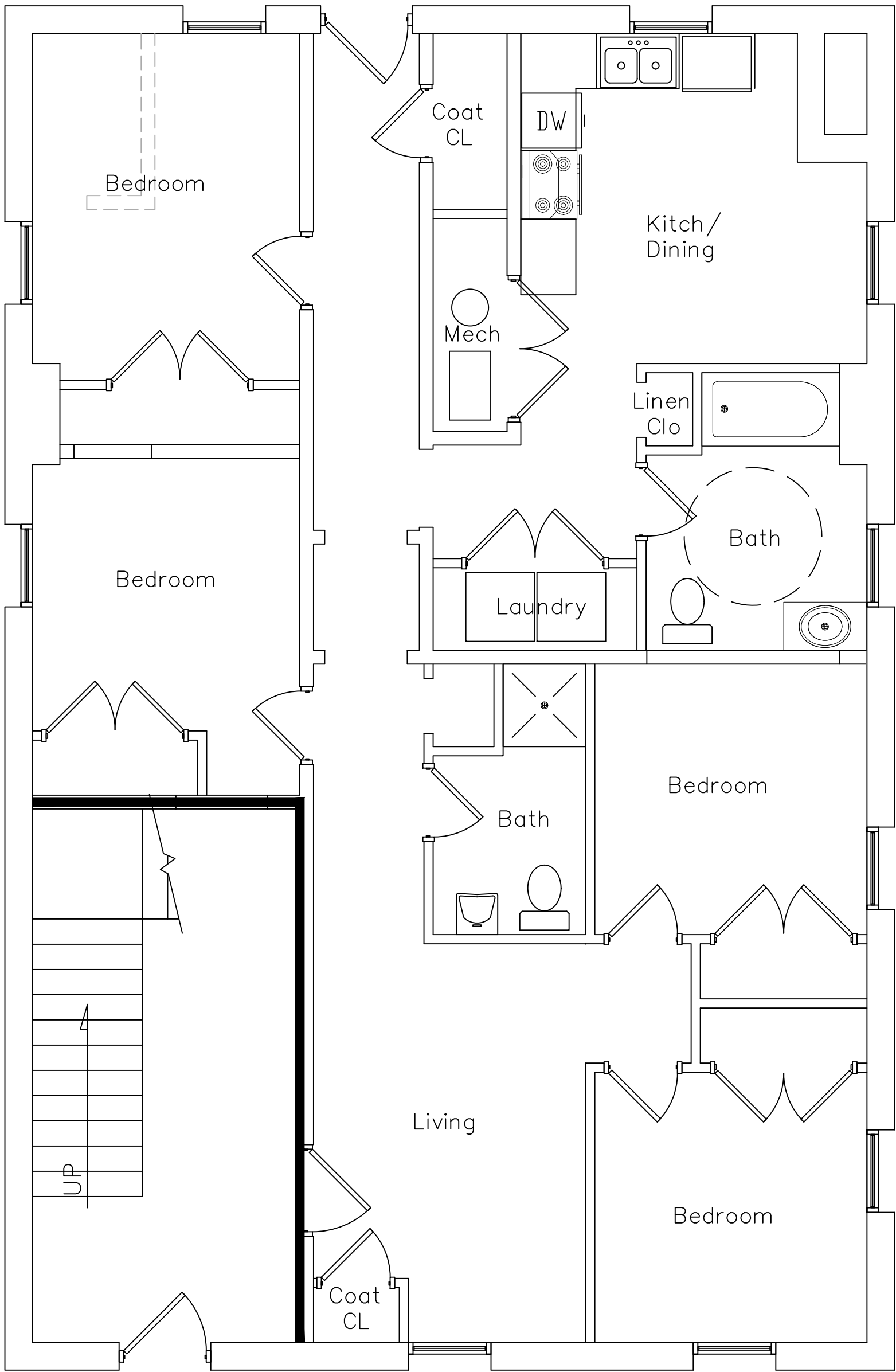
PROPOSED
FLOOR PLAN

JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

6-A103

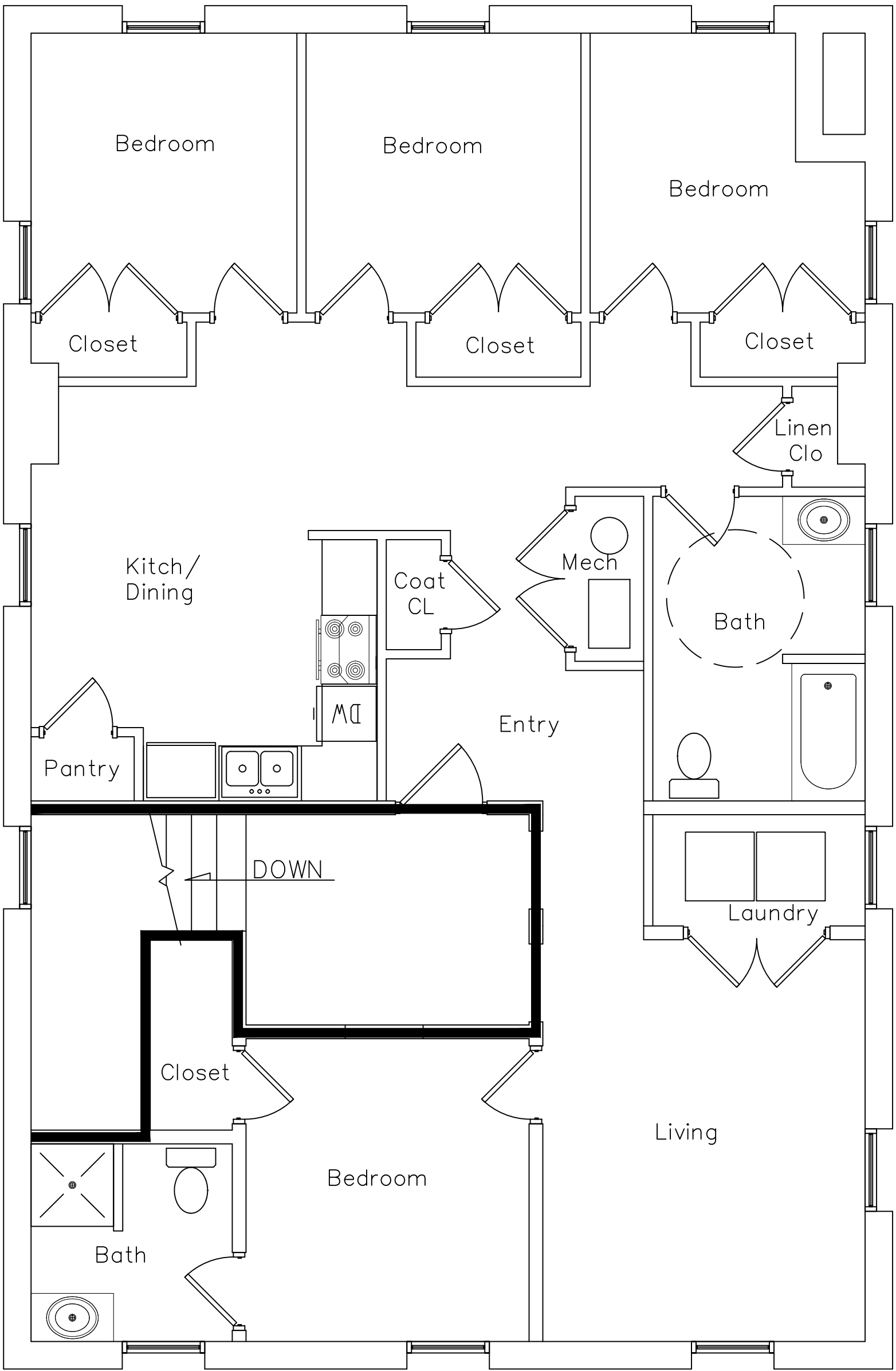
SHEET No.

1st Fl
4 BR
1227 sq ft



END COTTAGE (#10) 1ST FLOOR
PROPOSED FLOOR PLAN

2nd Fl
4 BR
1264 sq ft



END COTTAGE (#10) 2ND FLOOR
PROPOSED FLOOR PLAN

REVISIONS

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2828 ANNIE WITTENMYER JUNE
DAVENPORT, IA

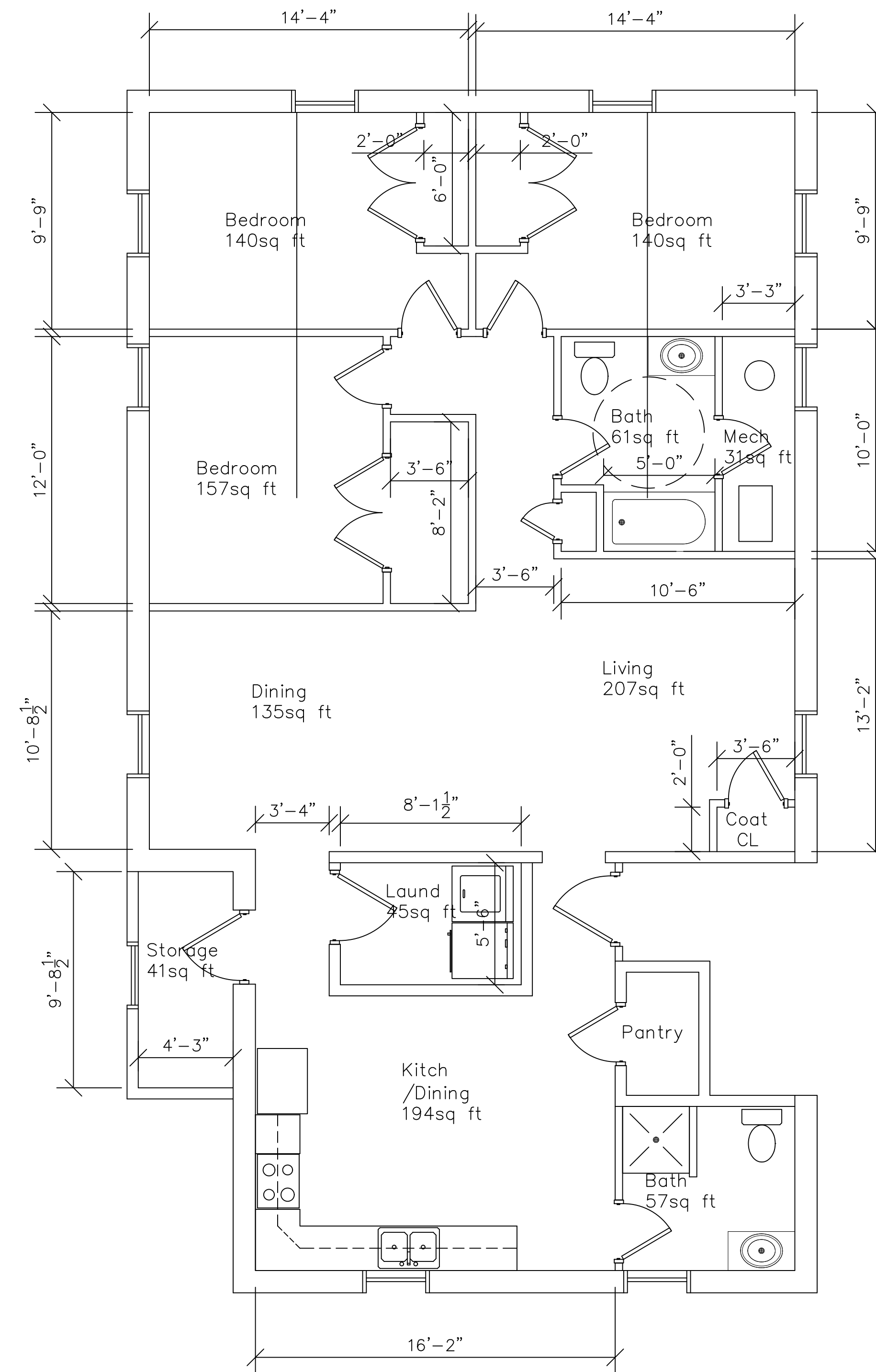
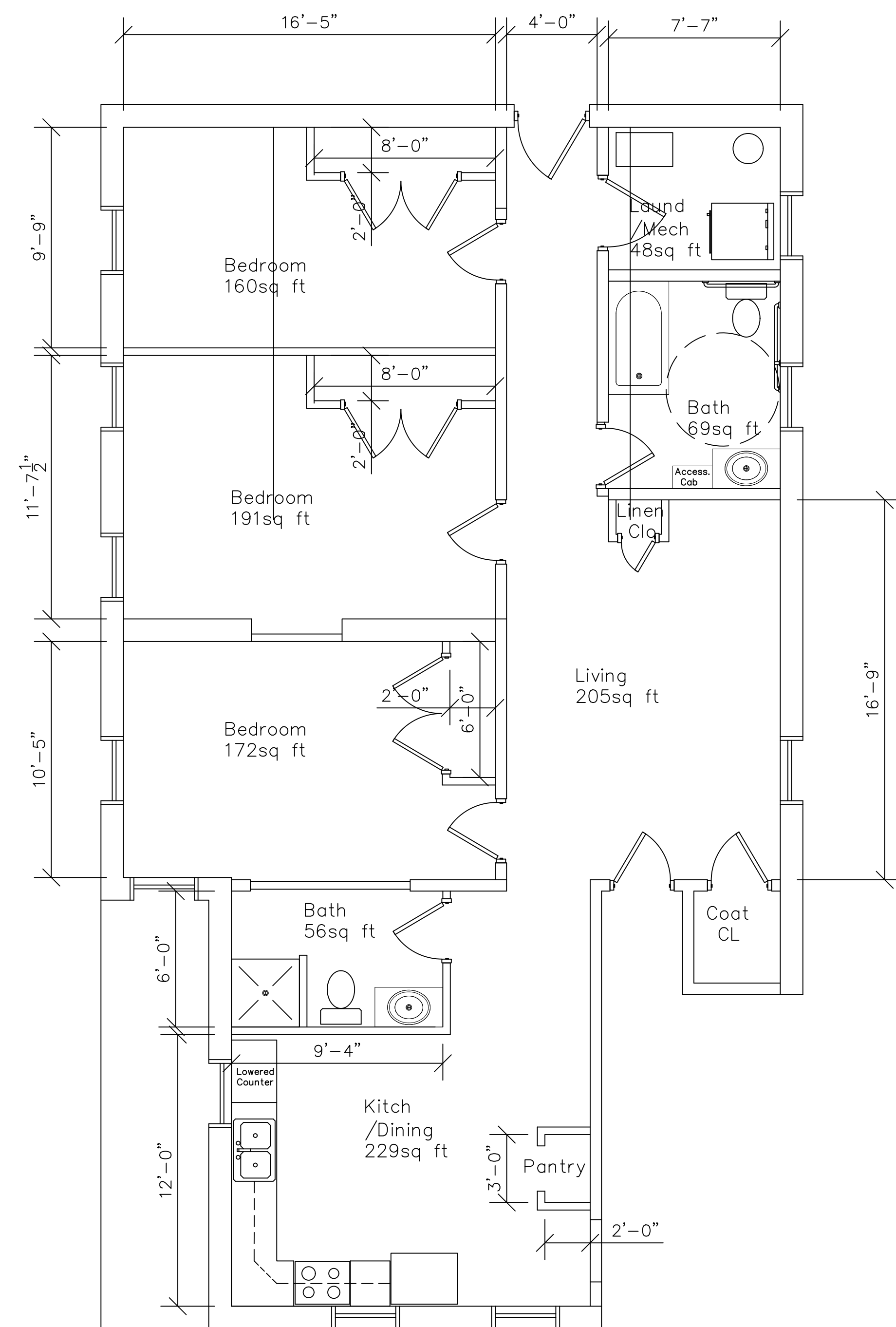
SHEET DESCRIPTION

PROPOSED
FLOOR PLAN

JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

6-A104

SHEET NO.



MVE
MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING

REVISION

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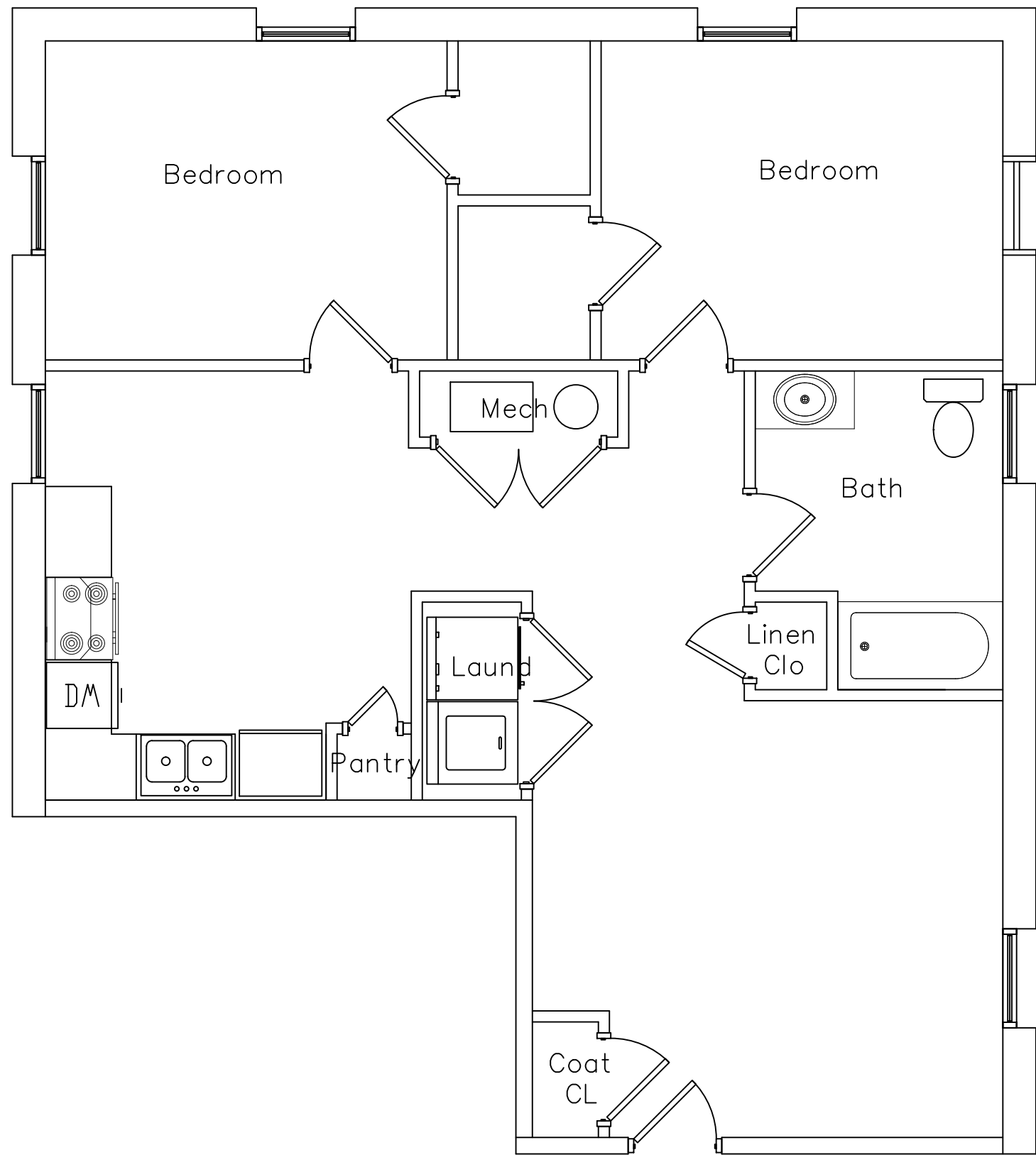
ANIE WITTENMYER
2828 EASTERN AVENUE
DAVENPORT, IA

SHEET DESCRIPTION
APARTMENT
FLOOR PLAN

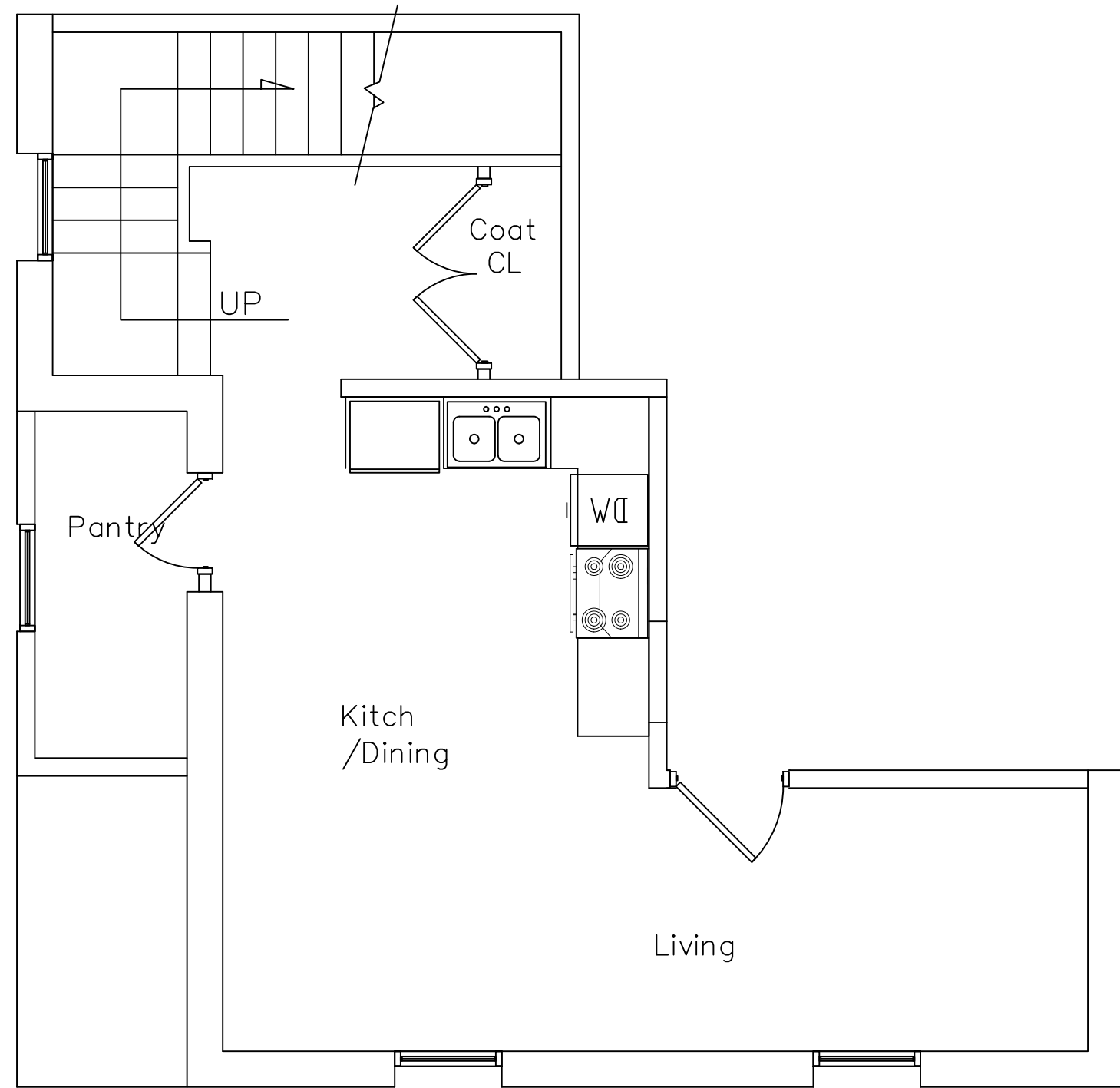
JOB NO.:1004.01
DATE: 02/14/202.
DRAWN BY: SM

6-A401

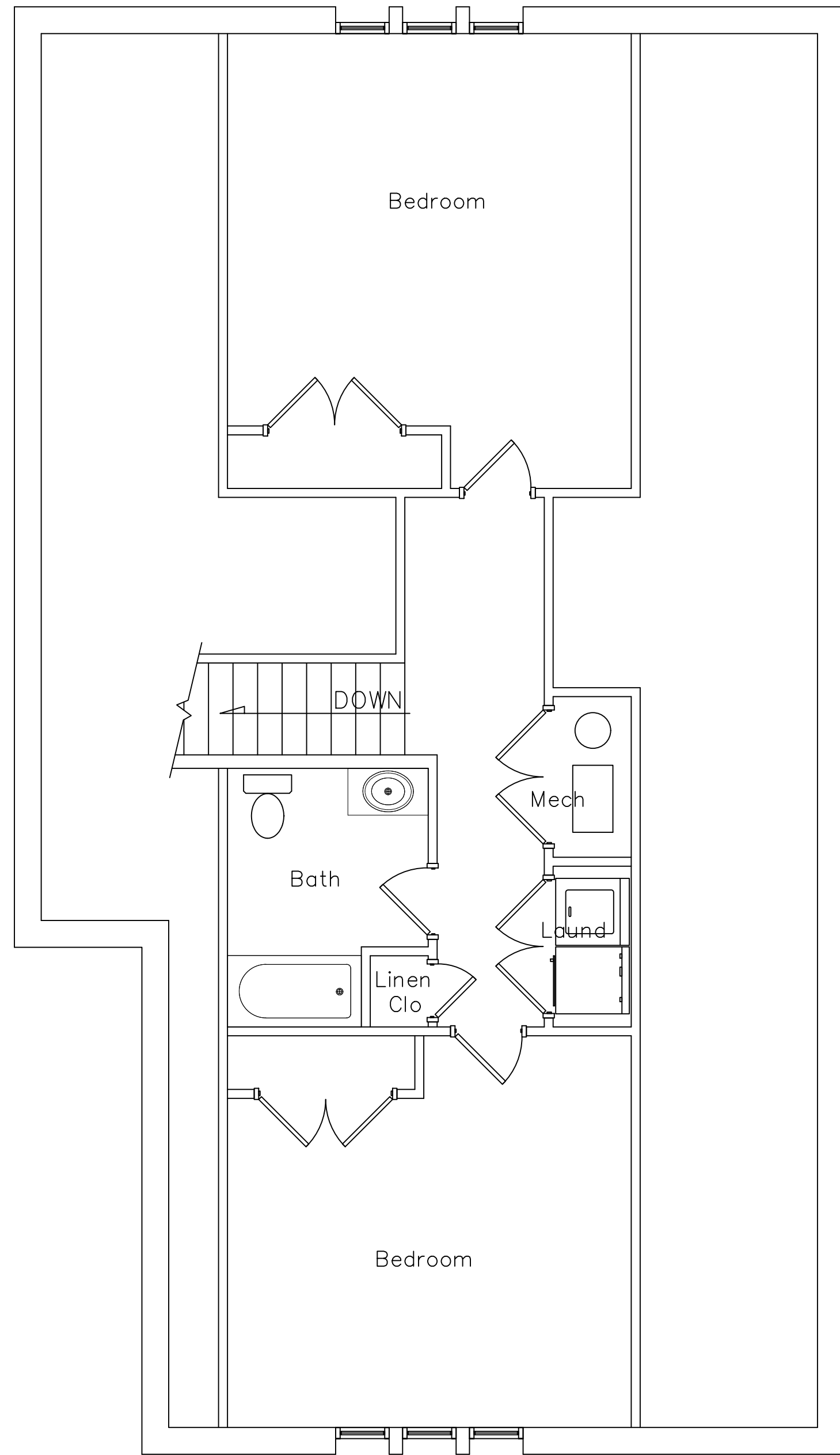
SHEET No.



APT 'C' FLOOR PLAN



APT 'D' FLOOR PLAN



REVISIONS

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ANNIE WITTENMYER
2828 CAVENHURST AVENUE
DUBLIN, OH 43017

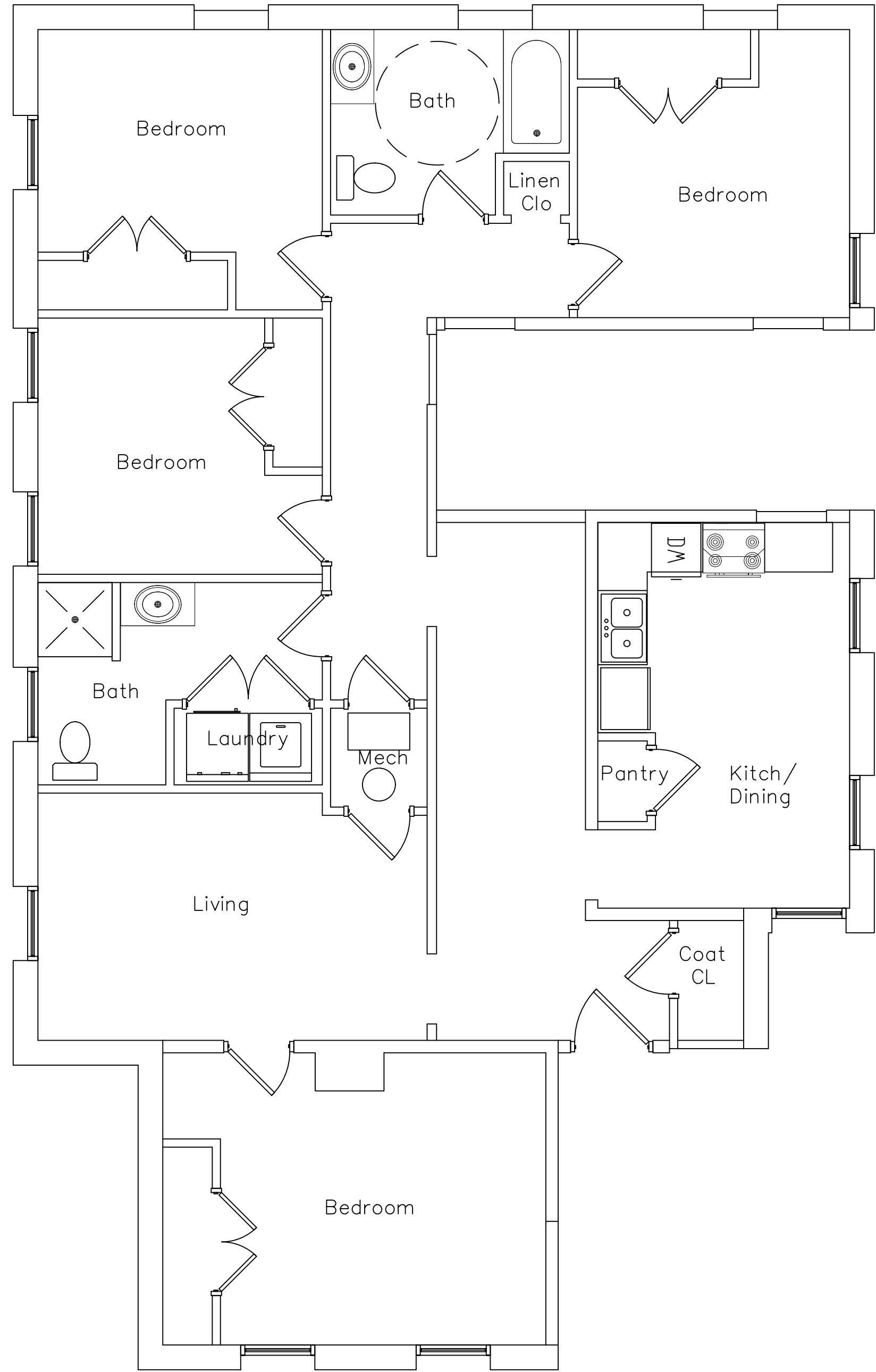
SHEET DESCRIPTION

APARTMENT
FLOOR PLAN

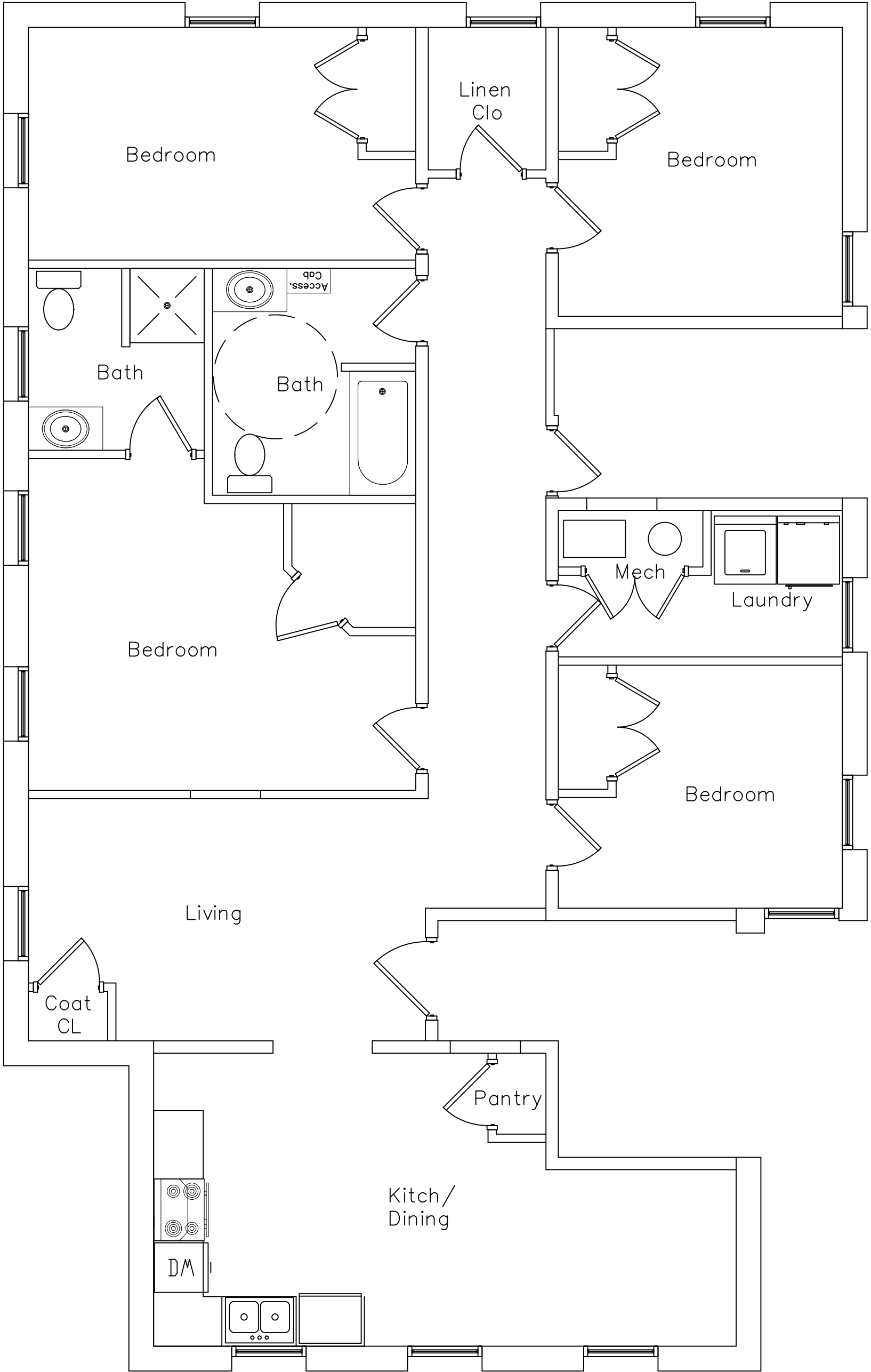
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

6-A402

SHEET No.



APT 'E' FLOOR PLAN



APT 'F' FLOOR PLAN

REVISIONS

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ANNIE WITTENMYER
2828 EMBURY AVENUE
DALLAS, TEXAS 75244

SHEET DESCRIPTION

APARTMENT
FLOOR PLAN
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

6-A403

SHEET NO.

REVISIONS

1	

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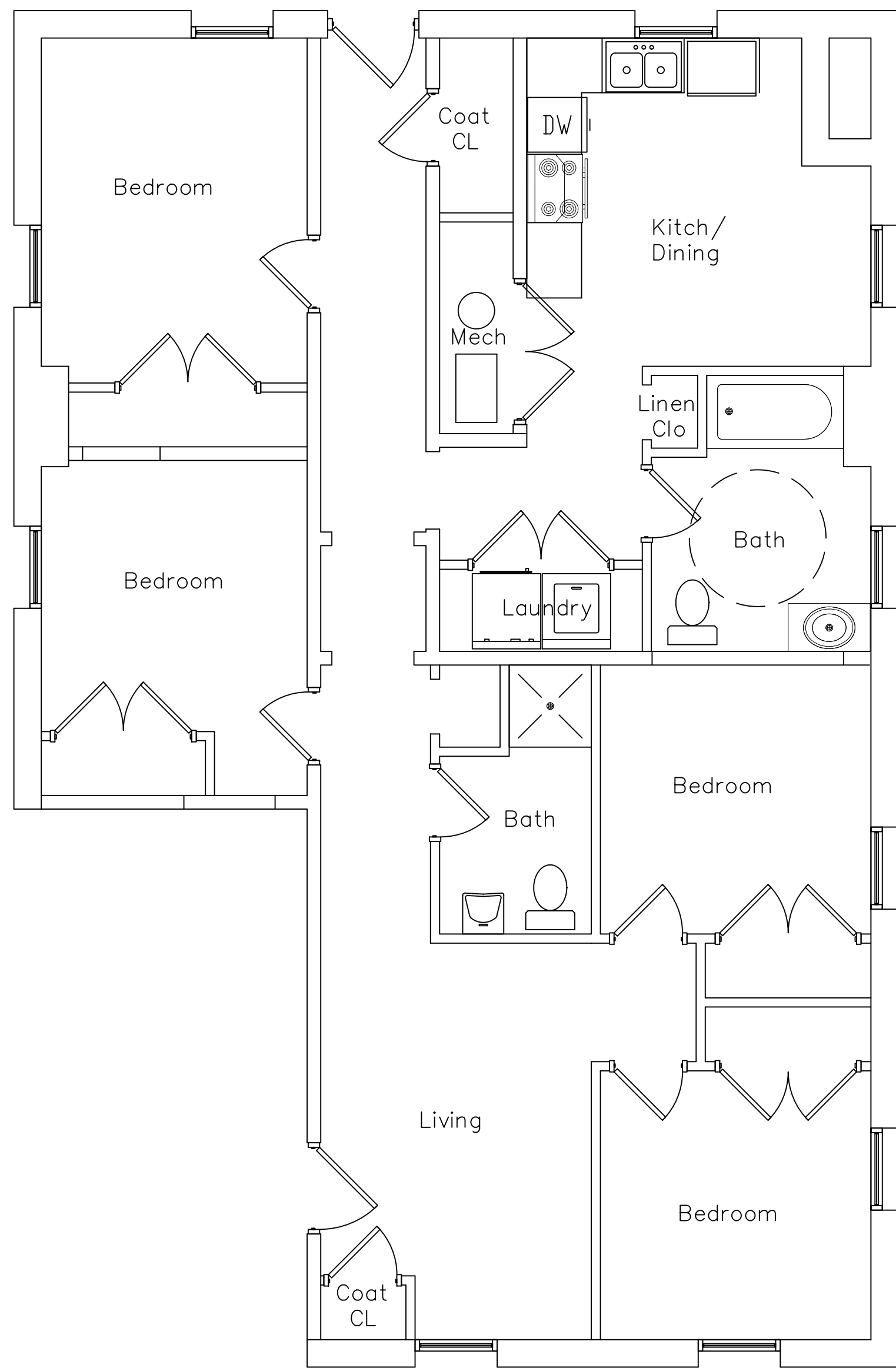
ANNIE WITTENMYER
2828 CAVENHURST AVENUE
DALLAS, TEXAS 75244

SHEET DESCRIPTION

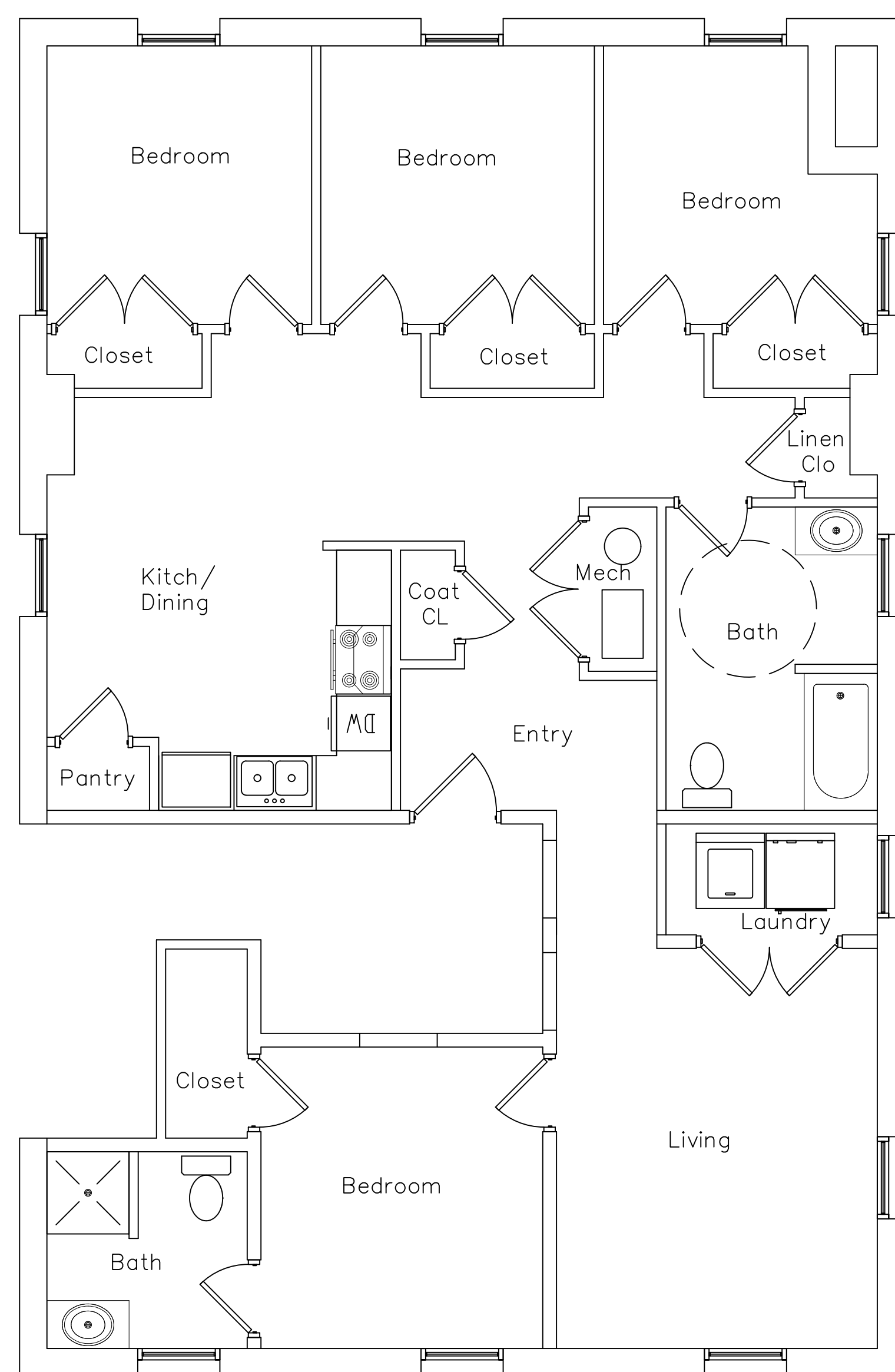
APARTMENT
FLOOR PLAN
JOB NO.: 1004.012
DATE: 02/14/2024
DRAWN BY: SM

6-A404

SHEET No.



APT 'G' FLOOR PLAN



APT 'H' FLOOR PLAN

Children's Cottage



Children's Cottage

DAVENPORT
IOWA | USA



Green House Building



Ice House Building



Ice House Building

DAVENPORT
IOWA | USA



Ice House Building

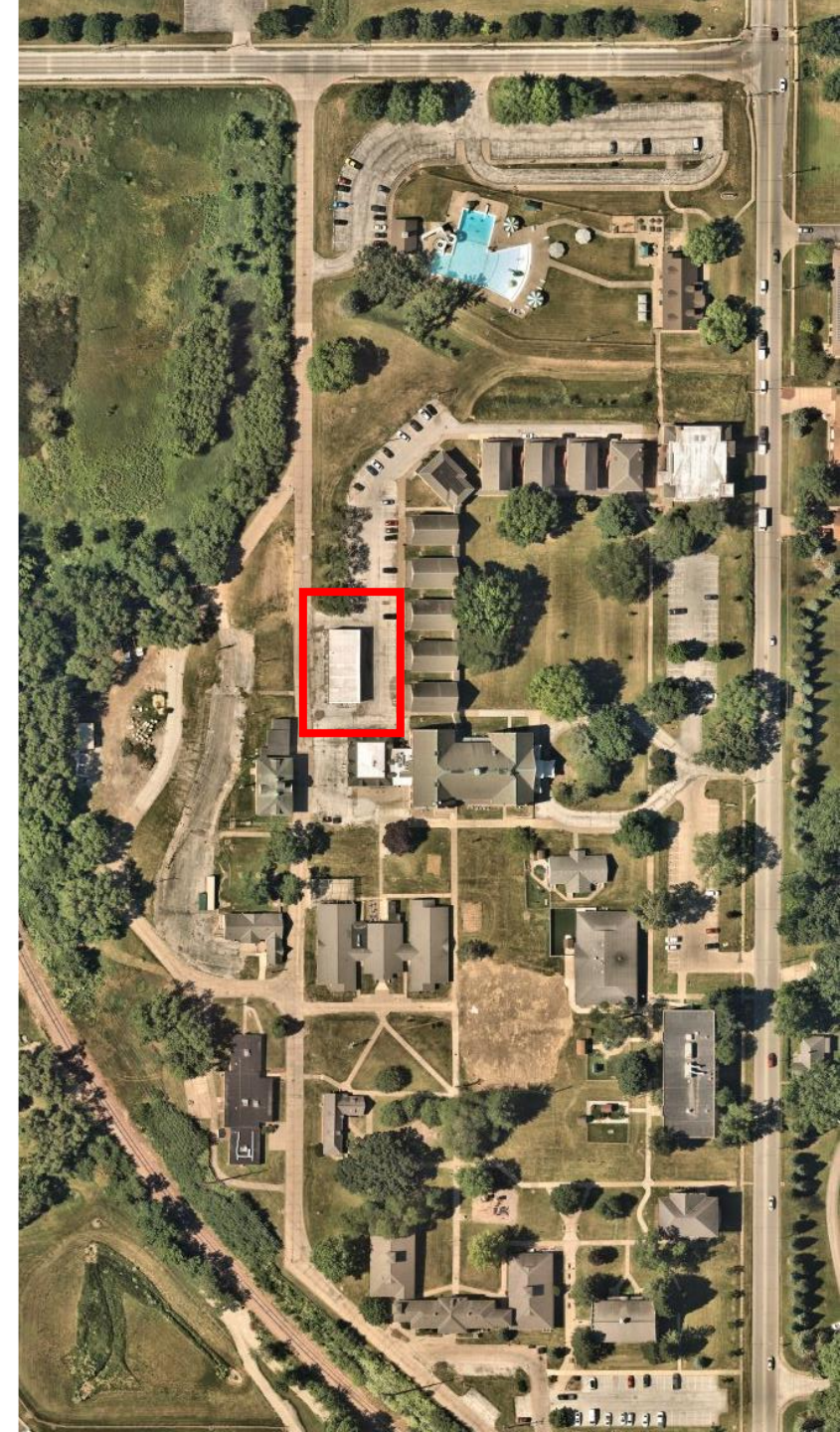
DAVENPORT
IOWA | USA



Former Garage Building



Boy's Training Building



Boy's Training Building

DAVENPORT
IOWA | USA



Boy's Training Building

DAVENPORT
IOWA | USA



Cottages



Historic Preservation Ordinance

Section 14.01.060 Certificate of Appropriateness Review Process

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

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

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

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

City of Davenport

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

Action / Date
6/10/2025

Subject:
Party in the Park

Recommendation:
Hold Discussion.

Background:

The Historic Preservation Commission will partner with Davenport Public Library-Special Collections and the Scott County Historic Preservation Society to host a table at Party in the Park.

The Commission will participate at the following dates & locations:

1. Thursday, July 17, 2025 | Fejervary Park | 5:30 p.m. – 7:30 p.m.
2. Thursday, August 7, 2025 | Credit Island Park | 5:30 p.m. – 7:30 p.m.

Party in the Park attendees can enjoy food, entertainment, and a variety of activities for the kids! These events are a great opportunity to meet fellow residents, learn more about surrounding neighborhoods, and engage with local elected officials. Members from city staff will be in attendance to discuss concerns and opportunities facing the community and how to can get involved in your neighborhood.

Commissioners should sign up for dates and discuss potential ideas for the table.

Attachments:
None