

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, July 8, 2025; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Call to Order
- II. Secretary's Report
 1. Consideration of the June 10, 2025 meeting minutes.
- III. Communications
- IV. Old Business
 1. 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]
***Applicant requests item be tabled indefinitely.**
- V. New Business
 1. Case COA25-08: Request for the installation of replacement windows at 615 Ripley Street. The Henry C. and Johanna (Wessel) Struck House is located within the Hamburg Local Landmark Historic District. Steven Bartholomew, petitioner. [Ward 3]
 2. Case COA25-09: Request for exterior alteration at 624 West 5th Street. The Charles and Amelia (Ruch) McElroy House is located within the Hamburg Local Landmark Historic District. Duane Timm, petitioner. [Ward 3]
 3. Case COA25-10: Request for the installation of a new roof at 514 Western Avenue. The Friedrich & Caroline Hartmann House is located within the Hamburg Local Landmark Historic District. Duane Timm, petitioner. [Ward 3]
- VI. Other Business
 1. 2025 Porch Party
 2. Party in the Park
 3. Preserve Iowa Summit
- VII. Open Forum for Comment
- VIII. Adjourn
- IX. Next Meeting: August 12, 2025

City of Davenport

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

Action / Date
7/8/2025

Subject:
Consideration of the June 10, 2025 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The June 10, 2025 meeting minutes are attached.

Attachments:
1. Meeting Minutes 6-10-25

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, JUNE 10, 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 (Virtual), Hoff, Adams, Gomez, McGivern

Staff Present: Berkley, Reu, Werderitch

II. Secretary's Report

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

Motion by Hoff, second by Gomez, to approve the May 13, 2025 meeting minutes.

Minutes were unanimously approved by voice vote (7-0).

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]

Staff provided an overview of the 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. 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 recommended that the Historic Preservation Commission approve demolition of the detached garage at 633 Ripley Street, subject to the following finding: The structure violates the 2021 International Residential Code.

William Rogers, applicant, was in attendance to answer questions. The owner commented on the severe state of deterioration.

Commissioners inquired about the possibility of salvaging the building materials for future use in another project.

Motion by Gomez, second by Adams, to approve Case DNRHP25-01 in accordance with the submitted materials. Motion passed by a roll call vote (7-0).

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]

Staff introduced the Parks and Recreation Department's request to demolish the Credit Island Warming Shelter. 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. 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.

Staff recommended 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.

William Fisher, Senior Parks Manager, was in attendance to answer questions and explain the rationale for demolition. He described the history of flooding on the island and challenges in maintaining the Warming House.

The Commission discussed the importance of the City setting an example of being a good steward of historic resources. The Commission directed the Parks and Recreation Department to provide a comprehensive plan for park maintenance.

Motion by McGivern, second by Hoff, to table Case DNRHP25-02. The purpose was to allow the Parks and Recreation Department additional time to respond to the comments made during the meeting. Motion passed by a roll call vote (7-0).

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]

Staff presented a summary of the request to install a new roof 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 TruDef 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. Staff then outlined the history of building permits at the property referencing asphalt shingles.

Staff recommended approval of 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:

- a. 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.

Jack Haberman, applicant, was in attendance to answer questions and explain the history of the architectural salvage store.

The Commission asked questions about the type of architectural shingle used and its resemblance to the material on the adjacent barn structure.

Motion by Gomez, second by Adams, to approve Case COA25-05 in accordance with the submitted materials. Motion passed by a roll call vote (6-0). Commissioner Kretz abstained.

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]

Staff introduced the project and outlined the scope of work. Boyler's Ornamental Iron has been contracted 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. Staff view the project as a replacement in-kind.

Staff made a recommendation 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.

Krishna Saldivar, representative of the applicant, was in attendance to answer questions.

Motion by Eaton, second by Gomez, to approve Case COA 25-06 in accordance with the submitted materials. Motion passed by a roll call vote (7-0).

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]

Staff presented a summary of improvements to the historic district. 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.

Staff summarized exterior alterations to the Children's Cottage, Green House Building, Ice House Building, Garage Building, Boy's Training Building, Cottages (1-10), and general site improvements. Additional site-wide building maintenance will include masonry work, window repair/replacement, and installation of new roofs.

Staff made a recommendation 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 wet blasting 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.

Chris Ales, developer, was in attendance to discuss the overall site improvements, requirements for National Park Service grants, and phasing of the development.

The Commission agreed with staff's recommended conditions. Should the project substantially deviate from the presented plans, those items shall be brought back for formal review and consideration. Otherwise, the project can proceed with staff's oversight.

Motion by Kretz, second by Gomez, to approve Case COA 25-07 in accordance with the submitted materials and conditions. Motion passed by a roll call vote (7-0).

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.

VII. Open Forum for Comment

Jan Stoffer, Director of Operations & Administration, for the Butterworth Center Deere-Wiman House invited the Commission to the annual Porch Party on September 21st.

VIII. Adjourn

Motion by McGivern, second by Hoff, to adjourn the meeting. Motion passed by a voice vote (7-0). The meeting adjourned at 6:22pm.

IX. Next Commission Meeting: July 8, 2025

City of Davenport

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

Action / Date
7/8/2025

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]

***Applicant requests item be tabled indefinitely.**

Recommendation:

Staff recommend the Historic Preservation Commission table Case DNRHP25-02. This item will be brought back for formal consideration at a later meeting date.

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/repainting 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.

June 10, 2025 Historic Preservation Commission Meeting:

The Historic Preservation Commission voted to table the request for demolition. The purpose was to allow the Parks and Recreation Department additional time to respond to the comments made during the meeting. The Commission directed the Parks and Recreation Department to provide a comprehensive plan for park maintenance. The Commission was concerned that the

City was not being a good steward of a local landmark and wanted further guidance on the long-term plans for Credit Island.

Staff Recommendation from the June 10, 2025 Historic Preservation Commission Meeting:

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.

Request to Table Item:

The Parks and Recreation Department requests the item be tabled. The purpose is to allow staff additional time to conduct a structural assessment of the warming house. In addition, staff intend to seek bids to determine the potential costs associated with rehabilitating the structure. This item will be brought back to the Commission for formal review and consideration at a later date.

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

RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE
Individual Landmark		

SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME
2200 W River Drive - Credit Island

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

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

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

ALL SUBMITTALS SHALL INCLUDE: **SUBMITTED**

- | | |
|--|-------------------------------------|
| Scope of Work for all demo processes, attached as .PDF | <input type="checkbox"/> |
| Photos of all existing building/sign façades/elevations | <input checked="" type="checkbox"/> |
| Evidence of 'Economic Hardship' | <input type="checkbox"/> |
| <ul style="list-style-type: none"> • 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) <ul style="list-style-type: none"> • Annual gross income • Operating/maintenance expenses • Annual cash flow • Proof of efforts to obtain reasonable return on investment (over the entire ownership time frame) | |

DEVELOPMENT TEAM

Property Owner

Address

Phone Secondary Phone

E-Mail Address

Project Manager/Other

Address

Phone Secondary Phone

E-Mail Address

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

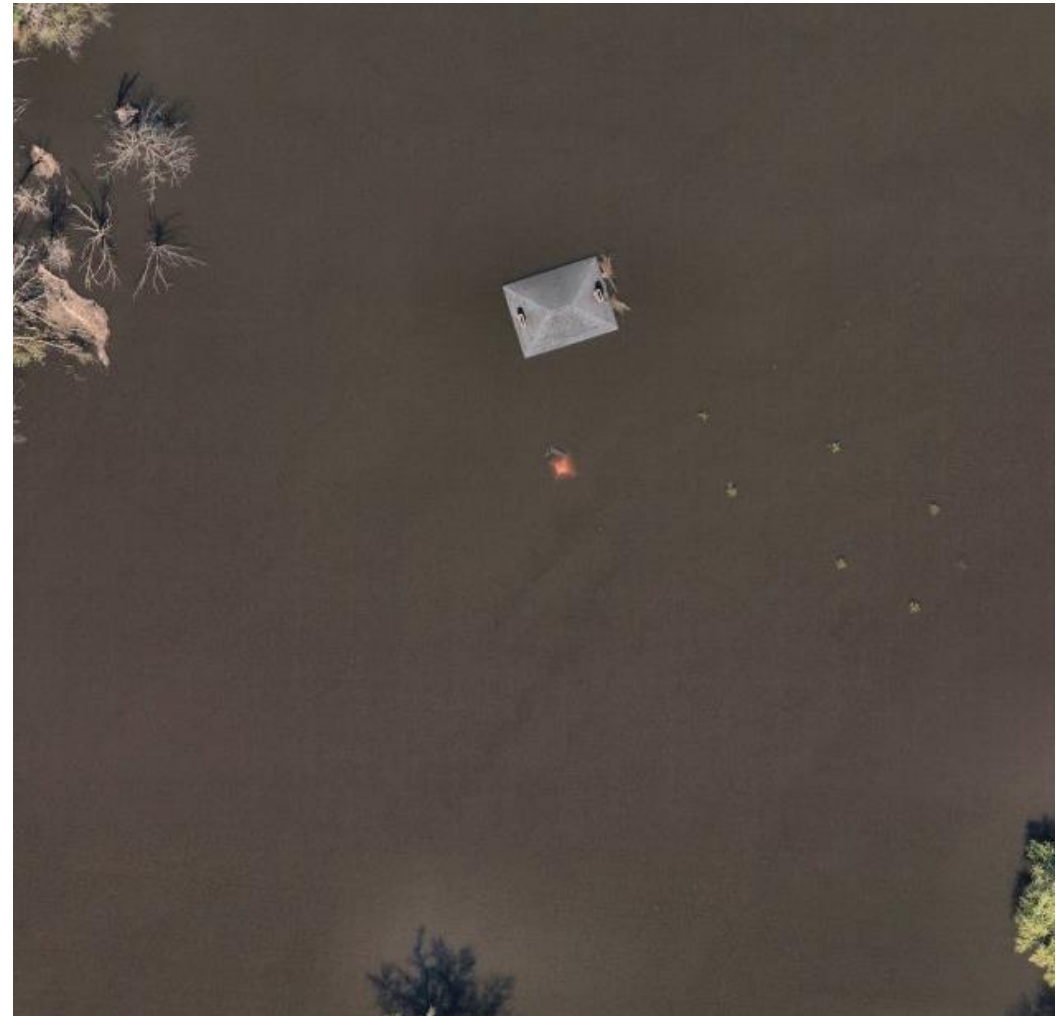


Credit Island – Recent Flooding Events

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



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

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 4 (PRIORITY 4)
- LAGOON



TITLE SHEET			
CREDIT ISLAND VISION AND LANDSCAPE OPTIONS			
SCALE	DATE	SCALE	DATE
NONE	SEPTEMBER 27, 2011	NONE	SEPTEMBER 27, 2011
DRAWN	APPROVED	NEW	SLD

PROJECT NO.
311323-P

SHEET NO.
LS.0X

X:\Reference Files\XR-AERIAL > P:\PROJECTS\M0\311323P\DWG\XR-AERIAL.Dwg |
| hivedn | P:\Projects\M0\311323P\DWG\CP-LS-0X.DWG | DATE: 09/26/2011 | Time: 10:07 |



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.

LS.04a	SHEET NO.	AREA 7a - LAGOON PAVILION CREDIT ISLAND VISION AND LANDSCAPE OPTIONS			
		PROJECT NO. 311323-P	DRAWN JEW	SCALE NONE	
		APPROVED SLD	DATE SEPTEMBER 27, 2011		

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



"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, unwieldy 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 Prarie 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 INSTITUTION
COLLECTIONS

DAVIDSON COUNTY LIBRARY
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:

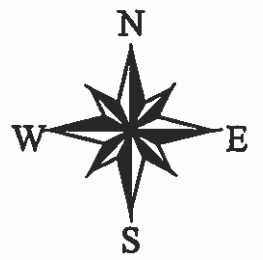
August 6, 1814: American withdrawal, and failure of British pursuit.

(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





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
O. 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
7/8/2025

Subject:

Case COA25-08: Request for the installation of replacement windows at 615 Ripley Street. The Henry C. and Johanna (Wessel) Struck House is located within the Hamburg Local Landmark Historic District. Steven Bartholomew, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness to install replacement windows at 615 Ripley Street in accordance with the submitted material.

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

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

Background:

The Henry C. and Johanna (Wessel) Struck House is a contributing structure within the Hamburg Local Landmark Historic District. The two-story Late Gothic Revival home was built in 1907. Building materials include a stone foundation, brick facade, and 1/1 windows. Distinguishing architectural features include the corner tower, crenelated parapet, gargoyles, and porches.

Request: Replacement of twelve second-story double-hung windows.

The replacement Marvin Ultimate Insert Units are wood with a clad exterior. Similar to the existing vinyl windows, the replacement units are also double-hung. To the greatest extent practicable, the new windows will fit the existing openings and match historic dimensions. The original muntin pattern, with 1/1 panes, will remain with a white-clad exterior.

Project History:

The Historic Preservation Commission approved a Certificate of Appropriateness Application at its December 10, 2019, meeting for the installation of 12 second-story windows. The new vinyl windows were to replace existing vinyl windows. This decision was largely based on the following action taken by City Council:

On November 7, 2006, the Historic Preservation Commission denied a request to replace 11 first story windows with vinyl windows. During the City Council appeal of the Historic Preservation Commission's decision, the petitioner indicated that 27 of the 38 windows had already been

replaced with vinyl windows. However, it was revealed that permits were never obtained for the replacement windows.

City Council ultimately granted the appeal, thus allowing the replacement vinyl windows. Although specific to the 11 first story windows, the Commission viewed the granting of the appeal as accepting that all the replacement vinyl windows were approved.

In that light, the Commission considered the replacement windows to be a "replacement in kind". Although the language in the Historic Preservation Ordinance pertains to historic architectural features, this language has been used in the past to allow for the replacement of non-historic features.

Ultimately, the replacement second-story vinyl windows were never installed due to financial constraints.

Project Review:

Since there is no expiration date on an approved Certificate of Appropriateness Application, the homeowner could move forward with the installation of the vinyl windows. Instead, the applicant has decided to amend the application to a different product. This revision requires additional review and approval from the Historic Preservation Commission.

The Secretary of the Interior's Standards for Rehabilitation recommend "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."

In this case, the historic property inventory sheet indicates that the existing windows on the home are a combination of both wood and vinyl. All twelve windows proposed for replacement are vinyl. The existing windows are neither original nor composed of historically accurate materials. Therefore, there is greater flexibility in replacement products.

In recent years, the Historic Preservation Commission has approved similar wood windows with exterior aluminum cladding on other local landmarks in the Hamburg Historic District. This product is viewed as a compromise for its durability and energy efficiency while also imitating the historic character of the structure. Staff believe the design criteria to implement review standards have been met since the Marvin Ultimate Wood Clad Windows are consistent with the design, dimensions, and color of historic windows used throughout the district.

Staff view the Marvin Ultimate Windows as an upgrade from the previously approved vinyl windows in 2019.

Attachments:

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



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

Office 563.326.6198
 planning@davenportiowa.com

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS
 HISTORIC PRESERVATION COMMISSION

RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE
Hamburg	6-17	7-8

SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME

615 Ripley St.

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

window replacement

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 | <input checked="" type="checkbox"/> |
| Photos or renderings of all existing building/sign façades | <input type="checkbox"/> |
| Proposed color building/sign elevations to scale
rendered showing existing and/or proposed building materials | <input type="checkbox"/> |
| Material specs: type, dimensions, color & manufacturer | <input type="checkbox"/> |
| MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*: | |
| Dimensioned Site Plan (proposed & existing buildings/site items) | <input type="checkbox"/> |
| Grading Plan with 2 foot intervals (if needed) | <input type="checkbox"/> |
| Mechanical Screening shall be shown | <input type="checkbox"/> |
| Materials Board of sample building materials proposed | <input type="checkbox"/> |

* 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 not vest against any other land development regulation or regulatory approval. Applicant must contact

APPLICANT INFORMATION

Application Name | Company Name
 Steven Bartholomew

Address
 615 N. Ripley Street

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.

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.

Steven Bartholomew

06/06/2025

Type Applicant's Name here to serve as a signature

Date

DEVELOPMENT TEAM

Property Owner

Address

Phone Secondary Phone

E-Mail Address

Project Manager/Other

Work Plan

Please describe the work being performed. Please note that only work described in the application may be approved by the Board.

Replacement of seven double hung Marvin windows in my home. Windows are wood framed, double paned, with aluminum cladding on the outside and colored stain on the inside. Windows will be installed by Silver Creek Construction.

Add additional pages in needed.

The Castle owned by Steven and Sara Bartholomew since 1999.

Project - window replacement at 615 Ripley Street, Davenport, Iowa

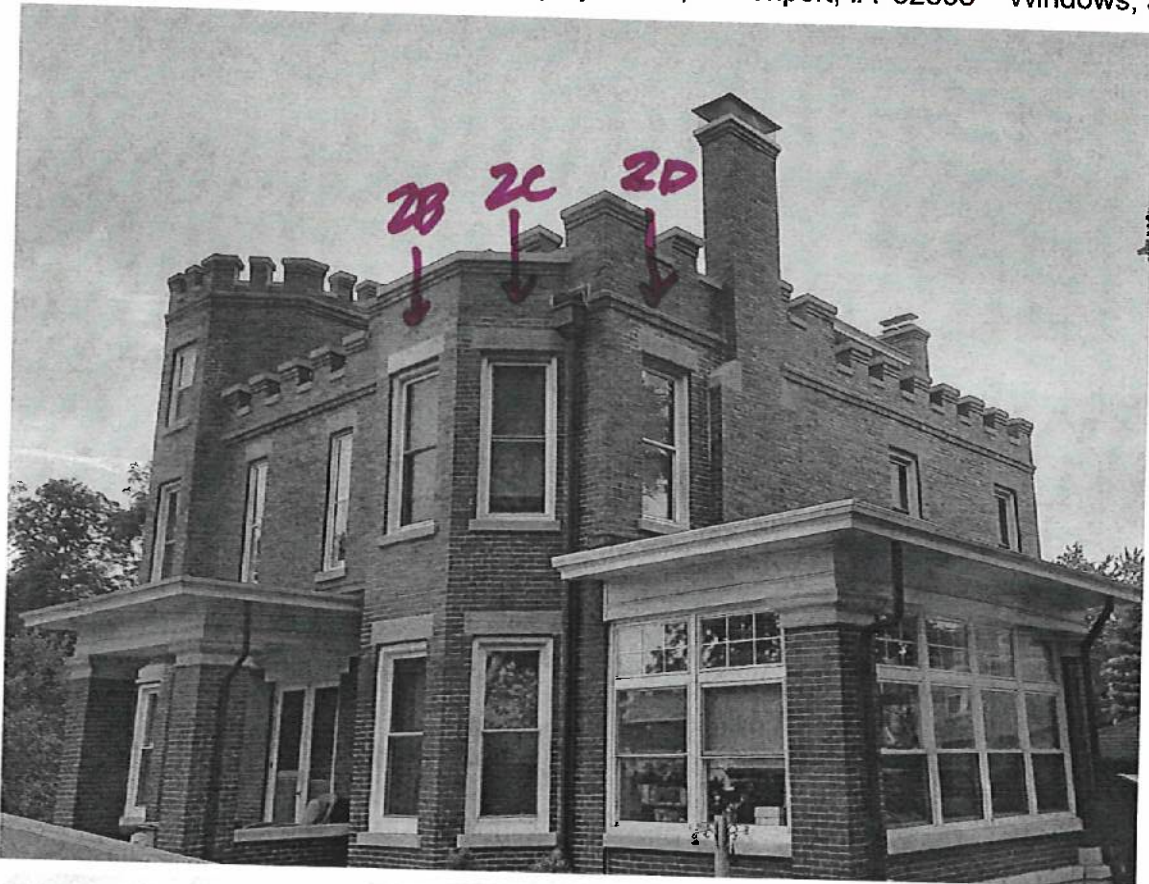
The 12 windows on the second floor of the Castle were replaced in 1999. The windows were wood frames with singled panes with no mullions. They were replaced with double hung windows with two glass panes and no mullions. The windows tilted to allow cleaning interior and exterior surfaces from the inside. The exterior trim required insulated blocking wrapped in white coil stock. The interior trim was not replaced.

Because of cost, only 7 of the 12 windows are being replaced this year in the two bedrooms on the south side of the second floor. The south facing windows have shown the most wear over the last 25 years.

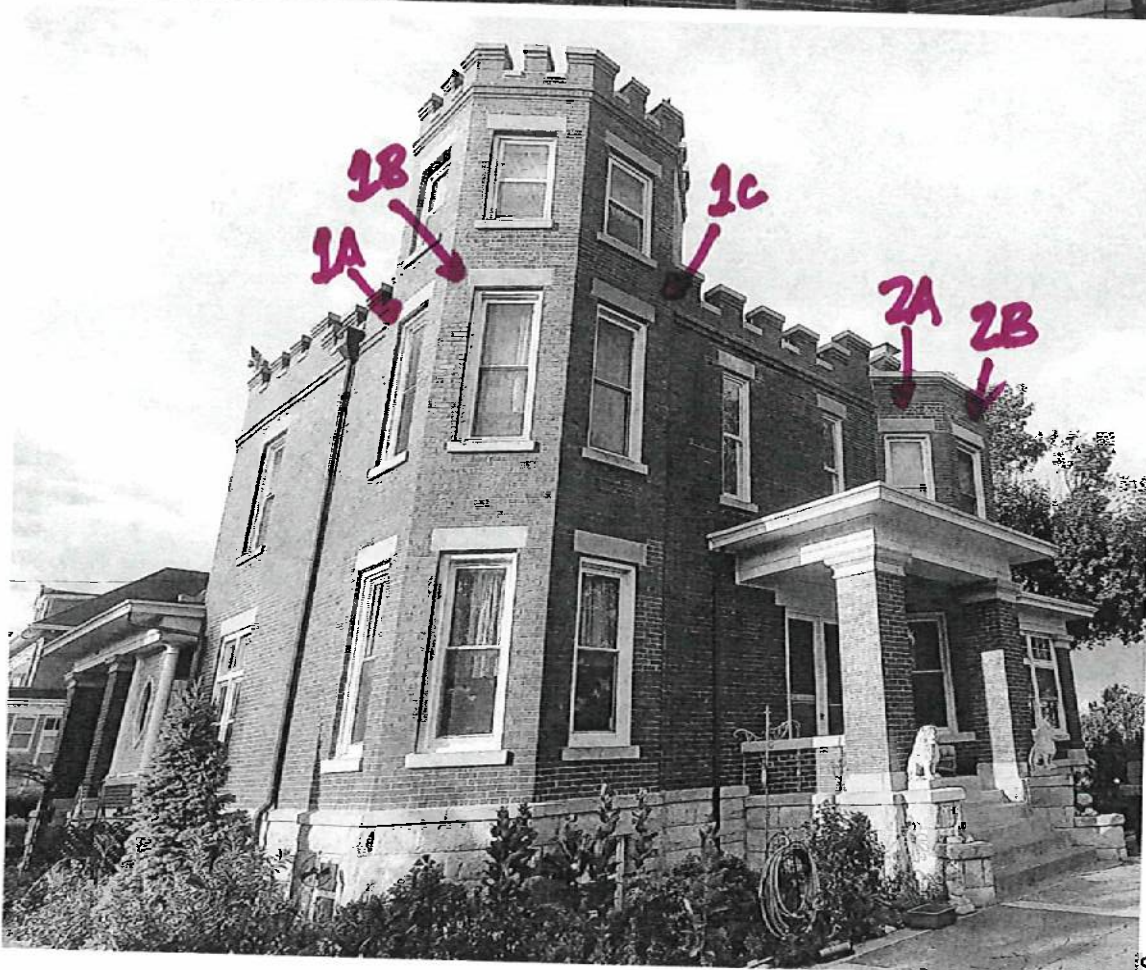
The new windows are made by Marvin and will be stained wood on the inside to match interior trim and white clad on the outside, matching the current color and profile. Again, no mullions and inside tilting of both upper and lower sections to allow for inside cleaning.

Submitted by Steven and Sara Bartholomew





SOUTHEAST VIEW



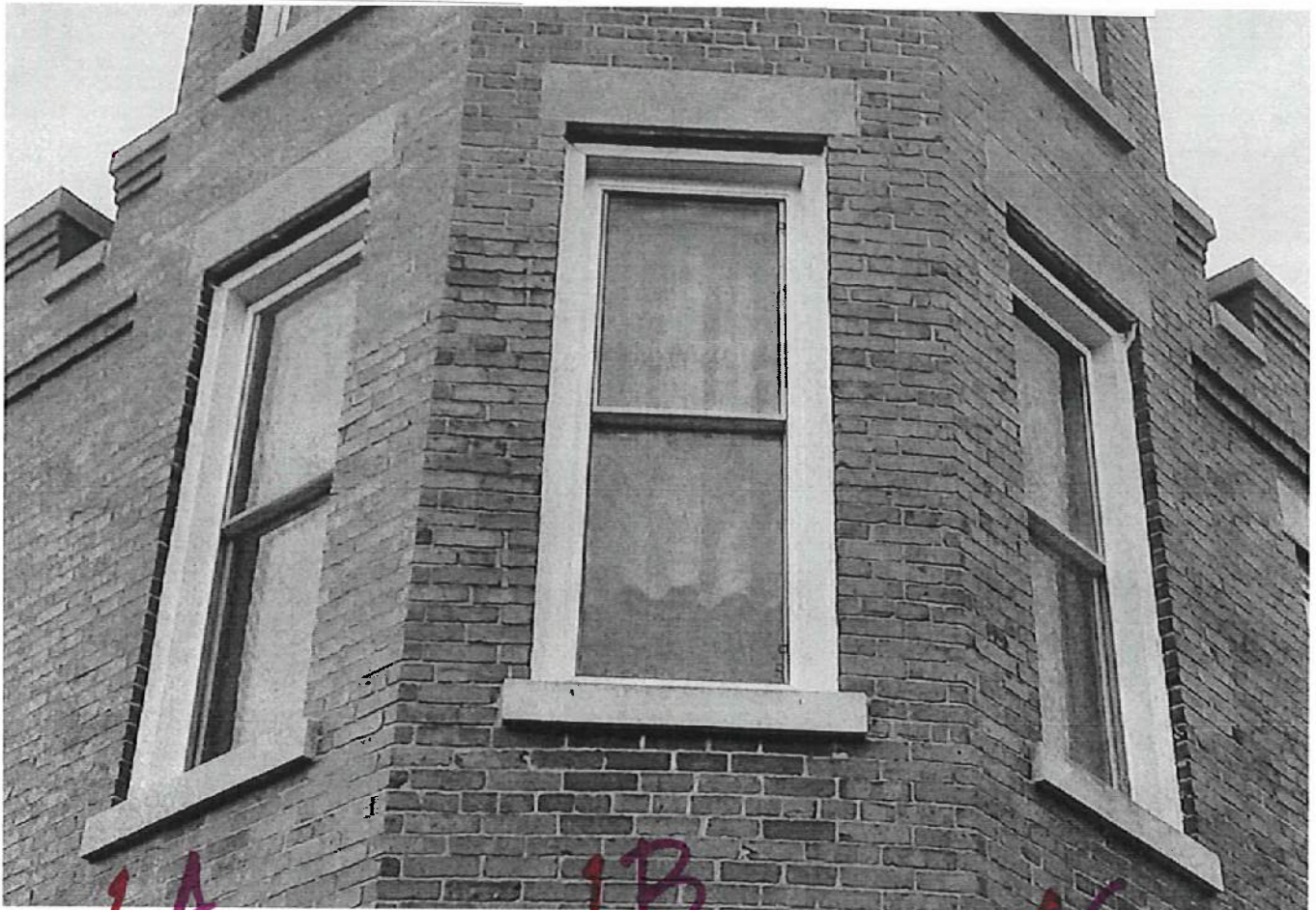
SOUTHWEST VIEW

TURRET WINDOWS

WEST SIDE

SECOND FLOOR

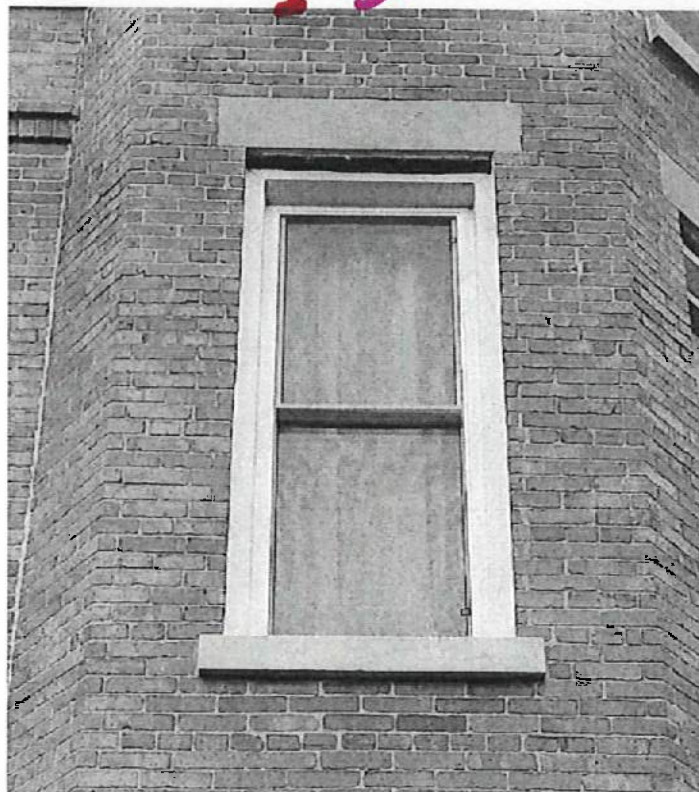
1



1A

1B

1C

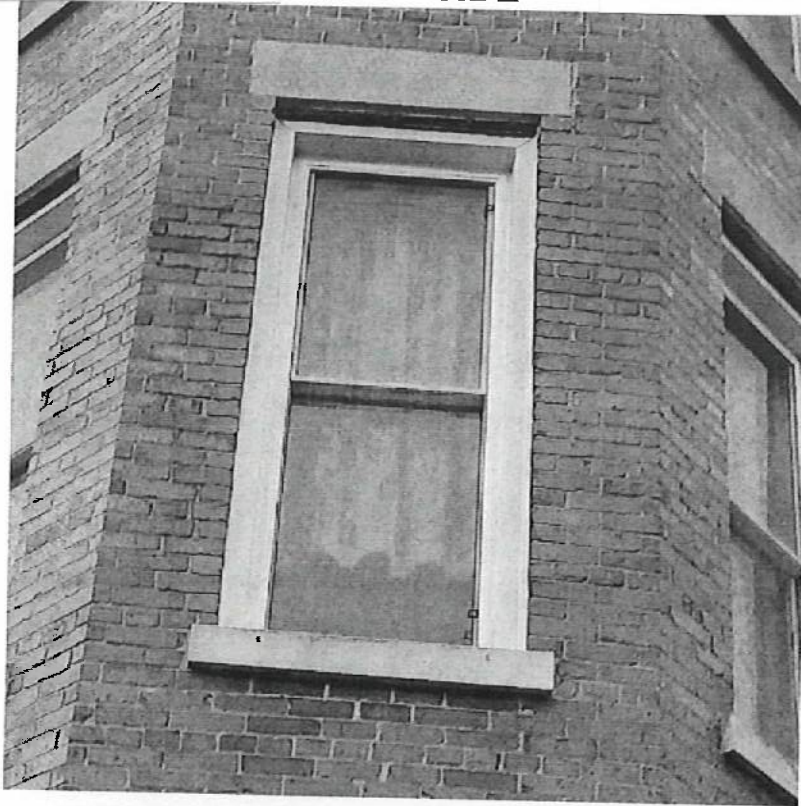


1A

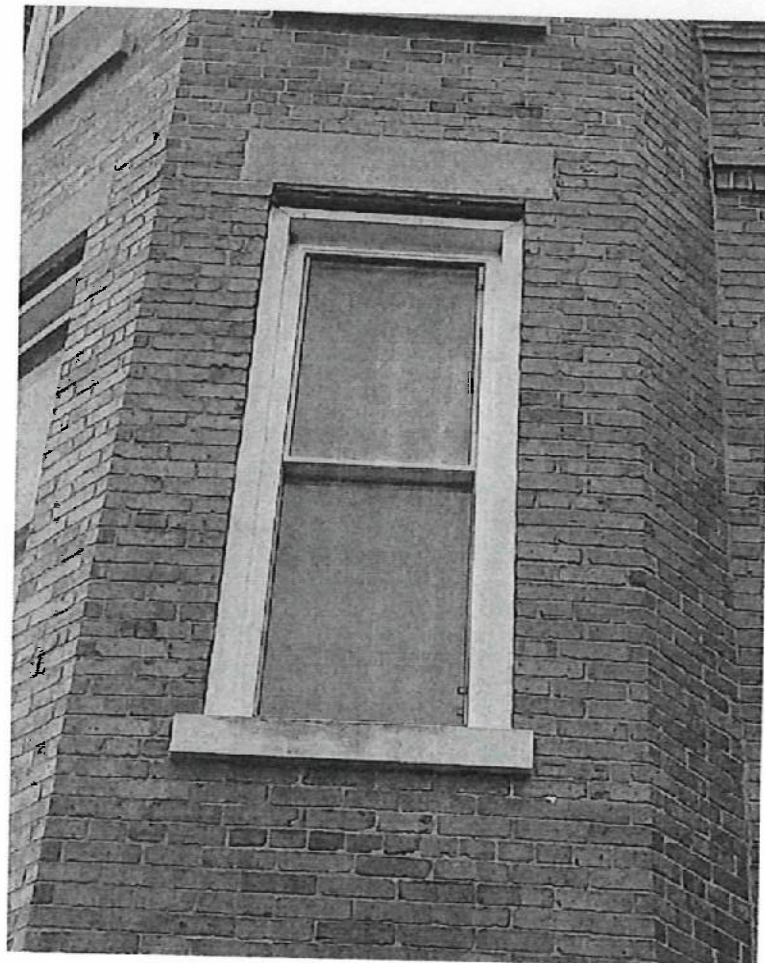
TURRET WINDOWS WEST SIDE

SECOND FLOOR

①



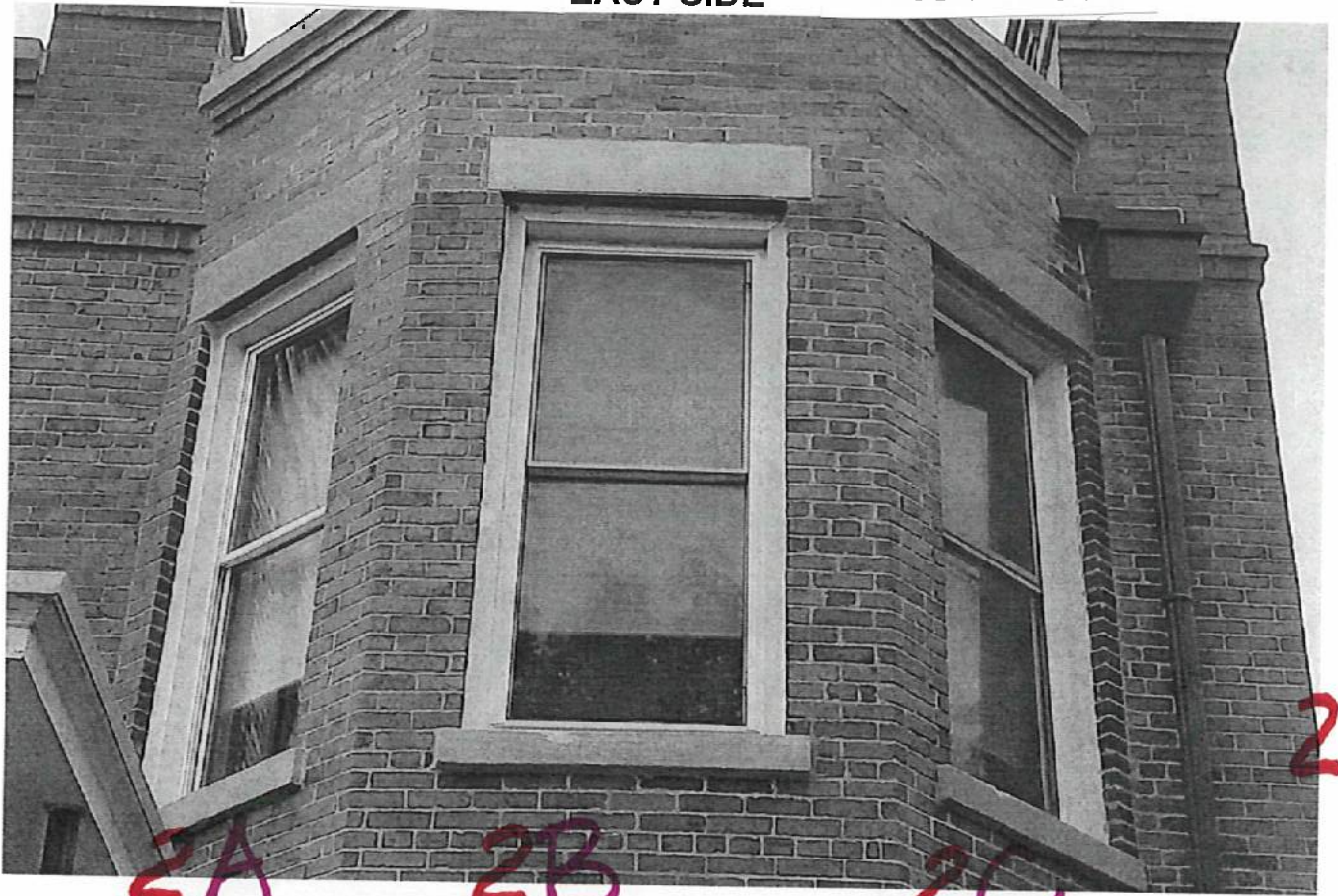
1B



1C

BAY WINDOWS EAST SIDE SECOND FLOOR

②



2A

2B

2C

2D



2A



2B

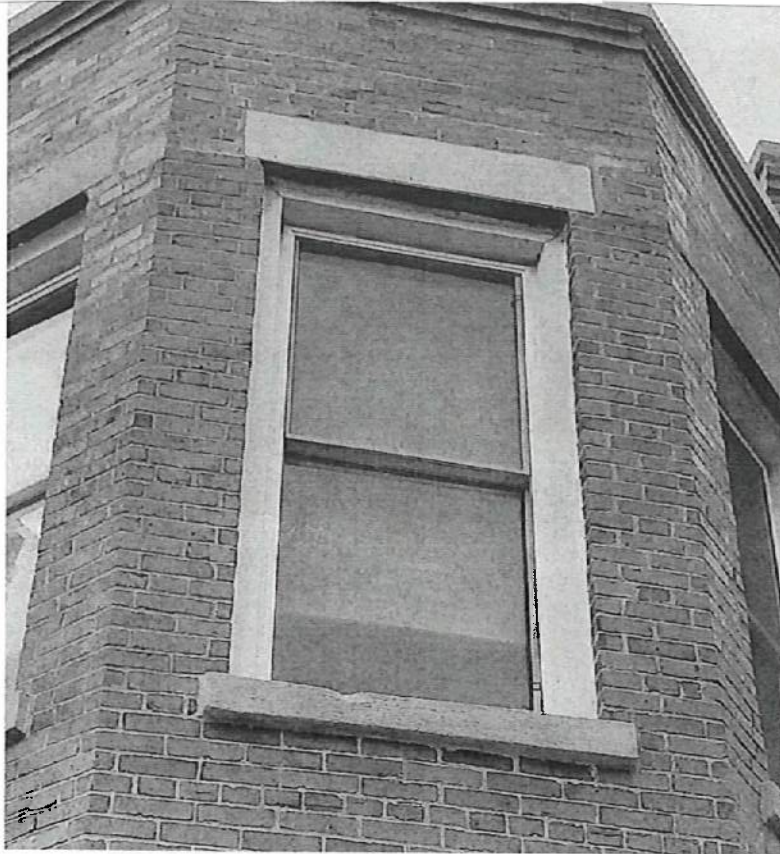


BAY WINDOWS

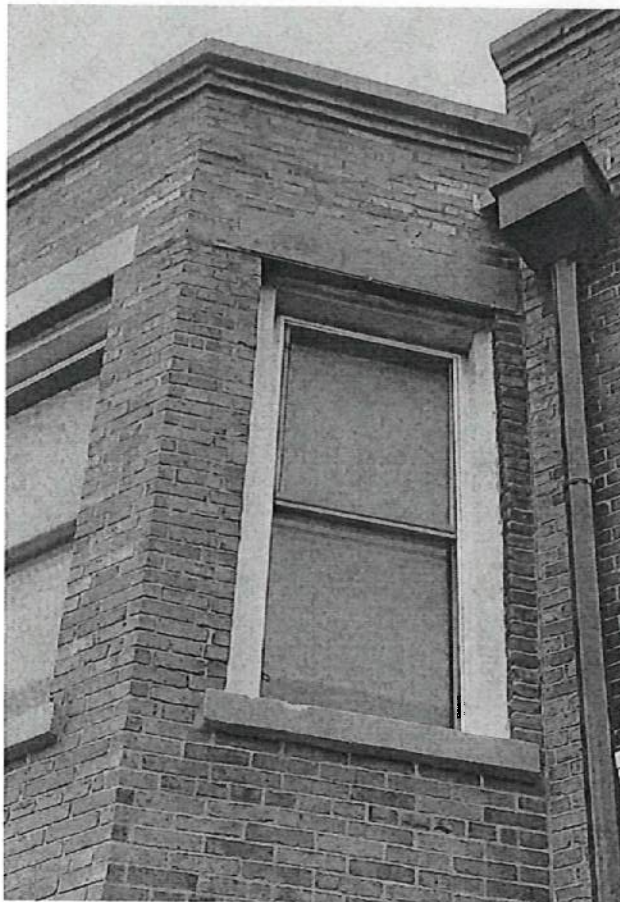
EAST SIDE

SECOND FLOOR

2



ZB



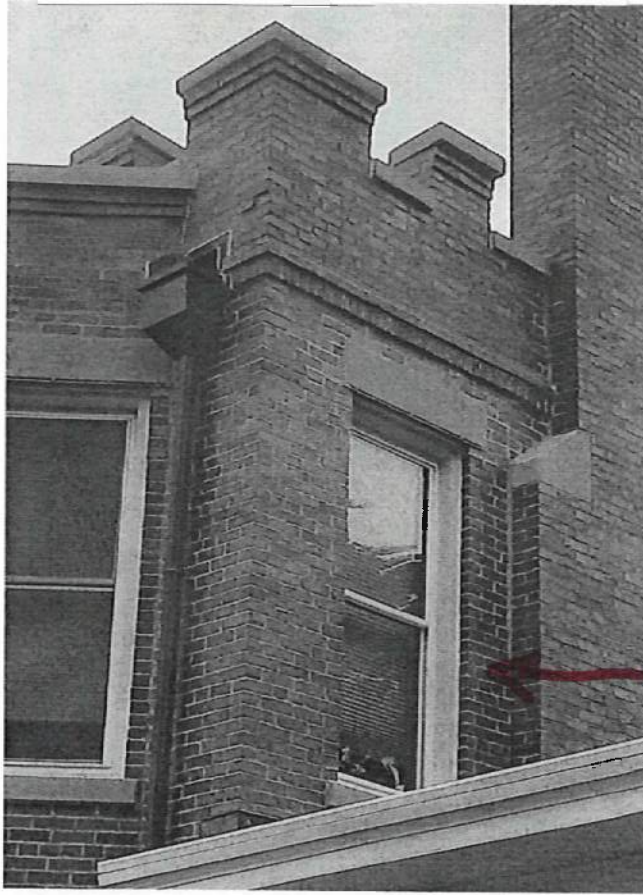
ZC

BAY WINDOWS

EAST SIDE

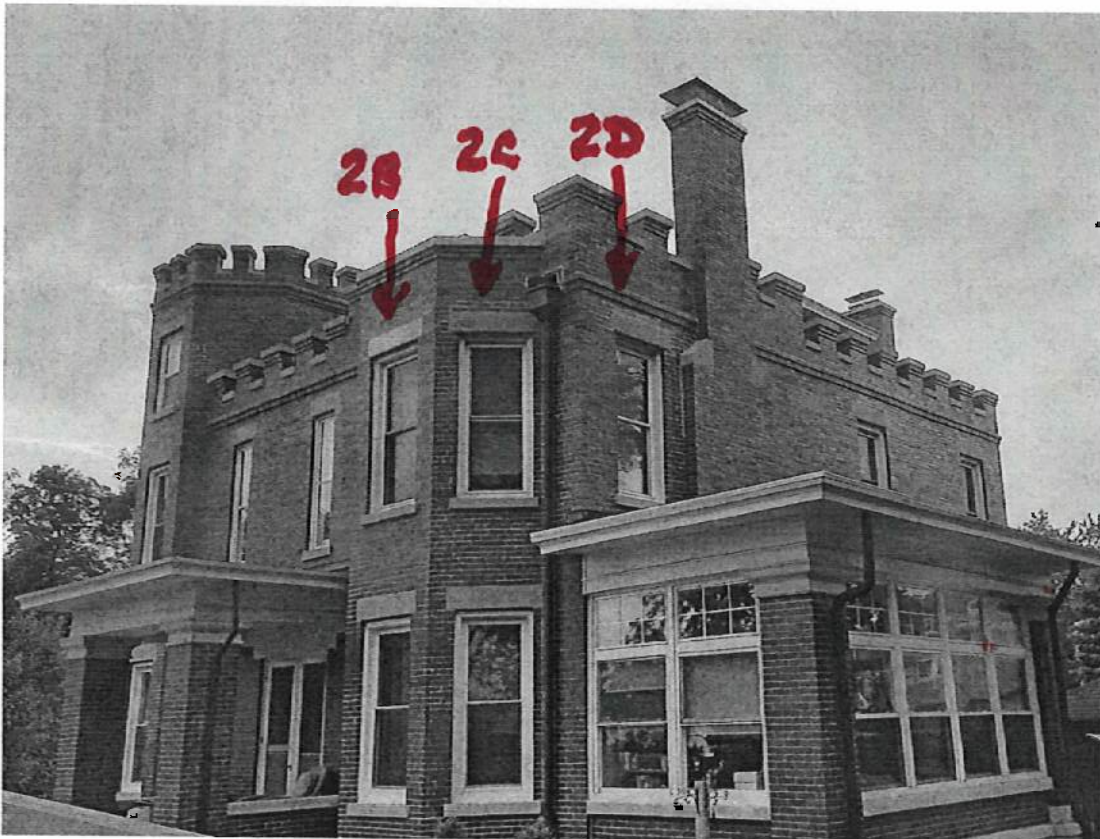
SECOND FLOOR

②



2D

ABOVE PORCH



SOUTHEAST VIEW

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 3

TOTAL UNIT QTY: 7

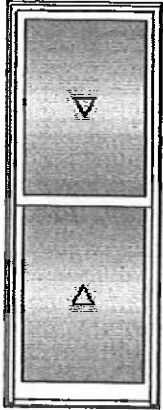
EXT NET PRICE: USD 13,478.70

LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
2	Master Bedroom	Ultimate	Double Hung G2 RO 31 1/2" X 77 1/4"	1,891.81	3	5,675.43
3	Master Bedroom	Ultimate	Double Hung G2 RO 35 3/4" X 77 1/4"	2,127.84	1	2,127.84
4	Yellow Bedroom	Ultimate	Double Hung G2 RO 30" X 78 3/4"	1,891.81	3	5,675.43

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #2	Mark Unit: Master Bedroom	Net Price:		1,891.81
Qty: 3		Ext. Net Price:	USD	5,675.43

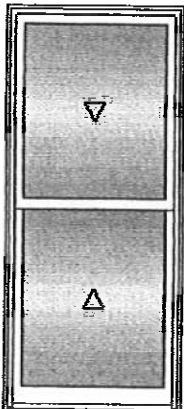


As Viewed From The Exterior

FS 30 1/2" X 76 3/4"
 RO 31 1/2" X 77 1/4"

Stone White Clad Exterior
 Stained Interior Finish Pine Interior
 Leather Stained Interior Finish
 Ultimate Double Hung G2
 Rough Opening 31 1/2" X 77 1/4"
 Top Sash
 Stone White Clad Sash Exterior
 Stained Interior Finish Pine Sash Interior
 Leather Stained Interior Finish
 IG - 1 Lite
 Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Stained Interior Finish Pine Sash Interior
 Leather Stained Interior Finish
 IG - 1 Lite
 Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 Black Interior Weather Strip Package
 White Exterior Weather Strip Package
 Oil Rubbed Bronze Sash Lock
 Oil Rubbed Bronze Top Sash Strike Plate Assembly Color
 Extruded Aluminum Half Screen
 Stone White Surround
 Bright View Mesh
 4 9/16" Jamb
 Loose Installation Brackets
 ***Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit: Master Bedroom	Net Price:		2,127.84
Qty: 1		Ext. Net Price:	USD	2,127.84



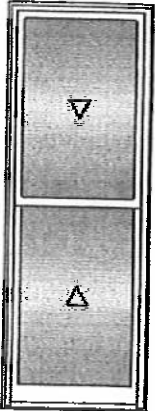
As Viewed From The Exterior

FS 34 3/4" X 76 3/4"
 RO 35 3/4" X 77 1/4"

Stone White Clad Exterior
 Stained Interior Finish Pine Interior
 Leather Stained Interior Finish
 Ultimate Double Hung G2
 Rough Opening 35 3/4" X 77 1/4"
 Top Sash
 Stone White Clad Sash Exterior
 Stained Interior Finish Pine Sash Interior
 Leather Stained Interior Finish
 IG - 1 Lite
 Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Stained Interior Finish Pine Sash Interior
 Leather Stained Interior Finish
 IG - 1 Lite
 Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 Black Interior Weather Strip Package
 White Exterior Weather Strip Package

Oil Rubbed Bronze Sash Lock
 Oil Rubbed Bronze Top Sash Strike Plate Assembly Color
 Extruded Aluminum Half Screen
 Stone White Surround
 Bright View Mesh
 4 9/16" Jambs
 Loose Installation Brackets
 ***Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit: Yellow Bedroom	Net Price:		1,891.81
Qty: 3		Ext. Net Price:	USD	5,675.43



As Viewed From The Exterior

FS 29" X 78 1/4"
 RO 30" X 78 3/4"

Stone White Clad Exterior
 Stained Interior Finish Pine Interior
 Leather Stained Interior Finish
 Ultimate Double Hung G2
 Rough Opening 30" X 78 3/4"
 Top Sash
 Stone White Clad Sash Exterior
 Stained Interior Finish Pine Sash Interior
 Leather Stained Interior Finish
 IG - 1 Lite
 Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Stained Interior Finish Pine Sash Interior
 Leather Stained Interior Finish
 IG - 1 Lite
 Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 Black Interior Weather Strip Package
 White Exterior Weather Strip Package
 Oil Rubbed Bronze Sash Lock
 Oil Rubbed Bronze Top Sash Strike Plate Assembly Color
 Extruded Aluminum Half Screen
 Stone White Surround
 Bright View Mesh
 4 9/16" Jambs
 Loose Installation Brackets
 ***Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD 13,478.70
 7.000% Sales Tax: USD 943.51
 Project Total Net Price: USD 14,422.21

Silver Creek Construction

Lic. #: C131581
5705 Wisconsin Ave
Davenport, IA 52806

(563) 949-9953
contact@silvercreekqc.com
SilverCreekConstructionQC.com

Estimate

Estimate Number: E-1055
Estimate Date: May 30, 2025
Estimate Expires: Jun 29, 2025

Client

Steve Bartholomew
615 N Ripley St
Davenport, IA 52803
(563) 275-0415

Billing Address

Project

P-1055
615 N Ripley St
Davenport, IA 52803

This Estimate is for the replacement of 7 Double Hung windows on the 2nd Floor and last approximately 2.5 days.

DESCRIPTION	PRICES
Window Replacement	
<u>Window - Rem/Disp - Brick - Double Hung</u>	\$6,300.00
Removal/Disposal of Existing units	
Do not disturb interior trim	
Insulate with foam from exterior before wrapping	
Wrap Exterior White Coil and Caulk (urethane base) To cover existing caulk lines	
	Subtotal
	\$6,300.00
	Total
	\$6,300.00

Steve Bartholomew
SIGNED & SUBMITTED 6/2/25

Henry C. & Johanna (Wessel) Struck House

DAVENPORT
IOWA | USA



Henry C. & Johanna (Wessel) Struck House

- Contributing Structure
- Constructed Date: 1907
- Architectural Style: Late Gothic Revival
- Building Materials:
 - Stone Foundation
 - Brick Façade
 - 1/1 Windows
- Distinguishing Features:
 - Corner Tower
 - Crenelated Parapet
 - Gargoyles
 - Porches



Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 82-02494 New Supplemental

9-Digit SHPO Review & Compliance (R&C) Number: _____

Non-extant Year: _____

Read the Iowa Site Inventory Form Instructions carefully, to ensure accuracy and completeness before completing this form. The instructions are available on our website: <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>

• **Property Name**

A) Historic name: Henry C. and Johanna (Wessel) Struck House

B) Other names: Field site #C-11, NRHP Map #064

• **Location**

A) Street address: 615 Ripley St

B) City or town: Davenport (Vicinity) County: Scott

C) Legal description:

Rural: Township Name: _____ Township No.: _____ Range No.: _____ Section: _____ Quarter: _____ of Quarter: _____

Urban: Subdivision: Original Town Block(s): 33 Lot(s): 1

• **Classification**

A) Property category: *Check only one*

- Building(s)
- District
- Site
- Structure
- Object

B) Number of resources (within property):

If eligible property, enter number of:		If non-eligible property, enter number of:	
Contributing	Noncontributing		
<u>1</u>	Buildings	<u>1</u>	Buildings
<u>—</u>	Sites	<u>—</u>	Sites
<u>—</u>	Structures	<u>—</u>	Structures
<u>—</u>	Objects	<u>—</u>	Objects
<u>1</u>	Total	<u>1</u>	Total

C) For properties listed in the National Register:

National Register status: Listed De-listed NHL NPS DOE

D) For properties within a historic district:

- Property contributes to a National Register or local certified historic district.
- Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
- Property *does not* contribute to the historic district in which it is located.

Historic district name: Hamburg Historic District Historic district site inventory number: 82-00027

E) Name of related project report or multiple property study, if applicable:

MPD title _____ Historical Architectural Data Base # _____

• **Function or Use** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions

01A01: Domestic / residence

B) Current functions

01A01: Domestic / residence

• **Description** *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification

06E: Late Gothic Revival

B) Materials

Foundation (visible exterior): 04: Stone

Walls (visible exterior): 03: Brick

Roof: 08A: Asphalt shingles / 15C01: Rubber Membrane

Other: _____

C) Narrative description *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

• Statement of Significance

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

- Criterion A: Property is associated with significant events. Yes No More research recommended
 Criterion B: Property is associated with the lives of significant persons. Yes No More research recommended
 Criterion C: Property has distinctive architectural characteristics. Yes No More research recommended
 Criterion D: Property yields significant information in archaeology/history. Yes No More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

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

C) Areas of significance

Enter categories from instructions

Community development / Social history

Architecture

D) Period(s) of significance

E) Significant dates

Construction date

c. 1907 *check if circa or estimated date*

Other dates, including renovations

F) Significant person

Complete if Criterion B is marked above

G) Cultural affiliation

Complete if Criterion D is marked above

H) Architect/Builder

Architect

Builder/contractor

I) Narrative statement of significance *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

• Bibliography *See continuation sheets for the list of research sources used in preparing this form*

• Geographic Data *Optional UTM references* *See continuation sheet for additional UTM or comments*

Zone	Easting	Northing	NAD	Zone	Easting	Northing	NAD
1	_____	_____	_____	2	_____	_____	_____
3	_____	_____	_____	4	_____	_____	_____

• Form Preparation

Name and Title: Ryan Rusnak, Planner III Date: 1/9/2017
 Organization/firm: Davenport Historic Preservation Commission E-mail: rrusnak@ci.davenport.ia.us
 Street address: City Hall, 226 W. 4th Street Telephone: 563-888-2022
 City or Town: Davenport State: Iowa Zip code: 52801

• ADDITIONAL DOCUMENTATION *Submit the following items with the completed form*

A) For all properties, attach the following, as specified in the Iowa Site Inventory Form Instructions:

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

- Yes No More research recommended
 This is a locally designated property or part of a locally designated district.

Comments: _____

SHPO authorized signature: _____ Date: _____

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-02494
 Related District Number: 82-00027

Page 1

Henry C. and Johanna (Wessel) Struck House	Scott
Name of Property	County
615 Ripley St	Davenport
Address	City

This Iowa Site Inventory form has been prepared to supplement and document research for the amended Hamburg Historic District nomination project. Research was completed in 2014-16 by Ryan Rusnak, Rebecca Lawin McCarley, interns with the City of Davenport, and members of the Davenport Historic Preservation Commission. Research was reviewed by Rebecca Lawin McCarley and incorporated into the amended nomination with the information on the table below. The table below summarizes the research and architectural notes for this property. Additional information and final determinations of eligibility may also be found in the amended NRHP nomination (McCarley 2016). This project was funded by a FY2015 Historic Resource Development Program grant, through the State Historical Society of Iowa, with matching funds and staff hours contributed by the City of Davenport.

Address State #, Map #, FS # 2016 district status 1983 district status	Historic Name	significant date/s architectural style/type	Materials of walls, foundations, roof
615 Ripley St State #82-02494 Map #064 Field Site #C-11 Parcel #G0054-11 Updated district status: 1 contributing building (A, C), 1 non- contributing building 1983 NRHP status: Contributing (key)	Henry C. and Johanna (Wessel) Struck House (earlier two-story house on lot) 1910 Sanborn map: house - 2 story - extant 1910 census: Struck, Henry C (56, bank cashier) - born in Germany (Germany, Germany); wife: Johanna (55) - born in Germany (Germany, Germany) c.1907 - current house built for Henry C. Struck; 1908-1913 - Henry C. and Johanna Struck (cashier, Davenport Savings Bank); 1912-13 - Johanna Struck (widow), moved but owned until 1918 1918-1947 - Carl and Jennie Ritcher (T. Richter and Sons - furriers, men's furnishings); 1947-1953 - Verne M and Mallie E. Davis; 1953-1960s - Joseph and Jean Grenko (1955 - tool maker Bendix Aviation) 1956 Sanborn map: house - 2 story - extant Current use: single family house - owner occupied	c.1907 Late Gothic Revival (2 story)	Walls: brick (solid) Foundation: stone Roof: flat with crenellated parapet Architect/builder: - Porch: entry porch - also porches on east and north/rear Windows: 1/1 windows - some vinyl, some wood Architectural details: corner tower, crenellated parapet, gargoyles, porches, Modifications: Historic: -; Non-historic: - Garage: detached - one car Date: c.2002 Walls: frame - vinyl Foundation: concrete Roof: hip roof - asphalt shingles Other site features: stepped modern block retaining wall along W. 6th St, concrete steps/wall along Ripley on west side of property

Narrative Statement of Significance

The Henry C. and Johanna (Wessel) Struck House is noted as contributing historically under Criterion A and C within the revised boundary for the Hamburg Historic District in Davenport. The house was previously noted as contributing in the original Hamburg Historic District in 1983. The outbuilding is noted as non-contributing within the revised boundary for the Hamburg Historic District in Davenport.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-02494
Related District Number: 82-00027

Page 2

Henry C. and Johanna (Wessel) Struck House

Scott

Name of Property

County

615 Ripley St

Davenport

Address

City

Bibliography

Bowers, Martha H. "Historical and Architectural Resources of Davenport, Iowa," Multiple Resource Application, National Register of Historic Places nomination form. Dennett, Muessig & Associates, Iowa City, Iowa. Revised July 1983. Listed on May 29, 1984.

Bowers, Martha H. "Hamburg Historic District," part of Historical and Architectural Resources of Davenport, Iowa, Multiple Resource Application, National Register of Historic Places nomination form. Dennett, Muessig & Associates, Iowa City, Iowa. January 1982. Listed on May 5, 1983.

Building permits. Building Department, City of Davenport, Public Works, 1200 E. 46th Street, Davenport, Iowa.

Census records, federal and Iowa. Researched online through Ancestry.com.

City directories, Davenport, Iowa. Special Collections, Davenport Public Library, Davenport, Iowa, and also online through Ancestry.com.

Deed and transfer book records. Auditor's Office and Recorder's Office, Scott County Administration Building, Davenport, Iowa.

Gold Coast home tour brochures. In collection of Marion Meginnis, Davenport, Iowa.

McCarley, Rebecca Lawin. "Hamburg Historic District (amendment, increase, decrease)," National Register of Historic Places nomination form. SPARK Consulting Davenport, Iowa. Draft nomination, April 2016.

Oszuscik, Philippe. "A History of the Architecture and Urbanization of Nineteenth Century Davenport, Iowa." Ph.D. Dissertation, University of Iowa, 1979.

Sanborn Map Company. "Davenport, Iowa," fire insurance maps. New York: Sanborn Map Company, 1886, 1892, 1910, 1956.

Svendsen, Marlys and Martha H. Bowers. *Davenport: Where the Mississippi Runs West*. Davenport: Department of Community Development, 1982.

Iowa Site Inventory Form

State Historic Preservation Office
Continuation Sheet

Site Number: 82-02494
Related District Number: 82-00027

Page 3

Henry C. and Johanna (Wessel) Struck House
Name of Property

Scott
County

615 Ripley St
Address

Davenport
City

Location map



Field site numbers, initial coding by date: Z99 - built by 1930 Z99 - built since 1930 Z99 - moved since 1930
(Hamburg Historic District - 1982 nomination - period of significance c.1848-c.1932)



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-02494
Related District Number: 82-00027

Page 5

Henry C. and Johanna (Wessel) Struck House
Name of Property

Scott
County


615 Ripley St
Address

Davenport
City

Site plan (from Davenport GIS)



-  615 Ripley Street
-  Buildings

0 5 10 20 Feet


2014 Aerial Photograph



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-02494
Related District Number: 82-00027

Page 7

Henry C. and Johanna (Wessel) Struck House

Name of Property

Scott

County

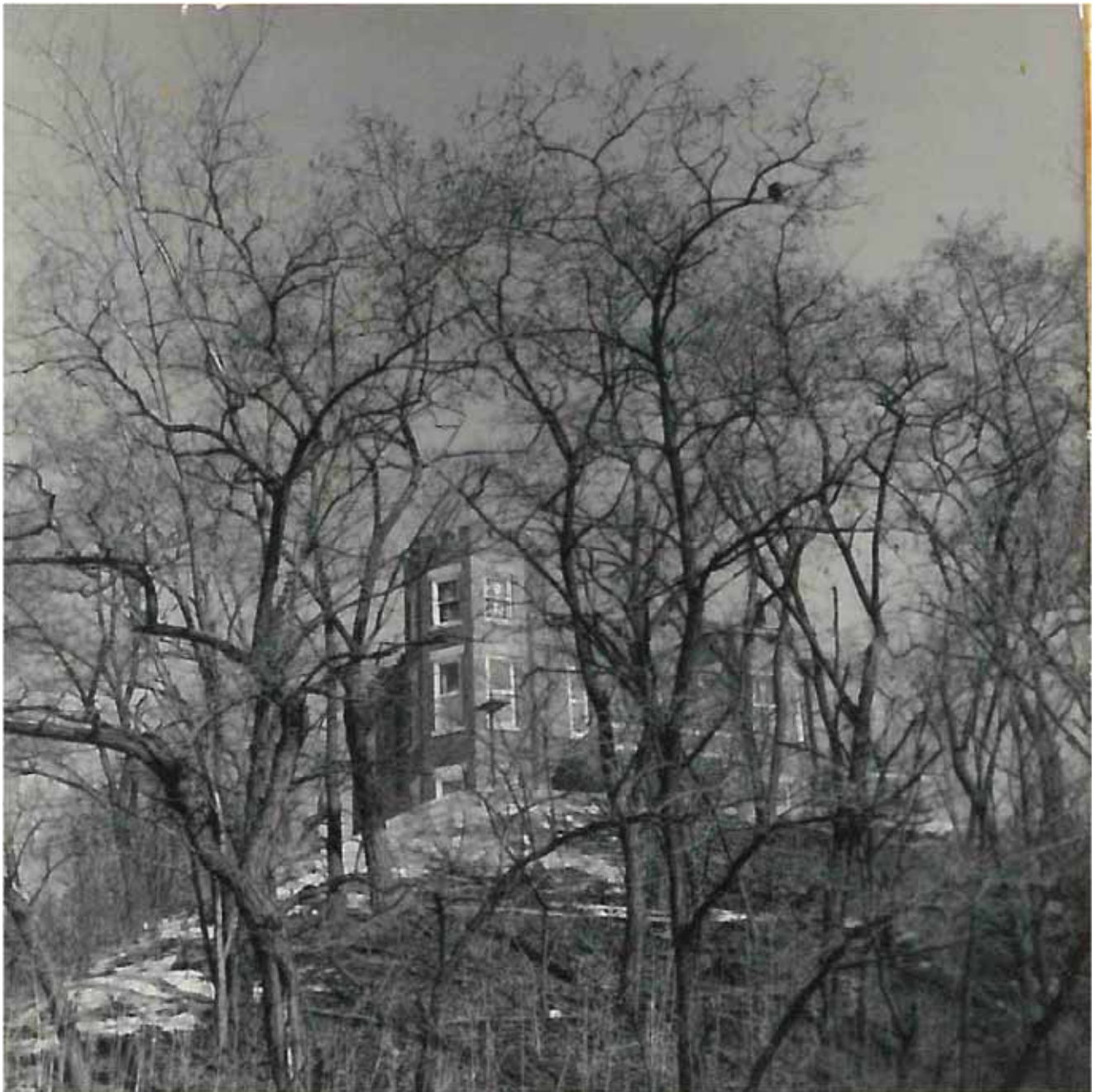
615 Ripley St

Address

Davenport

City

Photograph from 1981-82 survey/nomination project



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-02494
Related District Number: 82-00027

Page 8

Henry C. and Johanna (Wessel) Struck House

Scott

Name of Property

County

615 Ripley St

Davenport

Address

City

Digital photographs



Photograph 82-02494-001 - House, looking north (April 2015)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-02494
Related District Number: 82-00027

Page 9

Henry C. and Johanna (Wessel) Struck House

Scott

Name of Property

County

615 Ripley St

Davenport

Address

City



Photograph 82-02494-002 - House, looking west (April 2015)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-02494
Related District Number: 82-00027

Page 10

Henry C. and Johanna (Wessel) Struck House
Name of Property

Scott
County

615 Ripley St
Address

Davenport
City



Photograph 82-02494-003 - House, looking southeast (April 2015)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-02494
Related District Number: 82-00027

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Henry C. and Johanna (Wessel) Struck House
Name of Property

Scott
County

615 Ripley St
Address

Davenport
City



Photograph 82-02494-004 - Outbuilding, looking southeast (April 2015)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-02494
Related District Number: 82-00027

Page 12

Henry C. and Johanna (Wessel) Struck House

Name of Property

Scott

County

615 Ripley St

Address

Davenport

City



Photograph 82-02494-005 - Outbuilding, looking northeast (April 2015)

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
7/8/2025

Subject:

Case COA25-09: Request for exterior alteration at 624 West 5th Street. The Charles and Amelia (Ruch) McElroy House is located within the Hamburg Local Landmark Historic District. Duane Timm, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness for exterior alteration at 624 West 5th Street in accordance with the submitted material.

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

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

Background:

The Charles and Amelia (Ruch) McElroy House is a contributing structure within the Hamburg Local Landmark Historic District. The Vernacular Greek Revival home was built in 1874. Building materials include a stone foundation, brick, and a front gable roof with asphalt shingles. Alterations to the home include a two-story bay window added to the west elevation.

Request: Remove existing concrete stoop and steps. Construct a new porch.

The existing front entrance is composed of a concrete landing and steps with ornamental iron railings. Due to the settling of the concrete, the surface is uneven and cracking. Common causes of settling include poorly compacted soils, erosion, or drainage issues. In addition to being an aesthetic issue, this can also create a potential safety hazard for the residents. The proposed Certificate of Appropriateness seeks to remedy these structural concerns while respecting the historic character of the original stoop. The finished appearance will be similar to the porch and staircase installed in the adjacent John Ruch House next door. Photos have been attached as a reference.

Scope of Work:

1. Remove existing concrete stoop and steps.
2. Construct new wood porch.
3. Use composite treads, decks, posts, and floorboards.
4. Preserve and reinstall existing decorative iron railings.

Project Review:

Replacing an uneven concrete stoop with a deck landing and staircase will have minimal impact on the character of the historic landmark and district. The character-defining features of the Charles & Amelia (Ruch) McElroy House, such as the double door entry with a transom window, will not be impacted by this project. The home is setback further from West 5th Street than the two adjacent structures. It is also situated approximately ten steps above the sidewalk grade. Preserving the most visible feature, the original cast iron railings, takes precedent. Staff are supportive of the request as it appropriately balances the need for safe access with historic preservation.

Attachments:

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



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

Office 563.326.6198
 planning@davenportiowa.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION

RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE
SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME		
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: <ul style="list-style-type: none"> Any Building or Sign Permit changing the exterior (except demo) New construction/Addition or exterior alteration of a structure Sign installation or alteration Demolition of any local or national historic resources shall require a Historic Demolition Request Application		
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements. I understand I am responsible for attendance at the meeting as shown on the historic preservation commission calendar. The City reserves the right to require further site studies as necessary. By checking this box and typing my name below, I am electronically signing this application. _____ Type Applicant's Name here to serve as a signature Date		
ALL SUBMITTALS SHALL INCLUDE: 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 <small>* Major Additions & New Buildings may require more extensive information</small>		
DEVELOPMENT TEAM		
Property Owner		Formal Procedure Application Fee: NONE (1) Application: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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.
Address		
Phone	Secondary Phone	
E-Mail Address		
Project Manager/Other		
Address		
Phone	Secondary Phone	
E-Mail Address		
Submit this form with attachments to: planning@davenportiowa.com		



SOUTH STOOP RE-BUILD - GOMEZ/TIMM RESIDENCE
624 WEST 5TH STREET
DAVENPORT, IOWA
DECEMBER 3, 2024

1.0

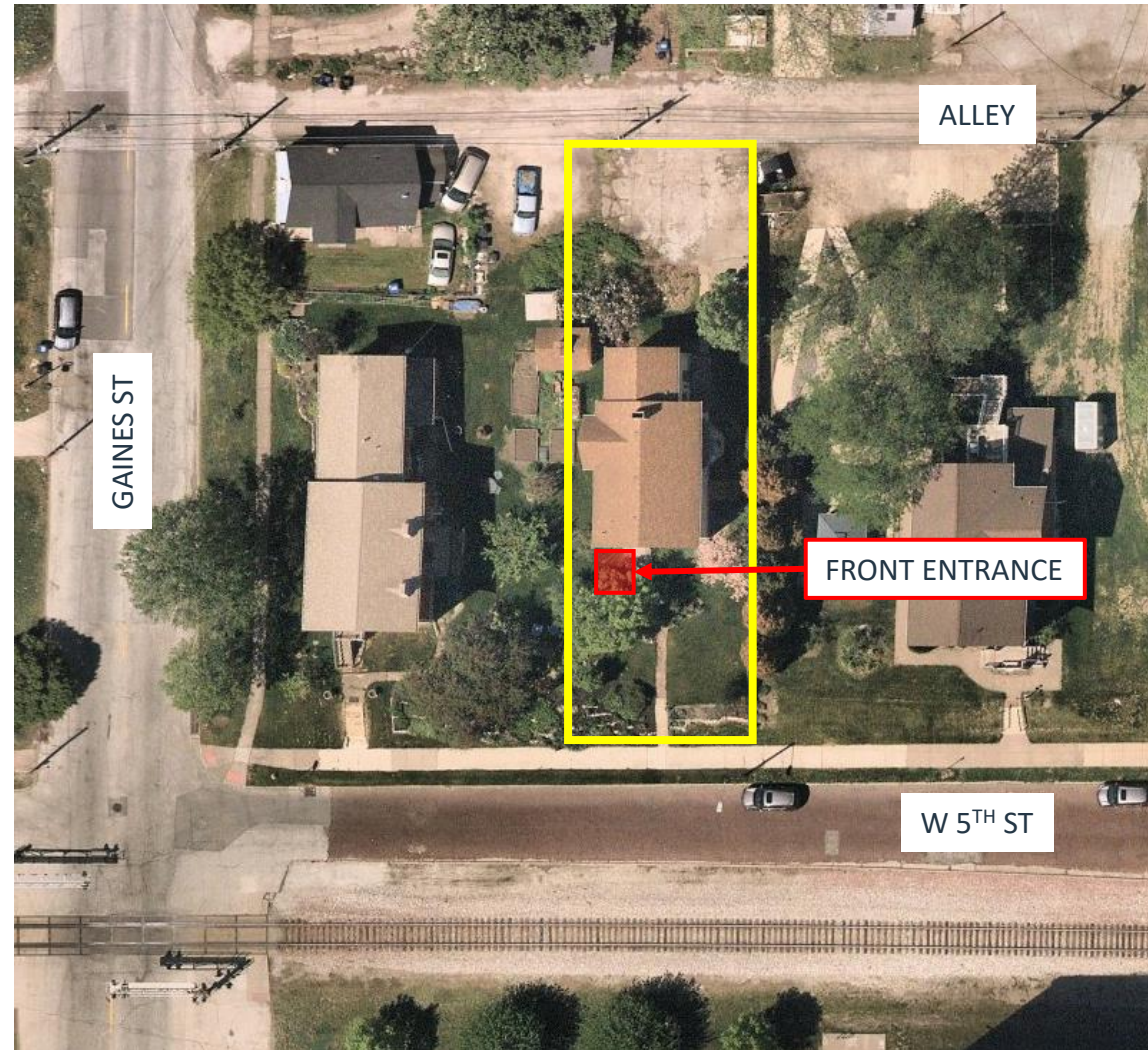
Charles & Amelia (Ruch) McElroy House

- Hamburg Local Landmark Historic District
- Constructed Date: 1874
- Designed by Local Builder T.W. McClelland
- Architectural Style: Vernacular Greek Revival
- Roof: Gable Front with Asphalt Shingles
- Materials: Brick on Stone Foundation
- Non-Historic Alteration: 2 Story Bay Window Added on West Elevation



Charles & Amelia (Ruch) McElroy House

DAVENPORT
IOWA | USA

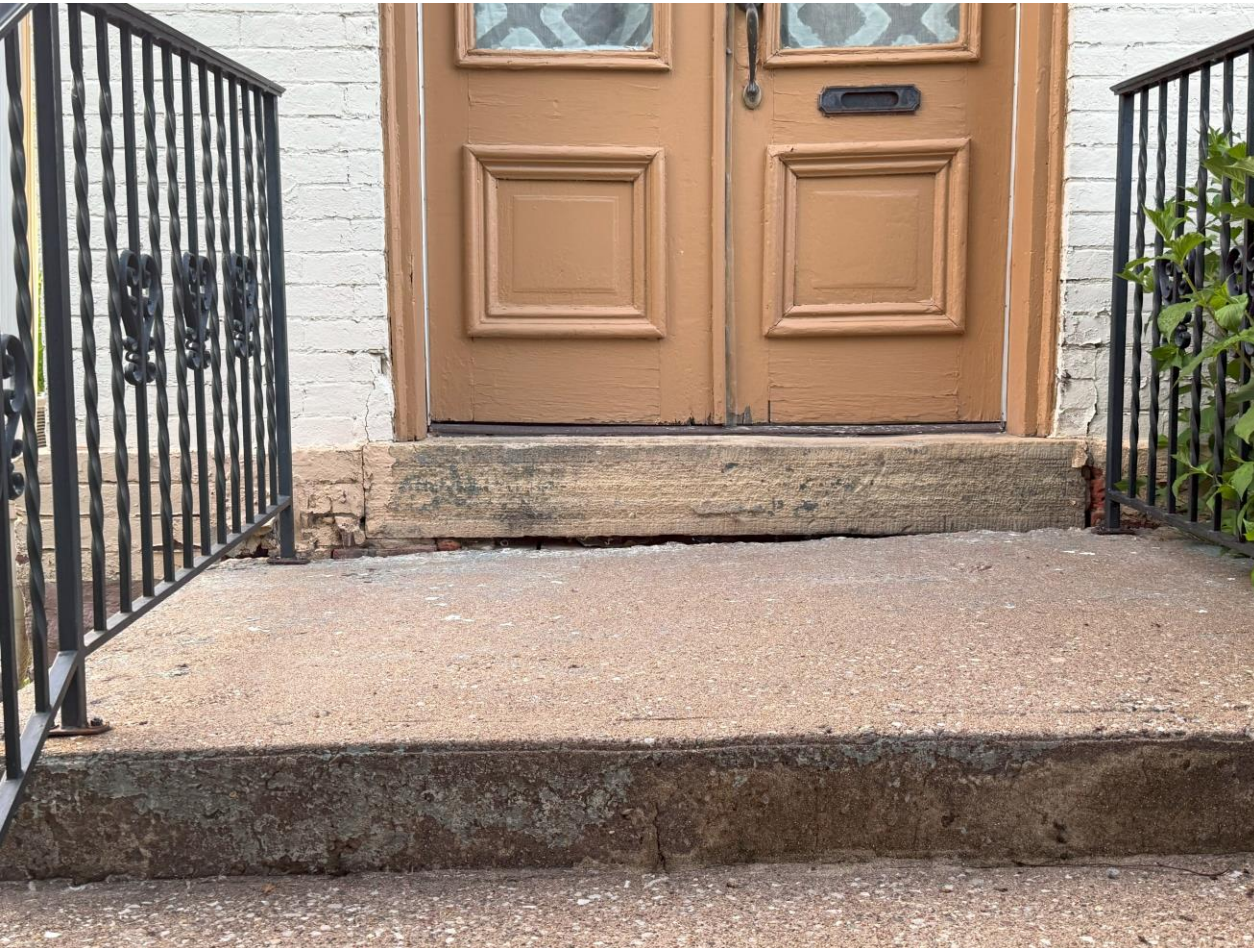


Existing Condition



Existing Condition

DAVENPORT
IOWA | USA



630 W 5th Street: Porch Rebuilt in 2023



630 W 5th Street

DAVENPORT
IOWA | USA



Hamburg Historic District (amended)

Scott County, Iowa

Name of Property

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
<p>624 W 5th St</p> <p>State #82-00479</p> <p>Map #004 Field Site #A-10 Parcel #G0052-04</p> <p>Updated district status: 1 contributing building (A, C)</p> <p>1983 NRHP status: Non-contributing</p>	<p>Charles and Amelia (Ruch) McElroy House</p> <p>1860s-70s - lot owned with Lot 1 to west by John Ruch - daughter Amelia married Charles McElroy - sold this part of lot in 1874; 1874-1881 - Charles and Amelia McElroy (Charles E. McElroy & Co - leather, hides, pelts, etc) 1880 census: McElroy, Charles (31, salesman) - born in US - PA (US - PA, US - PA); wife: Amelia (30) - born in US - OH (US - PA, US - PA) 1881-1887 - Henry F. and Eliza Moeller (H.F. Moeller Manufacturing Co - box factory); Nov 1887 - John Stahmer; 1887-1891 - Wulf and Margaretha Hahn; 1891-1894 - Hahn heirs - Blunk et al 1910 Sanborn map: house - 2 story - extant 1910 census: Blunck, Theodore (69, retired) - born in Germany (Germany, Germany); wife: Wilhemina (58) - born in US - IA (Germany, Germany) 1894-1926 - F. Theodore and Wilhelmine Blunck (American Preserves Co, Davenport Turnhall Holding Co), also Herman and Amelia Blunck in 1910s; 1927-1942 - owned by Adolph Fanth - used as rental (1935 - Fred and Margaret Tindall) 1942-1955 - Fred and Margaret Tindell (refrigerator repair), also in 1945 - 624 1/2: Pearl and Ruby Waite; 1955-1960s - owned by Harry and Lily Wessel 1956 Sanborn map: house - 2 story - extant Current use: single family house - rental</p>	<p>c.1874 Gable-front - 2 story, 3 bay (McClelland type) (2 story)</p>	<p>Walls: brick (solid) Foundation: stone Roof: gable-front - asphalt shingles</p> <p>Architect/builder: - Porch: entry concrete steps Windows: 2/2 wood windows - segmental brick arch lintels with keystones and shoulders Architectural details: double-door entry with transom, first story angled bay window on east, two story angled bay window on west, circular gable window, decorative gable window on rear Modifications: Historic: c.1888 - two-story bay window added on west (between 1886 and 1892 maps); Non-historic: - Garage: none Other site features:</p>
<p>630 W 5th St</p> <p>State #82-00480</p> <p>Map #005 Field Site #A-11 Parcel #G0052-03</p> <p>Updated district status: 1 contributing building (A, C)</p> <p>1983 NRHP status: Contributing (key)</p>	<p>John and Elizabeth (Cumber) Ruch House</p> <p>c.1867-1903 - John Ruch (pork packer, later partner with brother Henry in brick manufacturing) - wife Elizabeth (here 1867-1869), then Caroline (1870), and then wife Mariah Josephine (1879-1903); brother Henry Ruch also lived here (brick manufacturer) 1880 census: Ruch, John (53, pork packer) - born in US - PA (Switzerland, US - PA); wife: Mariah (35) - born in US - MA (Hungary, US - PA) 1903-1913 - Mariah J. Ruch - also three other families lived here 1910 Sanborn map: house - 2 story - extant 1910 census: Ruch, Maria J (61) - born in US - MA (Austria, US - PA); wife: three other families here too (all born in US) - born in US 1913-1915 - owned by Dakota A. Whiford (1915 - rooms - Leona Carney and A.E. Fisher); 1918-1923 - series of owners (Elizabeth Hess, Ford Harrington, Thomas Agar, George Roggenkamp, Thomas Agar); 1923-1938 - Frank H. and Anna Petersen - lived in one unit 1938-1946 - Anna Petersen - lived in one unit - 4 apts by 1945; 1947-1951 - H. Wildasin - rental; 1951-1956 - Oscar Gilbert - rental; 1956-1968 - owned by Harry and Lilly Wessel - used as rental; 1968 - Lily Wessel 1956 Sanborn map: apartments (4 units) - 2 story - extant Current use: single family house - owner occupied</p>	<p>c.1867 Gable-front - 2 story, 3 bay (McClelland type) (2 story)</p>	<p>Walls: brick (solid) Foundation: stone Roof: gable-front - asphalt shingles</p> <p>Architect/builder: McClelland, Thomas W. (contractor) (attributed) Porch: entry concrete steps Windows: 2/2 wood windows - segmental brick arch lintels with keystones Architectural details: full length first story windows, first story square bay window on east, Modifications: Historic: c.1888 - first story bay window added on east - noted as "glass" in 1892 (between 1886 and 1892 maps); Non-historic: 1956 - converted to four apartments; 1962 - front porch removed, concrete steps installed; 2007 - three windows restored Garage: (former carriage house converted to duplex - see 511 Gaines) Other site features:</p>
<p>511 Gaines St</p> <p>State #82-01824</p> <p>Map #006 Field Site #A-12 Parcel #G0052-02</p> <p>Updated district status: 1 contributing building (A)</p> <p>1983 NRHP status: Contributing</p>	<p>Ruch Carriage House (converted to duplex)</p> <p>1867-1903 - carriage house owned by John Ruch - lived at 630 W. 5th St 1903-1913 - carriage house for Mariah J. Ruch - lived at 630 W. 5th with three other families listed 1910 Sanborn map: outbuilding - 1 1/2 story - extant 1918 - 511 Gaines first appears as separate address with owner living here - Ford J. and Laura Harrington - owned Lot 1 with 630 W. 5th from 1918-21; 1921-1938 - owned by F.H. and Anna Petersen (all of Lot 1) - used as rental unit, with apts in house also 1938-1946 - owned by Anna Petersen (widow) - split property in 1946 and sold house at 630 W. 5th St - retained 511 Gaines and lived here (listed here through 1955, died in 1976) - noted as 2 unit dwelling in 1956 1956 Sanborn map: apartment - 1 1/2 story - extant Current use: single family house - owner occupied</p>	<p>c.1867 Victorian carriage house (1 1/2 story)</p>	<p>Walls: brick (solid) Foundation: stone Roof: side gable</p> <p>Architect/builder: - Porch: entry steps (concrete) Windows: 6/6 wood windows (some, mix) - brick segmental arch lintels Architectural details: segmental brick arches indicating earlier openings - large one on north along alley Modifications: Historic: 1910s - remodeled from carriage house to rental housing (2 units by 1940s); Non-historic: - Garage: none Other site features:</p>

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
7/8/2025

Subject:

Case COA25-10: Request for the installation of a new roof at 514 Western Avenue. The Friedrich & Caroline Hartmann House is located within the Hamburg Local Landmark Historic District. Duane Timm, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness to install a new roof at 514 Western Avenue in accordance with the submitted material.

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

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

Background:

The Friedrich & Caroline Hartmann House is a two-story front-gable residence constructed in 1866. A flat roof addition was later added to the rear of the structure in 1892. The home is considered a contributing structure within the Hamburg Historic District. Originally constructed as a single-family home, the building was converted into a duplex circa 1956 and is currently used as a rental. Building materials consist of a stone foundation, asphalt shingles, and red brick. Prominent architectural details include star tie-rods and a first-story bay window on the south facade.

Request:

Installation of a new roof and decking over the main house. The existing roofing material is a brown Owens Corning Architectural Shingle. The replacement product is Owens Corning TruDefinition Duration Shingle. The scope of work does not include the flat roof addition or replacement of any soffit, fascia, or gutters.

Scope of Work:

1. Remove existing roof by stripping off old shingles.
2. Remove underlayment, flashing, and damaged decking.
3. Identify and replace damaged plywood or OSB sheathing.

4. Install new shingles per manufacturer's guidelines.

Project Review:

The historic property inventory sheet identifies the roofing material as asphalt shingle. Based on a prior building permit issued in September 2002, the existing roof is Owens Corning Architectural grade shingles. In addition, staff located building permits referencing asphalt shingles from 1976, 1961, and 1949. The average lifespan of asphalt architectural shingles is approximately 20–30 years.

The benefits of the proposed architectural shingle include enhanced durability, better wind resistance, improved waterproofing capabilities, and a more dimensional appearance for added curb appeal. Staff consider the installation of Owens Corning TruDefinition Duration shingles to be a replacement in-kind.

Attachments:

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



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

Office 563.326.6198
 planning@davenportiowa.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION

APPLICANT INFORMATION		RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE
Application Name Company Name		SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME		
Address		BRIEF OVERVIEW OF THE PROJECT (not a scope of work)		
City State Zip		APPLICABILITY PRIOR to any work on applicable Historic Resources: A Certificate of Appropriateness must be submitted & approved PRIOR to the commencement of the following: <ul style="list-style-type: none"> Any Building or Sign Permit changing the exterior (except demo) New construction/Addition or exterior alteration of a structure Sign installation or alteration 		
Phone		Demolition of any local or national historic resources shall require a Historic Demolition Request Application		
Secondary Phone		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 <small>* Major Additions & New Buildings may require more extensive information</small>		
E-Mail Address		Formal Procedure Application Fee: NONE (1) Application: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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. 		
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		Submit this form with attachments to: planning@davenportiowa.com		
DEVELOPMENT TEAM				
Property Owner				
Address				
Phone	Secondary Phone			
E-Mail Address				
Project Manager/Other				
Address				
Phone	Secondary Phone			
E-Mail Address				

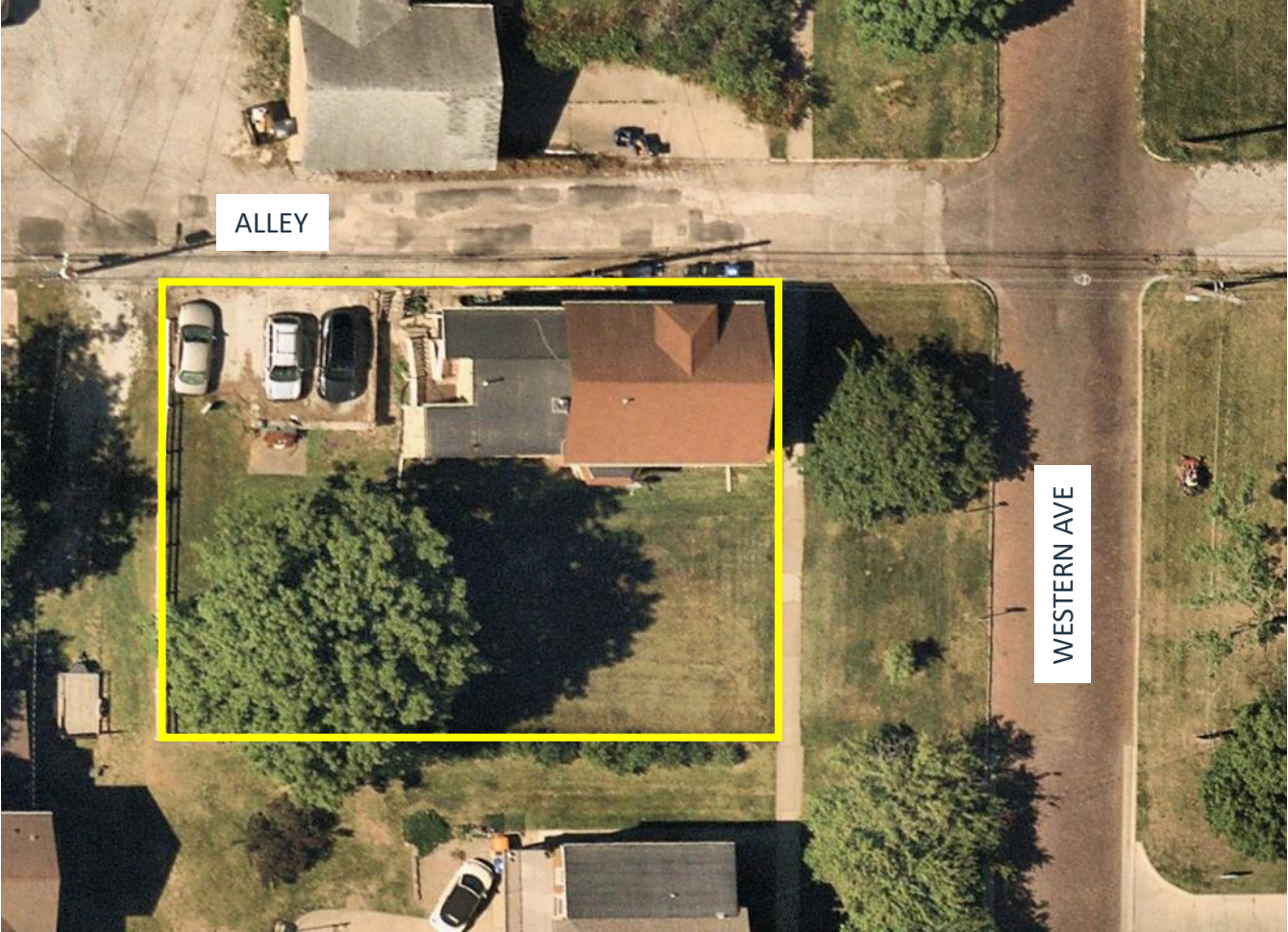
Friedrich & Caroline Hartmann House

DAVENPORT
IOWA | USA

- Contributing Structure: Hamburg Local Landmark Historic District
- Construction Date: 1866
- Rear Addition (Flat Roof): 1892
- Roof: Gable Front with Asphalt Shingles
- Materials: Brick on Stone Foundation
- Prominent Architectural Features:
 - Bay Windows on South Elevation
 - Star Tie-Rods



Friedrich & Caroline Hartmann House



Request

- Installation of a new roof.
- Existing Material: Owens Corning Architectural Asphalt Shingle
- Replacement Product: Owens Corning TruDefinition Duration Asphalt Architectural Shingle



Color to be Determined

Scope of Work

1. Remove existing roof by stripping off old shingles.
2. Remove underlayment, flashing, and damaged decking.
3. Identify and replace damaged plywood or OSB sheathing.
4. Install new shingles per manufacturer's guidelines.



Existing Condition

DAVENPORT
IOWA | USA





TruDefinition®
DURATION®

Shingles with Patented SureNail® Technology

Tejas con tecnología patentada SureNail®



Driftwood



MORE THAN JUST A ROOF® IT'S PROTECTION FOR YOUR HOME.

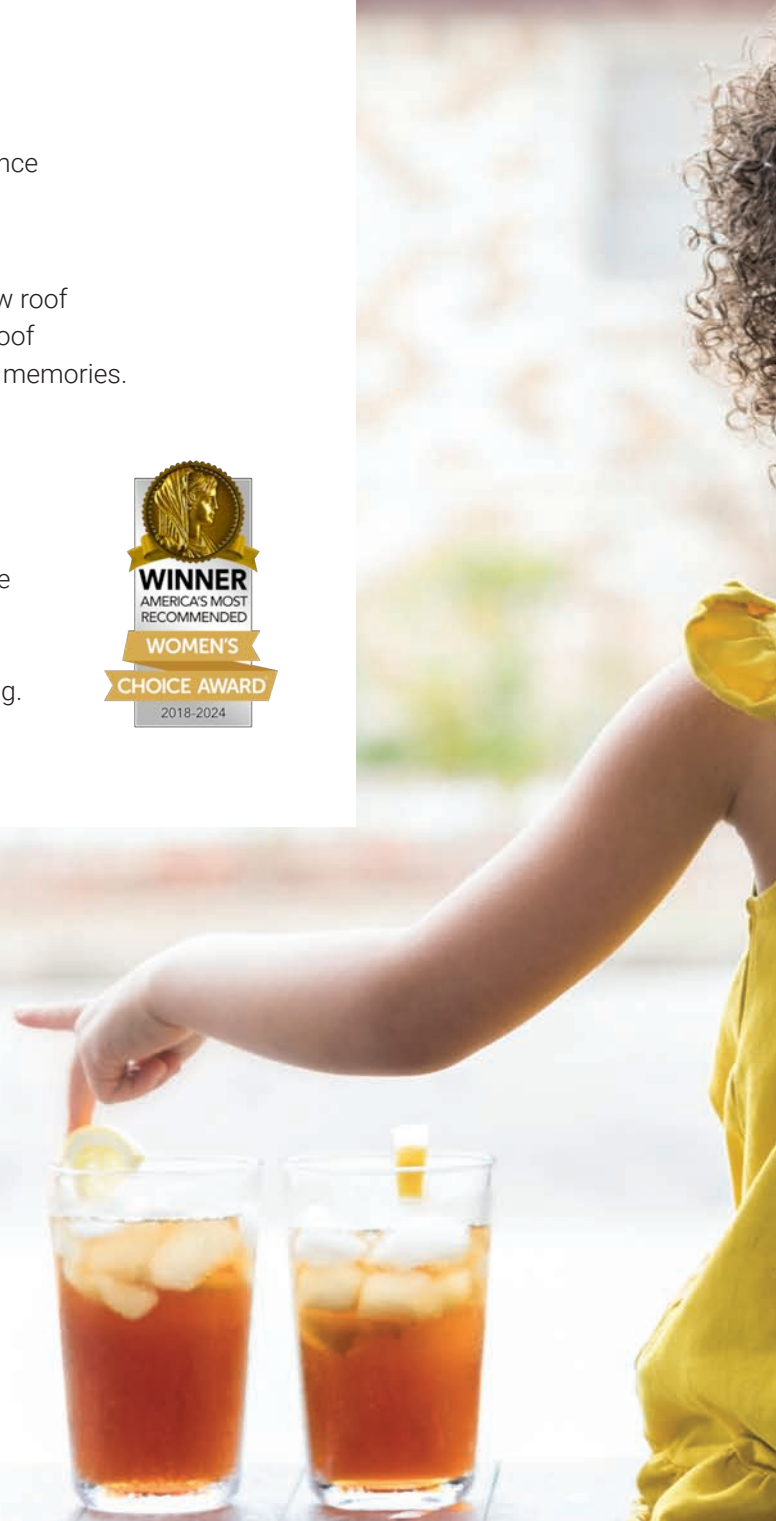
Your home is the center of your world—where your memories are made. And we see it as our job to make the world a better place. So, Owens Corning is relentless about reimagining and creating materials that help protect your biggest investment, your home.

When you choose Owens Corning roofing products, you get products and systems that deliver a material difference—a difference that can be seen in the curb appeal of your roof and experienced through premium performance, protecting your home and family.

Our commitment to quality offers you peace of mind that your new roof will stand the test of time. At Owens Corning, we know that your roof does more than just cover your house, it helps protect your future memories.

PROUD TO BE CALLED THE BEST

For a decade, the Women's Choice Award has identified the best brands and companies, empowering women (and men!) to choose objectively evaluated products and services for themselves and their families. Owens Corning Roofing is proud to be named the Women's Choice Award as America's Most Recommended Roofing.





ES MUCHO MÁS QUE UN TECHO,[™] ES PROTECCIÓN PARA SU HOGAR.

Su hogar es el centro de su mundo, el sitio donde nacen sus recuerdos. Nuestra tarea es hacer del mundo un lugar mejor. En Owens Corning no descansamos cuando se trata de redefinir y crear materiales que ayuden a proteger su inversión más importante: su hogar.

Al escoger productos para techos de Owens Corning, usted recibe productos y sistemas que le ofrecen una diferencia sustancial, una diferencia que se ve en el aspecto espectacular del techo y que se siente mediante un desempeño superior que protege a su hogar y a su familia.

Nuestro compromiso con la calidad le da la tranquilidad de que su nuevo techo resistirá las pruebas del tiempo. En Owens Corning sabemos que su techo no solo cubre su casa, sino que también ayuda a resguardar sus recuerdos para el futuro.

ORGULLOSO DE NOS LLAMEN EL MEJOR

Durante una década, el Women's Choice Award ha identificado a las mejores marcas y compañías para que las mujeres (y los hombres!) puedan escoger para sí mismas y para sus familias productos y servicios que fueron evaluados concienzudamente. Owens Corning Roofing se enorgullece de haber recibido el Women's Choice Award como el Techo Más Recomendado de Estados Unidos.



Brownwood¹

DEEP DIMENSION OUTSTANDING PERFORMANCE

With TruDefinition® Duration® Shingles, you don't have to sacrifice beauty for durability. Multiple granule colors and shadowing work together to create rich color and depth, resulting in a truly unique and dramatic effect. Available in popular colors with bold, lively contrast and complementing shadow lines for greater dimension, they ensure your home's roof looks as spectacular as it performs.

Beyond the impressive curb appeal, TruDefinition® Duration® Shingles feature the outstanding grip and exceptional wind performance of patented SureNail® Technology.

Duration® Shingles offer:

- The high-performance of SureNail® Technology
- A TruDefinition® Color Platform
- A Limited Lifetime Warranty*[†] for as long as you own your home
- The protection of a 130-MPH wind warranty*
- StreakGuard® Protection with a 25-year Algae Resistance Limited Warranty^{3/5}
- Rated Class 3 for Impact Resistance⁶ and may qualify for a homeowner insurance discount⁷



Don't let black streaks lower the value or curb appeal of your home.

Owens Corning blends specialized copper-lined granules, developed by 3M, a leading producer of roofing granules, into our colorful shingles. This helps resist blue-green algae growth.



UNA NUEVA DIMENSIÓN DESEMPEÑO SOBRESALIENTE

Con las tejas Duration® TruDefinition® no es necesario elegir entre belleza y durabilidad. Una amplia gama de colores y sombreados granulares se fusionan para crear una maravillosa profundidad cromática con un efecto sorprendente y único. Disponibles en colores clásicos con contrastes fuertes y llamativos y áreas de sombreado complementarias que dan una mayor profundidad y hacen que el techo de su hogar sea tan espectacular como su desempeño.

Además de su aspecto atractivo, las tejas Duration® TruDefinition® ofrecen un agarre sobresaliente y la resistencia al viento excepcional de nuestra tecnología SureNail®.

Las tejas Duration® ofrecen:

- El gran desempeño de la tecnología SureNail®
- La gama de colores TruDefinition®
- Una garantía limitada de por vida^{7/†} mientras sea propietario de la vivienda
- La protección de una garantía contra vientos de hasta 210 km/h (130 mph)*
- Protección StreakGuard® con una garantía limitada de 25 años de resistencia a las algas^{3/§}
- Clasificación nominal 3 para resistencia a los impactos⁶ y puede ser aplicable a descuento por seguro del propietario⁷

No deje que las manchas de algas afecten el valor o aspecto de su vivienda.

En sus coloridas tejas, Owens Corning añade gránulos especiales con recubrimiento de cobre, desarrollados por 3M, un productor líder de gránulos para techos. Esto ayuda a prevenir la proliferación de algas azul-verdosas.

TruDefinition®

DURATION®

Shingles with Patented SureNail® Technology | Tejas con tecnología patentada SureNail®



Brownwood¹



Chateau Green¹



Colonial Slate¹



Desert Rose¹



Driftwood¹



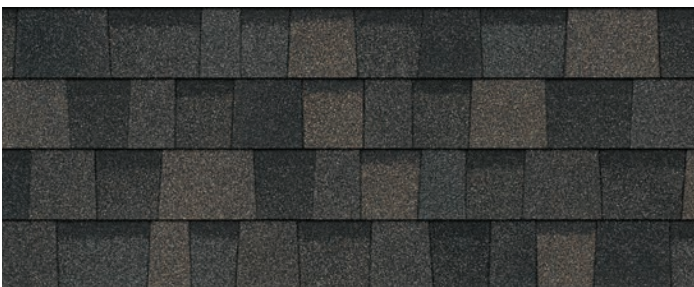
Estate Gray¹



Midnight Plum^{1/5}



Onyx Black¹



Peppercorn¹



Sand Castle¹

TruDefinition®

DURATION®

Shingles with Patented SureNail® Technology | Tejas con tecnología patentada SureNail®



Sierra Gray¹



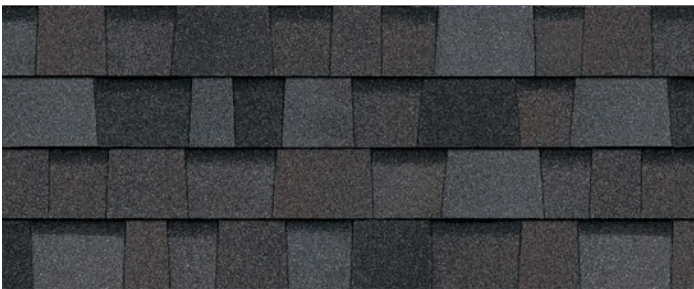
Slatestone Gray¹



Teak¹



Terra Cotta¹



Williamsburg Gray¹

COLOR DISCLAIMER

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

DESCARGO DE RESPONSABILIDAD SOBRE LOS COLORES

En tanto que especialistas en color, sabemos que obtener el color de teja perfecto es una parte importante en toda compra de techos. Debido a las variaciones en los colores impresos, además de mirar folletos de tejas, le sugerimos que solicite una muestra de la teja para ver como se verá en su hogar y con los elementos externos de la vivienda bajo distintas condiciones de luz natural. Finalmente, le recomendamos que para verificar su elección de colores, vea cómo lucen las tejas ya instaladas en una vivienda; su contratista de techos o su proveedor le pueden dar una muestra e incluso indicarle dónde ver un techo ya instalado.



ONYX BLACK



TERRA COTTA



DESERT ROSE¹



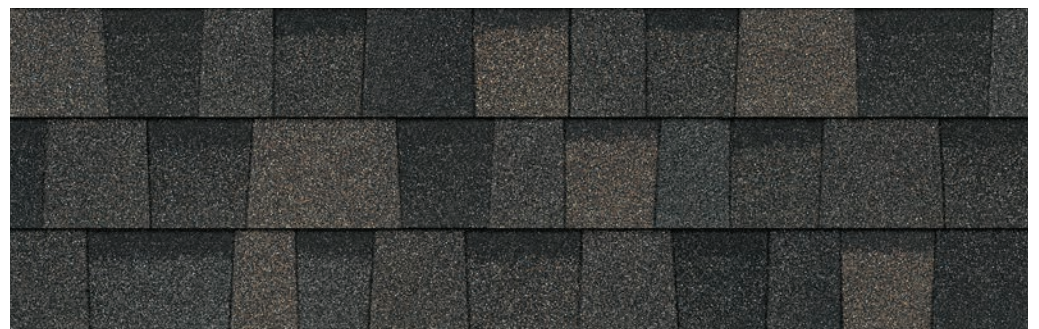


ESTATE GRAY™





PEPPERCORN¹

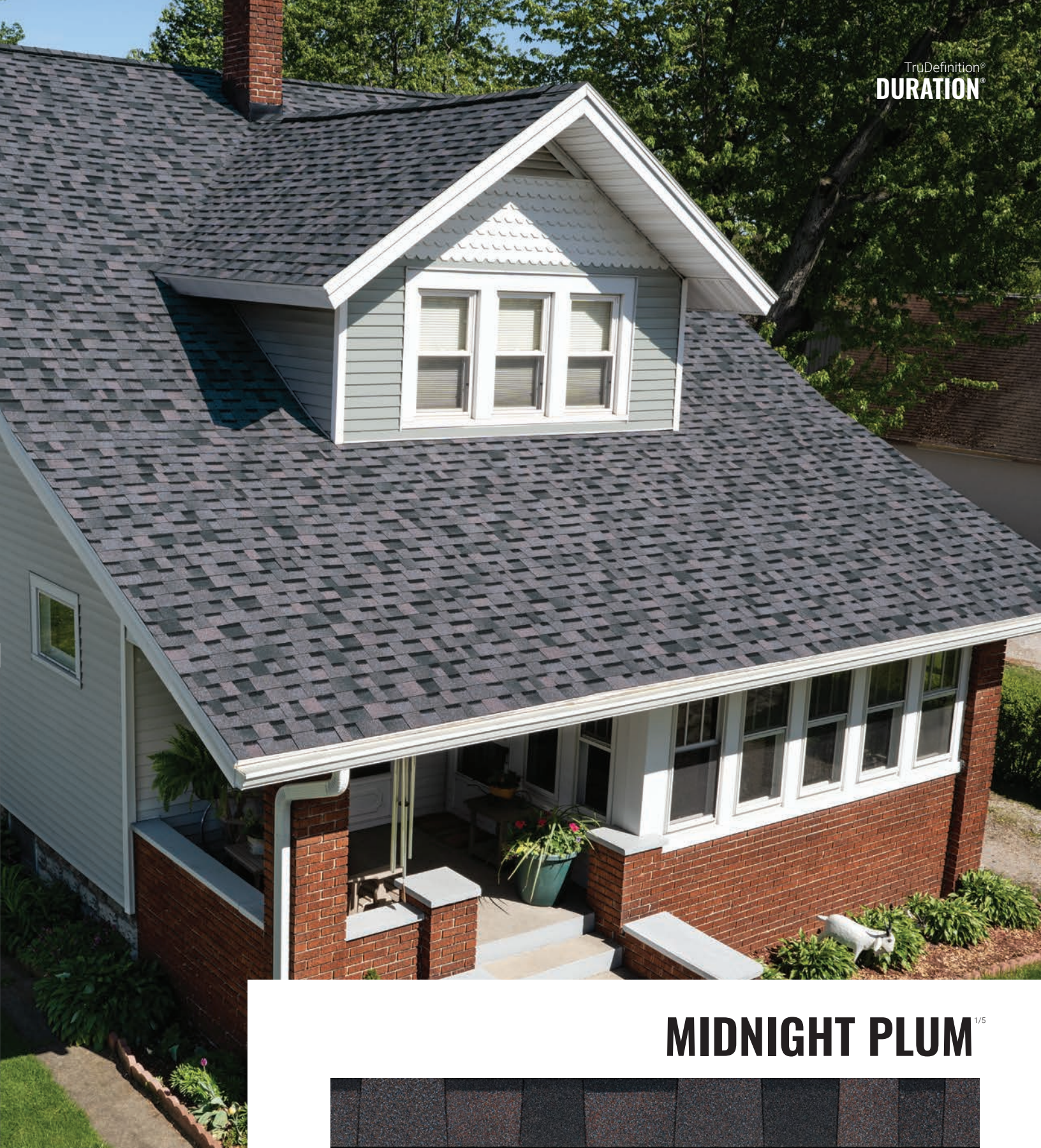




CHATEAU GREEN



TEAK



MIDNIGHT PLUM^{1/5}





WILLIAMSBURG GRAY





THE FINISHING TOUCH

OWENS CORNING® HIP & RIDGE SHINGLES

Owens Corning® Hip & Ridge Shingles are uniquely color matched to TruDefinition® Duration® Shingles. The multiple color blends are only available from Owens Corning Roofing and offer a finished look for the roof.

EL TOQUE FINAL

TEJAS DE LIMATESA Y CUMBRERA DE OWENS CORNING®

Las tejas de limatesa y cumbrera de Owens Corning® se ofrecen en una exclusiva gama de colores para combinar con las tejas Duration® TruDefinition®. Esta gran variedad de combinaciones de colores es una exclusividad de Owens Corning Roofing para lograr techos con un acabado único.





LAYER 1 1^a CAPA
LAYER 2 2^a CAPA
LAYER 3 3^a CAPA

ULTIMATE PROTECTION

DURATION[®]
SERIES SHINGLES
 with SureNail[®] Technology
 with Triple Layer Protection[®]



THE PROOF IS IN
THE PERFORMANCE

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

Duration[®] Series Shingles vs. top two competitors[†]



**NAIL PULL-THROUGH
 RESISTANCE**

Up to

2.5X
BETTER



**NAIL BLOW-THROUGH
 RESISTANCE**

Up to

9X
BETTER



**DELAMINATION
 RESISTANCE**

Up to

2X
BETTER



LA PROTECCIÓN DEFINITIVA

LÍNEA DE TEJAS DURATION®

con la Triple Layer Protection®
de la tecnología SureNail®

LA PRUEBA ESTÁ EN EL DESEMPEÑO

Su desempeño comprobado ubica a las tejas arquitectónicas de Owens Corning® por encima de la competencia. Llevamos las tejas de la línea Duration® al laboratorio para comparar su desempeño respecto de tejas con zonas de clavado ancho de una sola capa en tres pruebas de resistencia principales. En cada prueba, la Triple Layer Protection® de la tecnología SureNail® superó a la competencia en donde importa más: en la zona de clavado.

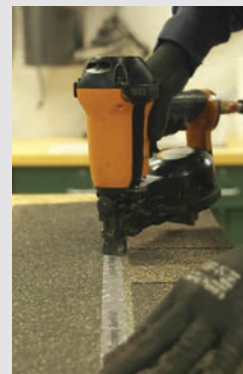
Las tejas de la serie Duration®
vs dos de sus competidoras principales*



RESISTENCIA A LA
TRACCIÓN DE LOS
CLAVOS

Hasta

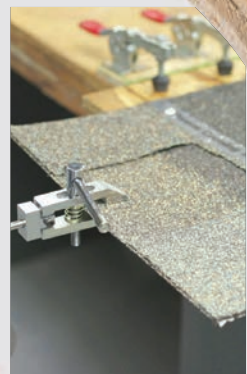
2.5X
MEJOR



RESISTENCIA AL
DESPRENDIMIENTO
DE LOS CLAVOS

Hasta

9X
MEJOR



RESISTENCIA A
LA DELAMINACIÓN

Hasta

2X
MEJOR

THERE'S A LINE BETWEEN A GOOD SHINGLE AND A GREAT SHINGLE.®



It's the nailing line on your shingles. The difference between a good shingle and a great shingle is having Patented SureNail® Technology, only from Owens Corning.

HAY UNA GRAN DIFERENCIA ENTRE UNA BUENA TEJA Y UNA TEJA EXCELENTE™

Es la línea de clavado en su tejas. La diferencia entre una buena teja y una teja excelente es la tecnología patentada SureNail®, una exclusividad de Owens Corning.



Excellent Adhesive Power

Helps keep the shingle layers laminated.

Excelente poder adhesivo

Ayuda a conservar el laminado de las capas de las tejas.

Breakthrough Design

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

Diseño innovador

La tecnología patentada SureNail® es la primera y la única que provee un área de clavado reforzada en la cara de la teja.

"No Guess" Wide Nailing Zone

This tough, engineered woven-fabric strip is embedded in the shingle to create an easy-to-see, strong, durable fastener zone.

Área de clavado ancha, sin cálculos "a ojo"

Esta banda resistente de tela mecánica tejida está incrustada en la teja para proveer un área de sujeción resistente, duradera y fácil de detectar.

○ Outstanding Grip

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

Agarre excepcional

La banda SureNail® mejora el excelente agarre de nuestro sellador patentado Tru-Bond®** con una garantía de resistencia al viento excepcional de 210 km/h (130 mph).*

○ Triple Layer Protection⁺

A unique "triple layer" of reinforcement occurs when the fabric overlays the two shingle layers, providing increased protection against "nail pull" from the wind.

Triple Layer Protection⁺

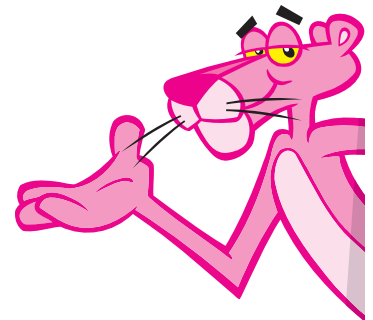
Cuando la tela cubre las dos capas de la teja, se forma una "triple capa" de refuerzo excepcional que ofrece una mayor protección ante el "arranque de clavos" debido al viento.

○ Double the Common Bond

SureNail® features up to a 200% wider bond between the shingle layers in the nailing zone over standard shingles.

Duplica la adherencia común

En comparación con las tejas comunes, SureNail® ofrece un área de unión hasta un 200 % más ancha entre las capas de la teja en el área de clavado.



For more information and to watch our videos on SureNail® Technology, go to www.owenscorning.com/surenail.

Para obtener más información y mirar videos sobre la tecnología SureNail®, visite www.owenscorning.com/surenail.



Before | Antes

After Black Sable^{1/4} | Después, con Black Sable^{1/4}

UPGRADE TO BOLDER COLOR

with TruDefinition® Duration® Designer Shingles

Seeking a more dramatic upgrade to the look of your roof? TruDefinition® Duration® Designer Shingles offer the same durability and performance as Duration® Shingles in a richer, more vibrant palette of colors. Featuring high-contrast tones of unique shade blends, Duration® Designer Shingles give you a more distinctive view from the curb.

ANÍMESE CON UN COLOR MÁS ATREVIDO

con las tejas TruDefinition® Duration® Designer

¿Quiere mejorar su techo para que luzca espectacular? Las tejas TruDefinition® Duration® Designer ofrecen la misma durabilidad y desempeño que las tejas Duration® con una paleta de colores más amplia e intensa. Con tonalidades contrastantes y una combinación cromática exclusiva, las tejas Duration® Designer otorgan a su casa una perspectiva más atractiva.

Aged Copper¹

Black Sable^{1/4}

Bourbon^{1/5}

Merlot¹

Pacific Wave¹

Sand Dune¹

Sedona Canyon¹

Storm Cloud¹

Summer Harvest¹

GET INSPIRED WITH STYLE BOARDS

To you it's more than just a roof—it's an expression of your personality and style. Sometimes you just need to see the entire design before you can decide on the roof color you want. To help, we've created style boards using our popular TruDefinition® Duration® Series Shingles.

INSPIRESE CON TABLEROS DE ESTILOS

Para usted es mucho más que un techo, es la expresión de su personalidad y de su estilo. A veces, simplemente necesita ver el diseño completo antes de poder decidir qué color de techo quiere. Para ayudarlo, hemos creado tableros de estilos con nuestra línea de tejas TruDefinition® Duration®.

Onyx Black



DESIGNING WITH ONYX BLACK

Crisp white and deep black is a classic combination. Add a fresh Farmhouse twist with vintage details and a side of organic greens.

Explore our inspirational style boards at [roofingfashioncolors.com](https://www.roofingfashioncolors.com).



DISEÑOS CON ONYX BLACK

Blanco radiante y negro profundo, una combinación clásica. Añada un toque campestre con detalles de época y una pizca de verdes orgánicos.

Visite [roofingfashioncolors.com](https://www.roofingfashioncolors.com) para inspirarse con nuestros tableros de estilo.



REGISTER YOUR WARRANTY

Registering your Owens Corning® warranty ensures it's easily referenced should you ever need to access it. The process is easy—just have your installation date, shingle type, shingle color and number of squares ready. Then go online to www.owenscorning.com/roofingstandardwarranty or call 1-800-ROOFING (1-800-766-3464) to finish the process.



SCAN TO REGISTER YOUR WARRANTY

Escanee para registrar su garantía



REGISTRE SU GARANTÍA

Al registrar su garantía de Owens Corning® la podrá consultar rápidamente si fuera necesario acceder a ella. El proceso es simple: tenga a mano la fecha de instalación, el tipo y color de tejas y la cantidad de cuadrados. Luego, visite www.owenscorning.com/roofingstandardwarranty o llame al 1-800-ROOFING (1-800-766-3464) para completar el proceso.



TOTAL PROTECTION SIMPLIFIED®

It takes more than just shingles to protect a home. It takes an integrated system of components and layers designed to perform in three critical areas. The Owens Corning® Total Protection Roofing System® gives you the assurance that all of your Owens Corning roofing components are working together to help increase the performance of your roof.

PROTECCIÓN TOTAL SIMPLIFICADA®

Se necesita más que simplemente tejas para proteger su vivienda. Se necesita un sistema integral de componentes y capas diseñadas para desempeñarse en tres áreas críticas. El Total Protection Roofing System® de Owens Corning® le garantiza que todos sus componentes para cubiertas de Owens Corning funcionan en conjunto para mejorar el desempeño de su techo.



Helps create a waterproof barrier

Ayuda a crear una barrera impermeable



Helps protect against nature's elements

Protege contra los elementos climáticos



For balanced attic ventilation

Para una ventilación equilibrada del ático

Hip & Ridge shingles
Tejas de limatesa y cumbre



Laminate shingles
Tejas laminadas



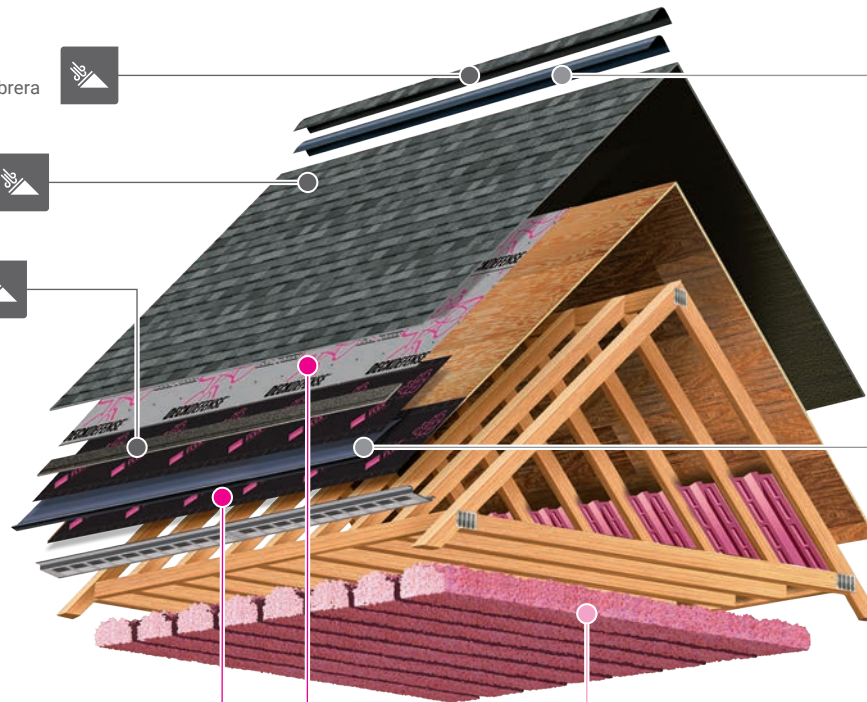
Starter shingles
Tejas de arranque



Exhaust vents
Salidas de aire



Intake vents[®]
Entradas de aire[®]



Self-adhered ice & water barrier
Barrera autoadhesiva contra el hielo y el agua



Synthetic underlayment
Membrana impermeabilizante sintética



+ COMFORT. CONFORT.

Add comfort and energy performance
Más confort y desempeño energético

PINK® Fiberglas™ blown-in attic insulation
Aislamiento para áticos PINK® Fiberglas™ aplicado por impulsión

[®] For intake ventilation, use approved Owens Corning® Vent Sure® InFlow ventilation or soffit ventilation. Do not use both intake ventilation options in one roofing application. See install instructions for more details.

[®] Para la ventilación de entrada, utilice la ventilación aprobada por Owens Corning® Vent Sure® InFlow o ventilación de sofito. No utilice ambas opciones de ventilación de entrada en una misma aplicación para techos. Consulte las instrucciones de instalación para obtener más detalles.

Product Attributes

Warranty Length* / †

Limited Lifetime
(for as long as you own your home)

Wind Resistance Limited Warranty*

130-MPH

Algae Resistance Limited Warranty* / §

25 Years

TRU PROtection® Non-Prorated Limited Warranty* Period

10 Years



TruDefinition® Duration® Shingles Product Specifications

Size	13 1/4" x 39 3/8"
Application Exposure	5 3/8"
Shingles per Bundle	Not less than 20
Average Shingle Count per 3 Bundles	64
Average Coverage per 3 Bundles	98.4 sq. ft.

Applicable Standards and Codes

ASTM D3462

ASTM D228

ASTM D3018 (Type 1)

ICC-ES AC438#

ASTM D3161 (Class F Wind Resistance)

ASTM D7158 (Class H Wind Resistance)

ASTM E108/UL 790 (Class A Fire Resistance)

UL 2218 (Class 3 Impact Resistance)⁵

FM 4473 (Class 3 Impact Resistance)⁶

PRI ER 1378E01

Florida Product Approval

Miami-Dade County Product Approval²

Características del producto

Período de garantía* / †

Garantía limitada de por vida
(mientras sea propietario de la vivienda)

Garantía limitada de resistencia al viento*

210 km/h (130 mph)

Garantía limitada de resistencia a las algas* / §

25 años

Período no prorrateado de garantía limitada TRU PROtection®*

10 años



Especificaciones de las tejas Duration® TruDefinition®

Tamaño	33.65 x 100 cm (13 1/4 x 39 3/8 pulg)
Exposición de aplicación	14.3 cm (5 3/8 pulg)
Tejas por paquete	20 como mínimo
Cantidad promedio de tejas por 3 paquetes	64
Cobertura promedio por 3 paquetes	9.14 m² (98.4 pies²)

Normas y códigos pertinentes

ASTM D3462

ASTM D228

ASTM D3018 (Tipo 1)

ICC-ES AC438#

ASTM D3161 (Resistencia al viento, Clase F)

ASTM D7158 (Resistencia al viento Clase H)

ASTM E108/UL 790 (Resistencia al fuego Clase A)

UL 2218 (Resistencia a impactos de clase 3)⁵

FM 4473 (Resistencia a impactos de clase 3)⁶

PRI ER 1378E01

Aprobación del producto en el estado de Florida

Producto aprobado por el condado de Miami-Dade²

* See actual warranty for complete details, limitations and requirements.

† 40-Year Limited Warranty on commercial projects.

‡ Owens Corning testing against competing products with wide, single-layer nailing zones when following manufacturers' installation instructions and nailing in the middle of the allowable nailing zone.

§ Tru-Bond® is a proprietary premium weathering-grade asphalt sealant that is blended by Owens Corning Roofing® and Asphalt, LLC.

+ The amount of Triple Layer Protection® may vary on shingle-to-shingle basis.

International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

^ Excludes non-Owens Corning® roofing products such as flashing, fasteners, pipe boots and wood decking.

1 See Color Disclaimer information on page 7 for additional details.

2 Applies to all areas that recognize Miami-Dade Notice of Acceptance (NOA).

3 Shingles are algae resistant to control the growth of algae and discoloration.

§ Installation must include use of an Owens Corning® Hip & Ridge product. See actual warranty for details.

4 Owens Corning® Black Sable shingle includes a patented design.

5 Owens Corning® Bourbon and Midnight Plum shingles include a patent pending design.

6 Qualifying Owens Corning Hip & Ridge Shingles may be required to complete a UL 2218 and/or FM 4473 Class 3 Impact-Resistant Roof System. Due to the variability in real storm conditions, a Class Rating on any product does not guarantee that it will withstand damage from hailstorms or other acts of God. Owens Corning shingles are not covered under a warranty for hail damage.

7 Homeowners should check with their insurance company to see if they qualify.

SureNail® Technology is not a guarantee of performance in all weather conditions.

For patent information, please visit owenscorning.com/patents.

* Consulte la garantía para obtener una lista completa de detalles, limitaciones y requisitos.

† Garantía limitada de 40 años para proyectos comerciales.

‡ Ensayos comparativos de Owens Corning con productos de la competencia con zonas de clavado ancho de una sola capa cuando se siguen las instrucciones de instalación del fabricante y se clava en el medio de la zona de clavado permitida.

§ Tru-Bond® es un sellador asfáltico patentado de calidad premium formulado por Owens Corning Roofing® and Asphalt, LLC.

+ La cantidad de Triple Layer Protection® puede variar entre una teja y otra.

Criterios de aceptación de los servicios de evaluación del Consejo Internacional de Códigos para tejas asfálticas alternativas.

^ Se excluyen productos para techos no fabricados por Owens Corning®, como tapajuntas, sujetadores, bases de tubos y estructuras de soporte de madera.

1 Para obtener más información, consulte el Descargo de responsabilidad sobre los colores, en la página 7.

2 Aplicable a todas las zonas que reconocen el Aviso de aceptación (NOA, Notice of Acceptance) del condado de Miami Dade.

3 Las tejas son resistentes a las algas para controlar su desarrollo y la decoloración.

§ La instalación debe incluir el uso de un producto para limatesa y cumbre de Owens Corning®.

4 La teja Black Sable de Owens Corning® incluyen un diseño patentado.

5 Las tejas de Owens Corning® Bourbon y Midnight Plum incluye un diseño con patente pendiente.

6 Es posible que se requiera el uso de tejas aptas para limatesa y cumbre de Owens Corning para completar un sistema de techo resistente a impactos UL 2218 y/o FM 4473 Clase 3. Debido a la variación de las condiciones de tormenta real, una calificación de clase en cualquier producto no garantiza que soportará daños por tormentas de granizo u otros casos fortuitos. Las tejas de Owens Corning no están cubiertas por una garantía por daños de granizo.

7 Los propietarios deben verificar con su aseguradora para saber si califican.

La tecnología SureNail® no es una garantía de desempeño en todos los tipos de condiciones climáticas.

Para información sobre la patente, visite www.owenscorning.com/patents.



OWENS CORNING ROOFING AND ASPHALT, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OH 43659 USA

1-800-GET-PINK® | 1-800-438-7465
www.owenscorning.com

CITY OF DAVENPORT
BUILDING PERMIT

**BUILDING INSPECTION
 DIVISION OF PUBLIC WORKS**

189568

1200 EAST 46TH STREET
 DAVENPORT, IA 52807

JOB ADDRESS: 514 Western Ave

1. LEGAL DESCR.	LOT NO.	BLK.	TRACT
2. OWNER	MAIL ADDRESS		PHONE
3. CONTRACTOR	MAIL ADDRESS		LICENSE NO.
4. ARCHITECT OR ENGINEER	MAIL ADDRESS		LICENSE NO.
5. USE OF BUILDING	VALIDATION		

Class of work: NEW ADDITION ALTERATION REPAIR REROOF RESIDE MISC.

Describe work: Cover roof with 16 Sq. of Owens Corning Architectural grade roofing material.
Remove existing 2 layers of roofing.
 Note: Maximum of 2 layers of shingles allowed by code.
 Maximum of one buildup roofing system allowed by code.

Change of use from
 Change of use to

Valuation of work:	General	\$	PERMIT FEE	38 ⁵⁰		
No.	Electrical	\$	Type of Const.	Occupancy Group	Division	
No.	Mechanical	\$	Size of Bldg. (Total) Sq. Ft.	No. of Stories	Max. Occ. Load	
No.	Plumbing	\$	Sewer No.	Use Zone	Fire Sprinklers Required <input type="checkbox"/> Yes <input type="checkbox"/> No	
Total \$ 2500			No. of Dwelling Units	OFFSTREET PARKING SPACES. NUMBER Covered Uncovered		
APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY				
HANDICAPPED REVIEW	FILED IN					

NOTICE

Separate permits are required for electrical, plumbing, heating, ventilating or air conditioning.
 This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced.
 I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Special Approvals	Required	Received	Not Required
P&Z COMM.	Hst Presv	9/11/02	letter
HCOD			
FIRE DEPT.			
LEVEE COMM.			
SIDEWALKS			
ZBA			
ENGINEERING			
BUILD. BOARD			
EROSION PLAN			
GRADING PLAN			
OTHER (SPECIFY)			

[Signature] 10-02
 SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT (DATE)

 SIGNATURE OF OWNER IF OWNER BUILDER (DATE)

ADDRESS: 514 WESTERN AVE
 OWNER: DUANE TIMM

514 Western

Permit # 116421
Issued 4-19-76
Fire Zone 111

Lofgren Home Impr. 0
1210 - 11th St., R.I.

Same C

COVER ROOF OF house WITH 13
SQS. OF asphalt 240# SHINGLES, OVER
1 existing roof

ALL AS PER CODE.

\$600.00

A. 1-10-77 Johnson

514 ~~Warren St.~~
Western Ave

Permit No. 75160
Issued 6-13-61

Mrs. Ike Robinson - 0
508 Western Ave.

Valdis Anderson- C
630 Warren St.

Make repairs to cornice & roof to restore bldg.
after fire, all as per code.

\$95.00

f. O. N. 6-29-61 e. w.

514 Western Ave.

Permit No. 46548
Issued 7-12-49

C. Cooper - O
514 Western Ave.

R. Hanford - C
Buffalo, Ia.

Cover roof of house with 20 sqs. of Hex asphalt shingles over old roll rfg. over old wood shingles all as per code.

J.
3-4-50
A.O.B.*

\$220.00

Hamburg Historic District (amended)
 Name of Property

Scott County, Iowa
 County and State

Table of buildings included within the amended Hamburg Historic District

The amended Hamburg Historic District is composed of 229 contributing, 80 non-contributing buildings, and three contributing structures (brick streets, brick alleys, retaining walls). No additional buildings, structures, sites, or objects warrant individual tabulation within the district. All buildings noted as contributing are significant historically (as noted with Criterion A) and/or architecturally (as noted with Criterion C) in relation to the district. A building with both historic (A) and architectural (C) significance is likely a key element in the historic district. These buildings generally have a high degree of integrity that reflects the historic nature of this district. They also reflect certain trends in the history of the district. Garages are also noted on the table, with garage built by 1926 and retaining sufficient integrity counted as contributing. Retaining walls associated with properties are likewise included on the table, with historic retaining walls (built by 1926) tabulated jointly as a contributing structure. Historic retaining walls that are the most prominent within the historic district are noted with an asterisk (*). The table below is organized by map number (block/address). Building history and field survey information was collected in 2014-16 during the survey update primarily by Rebecca Lawin McCarley (SPARK Consulting) and Ryan Rusnak (City of Davenport, staff to Davenport Historic Preservation Commission). Preliminary city directory and census research was completed by commission members and/or neighborhood residents John Dodd, John Frueh, Tami Lord, and Marion Meginnis, and some additional property owner research was completed by interns working for the City of Davenport.

Table of historic resources in amended Hamburg Historic District

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	
<p>514 Western Ave</p> <p>State #82-02705</p> <p>Map #001 Field Site #A-07 Parcel #G0052-10</p> <p>Updated district status: 1 contributing building (A, C)</p> <p>1983 NRHP status: Contributing</p>	<p>Friedrich (Frederick) & Caroline Hartmann House</p> <p>c.1866-1894 - Friedrich (Frederick, Fritz) and Caroline Hartmann (brick mason) (bought lot 4 in May 1866) 1880 census: Hartmann, F. (55, brick layer) - born in Germany - Holstein (Germany - Holstein, Germany - Holstein); wife: Caroline (54) - born in Germany - Bavaria (Germany - Bavaria, Germany - Bavaria) 1894-1899 - Ann Margaretha Hartmann; 1899-1900 - Elise Postel; 1900-1921 - owned by William and Clara Heuck - used as rental (1902 - John Grabbe, 1910 - Ralph Teeter, 1915 - John Gabathuler) 1910 Sanborn map: house - 2 story - extant 1910 census: rented by two families: Ralph and Fern Teeter (25, 23); and by Jake Traxler (47) - born in US - IA (US - PA, US - IA) (Teeter); US - PA (US - PA, US - PA) (Traxler); wife: Fern Teeter (23) - born in US - IA (US - IA, US - IA) 1922-1945 - owned by Chaim Cooper and Harry Ander with house to south (604 W. 5th) - used as rental (1935 - Clyde and Dorothy Nelson - laborer, 1945 - duplex - Fred Caywood, Elmer Zhaty 1945-1953 - owned by Chaim Cooper - used as rental; 1953-56 - owned by Mary Cooper - used as rental (1955 - duplex); 1956-1960s - owned by Ben Cooper 1956 Sanborn map: duplex - 2 story - extant Current use: duplex - rental</p>	<p>c.1866 Gable-front - 2 story, 3 bays (2 story)</p>	<p>Walls: brick (solid) Foundation: stone Roof: gable-front - asphalt shingles</p> <p>Architect/builder: Hartmann, Friedrich (mason) (likely) Porch: full porch - turned wood columns Windows: 2/2 wood windows - segmental brick arch lintels Architectural details: star tie-rods, first story bay window on south Modifications: Historic: by 1892 - rear frame addition; Non-historic: - Garage: none Other site features:</p>

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
7/8/2025

Subject:
2025 Porch Party

Recommendation:
Hold Discussion

Background:

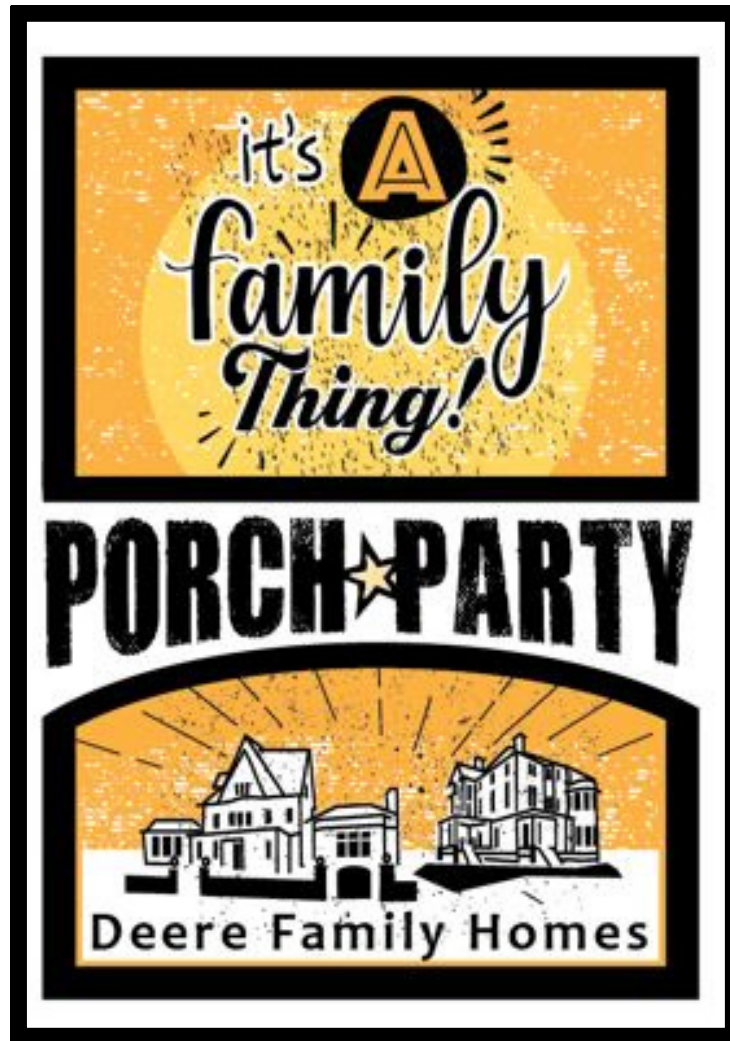
The Butterworth Center & Deere-Wiman House is hosting its annual Porch Party on Sunday, September 21st from noon to 5pm. The event will be held at 1105 8th Street, Moline, IL.

The Porch Party is a fun, free event celebrating arts & culture in the Quad Cities community. There will be food trucks, live music, a tunnel tour, preservation talks, and more.

Attachments:

1. 2025 Porch Party Flyer

SEPTEMBER 21ST - 12 TO 5 PM



Make plans to join us for the Porch Party at Butterworth Center & Deere-Wiman House on Sunday, September 21st from noon to 5 pm.

It's a Family Thing focuses guests' attention towards family history - theirs and the Deere Family. Guests will gain knowledge about the family who lived on the edge of the frontier through paintings and live historical figures. Learn how to care for family heirlooms and and preserve family photos. Activities for all ages, including a digital scavenger hunt searching with clues for our historic site's rich history. Help us celebrate the semiquincentennial or 250th anniversary of the birth of our nation. Food trucks, live music, lawn games, selfie-station, tunnel tours, and loads of family-friendly activities will be a part of the day!

This afternoon of free fun is brought to you by the William Butterworth Foundation!



WWW,Facebookcom/ButterworthCenterAndDeereWimanHouse
1105 8th Street Moline, Illinois Phone: 309-743-2700

City of Davenport

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

Action / Date
7/8/2025

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:

1. HPC Party in the Park Flyer
2. Fejervary Park Fact Sheet

**Got a Historic
Property?
Need Work done?**

Submit an Application to the Historic Preservation Commission

Meets every 2nd Tuesday of the Month
5 pm
City Council Chambers
226 W 4th Street



1200 E 46th St
Davenport, IA 52807
563.326.6198
Planning@davenportiowa.com

Who are the Commissioners?

Mayoral appointed residents who made it known they are interested in protecting and reusing historical resources in our city.

What does the Commission do?

Represent the community in our efforts to identify, protect, and reuse distinctive historical and architectural characteristics of Davenport. When making decisions, the commission focuses on how the change might impact the character of the district.

Importance of the Commission's work?

Historic properties listed on the National Register of Historic Places or as a Local Landmark by the City are eligible to receive tax credits from the Federal government or the State of Iowa, respectively. Restoration of a Local Landmark or on an NRHP listed property must comply with city ordinances. But to receive tax credits, the work will follow the 10 Secretary of the Interior Standards for Rehabilitation and Davenport's ordinance. The rules imposed by the City and by the Secretary of the Interior are known to increase property values, help sell the property, and provide an avenue to level the cost of work on a historic property.

Do you live in a historic district? Are you unsure?

Call Development & Neighborhood Services Department (DNS) at (563) 326-6198 or email us at Planning@davenportiowa.com

Working in a historic district does not have to be a maze.

Let us at DNS help you through your project.

View our map of historic resources in Davenport and more historic preservation resources.



Fejérváry Park Fun Facts

- The 75 acre park (or 75 football fields big) is named after Count Nicholas Fejérváry , a Hungarian Count who settled in Davenport in 1847. The park was his home.
- Donated to the city in 1905, the park was at one point a zoo, or Mother Goose Land in 1909. You would enter the zoo where the Mother Goose is today! The zoo had a “Monkey Island,” a zoo exhibit of monkeys!
- The homes surrounding Fejérváry Park are markers of 1890-1910 fashion. It took a lot of money to build those homes.

Fejérváry Lasting Impact

- Count Fejérváry established what is now known as the Fejérváry Healthcare Center.
- The Fejérváry trust, now hosted by ISU, grants 20 \$3K scholarships to agricultural students annually.
- Fejérváry helped organize the Civil War plot in Oakdale Memorial Garden and the monument downtown.
- When Fejérváry died, Octave Thanet wrote “he was so quiet in his benefactions that no one, even his daughter probably knows their extent; but the long train of the poor that stood on the streets to watch his last earthly journey, the plainly dressed men and women that came to his home and begged for a last look of their friend - these bore witness.”

View our map of historic resources
in Davenport and more historic
preservation resources.



DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

1200 E 46th St
Davenport, IA 52807
563.326.6198

Planning@davenportiowa.com

City of Davenport

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

Action / Date
7/8/2025

Subject:
Preserve Iowa Summit

Recommendation:
Hold Discussion.

Background:
Opportunity to discuss our experience at the 2025 Preserve Iowa Summit, which was held in Muscatine, Iowa.

Attachments:
None