

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, August 12, 2025; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Call to Order
- II. Secretary's Report
 1. Consideration of the July 8, 2025 meeting minutes.
- III. Communications
- IV. Old Business
- V. New Business
 1. COA25-11 Request to replace wooden deck at 521 West 6th St. The Dr. Gustav Hoepfner House and Office is located within the Hamburg Local Landmark Historic District. Peter Theis, petitioner. [Ward 3]
 2. Case DNRHP25-03: Request for demolition of the detached garage at 2534 East 18th Street. The property is located within the McClellan Heights National Historic District. Kathleen Herd Conway, petitioner. [Ward 5]
- VI. Other Business
- VII. Open Forum for Comment
- VIII. Adjourn
- IX. Next Meeting: September 9, 2025

City of Davenport

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

Action / Date
8/12/2025

Subject:
Consideration of the July 8, 2025 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The July 8, 2025 meeting minutes are attached.

Attachments:
1. Meeting Minutes 7-8-25

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, JULY 08, 2025; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

Chairperson Hustedde called the meeting to order.

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

Excused: McGivern

Staff Present: Berkley, Reu, Werderitch

II. Secretary's Report

1. Consideration of the June 10, 2025 meeting minutes.

Motion by Gomez, second by Kretz, to approve the June 10, 2025 meeting minutes.
Minutes were unanimously approved by voice vote (6-0).

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.**

Staff summarized action taken at the June 10th Historic Preservation Commission meeting. 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.

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

Motion by Hoff, second by Gomez to table Case DNRHP25-02 indefinitely. Motion passed by a roll call vote (6-0).

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]

Staff summarized the history of the property and application replace 12 second story double hung windows with Marvel Ultimate Insert Units.

Staff recommended approval of 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:

- a. 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.

Steven Bartholomew, applicant, was in attendance to answer questions.

Commissioners were supportive of the request to install Marvin Ultimate Insert Units.

Motion by Gomez, second by Adams to approve COA25-08 in accordance with the submitted materials. Motion passed by a roll call vote (6-0).

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]

Staff summarized the history of the property and application to replace the eroding concrete stoop with decorative iron railing on the property with a wood stoop while preserving original cast iron railing. The wood stoop will be built in the likeness of a neighboring property's wood stoop.

Staff recommended approval of the Certificate of Appropriateness for exterior alteration at 624 West 5th Street in accordance with the submitted material. The replacement of the concrete stoop at 624 West 5th Street appropriately balances the need for safe access with historic preservation. 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:

- 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.

Duane Timm, applicant, was in attendance to answer questions. The applicant commented on the worsening condition of the concrete stoop and demonstrated a wood sample from the neighboring wooden stoop.

Commissioners inquired if the sample is exactly the material intended to be used. The applicant confirmed and stated he may opt for a different color that better compliments their property. Commissioners were supportive of the material.

Motion by Adams, second by Eaton, to approve Case COA25-09 in accordance with the submitted materials. Motion passed by a roll call vote (5-0). Commissioner Gomez abstained.

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]

Staff reviewed the history of the property, its addition, and application to replace the roofing on the original structure. The owner will be replacing the current brown Owens Corning Architectural Shingle with Owens Corning TruDefinition Duration Shingle. The owner is unsure of the exact color of the new shingling at this time. The owner will attempt to identify and replace any damaged plywood, OSB sheathing, underlayment, flashing, and decking if required.

Staff recommended approval of the Certificate of Appropriateness for exterior alteration at 514 Western Avenue in accordance with the submitted material. The project was reviewed for conformance with the Standards of 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.
- b. 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.

Duane Timm, applicant, was in attendance to answer questions.

Commissioners were supportive of the request to install Owens Corning TruDefinition Duration Shingle.

Motion by Eaton, second by Kretz, to approve Case COA25-10. Motion passed by a roll call vote (5-0). Commissioner Gomez abstained.

VI. Other Business

1. 2025 Porch Party

Jan Stoffer, Director of Operations & Administration, for the Butterworth Center Deere-Wiman House presented a flyer for their annual event, Porch Party, at the Deere Family House. Jan invited the Commission to the annual Porch Party on September 21st. Commission accepted the invitation and noted the importance of connecting with other historic preservation commissions, actors, experts, and other interested parties in a public space. The Commission inquired Jan where they will be tabled on the property. Jan stated the Commission will have a table in the house.

Jan offered the opportunity in 2026 for the Commission and Staff to take part in training webinars and discussions for historic preservation. Commission and Staff voiced support for the idea.

2. Party in the Park

Commission reviewed their annual attendance to the Party in the Park events in Fejervary Park on July 17th. The Commission were presented educational flyers by Staff for the Commission to hand out at the event. Commission requested some minor changes and approved of the flyer. Commissioners Eaton, Kretz, and Hoff stated they can attend the event.

3. Preserve Iowa Summit

The Commission and Staff reviewed what they learned from the Preserve Iowa Summit. Commissioner Gomez stated they learned about opportunities for more educational materials that are readily available throughout the community. Staff said they gained a better appreciation of their role in the tax credit program and success pointers from Iowa business owners who used historic tax credits on work done on their property.

VII. Open Forum for Comment

VIII. Adjourn

Motion by Gomez, second by Kretz, to adjourn the meeting. Motion passed by a voice vote (6-0). The meeting adjourned at 5:50 pm.

IX. Next Commission Meeting: August 12, 2025

City of Davenport

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

Action / Date
8/12/2025

Subject:

COA25-11 Request to replace wooden deck at 521 West 6th St. The Dr. Gustav Hoepfner House and Office is located within the Hamburg Local Landmark Historic District. Peter Theis, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness to replace the wooden deck at 521 W 6th St 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 Dr. Gustav Hoepfner House and Office is a contributing structure within the Hamburg Local Landmark Historic District. The single-story Gable-front with side ell apartment building was built in 1874 as Dr.Hoepfner office and home. The building materials include concrete and stone foundation, concrete block walls, and vinyl windows, and wood deck and porch entry.

Request: Replacement of rear porch.

Project Scope:

- Remove/Replace all deck floor boards, rails and spindles. To code.
- Repair or replace 2/3 - 2x6 floor joists.
- Add missing or broken deck hardware. To code.
- Pressure wash all remaining Deck lumber.
- All new replacement lumber will be ground contact green treated.
- All new replacement hardware will be galvanized metal per code.
- Any unforeseen repairs or replacements will be at an additional cost

Staff Review:

Staff are supportive of the project as it will keep the structure in a good state of repair. Furthermore, the replacement deck is considered a replacement-in-kind as the dimensions, materials, and design will replicate the existing features.

The Historic Preservation Ordinance defines 'Replacement-in-kind' as, "the act of replacing an

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

Property History:

The Historic Preservation Commission approved a Certificate of Appropriateness Application at its January 11, 2023, meeting for an exterior alteration of the facade. New vinyl windows, siding, and a door were placed.

Attachments:

1. Application
2. Historic Property Inventory Sheet
3. Section 14.01.060.C Certificate of Appropriateness Review Process



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

Office 563.326.6198
 planning@davenportiowa.com

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS
 HISTORIC PRESERVATION COMMISSION

RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE

SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME

APPLICANT INFORMATION

Application Name | Company Name

Address

City | State | Zip

Phone

Secondary Phone

E-Mail Address

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

APPLICABILITY PRIOR to any work on applicable Historic Resources:
A Certificate of Appropriateness must be submitted & approved PRIOR to the commencement of the following:

- Any Building or Sign Permit changing the exterior (except demo)
- New construction/Addition or exterior alteration of a structure
- Sign installation or alteration

Demolition of any local or national historic resources shall require a Historic Demolition Request Application

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.

_____ Date _____
 Type Applicant's Name here to serve as a signature

ALL SUBMITTALS SHALL INCLUDE: **SUBMITTED**

Full Scope of Work (SOW) attached as a .PDF
 all work & materials shall be described & itemized/listed in detail
 Photos or renderings of all existing building/sign façades

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

Material specs: type, dimensions, color & manufacturer

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

Dimensioned Site Plan (proposed & existing buildings/site items)
 Grading Plan with 2 foot intervals (if needed)
 Mechanical Screening shall be shown
 Materials Board of sample building materials proposed

* Major Additions & New Buildings may require more extensive information

DEVELOPMENT TEAM

Property Owner

Address

Phone _____ Secondary Phone _____

E-Mail Address

Formal Procedure Application Fee: **NONE**

(1) Application:

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of applicant's scheduled meetings.

(2) Scope of Commission's Consideration:

- Only work described in the application may be approved.
- If insufficient information exists to make a proper judgment on the application, the Commission may continue the consideration a maximum of 60 days, excluding applicant's continuances.

(3) Post Commission Ruling:

- An approved Cert. of Appropriateness does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities.
- Appeals to determinations are \$75 made to City Council and shall be in writing submitted to the Zoning Administrator within 30 calendar days of Commission's decision.

Project Manager/Other

Address

Phone _____ Secondary Phone _____

E-Mail Address

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

HPC Meeting Calendar | 2025

HISTORIC PRESERVATION COMMISSION | CITY OF DAVENPORT IOWA

*The Applicant and/or their representatives are required to attend the HPC Meeting
Meetings are generally held the 2nd Tuesday of each month*

Submittal

Friday (12:00 PM)

Email application to: planning@davenportiowa.com

or deliver application to: Planning | Public Works

1200 E 46th St | Davenport IA 52807

Meeting

Tuesday (5:00 PM)

Meeting Appearance is REQUIRED at:

Council Chambers | City Hall

226 W 4th St | Davenport IA 52801

General Business Requests

(certificates, demolition reviews, national nominations)

01/03/25	01/14/25
01/31/25	02/11/25
02/28/25	03/11/25
03/28/25	04/08/25
05/02/25	05/13/25
05/30/25	06/10/25
06/27/25	07/08/25
08/01/25	08/12/25
08/29/25	09/09/25
10/03/25	10/14/25
10/31/25	11/10/25
11/28/25	12/09/25

Local Landmark Requests

11/29/24	01/14/25
12/27/24	02/11/25
01/24/25	03/11/25
02/21/25	04/08/25
03/28/25	05/13/25
04/25/25	06/10/25
05/23/25	07/08/25
06/27/25	08/12/25
07/25/25	09/09/25
08/29/25	10/14/25
09/25/25	11/10/25
10/24/25	12/09/25

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

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

Phone Contact: 563.326.6198



















Hamburg Historic District (amended)
Name of Property

Scott County, Iowa
County and State

Address State #, Map #, FS # 2016 district status 1983 district status	Historic Name	significant date/s architectural style/type	Materials of walls, foundations, roof
	History of property (owners/residents, census data including birthplace of self (and parents), Sanborn map info), Current use		Architectural data (architect/builder, features, modifications), Garage data
521 W 6th St State #82-00548 Map #030 Field Site #A-21 Parcel #G0053-09 Updated district status: 1 contributing building (A), 1 non-contributing building 1983 NRHP status: Contributing	Dr. Gustav Hoepfner House and Office 1874-1884 - Dr. Gustav Hoepfner - physician and office - continued to own through 1892 - used as rental 1880 census: Hoepfner, Gus (43, physician) - born in Germany - Holstein (Germany - Holstein, Germany - Holstein) 1892-1896 - Otto Albrecht, Jr and wife Clara; 1896-1906 - owned by Clara Albrecht Klenze - used as rental 1910 Sanborn map: house - 1 story - extant 1910 census: Sass, E.W. (29, commercial traveler - ironware) - born in US - IA (Germany, Germany); wife: Emilie (25) - born in US - IA (US - IA, US - IA) 1906-1920 - E.W. and Emilie Sass (commercial traveler); 1920-1929 - owned by Katherina Wunschel - used as rental - 3 families here in 1925; 1929-1940 - owned by various banks/organizations - used as rental; 1940-1944 - owned by Carl A. Buenga 1944-1949 - owned by Kosta Alexoff - four families here in 1945; 1949-1960s - owned by Rosalie and John H. Pruett - noted with 4 apts in 1956 1956 Sanborn map: apartments (4 units) - 1 story - extant Current use: apartments (4 units)	c.1874 Gable-front with side ell (1 story)	Walls: frame - asbestos Foundation: stone (stucco) Roof: gable-front with side gable - asphalt shingle Architect/builder: - Porch: entry porch - round wood column, later wood steps Windows: 6/6 wood window on rear gable, other 1/1 vinyl windows Architectural details: exposed basement on rear Modifications: Historic: -; Non-historic: 1957 - asbestos siding installed Garage: detached - one car Date: c.1951 Walls: concrete block Foundation: concrete Roof: gable-front - asphalt shingles Notes: three-light wood window in gable Other site features: modern block retaining wall along rear of lot (4 ft)
529 Western Ave State #82-02707 Map #031 Field Site #A-22 Parcel #G0053-08 Updated district status: 1 contributing building (A) 1983 NRHP status: Contributing	Charles and Charlotte French House c.1856 - Charles and Charlotte French moved to Davenport from Andover, MA; listed here by 1861-1864 (bought in 1862) - French's express; 1864 - Charlotte died; Charles remarried - Ruth; 1870s-1890 - Charles and Ruth French (French's Express) 1880 census: French, Charles (65, express man) - born in US - MA (US - MA, US - MA); wife: Ruth (61) - born in US - NY (US - NY, US - NY) 1891-1925 - Tomson and Adeline French (French's Express Line), also two other families/lodgers here in 1910; 1926-1934 - various owners, ending in Blue Grass Savings Bank 1910 Sanborn map: house - 2 story - extant 1910 census: French, Tomson (48, transfer company) - born in US - MA (US - MA, US - MA); wife: Adeline (48) - born in US - IL (US - IN, US - IN) 1934-1941 - owned by Blue Grass Savings Bank - used as rental 1941-1956 - Theodore P. and Ada M. Steckel (1940s - constable) 1956 Sanborn map: house - 2 story - extant 2000s - became church - Community of Christ - City Center Ministry Current use: church	c.1860 cross gable (L-plan) (2 story)	Walls: frame - wood Foundation: stone Roof: cross gable - asphalt shingles Architect/builder: - Porch: porch on south - round columns Windows: 1/1 wood windows - wood surrounds Architectural details: house faces west/south, corner tower at SW junction of L-plan with porch, simple gable-roof form Modifications: Historic: west part is addition; Non-historic: - Garage: none Other site features: stone retaining wall in south/rear yard (2 ft)

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
8/12/2025

Subject:

Case DNRHP25-03: Request for demolition of the detached garage at 2534 East 18th Street. The property is located within the McClellan Heights National Historic District. Kathleen Herd Conway, petitioner. [Ward 5]

Recommendation:

Staff recommends the Historic Preservation Commission approve Case DRNHP25-03, being the request to demolish the detached garage at 2534 East 18th Street.

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

Background:

Property Overview:

The property at 2534 East 18th Street is located within the McClellan Heights National Historic District. It is a one-story brick bungalow built in 1930. Defining features include an enclosed front porch, clipped gable roof, and prominent masonry chimney. The ranch sits on the corner of 18th Street and Woodland Avenue, directly across from McKinley Elementary School. The property features a one-car detached garage located adjacent to the alley. The matching brick structure compliments the architectural character of the home, as it was built in the same year. The accessory structure is approximately 247 square feet, but does have a small lean-to shed attached to the south elevation.

Demolition Request:

Due to structural concerns and financial constraints, the property owner is petitioning demolition of the 13'x19' garage. Following demolition, the owner intends to construct a new garage in its place.

Any demolition or partial demolition of a nationally or locally registered property requires review and approval from the Historic Preservation Commission. New construction in a national historic district is outside the Commission's review authority.

The property owner has cited the following reasons for demolition:

1. Failing and shifting concrete block foundation.
2. The north facade has started to bow outward, protruding toward the alley.
3. Shifting walls have resulted in difficulty opening the main door on the south elevation.
4. The owner has been unable to reinstall the broken garage door, leaving the interior exposed to the elements.
5. Cracking in the masonry has expanded over recent years. Contractors cited difficulty replacing damaged bricks with matching units. Instead, brick from the garage will be

salvaged during demolition to aid in the reconstruction of the front porch.

Due to the above structural issues and needed repairs, the homeowner determined it is not financially viable to salvage the small garage. In its current condition, contractors advised that building a new garage would be more affordable while offering additional storage space.

Demolition Review Process:

When there is a request to demolish a building listed on the National Register of Historic Places, which to date has not been designated as a local landmark, the Historic Preservation Commission shall make a determination to allow demolition or delay demolition by considering the criteria in Section 14.01.100. of the Davenport Municipal Code. In the event the commission votes to delay demolition, by a 3/4 vote of its members present, the commission shall have staff prepare an individual property nomination for designation as a local landmark as outlined in Section 14.040 of the Davenport Municipal Code. The structure shall be designated based upon its own merits.

Commission Designation Process:

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

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

Staff Review:

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

Staff researched city records and present the following information:

1. The home is listed as a 'Neutral or Intrusive Structure' in the McClellan Heights Historic District. The Inventory Nomination Form does not specifically reference this property, nor are any photographs of the home or garage documented in the survey, which was completed in 1984.
2. The garage was built in 1930, the same year as the single-family home.
3. Building materials consist of masonry walls, concrete foundation, asphalt shingle, and wood siding. The garage door was removed last year due to damage and has not been replaced.
4. The garage is 247 square feet (13'x19'). The lean-to shed on the south facade is approximately 70 square feet.
5. There does not appear to be any historic events or persons associated with the property. The current homeowner purchased the property in 1983.
6. There does not appear to be a master builder, craftsman, architect, engineer, or

landscape architect associated with the home or garage.

7. According to the Scott County Parcel Report, the net assessed value is \$218,440.
8. There are no zoning, building, or fire code violations on file with the Department of Development and Neighborhood Services for this address.
9. A building permit was issued in 2017 to re-roof the house and detached garage with asphalt shingles.
10. A structural report from a licensed architect or engineer has not been conducted. However, staff visited the property and can confirm the observations and deficiencies listed by the owner.

Attachments:

1. Application
2. Contractor Estimate for Repairs
3. Background Information and Photos
4. Building Permits
5. Scott County Parcel Report
6. McClellan Heights Historic District
7. Section 14.01.100 Historic Structure 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

National	8-1-25	8-12-25
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SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME
 2534 East 18th St e0006-21

Applicant Name | Company Name
Kathleen Herd Conway

Address
2534 East 18th Street

City | State | Zip
Davenport, Iowa 52803

Phone
563-508-8306

Secondary Phone

BRIEF OVERVIEW OF THE PROJECT (not a scope of work)
 Demolish garage which I believe was built in 1929 and build a new garage. The brick of the garage is cracked in several places, has been repaired once maybe 20 years ago but is cracking again and also in new places.

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.

Kathleen Herd Conway

Type Applicant's Name
Kathleen Herd Conway
 Applicant's Signature

7/29/2025
 Date

ALL SUBMITTALS SHALL INCLUDE:

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

Photos of all existing building/sign façades/elevations

Evidence of 'Economic Hardship'

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

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

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

Property Owner
Kathleen Herd Conway

Address
2534 East 18th Street

Phone
563-508-8306

Secondary Phone

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.

Project Manager/Other
Great Plains Construction

Address
P.O. Box 923 Bettendorf Iowa 52722

Phone
563-529-1029

Secondary Phone
563-579-0972

E-Mail Address

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



PO BOX 923 Bettendorf, Iowa 52722

greatplainscustom@gmail.com

July 15th, 2025

Kathy Conway,

Thank you for the opportunity to provide you with this proposal for the demolition of your existing garage and foundations and the construction of a new garage approximately 18' x 22'.

The scope of work included in our proposal is as follows -

General Conditions

- Design drawings for permitting purposes
- City of Davenport Building permit
- General Liability Insurance
- Job supervision/management as necessary during construction
- General clean-up and removal of construction debris

Demolition

- Provide labor & materials to remove the existing garage structure (roof, walls) completely including the foundation and garage slab
- Provide labor & materials to disconnect the power from house to garage
- Provide labor & materials to haul off all materials and dispose of in a proper manner to the county dump.

Foundations

- Provide labor & equipment to excavate for the new foundation.
- Provide labor & materials to form & pour a concrete monolithic foundation & slab system per City of Davenport Building codes.
- Provide labor & materials to backfill exterior of foundations with existing soils
- Provide labor & materials to backfill interior of foundations with gravel
- Provide labor & materials to form & pour a new concrete apron at entry into the garage from the alley

Carpentry

- Provide labor & materials to frame a 1-½ car garage with 2 x 4 walls per city building codes.
- Provide labor & materials to build roof structure with engineered roof trusses per city building codes.

Roofing

- Provide labor & materials to install felt roofing underlayment
- Provide labor & materials to install 25 year IKO asphalt shingles (standard color) per city building codes.

Gutters & Downspouts

- Provide labor & materials to install white aluminum 5" gutters & downspouts

Siding/Windows/Doors

- Provide labor & materials to install double 4" lap vinyl siding on the exterior of the garage walls.
- Provide labor & materials to install white aluminum soffits & fascia
- Provide labor & materials to install 1 - 3' x 6' 8" steel exterior man door into the garage with keyed lock
- Provide labor & materials to install one (1) white vinyl double hung window on the garage

Electrical

- Provide labor & materials to install wiring for one (1) flood light over the garage door & one exterior coach light fixture next to the man door
- Light fixtures are to be provided by the Owner
- Provide labor & materials to install wiring for 1 switch for garage ceiling light
- Provide labor & materials to install wiring for 1 interior outlet and 1 exterior outlet
- NOTE - Power appears to be in place from house to existing garage and will be reused. New electrical service from the house to the garage is NOT included in this proposal

Garage Door

- Provide labor & materials to install an 8' wide x 7' high non-insulated steel garage door
- Provide labor & materials to install automatic garage door opener for the garage door

Paint

- Provide labor & materials to paint the garage man door.
- No other painting is included

Landscaping

- By Owner

Clarifications & Exclusions

- Owner understands what items are NOT included
- Any unforeseen conditions or engineering that may be required is not included
- Any surveying required to establish garage building location is not included
- Payments due upon receipt of invoices - Progress billing to be bi-weekly
- This proposal is good for 30 days

Thank you for the opportunity to provide you with this proposal. ,

Matt Fennelly & Tom Fennelly

GREAT PLAINS CONSTRUCTION

Werderitch, Matt

From: Kathleen Conway [REDACTED]
Sent: Monday, August 11, 2025 2:39 PM
To: Werderitch, Matt
Subject: [EXT] Fwd: Conway Garage

ATTENTION: This is an external email.

----- Forwarded message -----

From: Matt and Tom Fennelly [REDACTED]
Date: Mon, Aug 11, 2025 at 1:08 PM
Subject: Conway Garage
To: Kathleen Conway [REDACTED]
CC: Matt and Tom Fennelly [REDACTED] Matt Fennelly
[REDACTED]

Dear Kathy Conway,
Regarding your garage - We have reviewed the areas of concern about the repairs needed for the garage.
The following items are in need of repair.

- There is some foundation settling that has resulted in the north and south walls to be out of level (slightly tilted).
- There are multiple areas where the brickwork has cracked (because of settling) and some repairs have been made.
- If settling continues the brickwork will continue to crack.
- The entry door does not operate properly because the south wall is out of level/tilted
- The garage door has been removed and will need to be replaced
- The windows are original and have rotted and are not functional and need to be replaced
- The gutters and downspouts are no longer operating properly and need to be replaced
- Exterior wood trim and gable siding needs to be replaced in certain locations

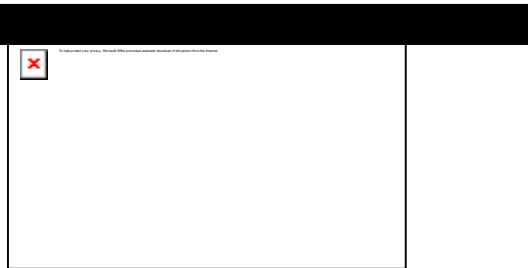
- Exterior trim and gable siding will need to be painted after repairs are completed
- The garage parking length is less than 18' and does not accommodate today's vehicles

An estimated cost to complete all of the repairs would be in the \$30,000 range - \$35,000.

With these repair costs a tear down and build new is recommended to accommodate today's vehicles.

--

Tom Fennelly 563-529-1029
Matt Fennelly 563-579-0972
Owners/Operators



2534 E 18th Street



ALLEY

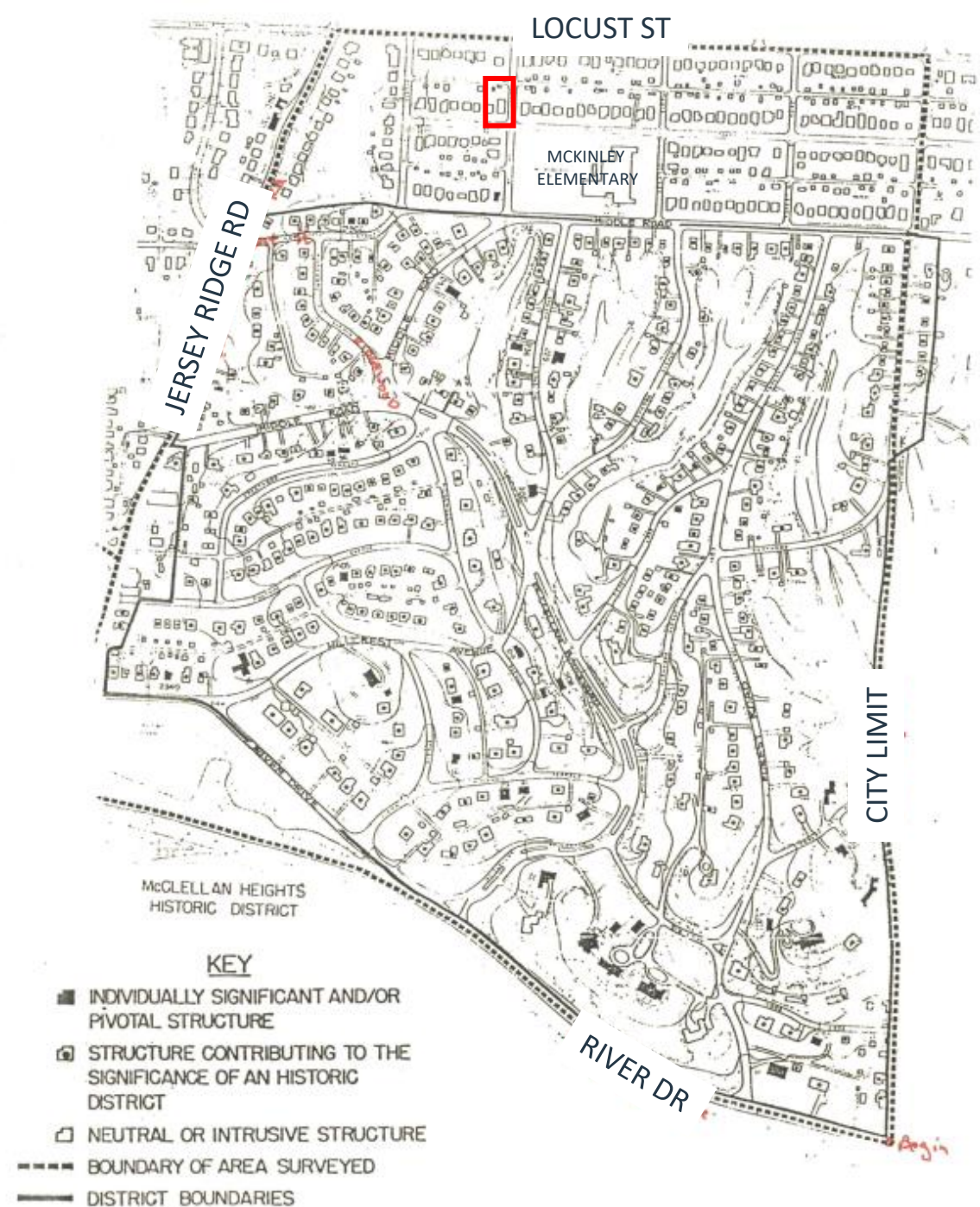
WOODLAND AVE

18TH ST

MCKINLEY
ELEMENTARY

McClellan Heights Historic District

- National District
- Surveyed in 1984
- Developed from south to north
- Streets follow natural topography
- Residential district with over 400 homes
- District is a microcosm of American domestic architecture.
- Property is listed as a 'Neutral or Intrusive Structure'



Request

- Demolition of the detached garage.



Existing Condition



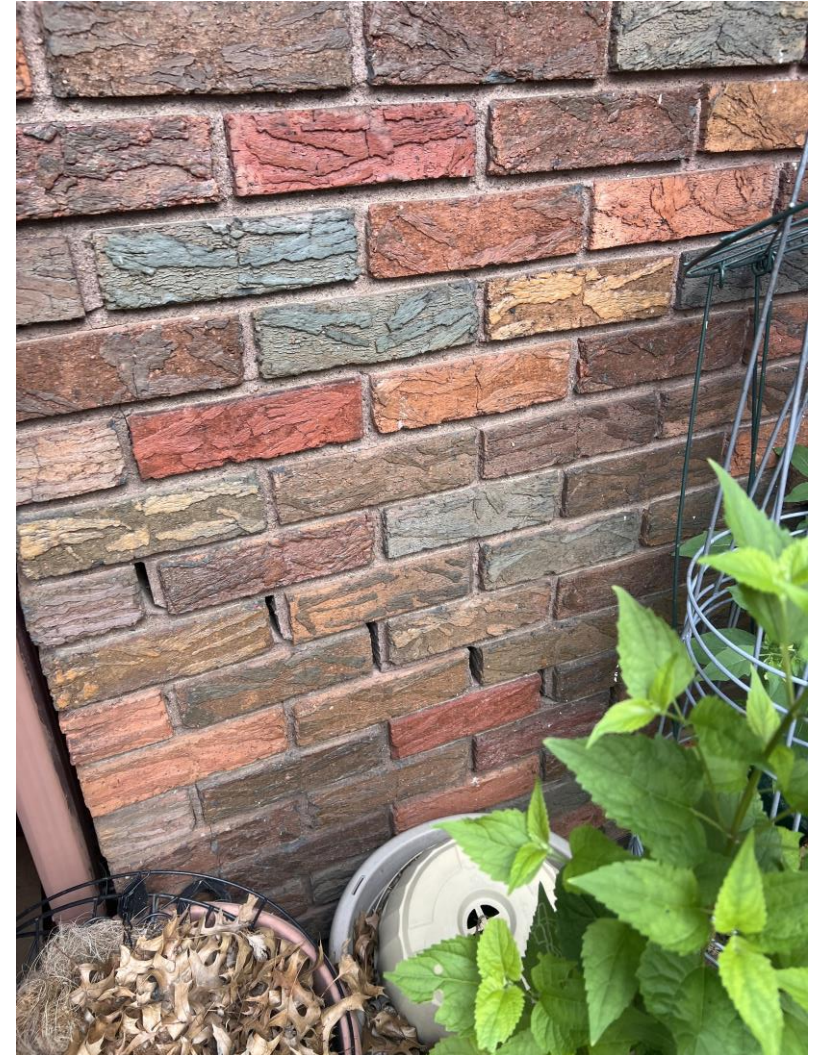
Existing Condition

DAVENPORT
IOWA | USA



Existing Condition

DAVENPORT
IOWA | USA



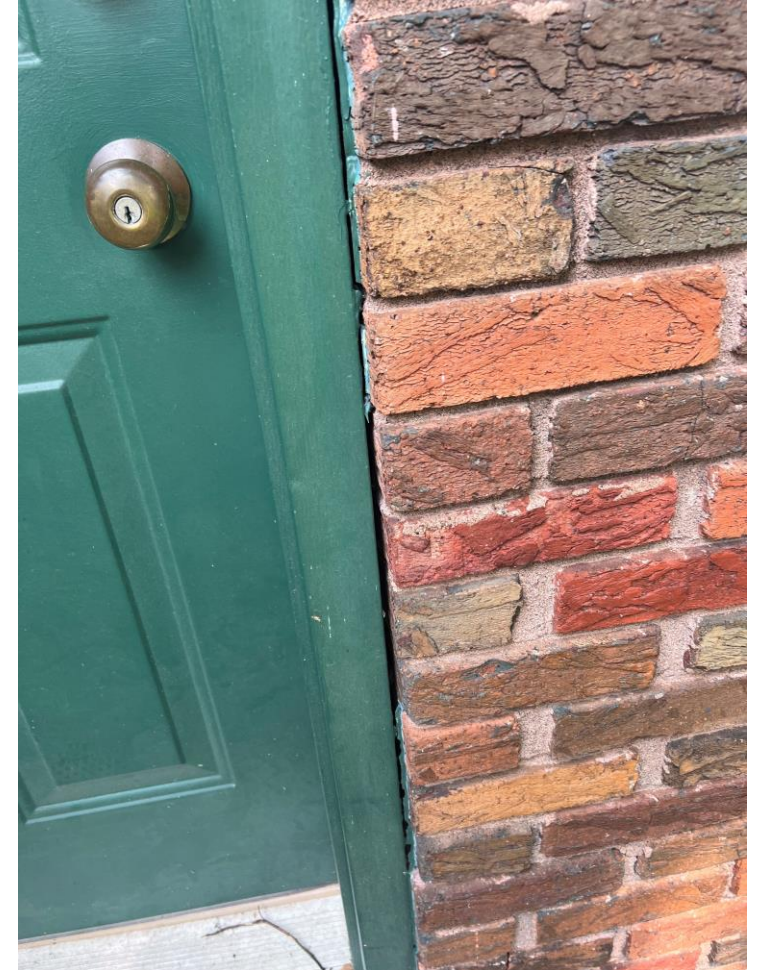
Existing Condition

DAVENPORT
IOWA | USA



Existing Condition

DAVENPORT
IOWA | USA



Existing Condition





BUILDING PERMIT
PUBLIC WORKS DEPARTMENT
BUILDING INSPECTION DIVISION
DAVENPORT, IOWA
563.326.7745

Permit Number: **BLD-027450DAV**
Job Address: **2534 E 18TH ST**

Issue Date: 10/19/2016
Expiration Date: 04/17/2017

Permission is hereby given to:
Contractor: GREEN VALLEY CONSTRUCTION INC

on: 10/19/2016

To be used as: SINGLE FAMILY DWELLING
Class of work: REROOF
Parcel #: E0006-21
Legal Description:

Valuation: \$10,000.00

Owner Name KATHLEEN CONWAY
& Address: 2534 E 18TH ST DAVENPORT IA 52803

Const. Type/Sq Ft:
Occupancy Load:
Sprinkler Y/N: N

COMMENTS:

COVER HOUSE, DETACHED GARAGE, AND SHED ROOFS WITH 33 SQUARE OF ASPHALT SHINGLES. REMOVE ALL LAYERS OF EXISTING ROOFING MATERIAL. 2 LAYERS MAX. OF SHINGLES, 1 LAYER OF BUILDUP- ICE SHIELD REQUIRED BY CODE. MR#9849-29

This permit is issued on the express condition that the above work shall conform in all respects to the statements certified to in the application for such permit, and that all work shall be done in accordance with all applicable zoning, building, electrical, land use, excavating, plumbing and mechanical ordinances of the City of Davenport, Iowa and the State of Iowa. FAILURE TO IDENTIFY A CODE DEFICIENCY DURING THIS REVIEW OF THE APPLICATION FOR A BUILDING PERMIT DOES NOT GIVE THE PERMIT APPLICANT THE RIGHT TO VIOLATE THE CODE. THE FINAL INSTALLATION MUST BE IN CONFORMANCE WITH THE CODE. I or we further certify that we have read and understand the requirements of this permit and that all statements made by us in securing this permit are true and complete to the best of our knowledge.

TOTAL FEES: \$121.25

Inspector

Licensed Contractor/Owner

GREEN VALLEY CONSTRUCTION INC
3412 STATE ST
BETTENDORF IA 52722

2534 E. 18th St.

Permit #103203

Iss. 5/24/71

Mrs. Lester Bsst-0

2534 E. 18th St.

Inter City Builders-C

2148 W. 2nd St.

Cover roof of house & garage with 30 sqs. of 3-1 asphalt shingles, ~~xxxx~~ Remove all old roof. All as per code.

Gar-\$150.

\$1250.

f 7-13-71 CW

2534 E. 18th St.

Permit #1120
Issued 6-1-26

Lester G. Huggins -0-
Same

Brick garage \$200.00

Scott County / City of Davenport, Iowa

Summary - Auditor's Office

Parcel ID E0006-21
 Alternate ID E09008
 Property Address 2534 E 18TH ST
 DAVENPORT IA 52803
 Sec/Twp/Rng N/A
 Brief Tax Description MCCLELLAN PARK ADD Lot: 016 Block: 008 MCCLELLAN PARK ADD
 (Note: Not to be used on legal documents)
 Deed Book/Page 19839719
 Contract Book/Page
 Gross Acres 0.00
 Net Acres 0.00
 Adjusted CSR Pts 0
 District DAD - DAVENPORT DAVENPORT
 School District DAVENPORT SCHOOL
 Subdivision MCCLELLAN PARK ADD



Owners - Auditor's Office

Deed Holder
 HERD KATHLEEN M
[2534 E 18TH ST](#)
 DAVENPORT IA 52803
 Contract Holder
 Mailing Address
 HERD KATHLEEN M
 2534 E 18TH ST
 DAVENPORT IA 52803

Property Record Card (Davenport)

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

Request Mailing Address Change (Davenport)

Land - Assessor's Office

Map Area E09
 Lot Dimensions Regular Lot: 45.00 x 140.00
 Lot Area 0.15 Acres;6,300 SF

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

Residential Dwelling - Assessor's Office

Residential Dwelling
 Occupancy Single-Family
 Style 1 Story Brick
 Year Built 1930
 Exterior Material Brick (Solid)
 Total Gross Living Area 1,424 SF
 Attic Type Floor & Stairs;
 Number of Rooms 0 above; 0 below
 Number of Bedrooms 2 above; 0 below
 Basement Area Type Full
 Basement Area 1,424
 Basement Finished Area
 Plumbing 2 Standard Bath - 3 Fi
 Central Air Yes
 Heat FHA - Gas
 Fireplaces 1 Masonry w/Gas Insert;
 Porches 1S Brick Enclosed (167 SF);
 Decks
 Additions 1 Story Brick (88 SF) (88 Bsmt SF);
 1 Story Brick (50 SF) (50 Bsmt SF);
 1 Story Brick (26 SF) (26 Bsmt SF);
 Garages 247 SF (19F W x 13F L) - Det Brick (Built 1930);

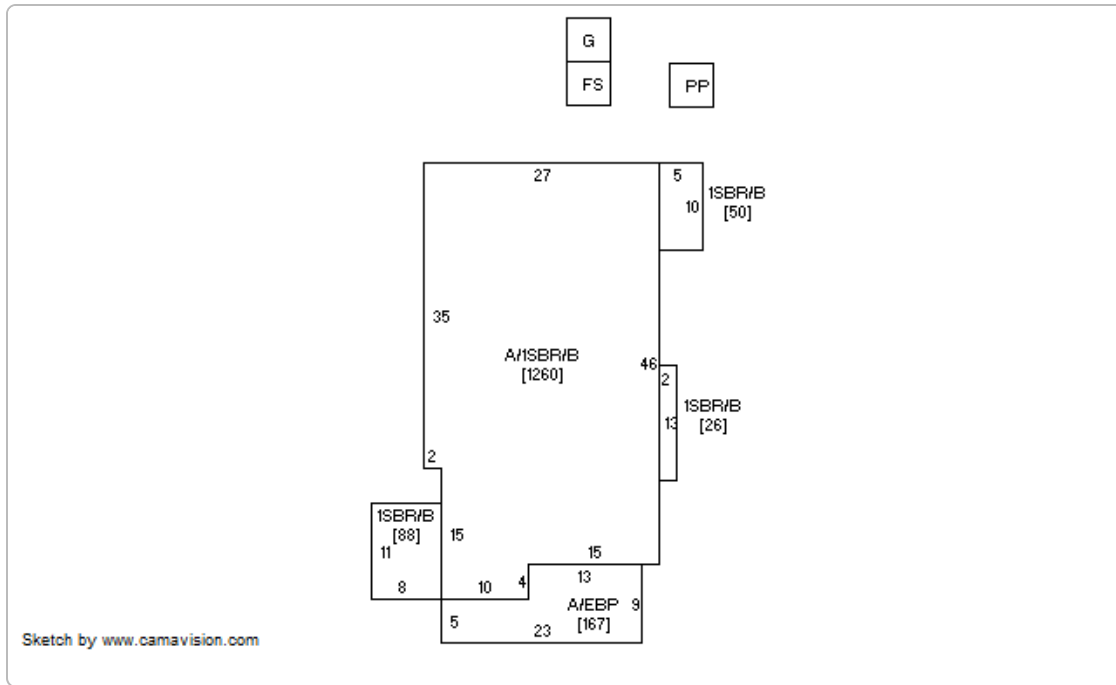
Yard Extras - Assessor's Office

#1 - (1) Shed W14.00 x L8.00 112 SF, Frame Shed, Average Pricing, Built 2000

Photos - Assessor's Office



Sketches - Assessor's Office



Permits - Assessor's Office

Permit #	Date	Description	Amount
21-47191	08/02/2021	Plumb/Elec	1,600
B027450	10/19/2016	Roof	10,000
4425	11/25/2008	Furnace	1,900
179072	09/14/1999	Windows/Doors	8,300

Sales - Assessor's Office

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
6/16/1983		HERD, KATHLEEN M	1983-009719	NONE	X		\$0.00

Recent Sales in Area

Sale date range:

From:

To:

08/06/21

08/06/21

Distance:

Units:

1500

Feet

Valuation - Assessor's Office

	2025	2024	2023	2022
Classification	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$28,670	\$28,670	\$28,670	\$27,560
+ Assessed Building Value	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$189,770	\$161,310	\$161,310	\$159,830
= Gross Assessed Value	\$218,440	\$189,980	\$189,980	\$187,390
- Exempt Value	\$0	\$0	\$0	\$0
= Net Assessed Value	\$218,440	\$189,980	\$189,980	\$187,390

Taxation - Auditor\Treasurer's Office

	2024 Pay 2025-2026	2023 Pay 2024-2025	2022 Pay 2023-2024
x Rollback (estimated)	47.43	46.34	54.65
+ Taxable Land Value	\$13,599	\$13,286	\$15,062
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$76,512	\$74,756	\$87,347
= Gross Taxable Value	\$90,111	\$88,042	\$102,409
- Homestead 65+ Exemption	(\$6,500)	(\$3,250)	\$0
- Military Exemption	\$0	\$0	\$0
= Net Taxable Value	\$83,611	\$84,792	\$102,409
x Levy Rate (per \$1000 of value)	37.67913	37.63357	39.08417
= Gross Taxes Due	\$3,150.39	\$3,191.03	\$4,002.57
- Ag Land Credit	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	(\$182.74)	(\$182.52)	(\$189.56)
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$2,968.00	\$3,008.00	\$3,814.00

Tax History - Treasurer's Office

Year	Due Date	Amount	Paid	Date Paid	Receipt
2024	March 2026	\$1,484	No		602206
	September 2025	\$1,484	No		
2023	March 2025	\$1,504	Yes	3/10/2025	619233
	September 2024	\$1,504	Yes	9/12/2024	
2022	March 2024	\$1,907	Yes	3/20/2024	602253
	September 2023	\$1,907	Yes	9/20/2023	
2021	March 2023	\$1,914	Yes	3/29/2023	656769
	September 2022	\$1,914	Yes	9/28/2022	
2020	March 2022	\$1,959	Yes	3/16/2022	606379
	September 2021	\$1,959	Yes	9/20/2021	
2019	March 2021	\$1,914	Yes	3/9/2021	674393
	September 2020	\$1,914	Yes	9/11/2020	
2018	March 2020	\$1,858	Yes	3/18/2020	606005
	September 2019	\$1,858	Yes	9/24/2019	
2017	March 2019	\$1,751	Yes	3/12/2019	676829
	September 2018	\$1,751	Yes	9/20/2018	

Year	Due Date	Amount	Paid	Date Paid	Receipt
2016	March 2018	\$1,719	Yes	12/29/2017	611596
	September 2017	\$1,719	Yes	9/5/2017	
2015	March 2017	\$1,654	Yes	3/15/2017	777870
	September 2016	\$1,654	Yes	9/29/2016	
2014	March 2016	\$1,589	Yes	4/4/2016	706060
	September 2015	\$1,589	Yes	9/18/2015	
2013	March 2015	\$1,574	Yes	3/20/2015	604434
	September 2014	\$1,574	Yes	9/15/2014	
2012	March 2014	\$1,428	Yes	3/31/2014	638010
	September 2013	\$1,428	Yes	9/19/2013	

Davenport Data Correction Feedback Form

[Link to Data Correction Feedback Form](#)

Treasurer Data Correction Feedback Form

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

Pay Property Taxes

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

Davenport Tax Credit Applications

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

Scott County Land Records

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

Property Fraud Alert

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

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

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

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 Last Data Upload: 8/6/2025, 6:02:32 AM

**United States Department of the Interior
National Park Service**

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

For NPS use only JUN 12 1984
received
date entered NOV 1 1984

Continuation sheet McClellan Heights District Item number 8G

Page 1

McClellan Heights Historic District

Description:

McClellan Heights is located on the eastern edge of the City of Davenport, between the village of East Davenport (listed in National Register in 1979) and the west city line of Bettendorf. Occupying some 400 acres, McClellan Heights is a residential area of over 400 dwellings, most built between about 1905 and 1940. The land is rather irregular, with hills and ravines characteristic of other sections of the city, particularly the Hamburg, Fulton Addition, and LeClaire Reserve. However, unlike these older areas of Davenport, McClellan Heights is laid out in such a way that streets tend to follow the topography. The result is a system of winding roads and numerous odd-shaped lots, the latter particularly noticeable in the lower portion of the district. The main road through the district is McClellan Boulevard, which extends from River Drive on the south to Middle Road at the north, and is marked by median strips its entire length. Other streets branch off in a dendritic pattern west to Jersey Ridge Road or east into the neighboring city of Bettendorf.

Throughout most of the district, the houses are uniformly set back and evenly spaced, although the setback varies from street to street, and often from one side to another. Along roads that follow ravines, the houses are set high above street level along ridge crests. In a significant number of cases, bank construction has been utilized to take advantage of the topography and to provide additional floor space -- often for basement garages. Much of the district is heavily wooded, particularly in the southern portion. Where streets follow ridges, the ravines to either side (behind the houses) are also left wooded in most cases.

McClellan Heights was developed from south to north, a pattern clearly reflected in the age of its residences. The district began as a rather exclusive suburb, among the first houses being four very large mansions, built just before World War I, that overlook the Mississippi River from Wood and Nichols lanes. Soon, however, the area became a popular address for middle- and upper-middle-class Davenport families, and over the next 20 years McClellan Heights experienced intensive development.

The resulting residential district is to a high degree a microcosim of American domestic architecture from the First to the Second World War. Most are 1-1/2 or 2 stories, with construction materials including frame, facebrick, stucco, concrete and half-timber. While some houses are self-conscious attempts to recreate past architectural styles, many exhibit

United States Department of the Interior
National Park Service

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Continuation sheet McClellan Heights District Item number 8G

Page 2

a free-form eclecticism characteristic of their time. Major styles represented include Craftsman, Prairie, Tudor, Mediterranean, English Period revivals, and the American colonial revivals: Georgian, New England, and Dutch. The "American foursquare" is also present, along with a lower-profiled version incorporating assorted features of various styles.

The boundaries of the McClellan Heights district are the eastern Davenport city line, East River Drive and E. 11th Street on the south, Jersey Ridge Road on the west, and East Street and Middle Road on the north. These boundaries represent the effective limits of the Heights' naturalistic layout, which in large part does not allow any rational delineation of any smaller land area. Although most of the individually significant properties are located in the lower portions of the district, the Heights' very special sense of time and place is strongly evident throughout the area. Properties in the district have been rated A (of individual importance), B (contributing), or C (intrusive). All buildings built after 1934 have been automatically categorized as non-contributing structures or "C".

Significance

The McClellan Heights district is significant in the following respects:

1. It represents a form of urban land subdivision that was a notable departure from traditional patterns in Davenport. From the original town plat of 1833, Davenport followed the common midwestern rectangular grid pattern, oriented firmly to the points of the compass, that was imposed upon the landscape regardless of terrain or natural boundaries. While this system proved efficient for land sale, it was not always so with regard to land use. Beyond the flat floodplain of the Mississippi, the land was marked by bluffs, hills and narrow ravines. Superimposition of the grid system in these areas of Davenport produced lots with awkward siting and required expensive cutting of streets through natural landforms.

Not until the first subdivisions in McClellan Heights were laid out in 1906 was this traditional pattern altered. Deriving from the work of 19th century landscape architects such as Fredrick Law Olmstead, McClellan Heights was laid out in plat after plat according to principles of terrain utilization, in which streets followed natural contours, running along ravines or around hills, rather than cutting arbitrarily across them. The program was particularly effective in lower McClellan Heights, where the rugged attractiveness of the landscape was enhanced, rather than ignored.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
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date entered	NOV 1

Continuation sheet McClellan Heights District

Item number 8G

Page 3

It contributed significantly to an almost parklike setting, in the tradition of Olmstead and Davenport's own Fejervary and Vander Veer parks; but in McClellan Heights, residents were able to live "within" the park, rather than around it. The theme was further emphasized through street names such as Edgehill, Crestwood, Forest, Wood Lane, and Hillcrest, which suggested various characteristics of the landscape.

2. The district comprises, in effect, a catalog of mainstream domestic architectural styles and influences for the 20th century before World War II. Until very recent years, this aspect of American architecture has been relatively ignored, and thus has not benefited from the attention architectural historians have given to earlier periods and the Modern movement. This lack of professional interest has been reinforced by popular attitudes that attribute a quality of significance to age and to the relatively rare. The fact that there seems to be "so much" early 20th century domestic architecture in American cities and towns has been seen as proof that such architecture is unimportant -- when on the contrary its very ubiquity is testament to its importance in the society of its time and its contribution to the character of so many communities.

In this regard, McClellan Heights offers an excellent opportunity to observe major trends in domestic architecture of the period, and its recognition may serve to enhance public appreciation of those characteristics.

Several important influences are seen in the architecture of McClellan Heights. The rising prosperity and increase in size of the middle class in early 20th century Davenport led to extensive new residential construction in new areas of the city. Increased use of prefabrication and standardization had its effect on costs, bringing new houses within the range of many families. Architects produced pattern books as well as custom designs, and would-be home builders had numerous catalogs from which to choose, produced by area firms such as Gordon-Van Tine of Davenport, and Huttig of Muscatine, as well as Sears Roebuck, Radford, and other nationwide promoters.

House design in Davenport began to undergo important changes at the turn of the century. There was increasing emphasis on functionalism, growing out of the Craftsman and Prairie idioms, that was expressed in more open plans and more efficient utilization of space. This functionalism was also expressed in rejection of applied ornament in favor of a more straightforward use of materials, and a tendency to let materials and construction techniques stand as decorative elements in themselves. In addition, the traditional front porch or veranda was gradually abandoned,

United States Department of the Interior
National Park Service

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For NPS use only	JUN 12 1984
received	
date entered	

Continuation sheet McClellan Heights District Item number 8G Page 4

replaced with a small stoop, or omitted altogether, and patios to the side or rear became more commonplace. The growing influence of the automobile was also evident in the design of garages to match houses, and also in incorporation of garages directly into the plans of houses themselves.

In contrast to the verticality typical of much Victorian architecture, Davenport's early 20th century housing displayed, again through Prairie influences, more horizontal profiles, achieved through lower roofs, broad eaves, and linear arrangement of fenestration. The concern for functionalism and naturalistic expression did not, however, end the popular enthusiasm for styles of former ages. Just as the 19th century saw revival of Greek classicism and the borrowing of Renaissance Italian and the medieval Gothic and Romanesque styles for American domestic design, the 20th century public enjoyed revival of colonial styles, from the New England and "Dutch" to Spanish, as well as the picturesque "Period" and Tudor styles from England. In general, however, the 20th century expression of past styles was less literary, and more simply conceived, through use of a few details to suggest, rather than literally recreate, earlier forms.

These features of popular domestic architecture in the first half of the 20th century are seen in numerous ways in McClellan Heights. Least representative, perhaps, are five of the most notable houses in the district, three on Wood lane, one above Nichols Lane and one on Hillcrest. All five are very large dwellings with long, rectangular plans below spreading roofs. All are arranged with a basic axial symmetry, which is carefully expressed on what might be called the "river" fronts. This symmetry, however, is markedly less pronounced on the opposite, "entrance" fronts, four of which feature prominent porte-cocheres. Four have gray stucco outer walls, and all display an understated use of exterior ornament as well as an overall horizontality achieved through spreading roof planes and tendency to group windows in bands. Out of these common characteristics, the houses still retain marked individuality, through selection of stylistic themes: one is clearly in the Prairie idiom, two borrow from the Tudor Revival, and the remaining two combine neoclassical and Prairie features.

While there are few "textbook" examples of the Prairie style in McClellan Heights, its influence was pervasive. It was particularly pronounced in adaptations of the turn of the century "American foursquare" and versions of the formalized Prairie style used by George Maher in Oak Park, Illinois. Broad roofs, horizontal openings and placement of upper story windows close beneath eaves were common characteristics which were then combined with features from revival styles, for example a neoclassical doorway, or Spanish stucco and round arches. A neo-Georgian theme was also popularly applied to

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the foursquare, usually with a slight elongation of the plan from the foursquare's cubic form. Numerous examples of these houses exist in McClellan Heights: a brief list might include: 124, 126 and 128 Forest, 2414 Fulton, 26 and 51 Glenwood, 17 Edgewood, 249 Fernwood and 2739 Middle Road.

The Craftsman style is also well-represented in McClellan Heights. The 1-1/2 story side-gable bungalow, with broad veranda subsumed under the main roof, is seen at 400 McClellan Blvd., 116 Hillcrest, and 2312 East River. Front and multi-gabled versions include 110 Ridgewood, 35 Edgehill, and 122 Ridgewood. An unusual front jerkin-head gable Craftsman house is located at 2505 Fulton; it features a subtle asymmetry and self-contained plan that brings corner entrances and porches within the shelter of the main roof. A pair of Craftsman houses in Edgehill (29 and 31 Edgehill), likely by the same builder, have extremely wide, shallow gable roofs that dominate what appear to be very low-profiled structures, but which, due to the fall-off of the bank at the rear, incorporate almost full ground floors beneath the main living areas. An excellent example of the quality achievable in the style is 2527 Middle Road, a deceptively low, rambling multiple-roofed dwelling which blends appropriately into its natural surroundings through use of textured brown-green brick and dark-stained wood.

The revival of colonial and early American styles was also popular in McClellan Heights. Three major themes were the Georgian, New England, and "Dutch" colonial, distinguished in large measure by their roof types (hipped, side-gable, and gambrel, respectively). In other respects they were rather similarly executed, with rectangular plans, main facades on the long sides, and usually a three- or five-part frontal symmetry in which the central entrance constituted the chief decorative element. Neo-Georgian colonials include 222 Hillcrest, 22 Kenwood, 2520 Fulton, 336 Forest, and 222 and 234 Fernwood. The gable roofed New England-inspired colonial appeared both as the Cape Cod cottage (29 Kenwood, 27 Kenwood, 335 Forest, 205 Fernwood) and the larger, two-story house (10 Roberts, 118, 144 and 145 Forest, and 59 Crestwood). In addition, there are several reinterpretations of Greek Revival "farmhouse" styles (141 Forest, 211 Fernwood). The Dutch colonial revival is represented in both brick and clapboard versions, usually with large shed dormers to illuminate upper stories (46 Kenwood, 327 McClellan, 2512 and 2423 Fulton, 70 Crestwood). Although most of the colonial houses are fairly large, their inspiration is carried over to far more modest dwellings as well. In the northern portions of the district, one can find numerous little cottage forms, their main entrances boldly articulated with gables suggestive of pediments, supported on sturdy "classical" columns (258 and 260 Fernwood, 2523 Middle Road, and 709 Ridgewood).

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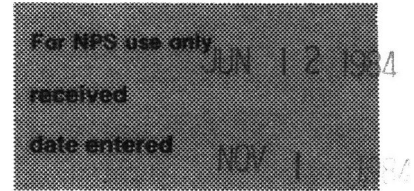
The 1920's revival of "Mediterranean" styles, such as the Spanish Colonial and Mission, had only limited influence in Davenport. However, construction in 1924 of the Petersen Memorial Bandshell, clearly modelled on Bertram Goodhue's music pavilion for the Panama-Pacific Exposition of 1915, may have been responsible for generating at least a modicum of local interest in the Latin styles. Although a few Mediterranean-style structures exist elsewhere in Davenport, the best examples are located in McClellan Heights (129 Ridgewood, 2737 Wood Lane, 301 Hillcrest, 37 Glenwood, 11 Roberts). The Mediterranean theme was also expressed, though less directly, in an occasional round-arched doorway or window (241 Hillcrest, 119 Ridgewood, 312 Forest, 2506 East), and in at least one curved parapet gable (42 Hillcrest).

Davenport's 20th century interest in architectural styles of earlier centuries was not limited to America's colonial past. The high-gabled, half-timbered dwellings of medieval and Tudor England inspired the design of numerous houses in Davenport, with styles and sizes to fit nearly any budget. The city's wealthier inhabitants began to choose the style before World War I, as seen in two of the big houses on Wood Lane and at 5 Forest. The city's prosperous middle class soon embraced this style as well, particularly in McClellan Heights (232 and 240 Hillcrest, 217 Hillcrest, 33 Kenwood, 118 Ridgewood, 242 Fernwood). Still smaller versions, often known as "period cottages," were built in significant numbers in the late 1920's and 1930's. A few adopted the stuccoed exterior of the "Cotswold" style (42 Kenwood, 323 McClellan).

Although the city's medieval/Tudor style dwellings ranged from the overtly ostentatious to the rather self-consciously picturesque, the Walter Priester house at 8 Roberts develops the theme with marked distinction, restraint, and attention to quality of design and materials.

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McClellan Heights Historic District

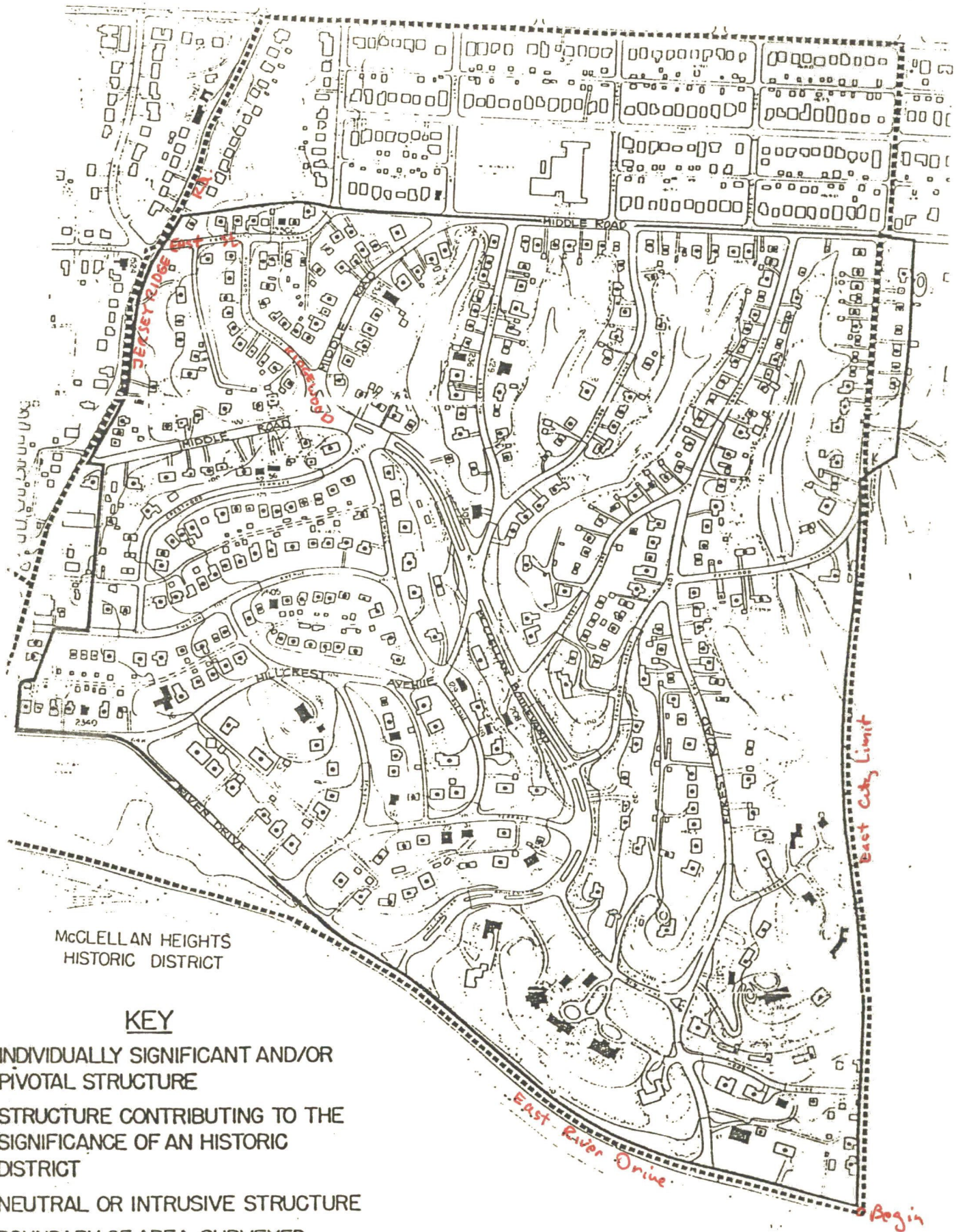
Verbal Boundary Description

Beginning at the intersection of E. River Drive with the east city limit of the City of Davenport; then northwest along East River Drive to a point directly south of the south end of Jersey Ridge Road; then north to Jersey Ridge Road; then north along Jersey Ridge Road to the northwest corner of the property at 2412 East Street; then east along north property lines of properties on north side of East Street, to intersection of Ridgewood, East Street, and Middle Road; then east along Middle Road to east city limit of the City of Davenport; then south along this line to beginning.

UTM References:

- A 15/705875 4601040
- B 15/705860 4599940
- C 15/704920 4600280
- D 15/705070 4600980

Acreage, 188.23 acres.



McCLELLAN HEIGHTS
HISTORIC DISTRICT

KEY

- INDIVIDUALLY SIGNIFICANT AND/OR PIVOTAL STRUCTURE
- ◻ STRUCTURE CONTRIBUTING TO THE SIGNIFICANCE OF AN HISTORIC DISTRICT
- ◻ NEUTRAL OR INTRUSIVE STRUCTURE
- BOUNDARY OF AREA SURVEYED
- DISTRICT BOUNDARIES

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.