

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Monday, November 10, 2025; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Call to Order
- II. Secretary's Report
  1. Consideration of the September 9, 2025 meeting minutes.
- III. Communications
- IV. Old Business
- V. New Business
  1. Case COA25-13: Reconstruction of a retaining wall at 705 Gaines Street. The Lois P. Best Apartments is listed as a contributing structure in the Hamburg Local Landmark Historic District. Davenport Historic Properties LLC, petitioner. [Ward 3]
  2. Case DNRHP25-04: Request for demolition of the detached garage at 1817 Jersey Ridge Road. The property is located within the McClellan Heights National Historic District. Coach House Garages, petitioner. [Ward 5]
- VI. Other Business
- VII. Open Forum for Comment
- VIII. Adjourn
- IX. Next Meeting: December 9, 2025

City of Davenport

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

**Action / Date**  
**11/10/2025**

Subject:  
Consideration of the September 9, 2025 meeting minutes.

Recommendation:  
Approve the minutes.

Background:  
The September 9, 2025 meeting minutes are attached.

Attachments:  
1. Meeting Minutes 9-9-25

# HISTORIC PRESERVATION COMMISSION MEETING MINUTES

## CITY OF DAVENPORT, IOWA

TUESDAY, SEPTEMBER 9, 2025; 5:00 PM

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

### I. Call to Order

Chairperson Hustedde called the meeting to order.

Present: Eaton, Hustedde, Kretz, Hoff, Adams

Excused: Gomez, McGivern

Staff Present: Reu, Werderitch

### II. Secretary's Report

#### 1. Consideration of the August 12, 2025 meeting minutes.

Motion by Kretz, second by Eaton, to approve the August 12, 2025 meeting minutes.

Minutes were unanimously approved by voice vote (5-0).

### III. Communications

Staff updated the Commission on the following events: Gold Coast Brunch & Garden Tour, Butterworth Center & Deere-Wiman House Porch Party, and the Hilltop Inn of Davenport Good Neighbor Project Meeting.

Jan Stoffer, Butterworth Center & Deere-Wiman House, asked Commissioners if they would be interested in participating in the creation of a historic preservation curriculum. This would include partnering with other Historic Preservation Commissions throughout the Quad Cities. Commissioners were supportive of the potential partnership.

Staff provided an update on the demolition of the John Hiller Building located at 314 Gaines Street. A Certificate of Public Hazard had been issued on August 19, 2025, due to significant structural deterioration affecting both the interior and exterior of the building. Commissioners expressed disappointment over the loss of the historic landmark and engaged in further discussion on strategies to address property neglect and support the long-term preservation of historic structures.

### IV. Old Business

### V. New Business

#### 1. Case COA25-12: Request for rehabilitation of the porches and installation of gutters at 512 East 6th Street. The Henry H. Smith-J.H. Murphy House is a locally listed historic landmark. Donna Martin, petitioner. [Ward 3]

Staff presented an overview of the request to rehabilitate the east, south, and west porches and to install gutters on the octagon portion of the home.

Staff recommended approval of the Certificate of Appropriateness to rehabilitate the porches at 512 East 6th Street in accordance with the submitted material, subject to the following conditions:

1. To the greatest extent practicable, replacement porch features shall match the old in design, color, texture, visual qualities, and materials.
2. As the design for the rehabilitation of the porches progresses, any substantial modifications shall require a separate Certificate of Appropriateness Application and review by the Historic Preservation Commission.

Staff continued that while the K-style gutter system represents a functional maintenance upgrade that will help ensure the structure remains in good repair, it is not historically accurate for the building. A Yankee gutter system would be more consistent with the historic character of the property and would result in less visual impact. Therefore, greater consideration is merited by the Commission. Should the Commission find the replacement gutters acceptable, staff recommended that they be finished to match adjacent trim color in order to minimize visual impact.

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.

Donna Martin, applicant, was present to answer questions and provided sample materials for the proposed gutter and roof. The application was revised to substitute rolled roofing material in place of the originally proposed rubber membrane.

Commissioners discussed the proposed rehabilitation of the porches and expressed support for the intent to preserve historic features. They were also supportive of the installation of the k-style gutter system, noting that it would help maintain the structure in good repair. The proposed gutters were considered minimally obtrusive and could be replaced with traditional Yankee gutters at a later date if desired by the homeowner.

Motion by Eaton, second Adams, to approve Case COA25-12 in accordance with the submitted materials and two staff recommended conditions. Motion passed by a roll call vote (5-0).

## VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

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

IX. Next Commission Meeting: October 14, 2025

City of Davenport

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

**Action / Date**  
**11/10/2025**

**Subject:**

Case COA25-13: Reconstruction of a retaining wall at 705 Gaines Street. The Lois P. Best Apartments is listed as a contributing structure in the Hamburg Local Landmark Historic District. Davenport Historic Properties LLC, petitioner. [Ward 3]

**Recommendation:**

A recommendation is made to approve the Certificate of Appropriateness for the reconstruction of a retaining wall at 705 Gaines Street in accordance with the submitted material.

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

**Property Overview:**

Constructed circa 1905, the Louis P. Best Apartments (705–707–709–711 Gaines Street) are a group of two-story Craftsman-style rowhouses designed by the prominent local architectural firm Clausen & Clausen for developer Louis P. Best. Originally built as four attached townhouses, the buildings feature a wood-frame structure set on a stone foundation beneath a hipped roof finished with asphalt shingles. The façade is defined by bay windows, dormers, and wide eaves that exemplify early 20th-century Craftsman design influences. Each unit includes a square, wood-columned front porch providing individual entries and rhythm along the street frontage.

The windows consist primarily of 1/1 wood sash units, with some multi-light and 6/6 configurations. While the building has experienced interior reconfiguration—transitioning from four townhouses to eight apartments by the mid-20th century—it retains its overall form, scale, and significant architectural features. The property also includes a historic concrete retaining wall along Gaines Street (approximately six feet in height) and along West 7th Street (approximately two feet in height), which contribute to its historic setting.

**Request:**

Reconstruct the two-tier retaining wall along the rear facade (east elevation) of the building. The replacement block product is the Standard Unit by VERSA-LOK Retaining Wall Systems.

**Scope of Work:**

The proposed project involves the reconstruction of an existing retaining wall and associated site improvements. The retaining wall supports the small parking lot, directly to the east of the

Louis P. Best Apartments. The lower wall, approximately 26 feet in length and 6 feet in exposed height, will be rebuilt in place. The upper wall, measuring approximately 26 feet in length and 26 inches in exposed height, will also be reconstructed. Work includes removal of a section of existing sidewalk to allow installation of geogrid reinforcement connecting the two wall sections, followed by the installation of a new concrete sidewalk.

Site preparation will include placement of base material to establish proper drainage pitch. Additional materials include four rolls of geogrid, drainpipe fittings, and drain tape. The reconstruction will utilize five courses of block for the lower wall and two courses for the upper wall, with 14 feet of rectangular grey cap units for finishing edges, including caps and corners.

**Staff Review:**

The construction date of the existing retaining wall is unknown. However, the wall does not appear to be composed of historic materials or the high-quality limestone commonly found throughout the Hamburg Historic District. The existing wall is deteriorated and exhibits outward bowing toward the historic structure. For safety reasons, the property owner proposes to reconstruct the wall using new materials designed to correct the underlying structural deficiencies.

The proposed retaining wall will closely replicate the design, dimensions, and footprint of the existing non-historic wall. Upon completion, the adjacent walkway will also be replaced. The property owner has selected the Standard Unit from VERSA-LOK Retaining Wall Systems, an all-purpose modular block with a rough, stone-like texture that provides both structural stability and a natural appearance compatible with the surrounding environment.

Due to its location behind the historic structure and its position on a bluff overlooking Gaines Street, the retaining wall is not visible from the public right-of-way and will therefore not adversely affect the historic integrity, setting, or character of the district. Staff finds the proposed work to be consistent with the Standards for Review as outlined in the Historic Preservation Ordinance.

**Hamburg Historic District Pattern Book:**

"Retaining walls have been used extensively throughout the Hamburg District. The most common, and most attractive, types are made of stone with a cap of stone. Railroad ties and "suburban"-type retaining walls do not fit in with the character of the Hamburg District. Concrete retaining walls are acceptable, but not favored. Walls of adequate height, consistent in materials, and adequate maintenance promote an interesting and charming public face."

Attachments:

1. Application
2. Background Material & Photos
3. Historic Property Inventory Sheet
4. Hamburg Historic District Pattern Book - Retaining Walls
5. Section 14.01.060. Certificate of Appropriateness Review Process



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

Office 563.326.6198  
 planning@davenportiowa.com

APPLICATION FOR  
**CERTIFICATE OF APPROPRIATENESS**  
 HISTORIC PRESERVATION COMMISSION

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

SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME

**APPLICANT INFORMATION**

Application Name | Company Name

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Address

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City | State | Zip

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Phone

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Secondary Phone

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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

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Phone Secondary Phone

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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

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Phone Secondary Phone

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E-Mail Address

Submit this form with attachments to: [planning@davenportiowa.com](mailto:planning@davenportiowa.com)

# Topscape Landscaping LLC

234 39th St  
Moline, IL 61265 US  
(309) 749-7696

## Estimate

ADDRESS  
Jack Haberman  
711 North Gaines ST  
Davenport, Iowa

SHIP TO  
Jack Haberman  
711 North Gaines ST  
Davenport, Iowa

ESTIMATE 1865  
DATE 09/04/2025

| DATE | ACTIVITY         | DESCRIPTION  | QTY | RATE     | AMOUNT   |
|------|------------------|--|-----|----------|----------|
|      | rebuild          | rebuild existing lower wall approx. 26ft section by 6ft tall, exposed height | 1   | 7,000.00 | 7,000.00 |
|      | rebuild          | rebuild top wall 26ft long by 26 inches exposed height approx.               | 1   | 3,000.00 | 3,000.00 |
|      | demo and removal | demo sidewalk section to tie in geo grid to top level                        | 1   | 500.00   | 500.00   |
|      | install          | install new sidewalk   | 1   | 2,000.00 | 2,000.00 |
|      | base rock        | 6.4-ton 7-inch base plus to set drain pitch                                  | 7   | 35.00    | 245.00   |
|      | clean rock       | 15-20 tons   | 18  | 20.00    | 360.00   |
|      | Geo grid         | 4 rolls 4x50 x2rolls   | 4   | 100.00   | 400.00   |
|      | drain pipe       | socked drainpipe fittings and drain tape                                     | 1   | 275.00   | 275.00   |
|      | drain pros       | 5 lower wall 2 top wall  | 7   | 28.00    | 196.00   |
|      | glue             | for caps and corners   | 8   | 9.00     | 72.00    |
|      | caps             | 14ft of rectangular caps grey  | 14  | 10.00    | 140.00   |

does not include any extra blocks  
should we need any additional cost  
will fall to the customer

permit cost is not included or  
engineering stamp (recently in IL a  
similar job I was able to draw up plan  
and provide info for install/build to city  
to approve a permit with out for a 6ft tall  
wall and the permit cost wad 456.00  
the design and plan from me comes at  
a cost of 250.00

does not include shoring up the  
overhang to remove old wall

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|          |           |
|----------|-----------|
| SUBTOTAL | 14,188.00 |
| TAX      | 0.00      |

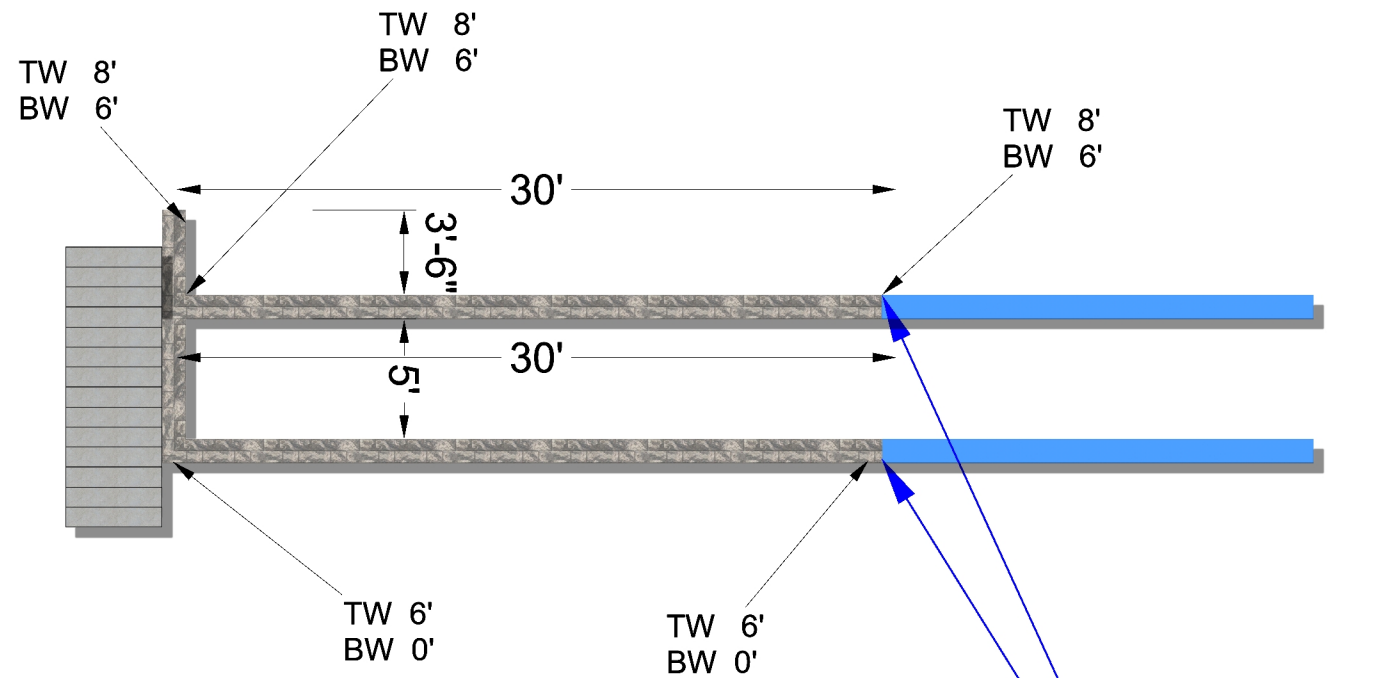
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TOTAL

**\$14,188.00**

Accepted By

Accepted Date



Teardown point

Our original, most popular unit, the Standard unit is the backbone of VERSA-LOK retaining wall systems. The unit's solid construction and unique pinning system provide an endless array of design options, hardcore durability and the fastest, easiest installation available. Not only straight retaining walls, but also curves, corners, columns, stairs and freestanding walls are possible with the Standard unit, making it a universal favorite among homeowners, contractors and landscape architects and designers alike. This all-purpose retaining wall block also is available a Weathered texture option at selected dealers.

Units



Standard unit

|                                |  |
|--------------------------------|--|
| Width (face):                  | 16" (406.4mm)                                  |
| Width (rear):                  | 14" (355.6mm)                                  |
| Height:                        | 6" (152.4mm)                                   |
| Depth:                         | 12" (304.8mm)                                  |
| Face Area:                     | 0.667 ft <sup>2</sup> (0.062m <sup>2</sup> )   |
| Weight:                        | 82 lbs (37.19kg)                               |
| Weight / Face Area:            | 123lbs/ft <sup>2</sup> (600kg/m <sup>2</sup> ) |
| Setback:                       | 3/4" per unit                                  |
| Batter/Cant:                   | 7.1 degrees                                    |
| # Versa-Tuff Pins:             | 2 per unit                                     |
| Minimum Radius:                | 8ft  |
| Max Unreinforced Height:       | 4 ft*  |
| Max Geogrid Reinforced Height: | 50+ ft   |

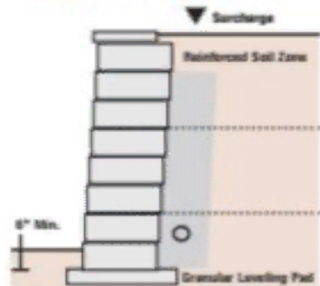
\*The maximum stable, unreinforced VERSA-LOK wall height in best conditions, may be lower depending on soil, site and loading conditions (including terraces). Taller walls need geogrid soil reinforcement, designed by a qualified engineer. Check your local building code requirements. Please contact your supplier or VERSA-LOK representative for assistance.



Standard - Weathered

CASE B

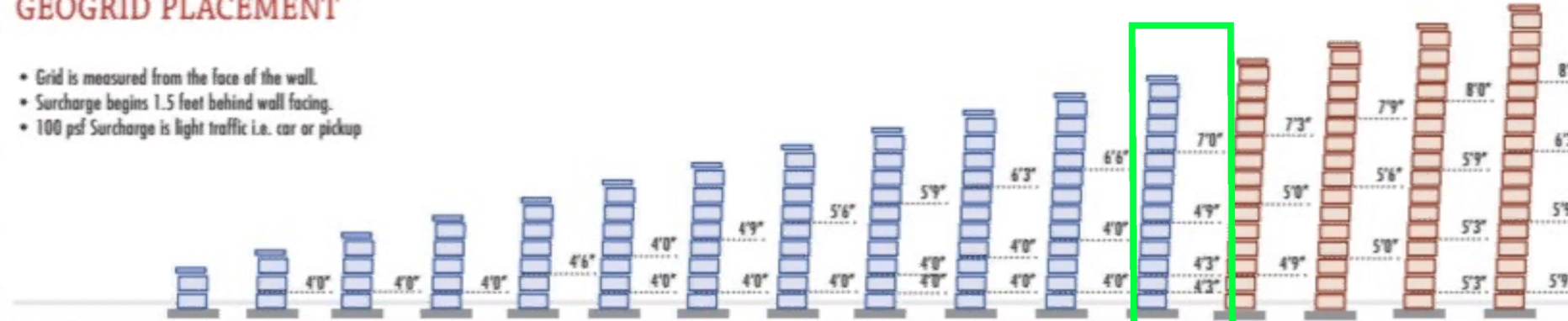
- Flat Ground at Top of Wall
- Flat Ground at Bottom of Wall
- 100 psf Surcharge on Wall



IF STAMPED ENGINEERING IS REQUIRED FOR THIS RETAINING WALL: THIS DESIGN MUST BE STAMPED HERE BY A LICENSED ENGINEER.

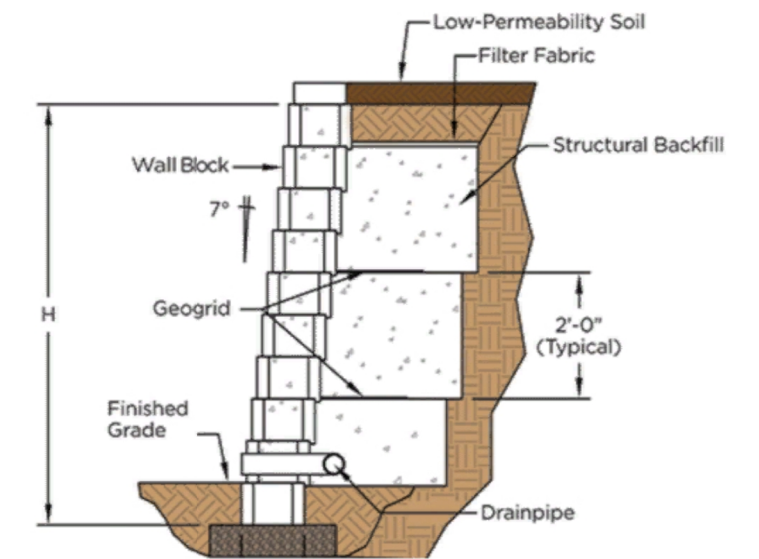
GEOGRID PLACEMENT

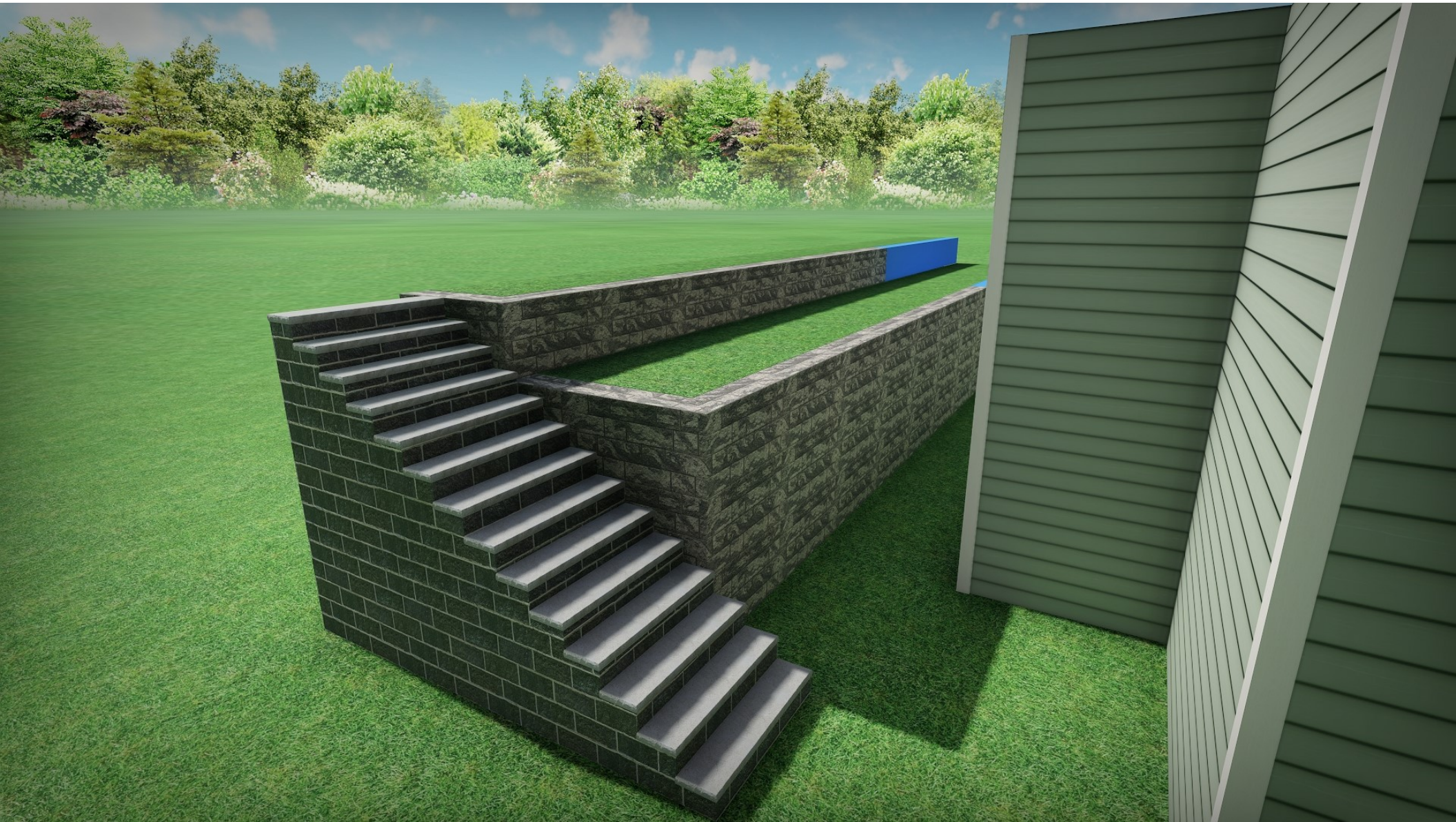
- Grid is measured from the face of the wall.
- Surcharge begins 1.5 feet behind wall facing.
- 100 psf Surcharge is light traffic i.e. car or pickup



| Geogrid Type         | SRW Universal - or - SRW 3 Series Grid |       |       |       |       |       |       |       |       |       |       | SRW 3 Series Grid ONLY |       |       |       |       |
|----------------------|--|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|------------------------|-------|-------|-------|-------|
|                      | 0'6"                                   | 1'0"  | 1'6"  | 2'0"  | 2'6"  | 3'0"  | 3'6"  | 4'0"  | 4'6"  | 5'0"  | 5'6"  | 6'0"                   | 6'6"  | 7'0"  | 7'6"  | 8'0"  |
| Exposed Hgt w/cap    | 0'6"                                   | 1'0"  | 1'6"  | 2'0"  | 2'6"  | 3'0"  | 3'6"  | 4'0"  | 4'6"  | 5'0"  | 5'6"  | 6'0"                   | 6'6"  | 7'0"  | 7'6"  | 8'0"  |
| Amount Buried        | 6"                                     | 6"    | 6"    | 6"    | 6"    | 6"    | 6"    | 6"    | 6"    | 6"    | 6"    | 6"                     | 6"    | 6"    | 6"    | 6"    |
| Total Hgt w/cap      | 1.0'                                   | 1.5'  | 2'    | 2.5'  | 3'    | 3.5'  | 4'    | 4.5'  | 5'    | 5.5'  | 6'    | 6.5'                   | 7'    | 7.5'  | 8'    | 8.5'  |
| Grid Sq Yd per Ln Ft | 0.000                                  | 0.444 | 0.444 | 0.444 | 0.500 | 0.889 | 0.972 | 1.056 | 1.528 | 1.583 | 1.611 | 2.250                  | 1.889 | 2.028 | 2.694 | 2.917 |
| Grid total depth     | -                                      | 4.00  | 4.00  | 4.00  | 4.50  | 8.00  | 8.75  | 9.50  | 13.75 | 14.25 | 14.50 | 20.25                  | 17.00 | 18.25 | 24.25 | 26.25 |
| # Block per Ln Ft    | 1.50                                   | 2.25  | 3.00  | 3.75  | 4.50  | 5.25  | 6.00  | 6.75  | 7.50  | 8.25  | 9.00  | 9.75                   | 10.50 | 11.25 | 12.00 | 12.75 |
| # Cap per Ln Ft*     | .77                                    | .77   | .77   | .77   | .77   | .77   | .77   | .77   | .77   | .77   | .77   | .77                    | .77   | .77   | .77   | .77   |

See "Material Estimating" for Adhesive estimate.













# L. P. Best Apartments

DAVENPORT  
IOWA | USA

- Built in 1905 by Architects Clausen & Clausen
- 2-Story Craftsman Apartment Building (Historically 4 Units)
- Prominent Features: 3 Porches, Bay Windows, Dormers, & Wide Eaves



# Request

Reconstruct the 2-tier retaining wall along the rear façade.



# Existing Condition

- Non-historic retaining wall.
- Outward bowing toward structure.
- Upper Wall: 26 ft. in length by 26 inches tall.
- Lower Wall: 26 ft. length by 6 inches tall.



# Scope of Work

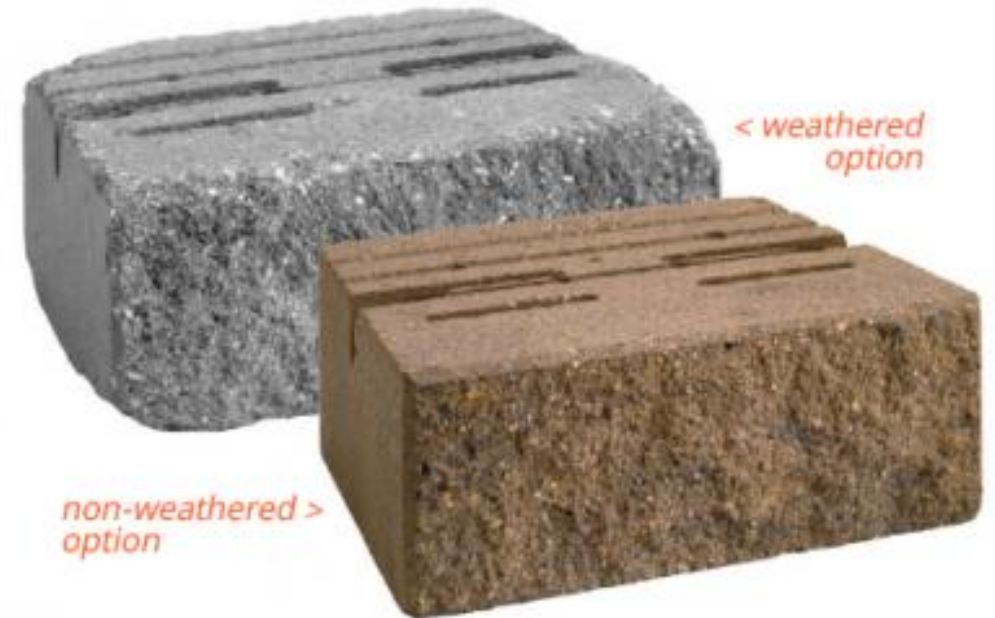
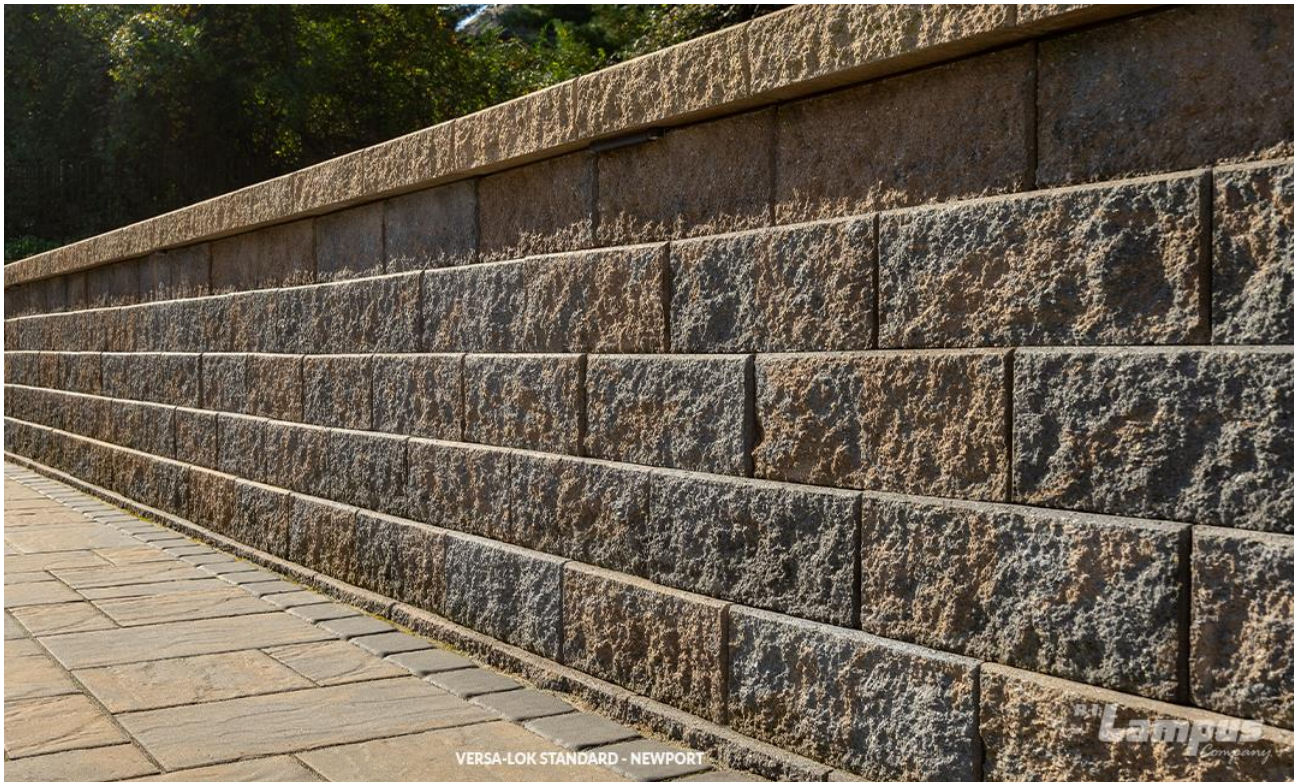
1. Remove and reconstruct existing 2-tier retaining wall.
2. Replacement wall to replicate design, dimensions, & footprint.
3. Site preparation & placement of base material to ensure proper drainage.
4. Install new concrete walkway.



# Replacement Block

DAVENPORT  
IOWA | USA

1. Product: The Standard Unit by VERSA-LOK Retaining Wall Systems
2. Install rectangular grey cap units for finishing edges and corners.



# Limited Visibility



View from Gaines Street



View from W 7<sup>th</sup> Street

# View from Alley



SOURCE: 2011 GOOGLE MAPS



Hamburg Historic District (amended)  
Name of Property

Scott County, Iowa  
County and State

| Address<br>State #, Map #, FS #<br>2016 district status<br>1983 district status  | Historic Name  | significant date/s<br>architectural style/type  | Materials of walls, foundations,<br>roof  |
|--|--|---|---|
|  | History of property (owners/residents, census data including<br>birthplace of self (and parents), Sanborn map info), Current use |   | Architectural data (architect/builder,<br>features, modifications), Garage data   |
| <b>705-707-709-711</b><br><b>Gaines St</b><br><i>Alt: 705-707-709-711</i><br><i>Gaines St</i><br><br>State #82-01838<br><br>Map #094<br>Field Site #F-05<br><i>Parcel #G0045-22</i><br><br>Updated district status:<br>4 contributing buildings<br>(A) (rowhouses)<br><br>1983 NRHP status:<br><i>Contributing (key)</i> | <b>Louis P. Best Apartments</b><br><b>(rowhouses)</b>  | c.1905<br>Craftsman (2 story apts)              | Walls: frame - wood<br>Foundation: stone<br>Roof: hip roof - asphalt shingles<br>Architect/builder: Clausen & Clausen<br>Porch: three porches - square wood columns, wide eaves<br>Windows: 1/1 wood windows, some multi-light, some 6/6<br>Architectural details: bay windows, dormers, wide eaves<br>Modifications: Historic: -; Non-historic: -<br>Garage: none<br>Other site features: historic concrete retaining wall along Gaines St (6 ft) and W. 7th St (2 ft)   |
| <b>624 Gaines St</b><br><br>State #82-01835<br><br>Map #095<br>Field Site #D-18<br><i>Parcel #G0052-41</i><br><br>Updated district status:<br>1 contributing building<br>(A), 1 non-contributing building<br><br>1983 NRHP status:<br><i>Contributing</i>  | <b>Ernst and Margaretha Klindt House</b>   | c.1862<br>Side gable - 1 story, 2 bay (1 story) | Walls: frame - vinyl<br>Foundation: stone<br>Roof: side gable - asphalt shingles<br>Architect/builder: Klindt, Ernst (carpenter) (likely)<br>Porch: full porch (added in 1998)<br>Windows: 1/1 windows<br>Architectural details: small house, side gable form indicates early construction<br>Modifications: Historic: -; Non-historic: 1998 - porch, siding<br>Garage: detached - one car<br>Date: c.1960s?<br>Walls: frame - wood<br>Foundation: concrete<br>Roof: gable-front - asphalt shingle<br>Notes: wood garage door<br>Other site features: - |
| <b>713 W 7th St</b><br><i>Alt: 713 W 6th St</i><br><br>State #82-00630<br><br>Map #096<br>Field Site #D-19<br><i>Parcel #G0052-44A</i><br><br>Updated district status:<br>1 contributing building<br>(A, C)<br><br>1983 NRHP status:<br><i>Contributing</i>  | <b>John and Louise Boldt House</b>   | c.1891<br>Queen Anne (simplified) (2 story)     | Walls: frame - wood<br>Foundation: stone<br>Roof: combination hip/gable - asphalt shingles<br>Architect/builder: -<br>Porch: entry deck<br>Windows: 1/1 wood windows - wood surrounds<br>Architectural details: entry with transom<br>Modifications: Historic: -; Non-historic: 1996 - rear two-story deck added<br>Garage: none<br>Other site features: -  |



## Managing “The Bluff” - Retaining Walls

### Satisfactory examples



### Unsatisfactory examples



Retaining walls have been used extensively throughout the Hamburg District. Some are used to even sloping yards and prevent erosion. Some are used to keep earth from covering sidewalks and roadways. And some are used for decoration. The most common, and most attractive, types are made of stone with a cap of stone. Sometimes plantings, such as ivy, are used to hide retaining walls. Railroad ties and “suburban”-type retaining walls do not fit in with the character of the Hamburg District. Concrete retaining walls are acceptable, but not favored. Walls of adequate height, consistent in materials, and adequate maintenance promote an interesting and charming public face.



## Managing “The Bluff” - Stairs

### Front yard stairs



### Road side stairs



### Road extension stairs



The large elevation changes in the Hamburg District create the need for stairs. These stairs have been constructed in front yards, along roads, and as road extensions. Most stairs are composed of concrete with railings along one or both sides. Stairs in front yards tend to blend in with the landscaping of the house. Stairs along roads are detailed in similar fashion to the road and are subject to sidewalk-like standards. However, stairs that are used as road extensions are treated like stairs through a park and are more ornamental. Where this type of stair is used is when the bluff became too steep to economically build a road, but a connection was still wanted. Many types of material are acceptable as long as there is adequate maintenance of the stair.

City of Davenport, IA  
Tuesday, March 25, 2025

## Title 14. Historic Preservation

### Chapter 14.01. HISTORIC PRESERVATION

#### 14.01.060. Certificate of appropriateness review process.

[Ord. No. 2019-02 § 4]

- A. Application for certificate of appropriateness. Upon application for a building or sign permit that involves a designated property, the office of construction code enforcement shall direct the applicant to the commission secretary to begin the certificate of appropriateness application process. A certificate of appropriateness must be obtained from the commission for any activity requiring a building or sign permit, except demolition, that would change the exterior architectural appearance of a structure designated as a local landmark or a structure located within a designated historic district. The activities covered shall include new construction, exterior alterations, relocations, reconstructions and infill development within designated historic districts. This approval must be obtained prior to the commencement of work and does not relieve the applicant from obtaining the other approvals required by the City.
- B. Notification about application. The commission secretary shall inform the owner(s) of record of the date, time and location of the commission meeting at which the application will be considered. The commission secretary shall also post the commission's agenda on the first floor City hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting.
- C. Commission review process - Standards for review. In considering an application for a certificate of appropriateness, the commission shall be guided by the following general standards in addition to any other standards or guidelines established by ordinance for a local landmark or historic district. In all cases, these standards are to be applied in a reasonable manner, taking into full consideration the issue of economic feasibility and other technical considerations.
  1. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration; and
  2. The removal, alteration or concealing of distinguishing exterior architectural features and historic material of a designated property should be avoided when possible; and
  3. All designated property shall be recognized as a product and physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural architectural features shall be discouraged; and
  4. Most properties change over time, and those changes that have acquired architectural and/or historical significance in their own right shall be recognized, respected and retained; and
  5. Distinctive architectural features, construction techniques and/or examples of craftsmanship that characterize a designated property shall be treated with due consideration; and
  6. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old

- in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence; and
7. Activities that cause deterioration of a designated property and its architectural features shall be discouraged. In those cases where the damage would be irreversible, such as sand-blasting and wetblasting fire-hardened bricks, the activities shall be prohibited. If cleaning is to be done, the gentlest means possible shall be encouraged; and
  8. Known significant archeological resources possibly affected by a proposed activity shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken; and
  9. New additions and related new construction shall not be discouraged when such improvements do not destroy historic material and such design is compatible with the size, massing, scale, color, materials and character of the property, neighborhood and district, if applicable.
- D. Design criteria to implement review standards. When the commission is considering an application for a certificate of appropriateness, it shall consider the following architectural design criteria, or elements of design as they relate to the standards for review prescribed in Section **14.01.040C**.
1. Height. The height of any proposed addition, construction or reconstruction should be compatible with the designated property and the surrounding structures, if located within a designated historic district; and
  2. Proportions. The proportions (width versus height relationship) between doors and windows should be compatible, if not replicated, with the architectural design and character of the designated property; and
  3. Scale. A proposed alteration, construction, reconstruction or addition should not negatively impact the scale of the designated property or district; and
  4. Materials. Historic or original architectural features, or replacement elements which in all ways replicated the original, should be repaired whenever possible; and
  5. Relationship of building masses and spaces. The relationship of a structure within a designated historic district to the rear, side and front yards between it and surrounding structures should be compatible; and
  6. Roof shape. The roof design and shape should remain consistent with its original configuration and character; and
  7. Site improvements. Landscaping and other site improvements, including off-street parking, should have as minimal of an impact as possible to the designated property's original plan/layout and its visual character.
- E. Determination by the commission. The commission shall review a completed application for a certificate of appropriateness within 60 calendar days to determine if the proposed activity will change any exterior architectural features of the designated property. The commission shall accept, review and request additional evidence and testimony from the applicant during the public hearing. The commission shall work closely with the applicant and recognize the importance of finding an appropriate way to meet the current needs of the applicant. In addition, the commission shall recognize the importance of approving plans that will be reasonable for the applicant to carry out. The applicant may modify his/her plans as a result of the discussions with the commission and resubmit them for approval. If the commission finds, by a simple majority, that the proposed activity conforms to the standards for review, as defined herein, then a certificate of appropriateness shall be issued approving said activity. If the commission fails to decide on an application within the specified time period, the application shall be deemed approved. If the commission denies the certificate of appropriateness, the applicant shall have the right of appeal to the City Council pursuant to Section **14.01.040I**.

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

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

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

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

- H. Appeal fee. A fee of \$75 shall be paid by the petitioner at the time of filing a written appeal to said determination with the City Clerk.
- I. Appeal criteria. The City Council, after hearing all of the evidence, shall review the commission's decision and base its ruling on the following criteria:

1. Whether the commission has exercised its powers and followed the guidelines established by law and ordinance; and
2. Whether the commission's actions were patently arbitrary and capricious.

- J. Appeal — Public meeting. The City Council shall, by simple majority of the members present, approve or disapprove the issuance of the certificate of appropriateness based upon the appeal criteria described in Section **14.01.040I**.

City of Davenport

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

**Action / Date**  
**11/10/2025**

**Subject:**

Case DNRHP25-04: Request for demolition of the detached garage at 1817 Jersey Ridge Road. The property is located within the McClellan Heights National Historic District. Coach House Garages, petitioner. [Ward 5]

**Recommendation:**

Staff recommends the Historic Preservation Commission approve Case DRNHP25-04, being the request to demolish the detached garage at 1817 Jersey Ridge Road.

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

**Background:**

**Property Overview:**

The property at 1817 Jersey Ridge Road is located within the McClellan Heights National Historic District. It is a one-and-a-half-story brick bungalow built in 1930 with strong Tudor Revival influences. The home features a steeply pitched cross-gable roof with prominent front-facing gables clad in a combination of brick and fish-scale siding with decorative trim. The primary façade includes an arched brick entryway recessed beneath the main gable, characteristic of the Tudor style.

Exterior walls are finished in dark red brick, consistent with residential construction of the period. Windows consist primarily of double-hung and casement units with multi-light upper sashes, contributing to the building's historic character. Additional detailing includes eaves, half-timbering within the upper gable, and a modest concrete stoop at the main entry.

The overall design reflects the transitional period between the Craftsman and Tudor Revival styles, combining the bungalow form and scale with the picturesque rooflines and masonry detailing typical of 1930s residential architecture. Mature vegetation and ivy along the façade further enhance the dwelling's historic and cottage-like appearance.

The property features a one-car detached garage located in the rear yard. The matching brick structure compliments the architectural character of the home, as it was built in 1940, a decade after the construction of the house. The accessory structure is approximately 247 square feet,

**Demolition Request:**

During a recent storm, a large oak tree collapsed onto the garage. 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.

Following the damage from the tree, Allstate issued the homeowner an insurance claim to demolish and construct a new detached garage. The applicant has cited the following reasons for demolition:

1. Damaged and loose bricks near the base of the garage walls.
2. Shifting walls have resulted in bowing and compromised structural integrity.
3. Masonry is separating from the framework of the garage walls.
4. Cracking in the masonry has expanded since the storm event. Contractors cited difficulty replacing damaged bricks with matching units.
5. The tree branch caused damage to the roof structure and gutter system.

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 1940, approximately ten years after the construction of the single-family home.
3. Building materials consist of masonry walls, asphalt shingle roof, wood siding soffit and fascia, and a wood carriage-style garage door.
4. The garage is 247 square feet (13'x19').
5. There does not appear to be any historic events or persons associated with the property. The current homeowner purchased the property in 1992.
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 \$209,780.
8. There are no zoning, building, or fire code violations on file with the Department of Development and Neighborhood Services for this address.
9. Staff reviewed available building permit records for the subject property. The only permit specifically referencing the detached garage is a 1945 roofing permit utilizing asphalt shingles.
10. A structural report from a licensed architect or engineer has not been conducted. However, an insurance adjuster inspected the garage for damage following the storm. Allstate issued a claim settlement of \$45,590.00.

Attachments:

1. Application
2. Background Material & Photos
3. Scott County Parcel Report
4. Building Permit-1945
5. McClellan Heights Historic District
6. Section 14.01.100 Historic Structure Demolition Review Process



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

Office 563.326.6198  
 planning@davenportiowa.com

APPLICATION FOR  
**CERTIFICATE OF APPROPRIATENESS**  
 HISTORIC PRESERVATION COMMISSION

| RESOURCE TYPE | SUBMITTAL DATE | MEETING DATE |
|---------------|----------------|--------------|
|               | 10/29/25       | 11/10/25     |

SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME  
 1817 Jersey Ridge Rd

BRIEF OVERVIEW OF THE PROJECT (not a scope of work)  
 OAK TREE DROPPED LIMBS on garage  
 and camper crushing both. Want to  
 replace garage. Altkite determined it  
 destroyed + unable to repair.

**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<br>all work & materials shall be described & itemized/listed in detail | <input type="checkbox"/> |
| Photos or renderings of all existing building/sign façades   | <input type="checkbox"/> |
| Proposed color building/sign elevations to scale<br>rendered showing existing and/or proposed building materials   | <input type="checkbox"/> |
| Material specs: type, dimensions, color & manufacturer   | <input type="checkbox"/> |
| <b>MINOR &amp; MAJOR ADDITIONS, SITE IMPROVEMENTS, &amp; NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*:</b>        |                          |
| 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 vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities.
  - Appeals to determinations are \$75 made to City Council and shall be in writing submitted to the Zoning Administrator within 30 calendar days of Commission's decision.

Submit this form with attachments to: [planning@davenportiowa.com](mailto:planning@davenportiowa.com)

**APPLICANT INFORMATION**

Application Name | Company Name  
 COACH HOUSE GARAGES

Address  
 413 W 2nd Street

City | State | Zip  
 MILWAUKEE, IL 61264

Phone  
 (369) 737-1939

Secondary Phone

E-Mail Address

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

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

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

*James Hogg*  
 Type Applicant's Name here to serve as a signature Date 10/24/25

**DEVELOPMENT TEAM**

**Property Owner**  
 James HOGG + Karen WAWRZYNIAK HOGG

Address  
 1817 JERSEY RIDGE RD

Phone 563-324-6218 Secondary Phone 563-505-3704

**Project Manager/Other**  
 Randy Rogers

Address  
 413 W 2nd Street

Phone 369-737-1939 Secondary Phone

E-Mail Address



Allstate Indemnity Company  
PO Box 672041  
Dallas, TX 75267

KAREN WAURZYNIAK-HOGG  
1817 JERSEY RIDGE RD  
DAVENPORT, IA 52803-3353

## Your claim settlement

Hello Karen Waurzyniak-hogg,

This communication is to provide the breakdown of your settlement. Payment is being made for the damaged or destroyed property, subject to the limit of liability on your policy.

The following calculations summarize the settlement:

|                                   | Dwelling   | Personal Property | Other Structures | Other Coverage |
|-----------------------------------|------------|-------------------|------------------|----------------|
| Cost of repair or replacement     | \$3,913.80 | \$1,000.00        | \$ 49,853.85     | \$             |
| Less recoverable depreciation     | \$0        | \$0               | \$0              | \$             |
| Less non-recoverable depreciation | \$0        | \$0               | \$0              | \$             |
| Actual cash value                 | \$3,913.80 | \$1,000.00        | \$49,853.85      | \$             |
| Deductible                        | \$0        | \$0               | \$500.00         | \$             |
| Net claim after deductible        | \$3,913.80 | \$1,000.00        | \$49,353.85      | \$             |
| Prior payments                    | \$0        | \$0               | \$0              | \$             |
| Total amount payable now          | \$3,913.80 | \$1,000.00        | \$45,590.00      | \$             |

Depreciation may have been deducted from the cost of the repair or replacement to your property to determine the actual cash value.

The following policy limitation(s) were applied to your settlement:

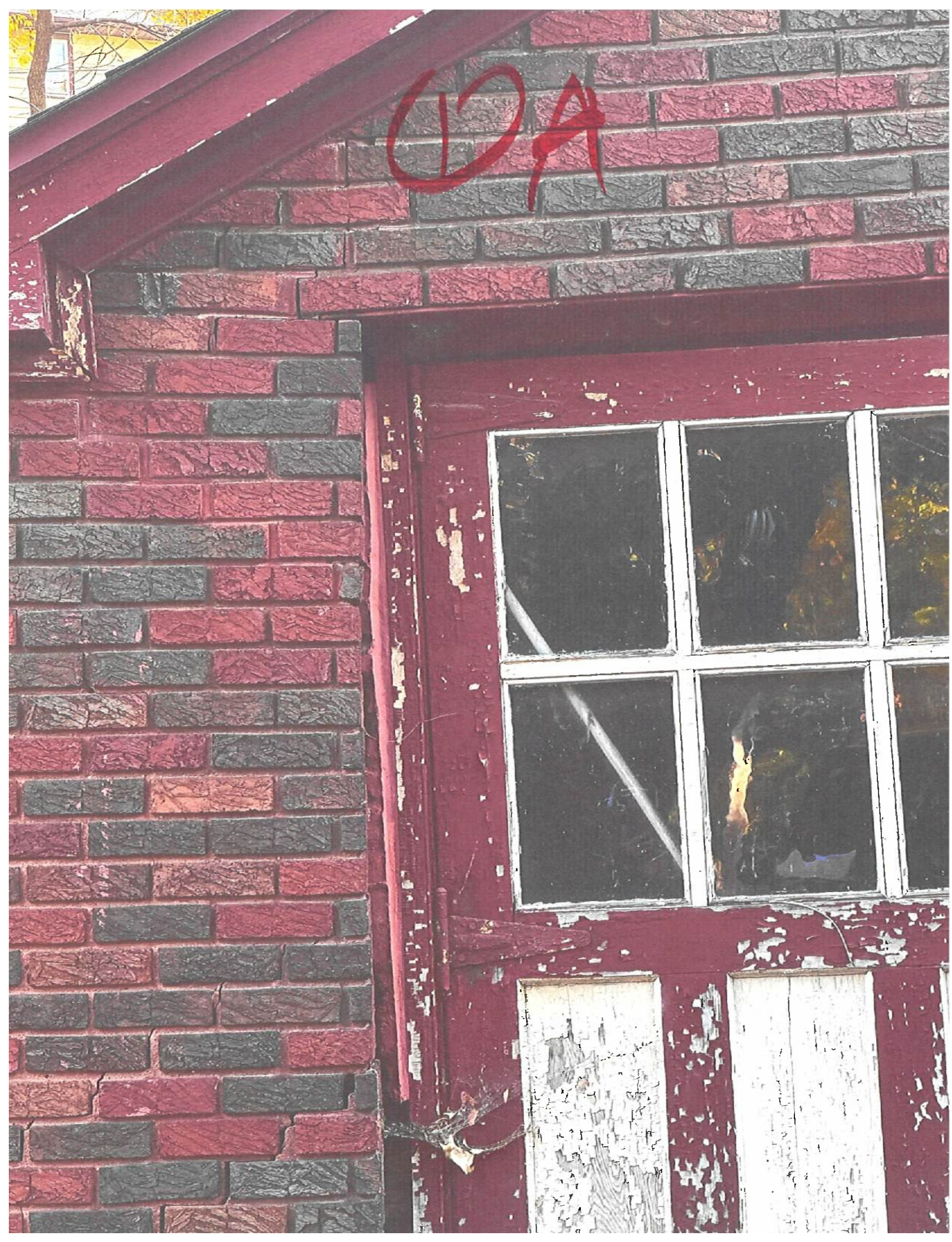
Other Structures Policy Limit- \$45,590.00

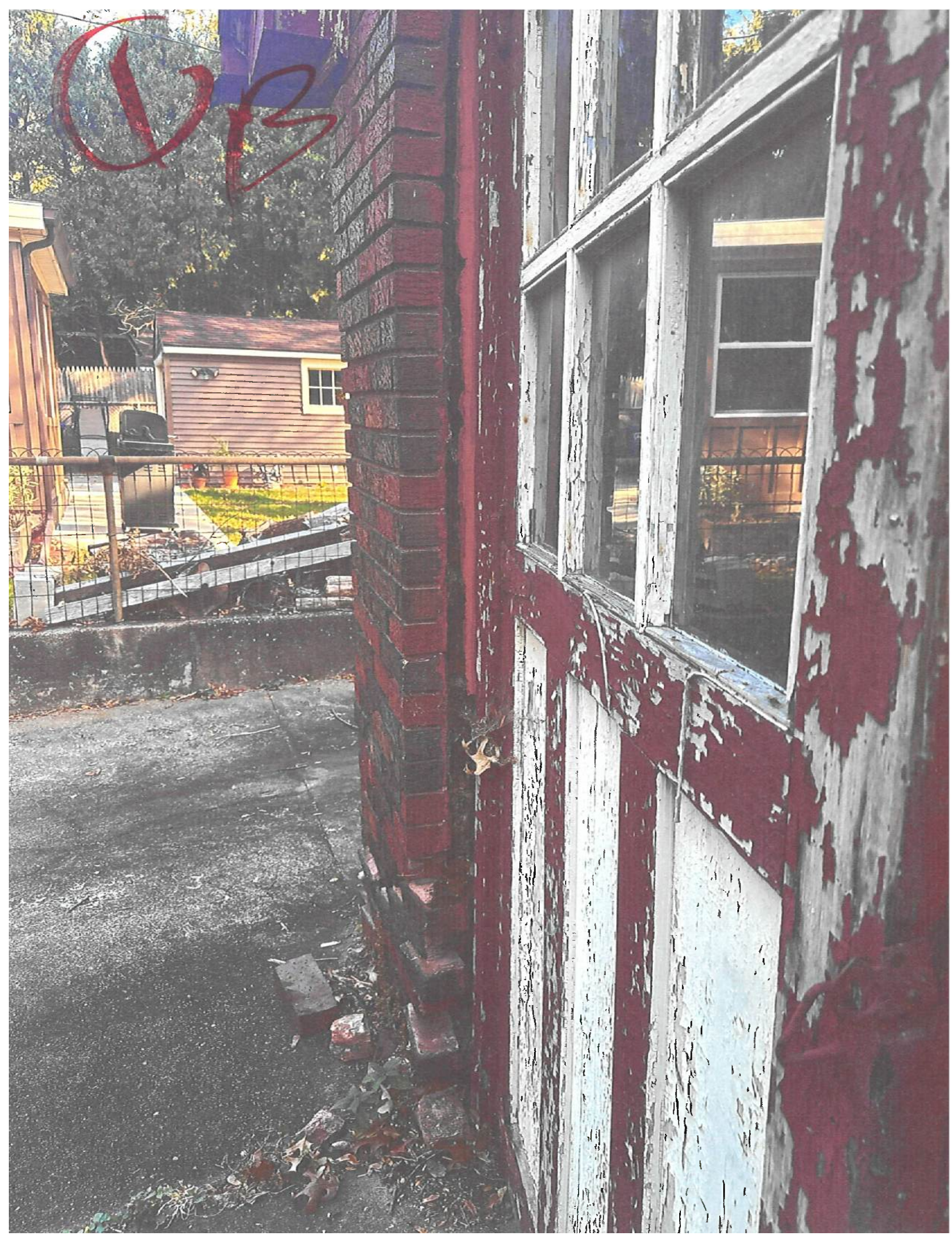
### Replacement Cost Provision:

To make a claim for any recoverable depreciation for an amount in excess of actual cash value, you must repair, rebuild or replace the damaged property within 180 days of the actual cash value payment. Please provide your receipts and any other documentation (building permits, contracts, invoices, etc.) to support that the repair or replacement has been completed within the 180-day period. In no event will the actual cash value payment and supplemental payment exceed the amount actually and necessarily spent, less the deductible.

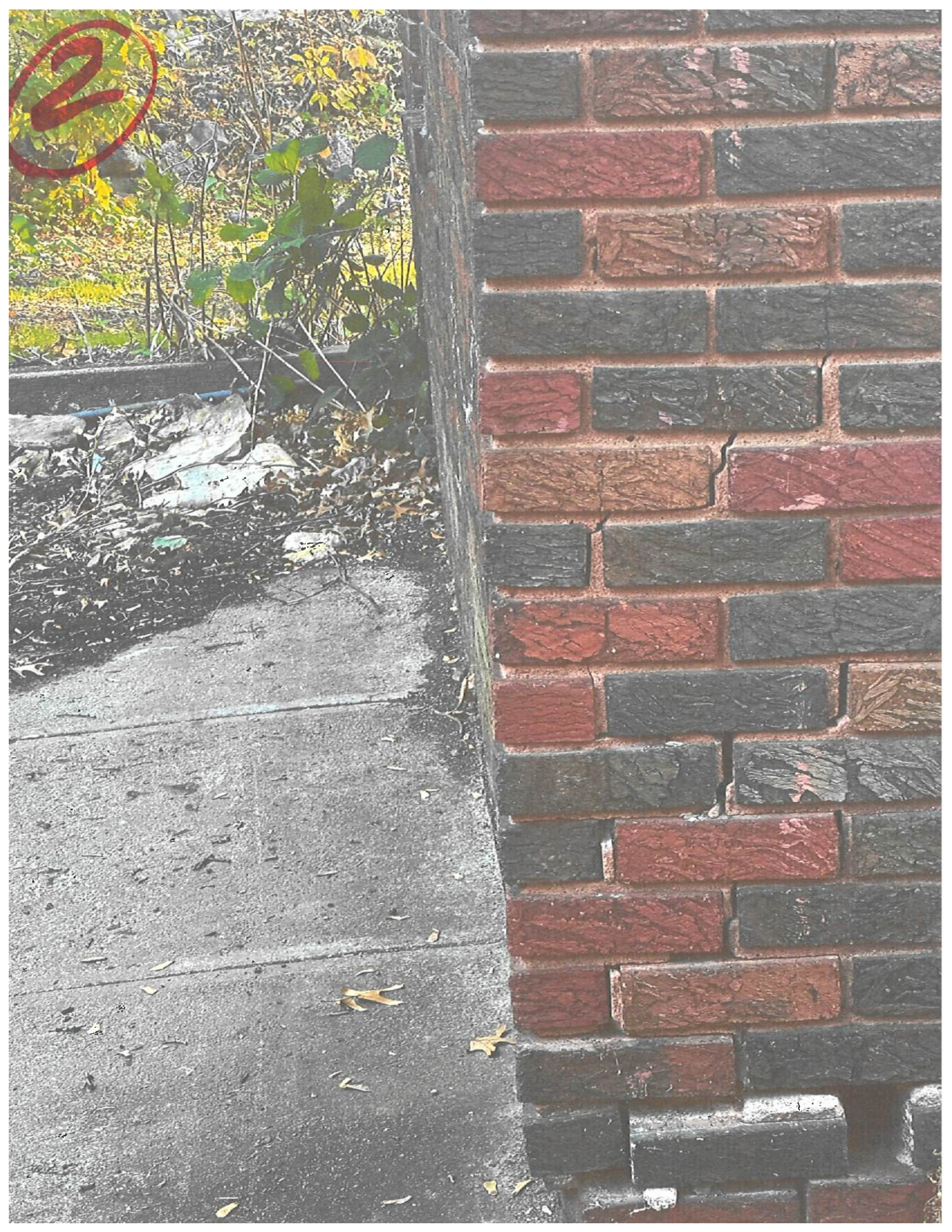
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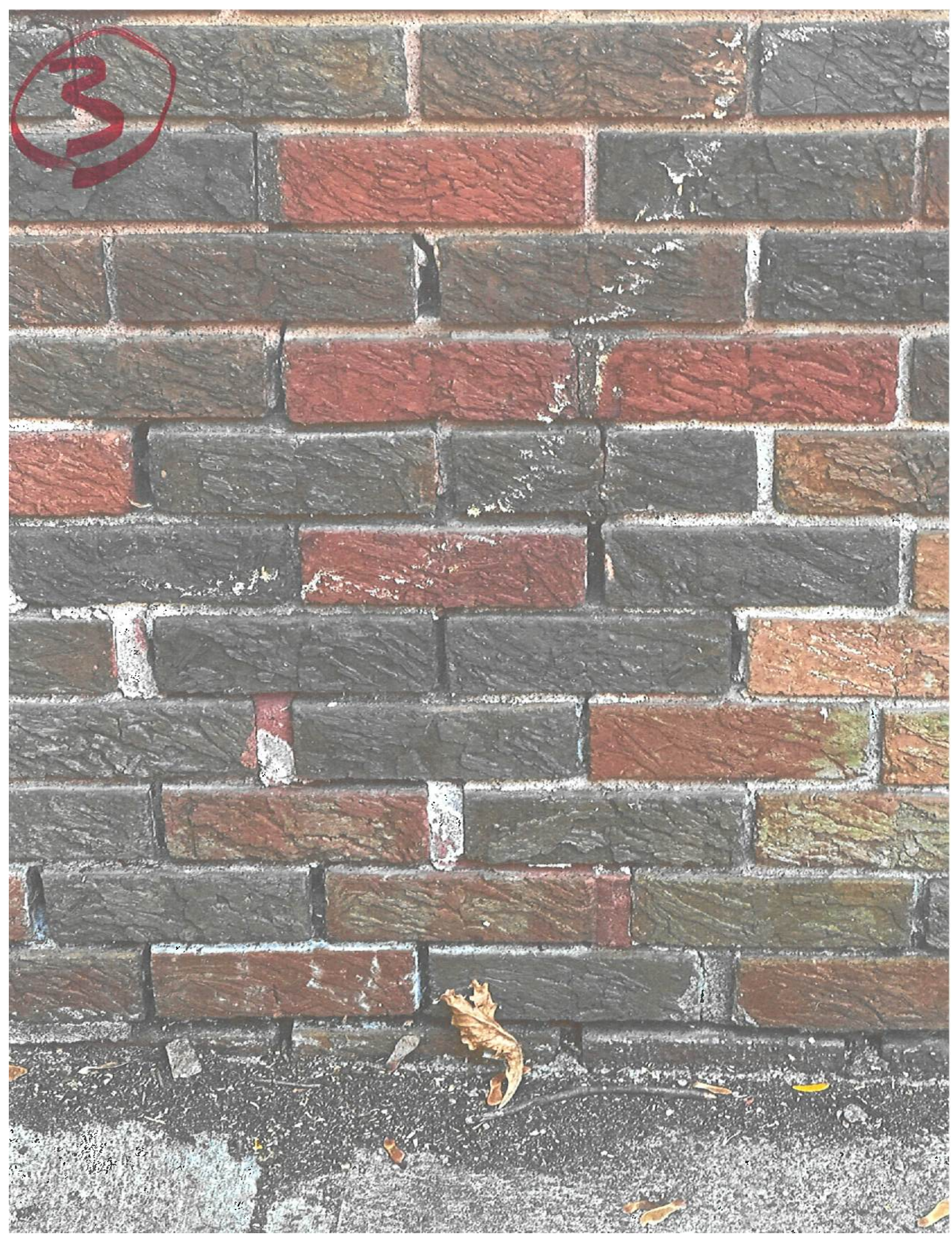




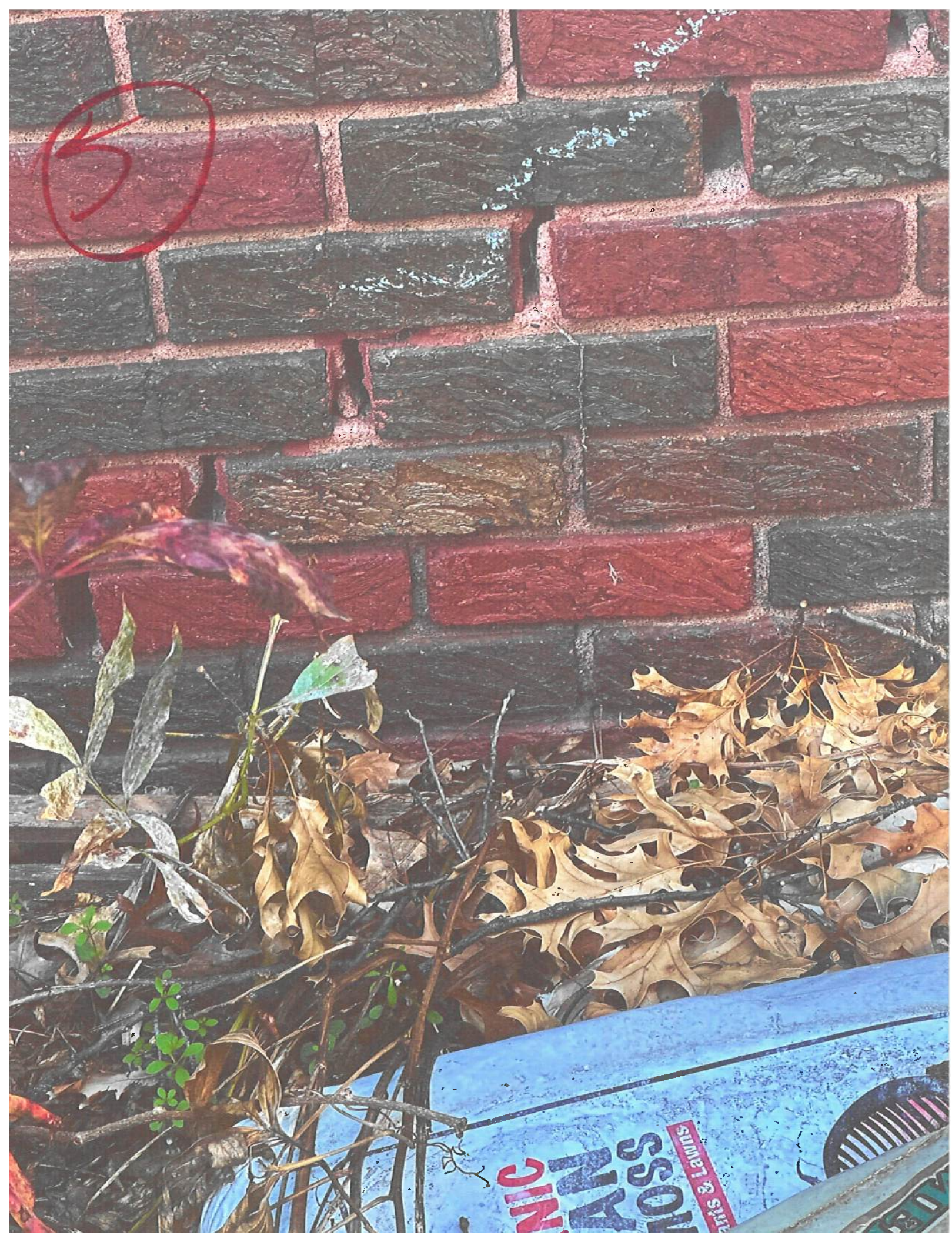


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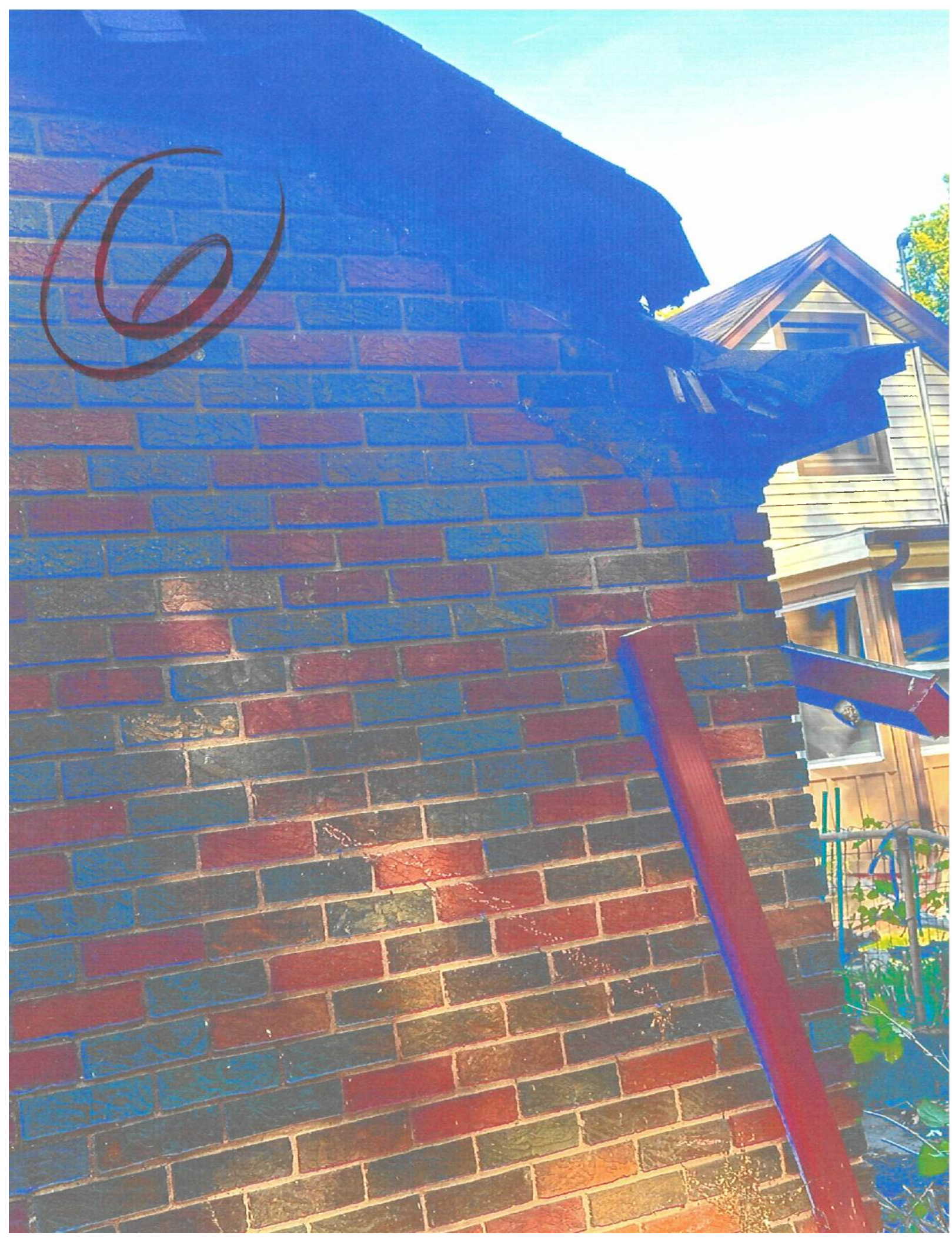


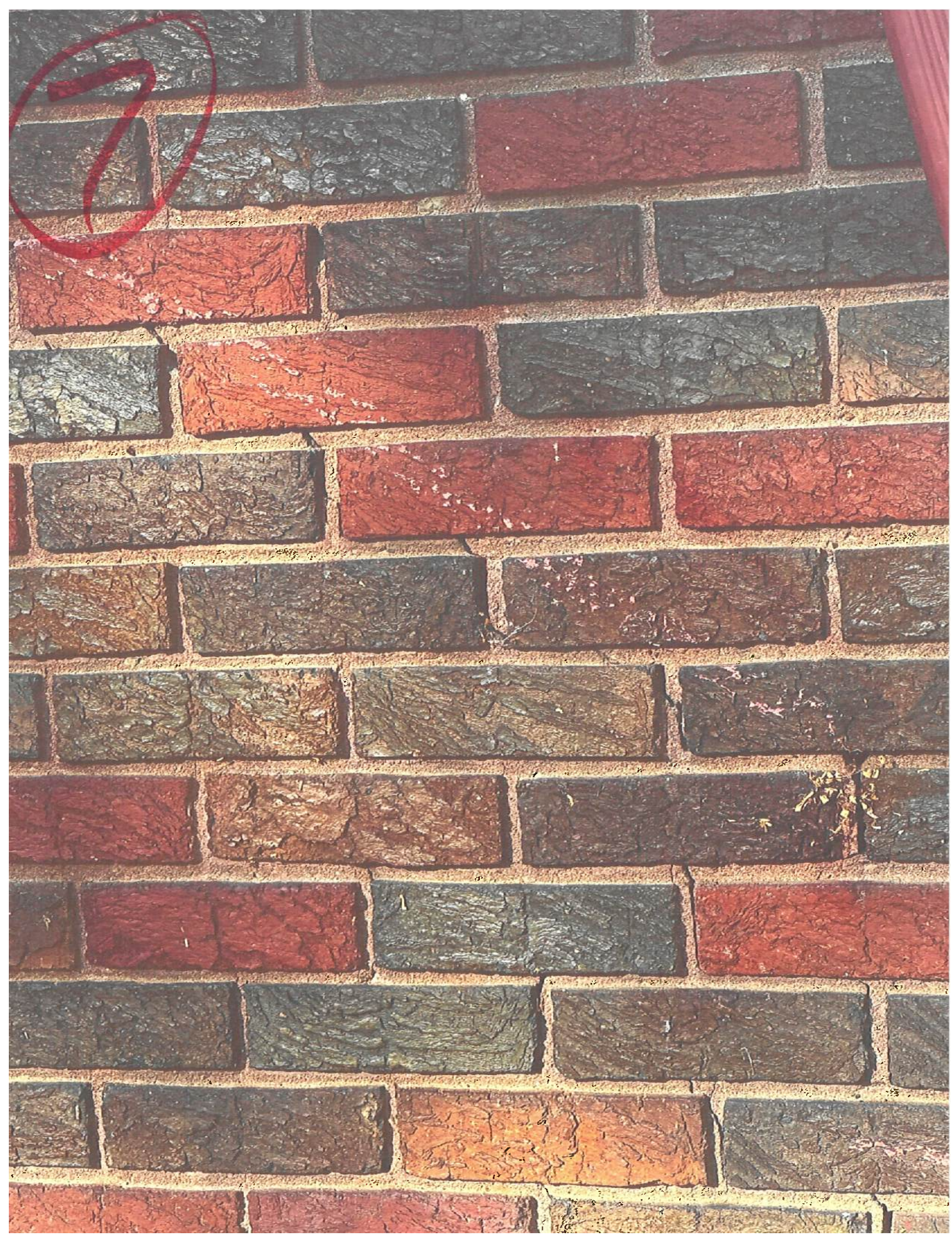






NIC MOSS  
Suits & Tailors







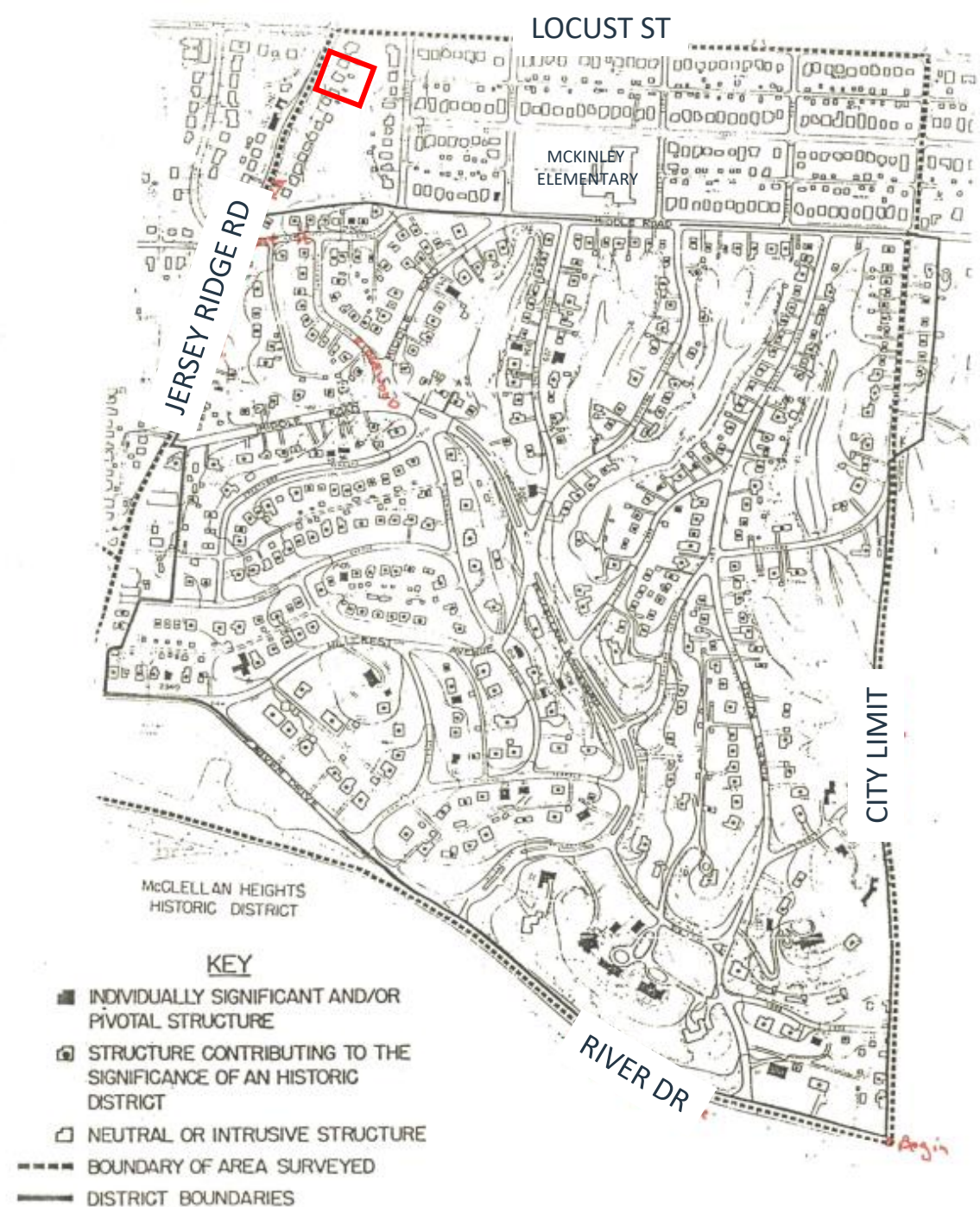
# 1817 Jersey Ridge Road

- Built in 1930
- 1.5 Story Brick Bungalow
- Tudor Revival Architecture
- Prominent Features:
  - Steeply pitched cross gables.
  - Gables clad in brick and fish scale siding
  - Decorative trim
  - Rounded front windows and doors.
  - Modest concrete front porch.
  - Vegetation enhances the historic and cottage like appearance.



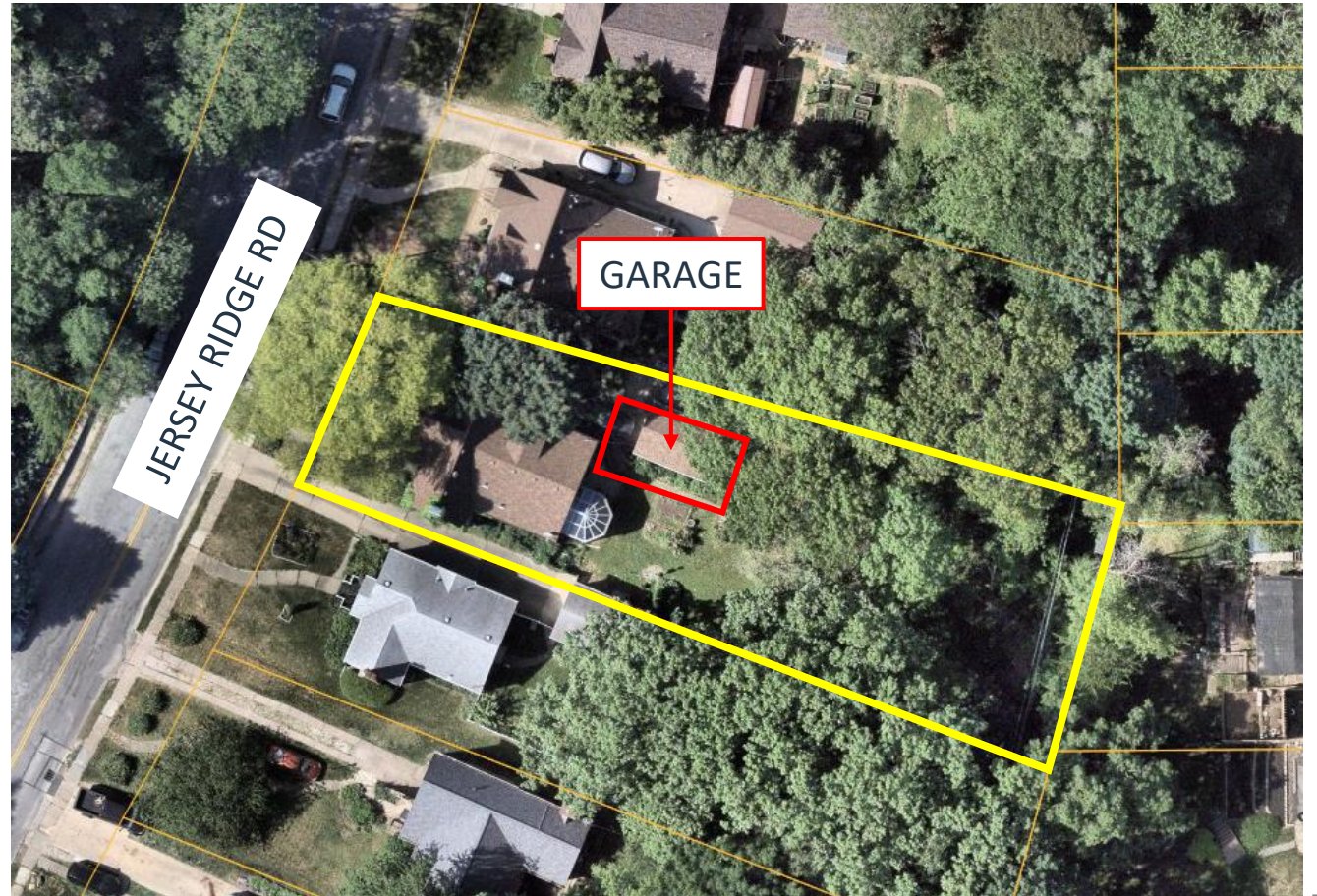
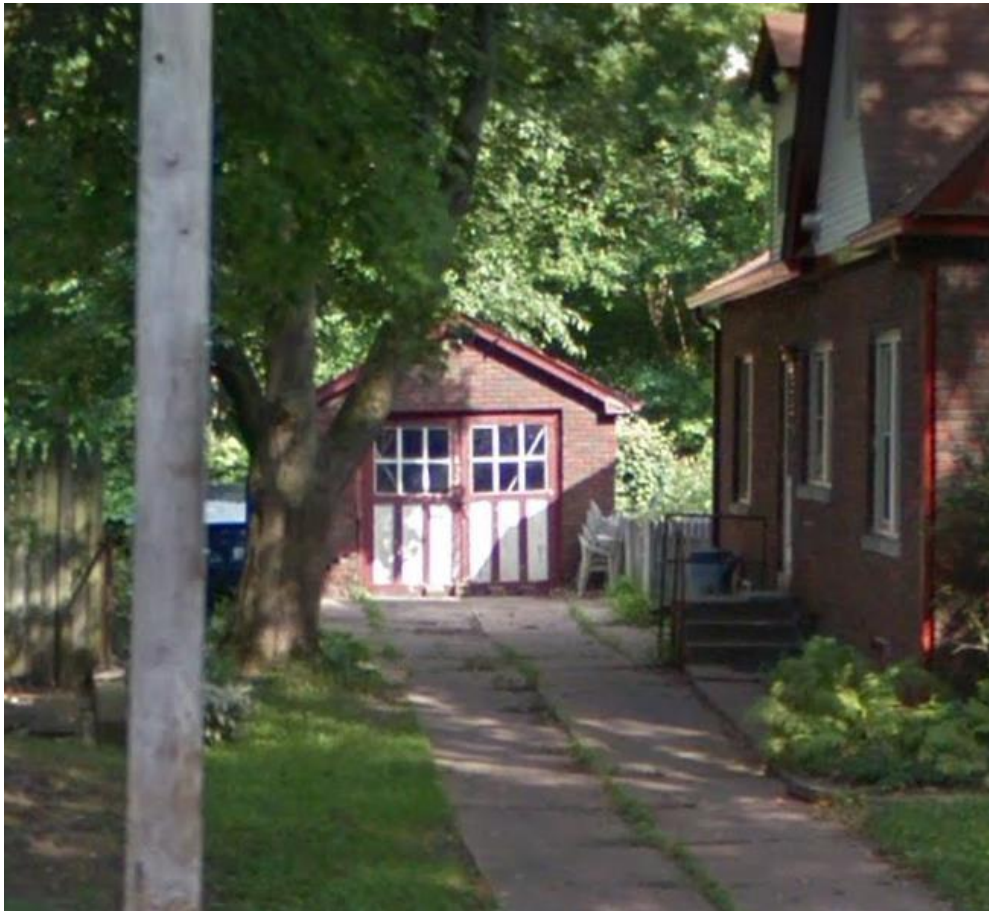
# McClellan Heights Historic District

- 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

Demolish the detached garage at the rear of the property.



# Scott County / City of Davenport, Iowa

## Summary - Auditor's Office

Parcel ID E0005-14  
 Alternate ID E06004  
 Property Address 1817 JERSEY RIDGE RD  
 DAVENPORT IA 52803  
 Sec/Twp/Rng N/A  
 Brief MCCLELLAN PARK ADD Lot: 004 Block: 009 MCCLELLAN PARK ADDLOT 4 ALSO  
 Tax Description N 1' OF W72.5' OF LOT 5  
 (Note: Not to be used on legal documents)  
 Deed Book/Page 2025-002648  
 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  
 HOGG FAMILY TR  
 1817 JERSEY RIDGE RD  
 DAVENPORT IA 52803-3353  
 Contract Holder  
 Mailing Address  
 HOGG FAMILY TR  
 1817 JERSEY RIDGE RD  
 DAVENPORT IA 52803-3353

## Property Record Card (Davenport)

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

## Request Mailing Address Change (Davenport)

## Land - Assessor's Office

Map Area E06  
 Lot Dimensions Regular Lot: 56.80 x 206.00  
 Lot Area 0.27 Acres;11,701 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 2,104 SF  
 Attic Type Fully Finished; 699 SF  
 Number of Rooms 0 above; 0 below  
 Number of Bedrooms 4 above; 0 below  
 Basement Area Type Full  
 Basement Area 1,270  
 Basement Finished Area 390 - Rec. Room (Single)  
 Plumbing 2 Standard Bath - 3 Fi  
 Central Air Yes  
 Heat FHA - Gas  
 Fireplaces 1 Masonry;  
 Porches 15 Brick Open (40 SF); Concrete Stoop/Deck (12 SF);  
 Decks Wood Deck (62 SF);  
 Additions 1 Story Frame (135 SF);  
 Garages 247 SF (19F W x 13F L) - Det Brick (Built 1940);

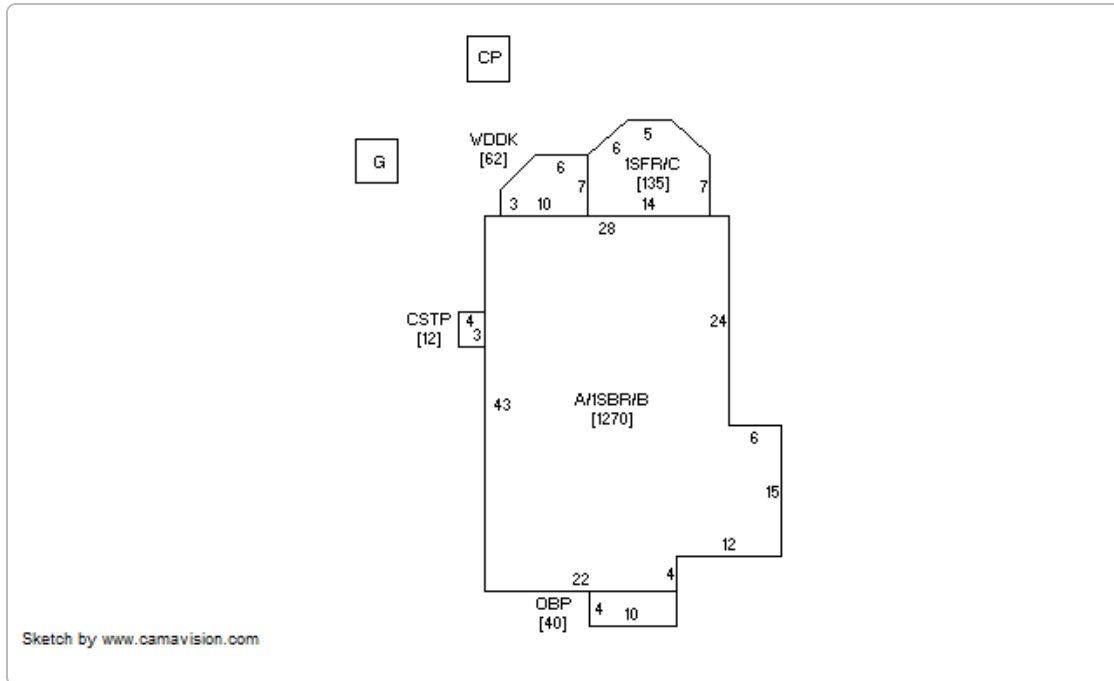
## Yard Extras - Assessor's Office

#1 - (1) Decks,Patios,etc. W9.00 x L18.00 162 SF, Concrete Patio, Average Pricing, Built 1940

## Photos - Assessor's Office



Sketches - Assessor's Office



Permits - Assessor's Office

| Permit # | Date       | Description | Amount |
|----------|------------|-------------|--------|
| 25-51683 | 09/15/2025 | Plumb/Elec  | 2,000  |
| 25-41840 | 07/25/2025 | HVAC        | 14,148 |
| 23-21448 | 04/20/2023 | Plumb/Elec  | 2,500  |
| B031777  | 06/19/2018 | Roof        | 11,493 |
| E008922  | 06/25/2015 | Plumb/Elec  | 1,000  |
| 192010   | 07/31/2003 | Misc        | 17,040 |

Sales - Assessor's Office

| Date      | Seller            | Buyer                       | Recording                   | Sale Condition - NUTC | Type | Multi Parcel | Amount      |
|-----------|-------------------|-----------------------------|-----------------------------|-----------------------|------|--------------|-------------|
| 1/24/2025 | HOGG, JAMES D. W  | HOGG FAMILY TRUST           | <a href="#">2025-002648</a> | Quit Claim Deed       | QCD  |              | \$0.00      |
| 7/17/1992 | ORTMAN, CHARLES B | HOGG, JAMES D HOGG, KAREN W | <a href="#">1992-019663</a> | NONE                  | X    |              | \$80,000.00 |
| 6/25/1987 |                   | ORTMAN, CHARLES B           | <a href="#">1987-012232</a> | NONE                  | X    |              | \$51,000.00 |

**Recent Sales in Area**

Sale date range:

From:

To:

10/14/2025

10/14/2025



Distance:

Units:

1500

Feet

**Valuation - Assessor's Office**

|                               | 2025             | 2024             | 2023             | 2022             |
|-------------------------------|------------------|------------------|------------------|------------------|
| Classification                | Residential      | Residential      | Residential      | Residential      |
| + Assessed Land Value         | \$30,960         | \$30,960         | \$30,960         | \$29,410         |
| + Assessed Building Value     | \$0              | \$0              | \$0              | \$0              |
| + Assessed Dwelling Value     | \$178,820        | \$167,550        | \$167,550        | \$158,210        |
| <b>= Gross Assessed Value</b> | <b>\$209,780</b> | <b>\$198,510</b> | <b>\$198,510</b> | <b>\$187,620</b> |
| - Exempt Value                | \$0              | \$0              | \$0              | \$0              |
| <b>= Net Assessed Value</b>   | <b>\$209,780</b> | <b>\$198,510</b> | <b>\$198,510</b> | <b>\$187,620</b> |

**Taxation - Auditor\Treasurer's Office**

|                                       | 2024<br>Pay 2025-2026 | 2023<br>Pay 2024-2025 | 2022<br>Pay 2023-2024 |
|---------------------------------------|-----------------------|-----------------------|-----------------------|
| x Rollback (estimated)                | 47.43                 | 46.34                 | 54.65                 |
| + Taxable Land Value                  | \$14,685              | \$14,348              | \$16,073              |
| + Taxable Building Value              | \$0                   | \$0                   | \$0                   |
| + Taxable Dwelling Value              | \$79,472              | \$77,647              | \$86,462              |
| <b>= Gross Taxable Value</b>          | <b>\$94,157</b>       | <b>\$91,995</b>       | <b>\$102,535</b>      |
| - Homestead 65+ Exemption             | \$0                   | \$0                   | \$0                   |
| - Military Exemption                  | \$0                   | \$0                   | \$0                   |
| <b>= Net Taxable Value</b>            | <b>\$94,157</b>       | <b>\$91,995</b>       | <b>\$102,535</b>      |
| x Levy Rate (per \$1000 of value)     | 37.67913              | 37.63357              | 39.08417              |
| <b>= Gross Taxes Due</b>              | <b>\$3,547.75</b>     | <b>\$3,462.10</b>     | <b>\$4,007.50</b>     |
| - 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                |
| <b>= Net Taxes Due</b>                | <b>\$3,366.00</b>     | <b>\$3,280.00</b>     | <b>\$3,818.00</b>     |

**Tax History - Treasurer's Office**

| Year | Due Date       | Amount  | Paid | Date Paid  | Receipt                |
|------|----------------|---------|------|------------|------------------------|
| 2024 | March 2026     | \$1,683 | Yes  | 9/4/2025   | <a href="#">648126</a> |
|      | September 2025 | \$1,683 | Yes  | 9/4/2025   |                        |
| 2023 | March 2025     | \$1,640 | Yes  | 9/5/2024   | <a href="#">633848</a> |
|      | September 2024 | \$1,640 | Yes  | 9/5/2024   |                        |
| 2022 | March 2024     | \$1,909 | Yes  | 5/9/2024   | <a href="#">676547</a> |
|      | September 2023 | \$1,909 | Yes  | 8/14/2023  |                        |
| 2021 | March 2023     | \$1,917 | Yes  | 3/10/2023  | <a href="#">612729</a> |
|      | September 2022 | \$1,917 | Yes  | 10/21/2022 |                        |
| 2020 | March 2022     | \$1,988 | Yes  | 3/7/2022   | <a href="#">614198</a> |
|      | September 2021 | \$1,988 | Yes  | 9/7/2021   |                        |
| 2019 | March 2021     | \$1,942 | Yes  | 5/5/2021   | <a href="#">626730</a> |
|      | September 2020 | \$1,942 | Yes  | 9/8/2020   |                        |
| 2018 | March 2020     | \$1,855 | Yes  | 4/15/2020  | <a href="#">615163</a> |
|      | September 2019 | \$1,855 | Yes  | 9/3/2019   |                        |
| 2017 | March 2019     | \$1,738 | Yes  | 9/4/2018   | 615889                 |
|      | September 2018 | \$1,738 | Yes  | 9/4/2018   |                        |

| Year | Due Date       | Amount  | Paid | Date Paid | Receipt |
|------|----------------|---------|------|-----------|---------|
| 2016 | March 2018     | \$1,723 | Yes  | 2/19/2018 | 651089  |
|      | September 2017 | \$1,723 | Yes  | 9/5/2017  |         |
| 2015 | March 2017     | \$1,658 | Yes  | 6/19/2017 | 818572  |
|      | September 2016 | \$1,658 | Yes  | 9/30/2016 |         |
| 2014 | March 2016     | \$1,514 | Yes  | 4/4/2016  | 742327  |
|      | September 2015 | \$1,514 | Yes  | 8/31/2015 |         |
| 2013 | March 2015     | \$1,486 | Yes  | 3/9/2015  | 622743  |
|      | September 2014 | \$1,486 | Yes  | 9/26/2014 |         |
| 2012 | March 2014     | \$1,489 | Yes  | 5/5/2014  | 638557  |
|      | September 2013 | \$1,489 | Yes  | 10/7/2013 |         |

**Tax Sale Certificates - Treasurer's Office**

**Certificate Number:**  
170205  
**Certificate Buyer:**  
ACC 409 LLC  
3161 SE 22ND ST  
DES MOINES, IA 50320

**Certificate Date:**  
6/19/2017

**Tax Sale Total:**  
1,757.00  
**Penalty:**  
0.00  
**Subsequent Tax Total:**  
0.00  
**Interest:**  
70.00  
**Redemption Total:**  
[Click here to view Redemption Total](#)  
**Additional Costs:**  
0.00  
**Redemption Total as of:**  
7/6/2017  
**Certificate Fee:**  
20.00  
**Status:**  
Redeemed  
**Bid Down Percentage:**  
100%

**Special Assessments - Treasurer's Office**

**Project:**  
20170531 - Davenport Utility Fees  
**Accepted Date:**  
5/31/2017  
**Parcel Number:**  
E0005-14  
**Amortization Date:**  
12/1/2018  
**Amortized Interest:**  
0  
**Number of Years:**  
0  
**Payoff:**  
\$0.00  
**Tenant Name:**

| Payment      | Due Date  | Principal Left | Tax Billed      | Amortized Interest | Interest      | Admin Fees    | Total           | Receipt Number | Date Paid | Unpaid Balance |
|--------------|-----------|----------------|-----------------|--------------------|---------------|---------------|-----------------|----------------|-----------|----------------|
| 1            | 9/30/2018 | \$141.76       | \$141.76        | \$0.00             | \$0.00        | \$5.00        | \$146.76        | 099755         | 6/5/2017  | \$0.00         |
| <b>Total</b> |           |                | <b>\$141.76</b> | <b>\$0.00</b>      | <b>\$0.00</b> | <b>\$5.00</b> | <b>\$146.76</b> |                |           | <b>\$0.00</b>  |

**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, Scott County Data Correction Feedback Form, Scott County Assessment Appeals Process, Davenport Assessment Appeals Process, Scott County Forms and Applications, Scott County Sales Questionnaire.

[User Privacy Policy](#) [GDPR Privacy Notice](#)  
[Last Data Upload: 10/14/2025, 6:05:21 AM](#)

1817 Jersey Ridge Road

Permit No. 34976  
Issued 5/5/45

Mrs. C. R. Haggerty - O  
1817 Jersey Ridge Road

Gordon-Van Tine Co. - C  
702 Federal Street

Cover roof of house and garage with 27 sqrs. 3-1  
asphalt shingles over old asphalt shingles, all  
as per code.

\$319.00

J.  
11-14-45  
A.O.B.

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

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date entered NOV 1 1984

Continuation sheet McClellan Heights District Item number 8G

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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

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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.

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Continuation sheet McClellan Heights District

Item number 8G

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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,

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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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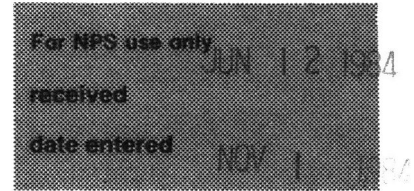
The 1920's revival of "Mediterranean" styles, such as the Spanish Colonial and Mission, had only limited influence in Davenport. However, construction in 1924 of the Petersen Memorial Bandshell, clearly modelled on Bertram Goodhue's music pavilion for the Panama-Pacific Exposition of 1915, may have been 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

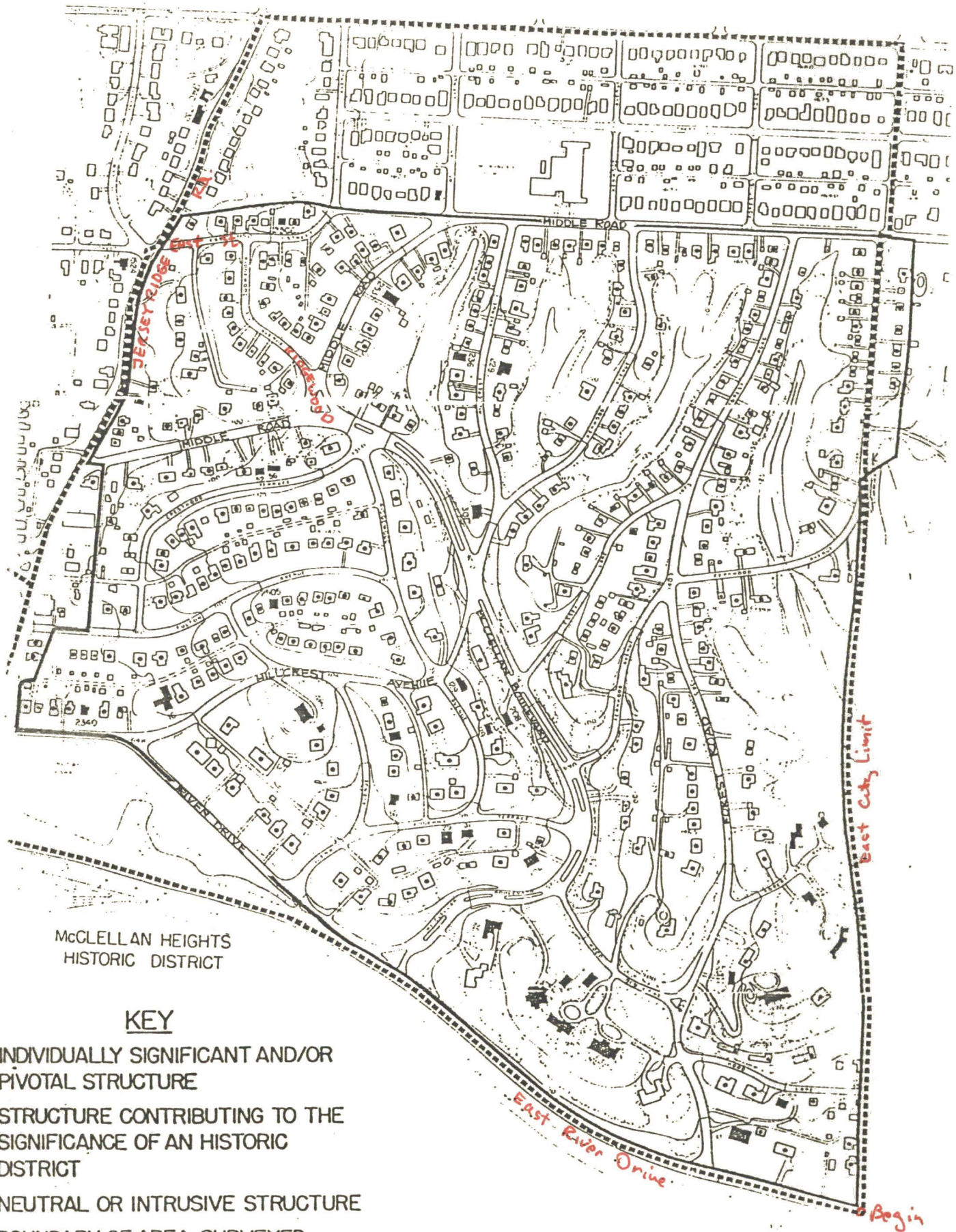
Verbal Boundary Description

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.