

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, April 14, 2026; 5:00 PM

Police Department | 416 Harrison Street | Community Room

- I. Call to Order
- II. Secretary's Report
 1. Consideration of the February 10, 2026 meeting minutes.
- III. Communications
 1. Understanding Historic Preservation Series
 2. 2026 Preserve Iowa Summit
- IV. Old Business
- V. New Business
 1. Case COA26-02: Request for the installation of a new roof and gutters at 529 Western Avenue. The Charles and Charlotte French House is located within the Hamburg Local Landmark Historic District. IIowa Holdings, LLC, petitioner. [Ward 3]
- VI. Other Business
 1. Party in the Park
- VII. Open Forum for Comment
- VIII. Adjourn
- IX. Next Meeting: May 12, 2026

City of Davenport

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

Action / Date
4/14/2026

Subject:
Consideration of the February 10, 2026 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The February 10, 2026 meeting minutes are attached.

Attachments:
1. Meeting Minutes 2-10-26

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

Tuesday, February 10, 2026; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

I. Call to Order

Chairperson Hustedde called the meeting to order.

Present: Gomez, Eaton, Hustedde, Kretz, Adams

Absent: Hoff, McGivern

Staff Present: Werderitch, Berkely, Reu

II. Secretary's Report

1. Consideration of the January 13, 2026 meeting minutes.

Motion by Gomez, seconded by Kretz, to approve the January 13, 2026 meeting minutes. Minutes were unanimously approved by voice vote (5-0).

III. Communications

IV. Old Business

V. New Business

1. Case COA26-01: Request to install a plaque at the Davenport Public Library, 321 Main Street. The Edward Durell Stone Building is a locally listed historic landmark in the Davenport Commercial Historic District. Davenport Public Library, petitioner. [Ward 3]

Staff presented a summary of the proposed amendment. Staff recommended approve of the Certificate of Appropriateness to install a plaque at the Davenport Public Library 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:

- c. 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.

Jeff Collins, representative of the Davenport Public Library, was in attendance to answer questions.

Commissioner Hustedde asked if the plaque size, 12" x 12" is standard and if the plaque could be bigger. Jeff Collins stated yes, 12" x 12" is standard, but if the commission wishes, they can seek out a larger one.

Motion by Adams, seconded by Kretz, to approve COA26-01 in accordance with the submitted materials. Motion passed by roll call vote (5-0).

2. 2025 Certified Local Government Annual Report
Werderitch presented the 2025 Certified Local Government Annual Report, highlights from the past year, and future collaborations in 2026.

Motion by Eaton, seconded by Kretz, to approve the 2025 Certified Local Government Annual Report with the recommended notes. Motion passed by roll call vote (5-0).

VI. Other Business

1. Election of Chairperson

Chairman Hustedde made a motion to alter the rules and conduct voting by acclimation. Motion was seconded by Gomez.

After an acclimation vote, Commissioner Kretz was elected Chairperson (5-0).

2. Election of Vice-Chairperson

Commissioner Gomez made a motion to alter the rules and conduct voting by Acclimation. Motion was seconded by Adams.

After an acclimation vote, Commissioner Eaton was elected Vice Chairperson (5-0).

VII. Open Forum for Comment

Members of the public voiced concerns about the repair of the E. 13th St bridge over railroad, and to the West of the Mound & E. 13th St intersection. The public asked the Commission to respond in the affirmative to a letter from the Iowa DoT asking the Commission if they would like to be involved in the Section 106 process.

The Commission requested staff to respond in the affirmative to the letter.

VIII. Adjourn

Motion by Kretz, seconded by Gomez, to adjourn the meeting. Motion passed by voice vote (5-0). The meeting was adjourned at 5:49 pm.

IX. Next Meeting: March 10, 2026

City of Davenport

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

Action / Date
4/14/2026

Subject:
Understanding Historic Preservation Series

Recommendation:
Informational item.

Background:
Understanding Historic Preservation: Architecture, Material Selection, & Community

Older buildings are essential for a community's identity, aesthetics, and development. Property owners, historic preservation commissioners, and city planners often work together to maintain the integrity of historic structures and neighborhoods so that they meet the needs of modern society. But, what is historic preservation? How are restoration or rehabilitation decisions made? Where can compromises be made and who has the final say in what happens to a building

Whether you own an historic property, are a commissioner or city staff member, developer, realtor, or just curious about old buildings, this educational series will provide participants with a deeper understanding about historic properties, the restoration process, and their importance in local communities.

Join us for a series of presentations and networking opportunities in 2026. Register for one or all sessions. Participants will experience the following:

1. Quality training sessions for historic preservation commissioners and city staff so that they can serve as resources to preservationists and investors while striving to preserve the unique history of their communities.
2. Lively conversations about what it means to live and work in historic structures for owners, potential investors, and realtors.
3. An environment where participants can learn together and meet peers from other communities to exchange ideas and network.
4. A welcoming educational opportunity for learners from all backgrounds interested in historic preservation.

All sessions are free of charge. Snacks are provided. Register online.

Attachments:
None

City of Davenport

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

Action / Date
4/14/2026

Subject:
2026 Preserve Iowa Summit

Recommendation:
Notify City Staff if interested in attending the 2026 Preserve Iowa Summit.

Background:
The Preserve Iowa Summit is the state's premier conference for professionals and volunteers involved in historic preservation. Through expert presentations, workshops and tours, participants will learn new ways to preserve Iowa's past for the future.

Event Date & Time:

- Tuesday, June 2nd
- Wednesday, June 3rd

Event Location:
FFA Enrichment Center
1055 SW Prairie Trail Parkway
Ankeny, Iowa 50023

Preserve Iowa Summit Website: <https://opportunityiowa.gov/events/preserve-iowa-summit-0>

Attachments:
None

City of Davenport

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

Action / Date
4/14/2026

Subject:

Case COA26-02: Request for the installation of a new roof and gutters at 529 Western Avenue. The Charles and Charlotte French House is located within the Hamburg Local Landmark Historic District. IIAIowa Holdings, LLC, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness to install a new roof and gutters at 529 Western Avenue in accordance with the submitted material.

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

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

Background:

The Charles and Charlotte French House, constructed circa 1860, is a two-story, wood-frame residence. The L-shaped house plan features a cross-gable roof and rests upon a stone foundation. The structure features asphalt shingles, 1/1 wood windows with wood surrounds, and a prominent porch along the south elevation supported by round columns. Architectural detailing includes a simple gable roof form and a distinctive corner tower located at the southwest junction of the L-plan. The primary facade is oriented towards the west and south to capture views of downtown and the Mississippi River. The west portion of the house reflects a historic addition, while other alterations are considered non-historic. A garage is not present on the property, although one was approved in 2014, but never constructed. A low stone retaining wall remains in the south rear yard as an additional site feature.

Historically, the property is associated with Charles and Charlotte French, who relocated to Davenport from Andover, Massachusetts in the mid-19th century and operated a local express business. The house was occupied by the French family through the late 19th century, later serving multiple occupants and uses, including lodging for additional families and eventual ownership by Blue Grass Savings Bank during the mid-20th century, when it functioned as a rental property. By the early 2000s, the building had been adaptively reused as a church. It is currently owned by IIAIowa Holdings, LLC. The property retains sufficient integrity to convey its historic residential character and remains a contributing resource within the district.

Request:

Installation of a new roof and gutters. The existing roofing material is an asphalt shingle product. The replacement product is Certainteed Landmark Pro Designer Shingles. The proposed roof color is the Max Definition Colonial Slate option. The home's galvanized steel half round gutter system will be replaced with k-style aluminum gutters and downspouts.

Scope of Work:

1. Remove the old roof and gutters.
2. Repair damaged soffits.
3. Apply new roof with architectural shingles.
4. Add new aluminum gutters.

Project Review: Roof

Since the Charles and Charlotte French House was built circa 1860, staff believe the original structure was covered with cedar shake shingles as this was the predominant material during this time period. According to City permits, the structure was first resurfaced using an asphalt shingle in 1948. There was a subsequent permit issued referencing asphalt shingles, most recently in 1980. Given the typical lifespan of asphalt architectural shingles is approximately 20 to 30 years, the current roofing material would be overdue for replacement if it dates to the 1980 permit and installation.

Asphalt shingles were invented in the United States in 1903, but were not commonly used until the 1920s to 1930s. This is due to increased production and advancements in manufacturing, which made asphalt shingles more affordable, durable, and readily accessible. In addition, the National Board of Fire Underwriters promoted asphalt shingles as a safer, fire-resistant alternative to wood shingles. Due to these factors, asphalt shingles were a logical replacement material for the wood shakes in 1948.

The benefits of the proposed architectural shingle include enhanced durability, better wind resistance, improved waterproofing capabilities, and a more dimensional appearance for added curb appeal. Staff consider the installation of the Certainteed Landmark Pro Design Shingles to be a replacement in-kind.

Project Review: Gutters

The residence currently has a galvanized steel half-round gutter system. While not original to an 1860 structure, steel half-round gutters became common in American residential construction in the late nineteenth and early twentieth centuries. However, in the absence of a building permit documenting its installation, staff cannot determine the specific historical significance of the existing gutters.

Staff support the proposed project, as replacing the deteriorated gutter system will help maintain the building in a sound condition. Properly functioning gutters will direct water away from the foundation, reducing the risk of moisture-related damage.

The project also includes repair and in-kind replacement of deteriorated wood soffit. Visibly, the

existing gutters are pulling away from the soffit, and the proposed work will enhance safety and ensure the system functions properly.

Although the proposed aluminum K-style gutters differ in profile from the existing half-round system, staff find that this change will not detract from the historic character of the residence. Overall, staff conclude that the replacement will have minimal visual impact while supporting the property's ongoing preservation, and therefore recommend approval of the request.

Attachments:

1. Application
2. Background Materials & Photos
3. Building Permit History
4. Historic Property Inventory Sheet
5. Section 14.01.060. Certificate of Appropriateness Review Process



1200 East 46th Street
 Davenport, Iowa 52807
 (563) 326-6198

planning@davenportiowa.com

Complete application can be emailed to planning@davenportiowa.com

Property Address*

*If no property address, please submit a legal description of the property.

Applicant (Primary Contact)

| | |
|-----------------|--|
| Name: | <input type="text" value="Peter Theis"/> |
| Company: | <input type="text" value="Illowa Holdings LLC"/> |
| Address: | <input type="text" value="521 W. 6th Street, #4"/> |
| City/State/Zip: | <input type="text" value="Davenport, Iowa 52803"/> |
| Phone: | <input type="text" value="(312) 848-9928"/> |
| Email: | <input type="text"/> |

Application Form Type:

Plan and Zoning Commission

- Zoning Map Amendment (Rezoning)
- Planned Unit Development
- Zoning Ordinance Text Amendment
- Right-of-way or Easement Vacation
- Voluntary Annexation

Owner (if different from Applicant)

| | |
|-----------------|----------------------|
| Name: | <input type="text"/> |
| Company: | <input type="text"/> |
| Address: | <input type="text"/> |
| City/State/Zip: | <input type="text"/> |
| Phone: | <input type="text"/> |
| Email: | <input type="text"/> |

Zoning Board of Adjustment

- Zoning Appeal
- Special Use
- Hardship Variance

Engineer (if applicable)

| | |
|-----------------|----------------------|
| Name: | <input type="text"/> |
| Company: | <input type="text"/> |
| Address: | <input type="text"/> |
| City/State/Zip: | <input type="text"/> |
| Phone: | <input type="text"/> |
| Email: | <input type="text"/> |

Design Review Board

- Design Approval
- Demolition Request in the Downtown
- Demolition Request in the Village of East Davenport

Architect (if applicable)

| | |
|-----------------|----------------------|
| Name: | <input type="text"/> |
| Company: | <input type="text"/> |
| Address: | <input type="text"/> |
| City/State/Zip: | <input type="text"/> |
| Phone: | <input type="text"/> |
| Email: | <input type="text"/> |

Historic Preservation Commission

- Certificate of Appropriateness
- Local Landmark Nomination
- Demolition Request

Attorney (if applicable)

| | |
|-----------------|----------------------|
| Name: | <input type="text"/> |
| Company: | <input type="text"/> |
| Address: | <input type="text"/> |
| City/State/Zip: | <input type="text"/> |
| Phone: | <input type="text"/> |
| Email: | <input type="text"/> |

Administrative

- Administrative Exception
- Health Services and Congregate Living Permit

Historic Resource:

- Local Hamburg Historic District
- Iowa Soldier's Orphans' Historic District
- Marycrest College Historic District
- Individually Listed Local Historic Landmark

Not sure if you have a Historic Resource? You can click [here](#) to access the City's GIS Map. Click the layers icon toward the top right of the page. Click the Planning Layers dropdown. Turn the Historic Resources layer on by checking the box.

Historic Resources requiring a Certificate of Appropriateness are mapped with a  or .

If you are unsure, please contact the Community Planning and Economic Development staff at (563) 326-6198 or planning@davenportiowa.com for assistance.

When is a certificate of appropriateness required?

Prior to the commencement of the work.

What type of activity requires the approval of a certificate of appropriateness?

Any activity requiring a building or sign permit, except demolition, that would change the exterior architectural appearance of a structure. Examples include new construction, exterior alterations, relocations, reconstructions and infill development.

Submittal requirements

- Please contact Planning staff at (563) 326-6198 or planning@davenportiowa.com so we can help you determine what exactly is required to be submitted.
- Incomplete applications will not be accepted.

Submittal requirements for all types of requests:

- The completed application form.
- A work plan that accurately and completely describes the work to be done.
- Color digital photographs depicting the building elevations and proposed construction.

Submittal requirements for specific types of requests:

Minor alterations to existing buildings and new and replacement signs (all of the above and):

- Specifications, including dimensions, material used and color of the material.
- A rendering of the proposed alteration as depicted on the existing building.
- Samples of the materials, including the color, along with scaled, accurately colored elevations for any proposed sign and/or sign package.

Minor additions, site improvements and outdoor storage areas (all of the above and):

- A dimensioned site plan, including the locations of any proposed or existing buildings on the subject parcel and on surrounding parcels.
- A preliminary grading plan showing before and after grades at two-foot contour intervals, where deemed necessary by the development official.
- Outdoor storage areas shall be reflected in the elevation drawings submitted and shall show their relationship to the building elevations as well as the materials and treatment proposed that would accurately reflect the screening of the storage areas.
- A landscape plan.

Major additions and new buildings (all of the above and):

- Reproductions of building or site information found in the historical surveys if applicable
- A verifiable legal description, or a land survey.
- A map showing the existing topography of other properties at two-foot contour intervals, extending one hundred feet from the subject parcel.
- Elevation drawings, in color and drawn to scale, of the front, sides, rear, and roof lines of all proposed buildings or structures, illustrating the appearance and treatment of required screening elements for roof-mounted equipment, where deemed necessary by the development official.
- A materials board containing samples of each type of exterior building materials.

Formal Procedure

(1) Application:

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

(2) Historic Preservation consideration of the request:

- Only work described in the application may be approved by the Commission.
- If the Commission determines there is insufficient information to make a proper judgment on the application, it may continue the application as long a period of 60 days has not elapsed from an accepted application. This time period does not apply if the applicant requests the continuance.

(3) After the Historic Preservation Commission's decision:

- If approved, a certificate of appropriateness does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. You will need to contact Davenport Public Works and other regulatory agencies regarding permits and/or licenses.
- If approved, a certificate of appropriateness will expire one year from the date of approval unless a building permit is obtained within such period. The Zoning Administrator may grant an extension for a period of validity longer than one year. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.
- The applicant may appeal the Historic Preservation Commission's determination to the City Council. A written appeal along with payment of \$75.00 must be submitted to the Zoning Administrator within thirty calendar days of the Historic Preservation Commission's decision.

Applicant: Date:

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by: Date:

Planning staff

Date of the Public Meeting:

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Work Plan

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

New Roof and Gutters for 529 Western Avenue
Davenport, Iowa 52803

PLANNED WORK:

- Remove old roof & gutters.
- Repair damaged soffits.
- Apply new roof with architectural shingles (see included photo).
- Add new aluminum gutters.
- Any unforeseen repairs or replacements will be at an additional cost

Work to be performed by licensed contractor: Falcon Home Improvements.

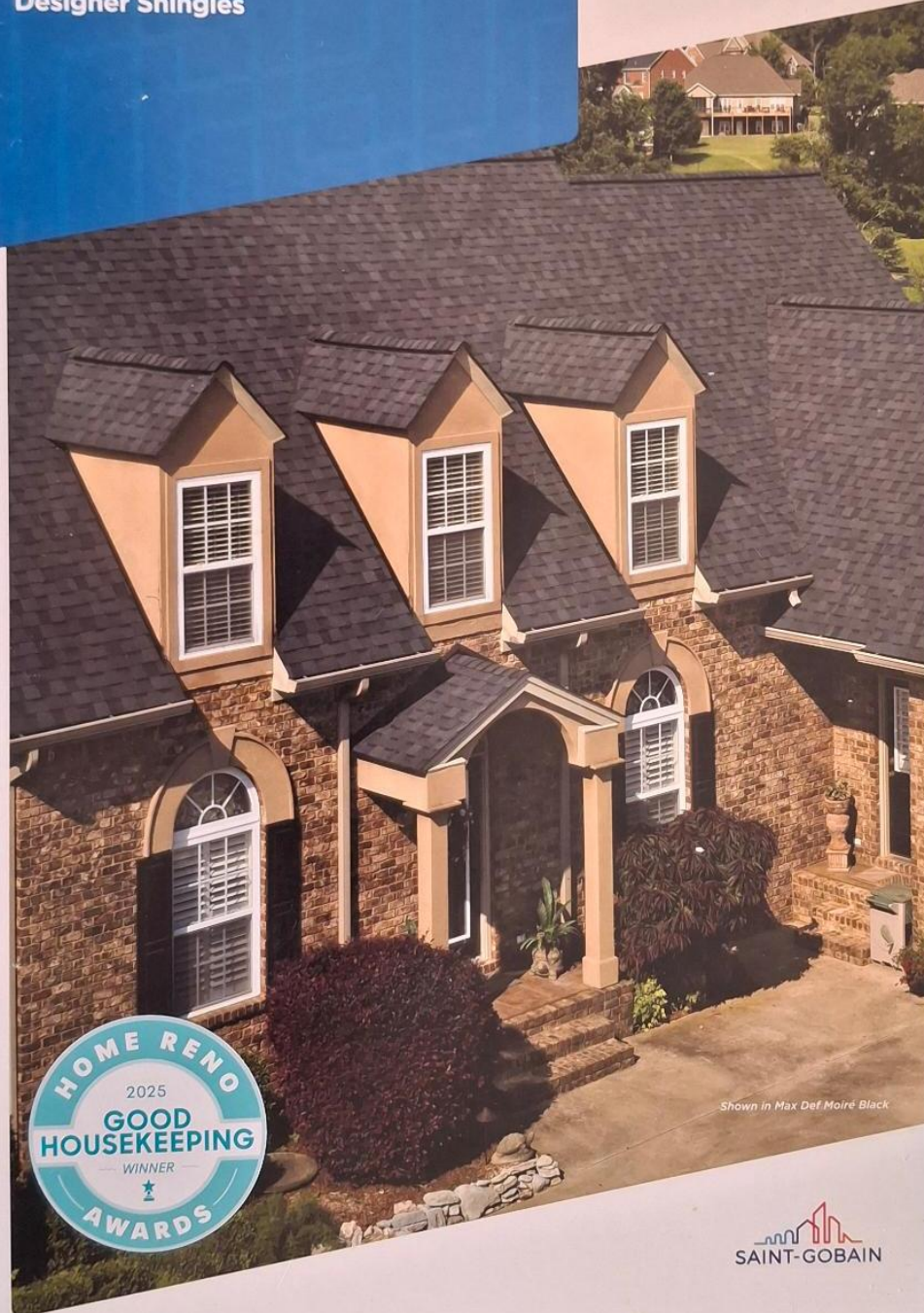
MAX DEF
COLONIAL SLATE



Landmark[®] PRO

Designer Shingles

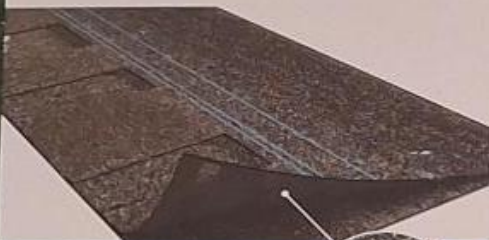
 certainteed
SAINT-GOBAIN



Shown in Max Def Moiré Black

 SAINT-GOBAIN

Engineered for Excellence



NailTrak®

Fast, Accurate, Visible

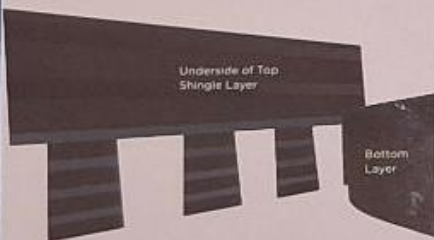
- Nailing area three times wider than that of a typical laminate shingle for improved installation, speed, and accuracy
- Bright lines provide a clear nailing area in any environment and lighting
- Includes a dedicated nailing area for extreme steep-slope applications
- Trusted performance for over 15 years



QuadraBond™

Advanced Layering

CertainTeed's specially formulated adhesive adheres shingle layers at four points, more than any other manufacturer. This superior bond provides greater protection against shingle de-lamination to maximize performance over the life of the shingle in any climate.

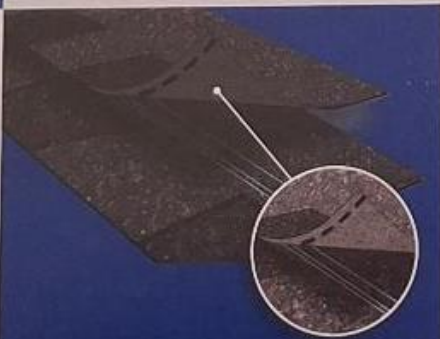


Underside of Top Shingle Layer

Bottom Layer

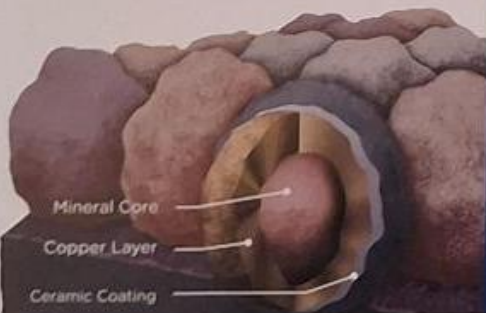
StreakFighter®

- Reliable, long-term protection from algae formation
- Helps maintain your roof's natural beauty with innovative algae-fighting technology
- Industry-leading algae-resistance warranty
- Uses natural anti-algae properties of copper-containing surface granules
- Standard on all CertainTeed asphalt shingles sold in areas where algae growth is prevalent



CertaSeal®

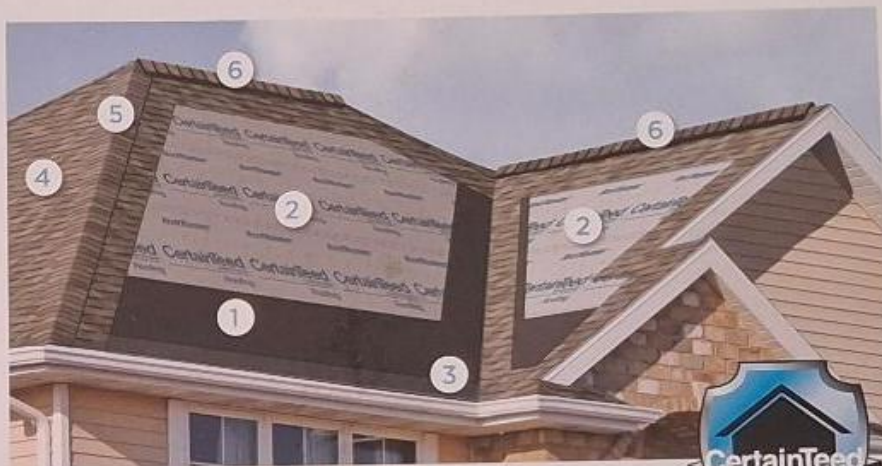
- High-grade adhesive seals shingles together on the roof to guard your home against the elements
- Designed to be fast activating after installation, providing effective protection from wind and weather
- Pliable adhesive allows for structural movement from temperature and weather changes without compromising seal



Mineral Core

Copper Layer

Ceramic Coating



Integrity Roof System®

A COMPLETE APPROACH TO LONG-LASTING BEAUTY AND PERFORMANCE

With as much care as you take in selecting the right contractor, choosing the right roof system is equally as important. A CertainTeed Integrity Roof System combines key elements that help ensure you have a well-built roof for long-lasting performance.

- 1 WATERPROOFING UNDERLAYMENT**
The first step in your defense against the elements. Self-adhering underlayment is installed at vulnerable areas of your roof to help prevent leaks from wind-driven rain and ice dams.
- 2 WATER-RESISTANT UNDERLAYMENT**
Provides a protective layer over the roof decks and acts as a secondary barrier against leaks.
- 3 STARTER SHINGLES**
Starter shingles are the first course of shingles that are installed and designed to work in tandem with the roof shingles above for optimal shingle sealing and performance.
- 4 SHINGLES**
Choose from a variety of Good-Better-Best styles to complement any roof design and fit your budget.
- 5 VENTILATION**
A roof that breathes is shown to perform better and last longer. Ridge vents, in combination with intake vents, allow air to flow on the underside of your roof deck, keeping the attic cooler in the summer and drier in the winter.
- 6 HIP & RIDGE CAPS**
Available in numerous profiles, these accessories are used on the roof's hip and ridge lines for a distinctive finishing touch to your new roof.

Because of their size, the swatches on this sample cannot accurately depict the color, clarity and variation of our actual blends. Before you buy, ask to see a full shingle. All colors may not be available. Consult your CertainTeed dealer for color availability.



Products available in areas shown



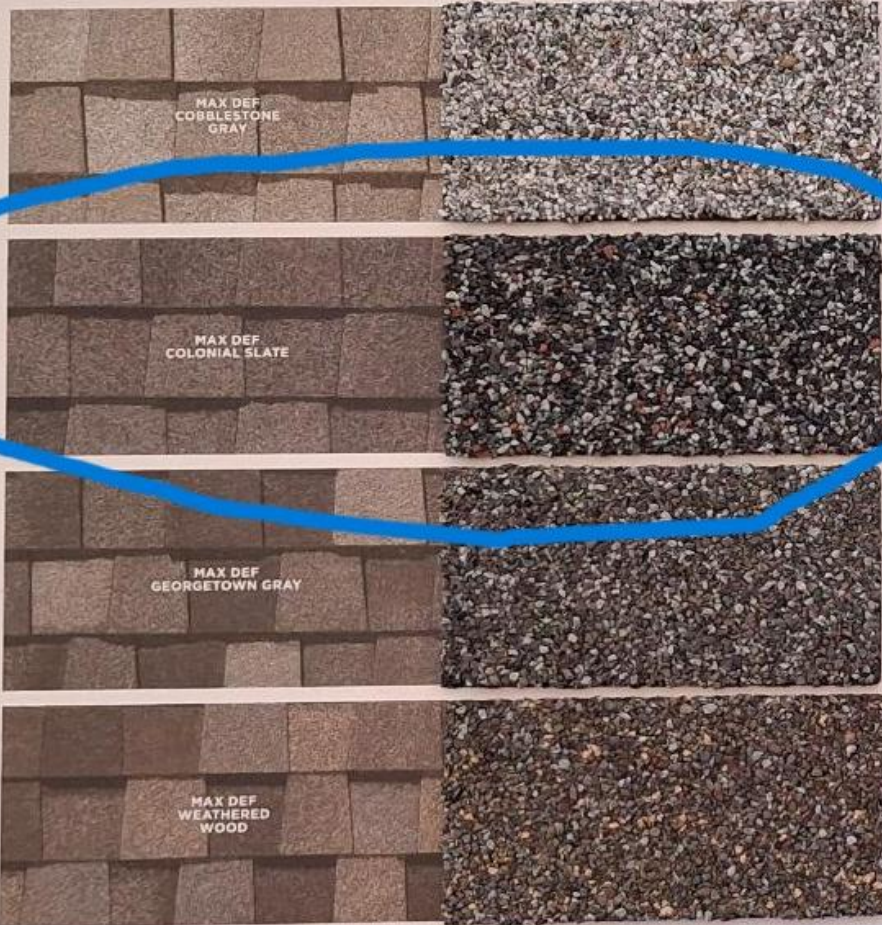
CertainTeed

CEILING • DECKING • FENCE • GYPSUM • INSULATION • RAILING • ROOFING • SIDING • TRIM
30 Moore Road, Mayfield, PA 15135 800-233-8390 CertainTeed.com

© 2012 CertainTeed, Member of the OGI
12-0000-12-0012

Landmark PRO

Designer Shingles



The Expert's Choice

A refined union of vision and value, our PRO line leads its class in optimal performance and variety of color. Engineered to meet professional contractors' exacting specifications.



Scan code for more information



PREMIUM MAX DEF
COLOR PALETTE



10-YEAR SURESTART
PROTECTION INCLUDES
MATERIALS AND LABOR COSTS



UL 2218 CLASS 3
IMPACT RATED



15-YEAR 110 MPH WIND
WARRANTY UPGRADE
TO 130 MPH AVAILABLE



LIFETIME
LIMITED WARRANTY

NailTrak[®]
WIDER NAILING AREA

CertaSeal[®]
UPLIFT PROTECTION

StreakFighter[®]
30-YEAR ALGAE RESISTANCE

QuadraBond[®]
ADVANCED LAYERING

Engineered for Excellence



QuadraBond™

Advanced Layering

CertainTeed's specially formulated adhesive adheres shingle layers at four points, more than any other manufacturer. This superior bond provides greater protection against shingle de-lamination to maximize performance over the life of the shingle in any climate.

NailTrak®

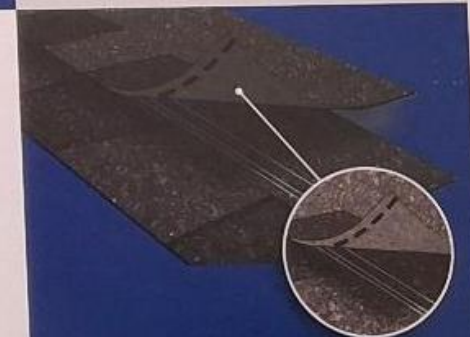
Fast, Accurate, Visible

- Nailing area three times wider than that of a typical laminate shingle for improved installation, speed, and accuracy
- Bright lines provide a clear nailing area in any environment and lighting
- Includes a dedicated nailing area for extreme steep-slope applications
- Trusted performance for over 15 years



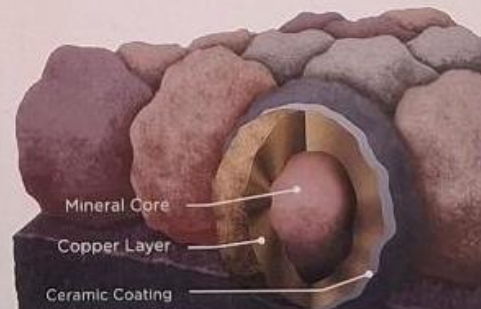
StreakFighter®

- Reliable, long-term protection from algae formation
- Helps maintain your roof's natural beauty with innovative algae-fighting technology
- Industry-leading algae-resistance warranty
- Uses natural anti-algae properties of copper-containing surface granules
- Standard on all CertainTeed asphalt shingles sold in areas where algae growth is prevalent



CertaSeal®

- High-grade adhesive seals shingles together on the roof to guard your home against the elements
- Designed to be fast activating after installation, providing effective protection from wind and weather
- Pliable adhesive allows for structural movement from temperature and weather changes without compromising seal









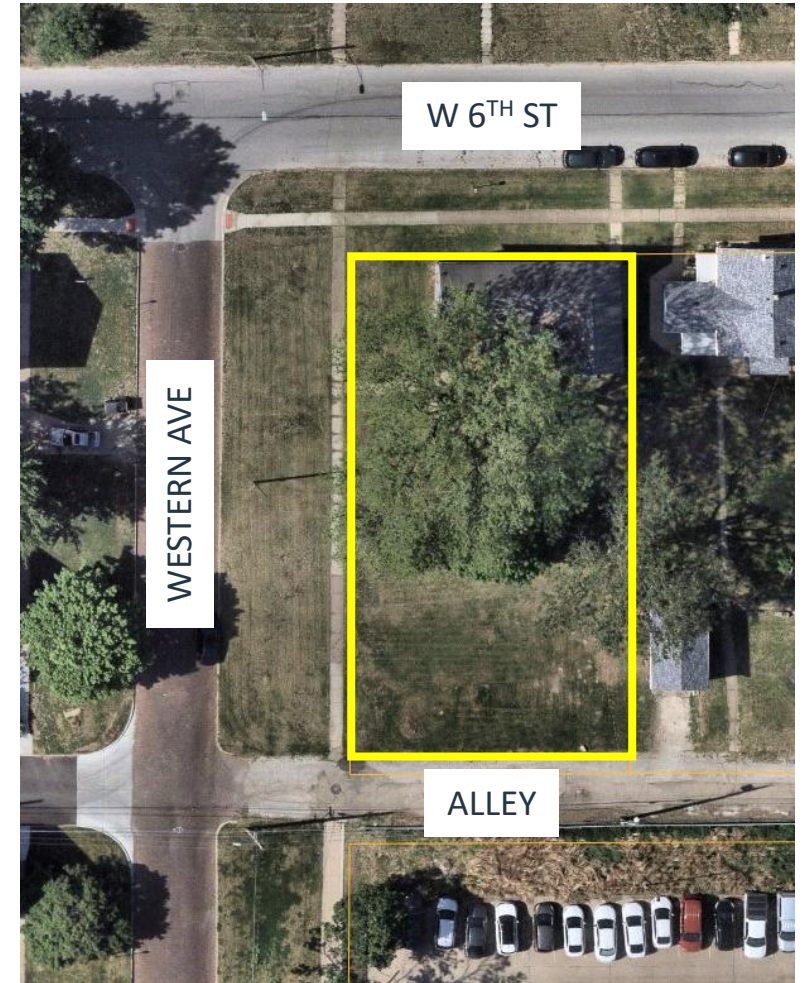






Charles & Charlotte French House

DAVENPORT
IOWA | USA



Contributing Structure | L-Shape Floorplan Residence | Built Circa 1860

Request: New Roof

- Existing Material: Asphalt Shingle
- Replacement Product: Certainteed Landmark Pro Designer Shingles
- Proposed Color: Colonial Slate

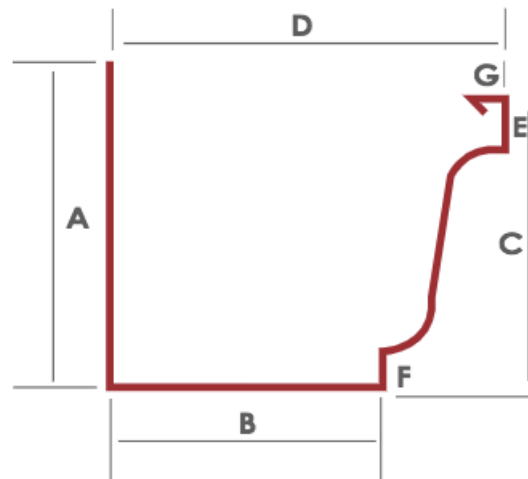


Request: New Gutters

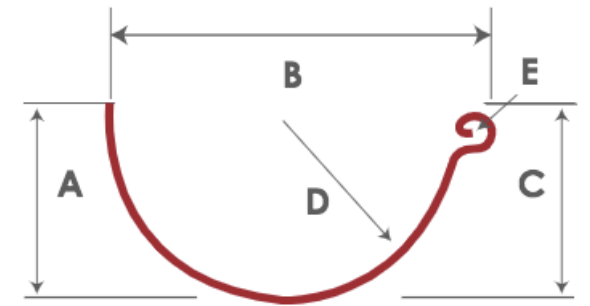
- Existing Material: Galvanized Steel Half Round Gutters
- Replacement Product: K-Style Aluminum Gutters



**K-Style
Gutter Design**



**Half Round
Gutter Design**



Existing Conditions

DAVENPORT
IOWA | USA



Existing Conditions

DAVENPORT
IOWA | USA



529 Western Ave.

Permit #130000

Iss: 8-13-80

A. Langford - O
529 Western.

Whiterock Blvrs. - C
1109 E. Rusholme

COVER ROOF OF house WITH 15
SQS. OF #240 asph. SHINGLES, OVER
1 existing roof - tear off 1 layer

ALL AS PER CODE.

H & R JOB

\$1525.00

529 Western Avenue

Permit No. 43800
Issued 6/29/48

Theo. P. Steckel - O
529 Western Avenue

National Insulation & Rfg. Co. - C
Whitaker Building

Reroof house with 19 sqrs. Split roll asphalt rfg
over old asphalt rfg., as per code.

\$226.00

J.
12-16-48
A.O.B.*

Hamburg Historic District (amended)

Scott County, Iowa

Name of Property

County and State

| Address State #, Map #, FS # 2016 district status 1983 district status | Historic Name | significant date/s architectural style/type | Materials of walls, foundations, roof |
|--|--|---|---|
| History of property (owners/residents, census data including birthplace of self (and parents), Sanborn map info), Current use | | Architectural data (architect/builder, features, modifications), Garage data | |
| <p>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</p> | <p>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)</p> | <p>c.1874 Gable-front with side ell (1 story)</p> | <p>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)</p> |
| <p>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</p> | <p>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</p> | <p>c.1860 cross gable (L-plan) (2 story)</p> | <p>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)</p> |

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
4/14/2026

Subject:
Party in the Park

Recommendation:
Discuss if the Historic Preservation Commission would like to host a table at a Party in the Park event.

Background:
Join the City of Davenport this summer for Party in the Park. The two-hour events are anticipated to run 5:30 p.m. - 7:30 p.m. on select Thursdays.

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

In past years, the Historic Preservation Commission partnered with the Davenport Public Library-Special Collections to host a table at the events.

Dates & Locations:

1. Thursday, July 9th | Emeis Park | 5:30 p.m. – 7:30 p.m.
2. Thursday, July 16th | Lindsay Park | 5:30 p.m. – 7:30 p.m.
3. Thursday, July 30th | Duck Creek Park | 5:30 p.m. – 7:30 p.m.
4. Thursday, August 13th | Northwest Park | 5:30 p.m. – 7:30 p.m.

Attachments:
None