

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, May 12, 2026; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

I. Call to Order

II. Secretary's Report

1. Consideration of the April 14, 2026 meeting minutes.

III. Communications

1. Understanding Historic Preservation Series
2. 2026 Preserve Iowa Summit
3. Party in the Park

IV. Old Business

V. New Business

1. Case COA26-03: Request to build an above-ground pool at 612 West 6th Street. The Pilcher House is a noncontributing structure in the Hamburg Local Landmark Historic District. Amanda Crouse, petitioner [Ward 3].
2. Case COA26-04: Request for the rehabilitation of the home at 724 West 8th Street. The Charles Hill House is a contributing structure in the Hamburg Local Historic Landmark District. Pat Scranton, Petitioner [Ward 3].
3. Case COA26-05: Request for the rehabilitation of the home at 708 West 7th Street. The Beeck Rental House is a contributing structure within the Hamburg Local Landmark Historic District. Falcon Home Improvement, petitioner. [Ward 3]
4. Case DNRHP26-01: Request for demolition of the structure at 520 Gaines Street. The Catherine Schlotfeldt House is located within the Hamburg National Historic District. City of Davenport, petitioner. [Ward 3]
5. Case DNRHP26-02: Request for demolition of the structure at 522 Gaines Street. The Asmus and Margaretha Petersen House is located within the Hamburg National Historic District. City of Davenport, petitioner. [Ward 3]

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Meeting: June 9, 2026

City of Davenport

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

Action / Date
5/12/2026

Subject:
Consideration of the April 14, 2026 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The April 14, 2026 meeting minutes are attached.

Attachments:
1. Meeting Minutes 4-14-26

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

Tuesday, April 14, 2026; 5:00 PM

Police Department | 416 Harrison Street | Community Room

I. Call to Order

Chairperson Kretz called the meeting to order.

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

Absent: Adams

Staff Present: Werderitch

II. Secretary's Report

1. Consideration of the February 10, 2026 meeting minutes.

Motion by Hoff, seconded by Gomez, to approve the February 10, 2026 meeting minutes. Minutes were unanimously approved by voice vote (6-0).

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. IIAIowa Holdings, LLC, petitioner. [Ward 3]

Staff presented an overview of the history and architectural significance of the Charles and Charlotte French House, along with a summary of the proposed scope of work. Staff determined that the installation of CertainTeed Landmark Pro designer shingles constitutes an in-kind replacement. Overall, staff concluded that the proposed K-style gutter replacement will have minimal visual impact while contributing to the continued preservation of the property.

Staff made a recommendation 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.

The petitioner, Peter Theis, was in attendance to answer questions about the project. He responded to a Commissioner's comment that half round steel gutters were not considered due to the cost associated with the material.

At the request of the applicant, the Commission provided feedback on design considerations for a detached garage on the property. The Commission advised that any detached structure should compliment the home and be consistent with the character of the district.

Motion by McGivern, second by Gomez, to approve Case COA26-02 in accordance with the submitted materials. Motion to approve passed by a roll call vote (6-0).

VI. Other Business

1. Party in the Park

After discussion, the Commission decided to participate in the July 16th Lindsay Park and July 30th Duck Creek Park events.

VII. Open Forum for Comment

VIII. Adjourn

Motion by Eaton, second by Gomez, to adjourn the meeting. Motion passed by voice vote (6-0). The meeting was adjourned at 5:12 pm.

IX. Next Meeting: May 12, 2026

City of Davenport

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

Action / Date
5/12/2026

Subject:
Understanding Historic Preservation Series

Recommendation:
Informational item.

Background:

Understanding Historic Preservation: Architecture, Material Selection, & Community

Join us at Butterworth Center & Deere-Wiman House as we host Understanding Historic Preservation: Architecture, Material Selection, and Community, a four-part educational series taking place in 2026 in Moline, Illinois.

Historic buildings contribute to the identity and character of our communities. How are restoration decisions made? When should original materials be used, and when are alternatives appropriate? How do preservation laws influence development?

This series will explore these questions through engaging presentations and conversations designed for property owners, preservation commissioners, city staff, developers, realtors, and anyone interested in historic buildings. All sessions are free of charge, and participants are welcome to attend one or all programs.

2026 Series Schedule

All sessions held 4:00–6:00 p.m. at the Deere-Wiman House in Moline (1105 8th St, Moline IL 61265).

April 16: Is This Original? Tips for Investigating Historic Architecture

Learn how to read a building and identify architectural clues that reveal its history.

May 21: The Use of Substitute Materials on Historic Building Exteriors

Explore how modern materials can sometimes be used appropriately in historic restoration projects.

June 18: Defending the National Historic Preservation Act and Section 106

Understand how federal preservation law protects historic and cultural resources.

July 16: Creating Community with Cheap Old Houses

Discover how restoring older homes strengthens neighborhoods and builds community connections.

Participants will gain practical knowledge about historic properties, the restoration process, and the role preservation plays in shaping vibrant communities.

Registration is free, and light refreshments will be provided.

Attachments:

None

City of Davenport

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

Action / Date
5/12/2026

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
5/12/2026

Subject:
Party in the Park

Recommendation:
Informational item.

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.

Davenport's Historic Preservation Commission will participate at the following event dates and locations:

1. Thursday, July 16th | Lindsay Park | 5:30 p.m. – 7:30 p.m.
2. Thursday, July 30th | Duck Creek Park | 5:30 p.m. – 7:30 p.m.

Attachments:
None

City of Davenport

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

Action / Date
5/12/2026

Subject:

Case COA26-03: Request to build an above-ground pool at 612 West 6th Street. The Pilcher House is a noncontributing structure in the Hamburg Local Landmark Historic District. Amanda Crouse, petitioner [Ward 3].

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness to construct an above-ground pool at 612 West 6th Street in accordance with the submitted material. The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060 C and D of the Davenport Municipal Code. The project meets the following standards:

1. 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.
2. 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.
3. 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.

Background:

Property Overview:

The house at 612 W 6th St is a noncontributing structure within the Hamburg Local Landmark Historic District. The one-half story brick single-family home construction was built in 1987. Formerly 608 W 6th St, a 1910 Sandborn home showed a 2-story structure, the Otto Klug House, which was demolished approximately in 1956.

Request: Construct an above-ground pool in the interior side yard. The pool will be situated south of the detached garage and east of the house.

Project Scope:

The applicant proposes to install a Wilbar Pool, Vibe, with steel walls and gray in color. The pool is 15 feet in diameter and four feet tall. The pool will sit on a washed mason sand base with a ground cloth for protection. The pool will come with skimmer, return fittings, pvc plumbing to a pump and filter system. The pool will come with safety steps, lockable to avoid children from climbing into the pool per the City's Building Code.

Staff Review:

Staff are supportive of the project as it will make minimal change to the character of the historic

district. The pool, situated south of the detached garage and east of the house sits behind a tree line and on a bluff overlooking 6th street. The pool will not be visible from the street. It will be visible from the alleyway. The Standards for review, 9th specifically, state "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".

Attachments:

1. Application
2. Pool Location
3. Plan for the pool
4. Pool Pictures
5. Nomination Page
6. NHRP Nomination Map
7. Section 14.01.060. Certificate of Appropriateness Review Process



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

Office 563.326.6198
 planning@davenportiowa.com

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION

APPLICANT INFORMATION		RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE
Application Name Company Name Amanda Crouse		SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME 612 W. 6th St. G0052-55		
Address 612 W. 6th St.		BRIEF OVERVIEW OF THE PROJECT (not a scope of work) above ground pool installed		
City State Zip Davenport IA		APPLICABILITY PRIOR to any work on applicable Historic Resources: A Certificate of Appropriateness must be submitted & approved PRIOR to the commencement of the following: <ul style="list-style-type: none"> Any Building or Sign Permit changing the exterior (except demo) New construction/Addition or exterior alteration of a structure Sign installation or alteration 		
Phone (309) 716-0031		Demolition of any local or national historic resources shall require a Historic Demolition Request Application		
Secondary Phone		ALL SUBMITTALS SHALL INCLUDE:		
E-Mail Address [REDACTED]		SUBMITTED		
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. <input checked="" type="checkbox"/>		Full Scope of Work (SOW) attached as a .PDF 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 rendered showing existing and/or proposed building materials <input type="checkbox"/> Material specs: type, dimensions, color & manufacturer <input type="checkbox"/> MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*: Dimensioned Site Plan (proposed & existing buildings/site items) <input type="checkbox"/> Grading Plan with 2 foot intervals (if needed) <input type="checkbox"/> Mechanical Screening shall be shown <input type="checkbox"/> Materials Board of sample building materials proposed <input type="checkbox"/>		
Amanda Crouse 04/30/2026 Type Applicant's Name here to serve as a signature Date		* Major Additions & New Buildings may require more extensive information		
DEVELOPMENT TEAM				
Property Owner		Formal Procedure Application Fee: NONE		
Address		(1) Application: <ul style="list-style-type: none"> Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process. The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. <u>Inaccurate or incomplete applications may result in delay of applicant's scheduled meetings.</u> 		
Phone Secondary Phone		(2) Scope of Commission's Consideration: <ul style="list-style-type: none"> Only work described in the application may be approved. If insufficient information exists to make a proper judgment on the application, the Commission may continue the consideration a maximum of 60 days, excluding applicant's continuances. 		
E-Mail Address		(3) Post Commission Ruling: <ul style="list-style-type: none"> An approved Cert. of Appropriateness does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities. Appeals to determinations are \$75 made to City Council and shall be in writing submitted to the Zoning Administrator within 30 calendar days of Commission's decision. 		
Project Manager/Other		Submit this form with attachments to: planning@davenportiowa.com		
Address				
Phone Secondary Phone				
E-Mail Address				

Historic Preservation Commission (HPC) | City of Davenport Meeting Calendar 2026

Applicants or their representative MUST attend the Meeting

General Business Requests	
Submittal/Application Deadline*	Meetings**
12:00 P.M. on the Friday Indicated Below	5:00 P.M. on the Tuesday Indicated Below
01/02/26	01/13/26
01/30/26	02/10/26
02/27/26	03/10/26
04/03/26	04/14/26
05/01/26	05/12/26
05/29/26	06/09/26
07/03/26	07/14/26
07/31/26	08/11/26
08/28/26	09/08/26
10/02/26	10/13/26
10/30/26	11/10/26
11/27/26	12/08/26
Local Landmark Requests	
Submittal/Application Deadline*	Meetings**
12:00 P.M. on the Friday Indicated Below	5:00 P.M. on the Tuesday Indicated Below
11/28/25	01/13/26
12/26/25	02/10/26
01/23/26	03/10/26
02/27/26	04/14/26
03/27/26	05/12/26
04/24/26	06/09/26
05/29/26	07/14/26
06/26/26	08/11/26
07/24/26	09/08/26
08/28/26	10/13/26
09/25/26	11/10/26
10/23/26	12/08/26

*Email completed PDF Application to: planning@davenportiowa.com, or mail USB drive with a copy of the completed application to: Planning, Davenport Public Works, 1200 E 46th St, Davenport, IA 52807.

**All meetings are held at Davenport City Hall, 226 W 4th Street, Davenport, IA. Applicant/Representative Presence Required.

For more information contact: planning@davenportiowa.com or 563.326.6198.

Any and all Date/Location/Time are subject to change.

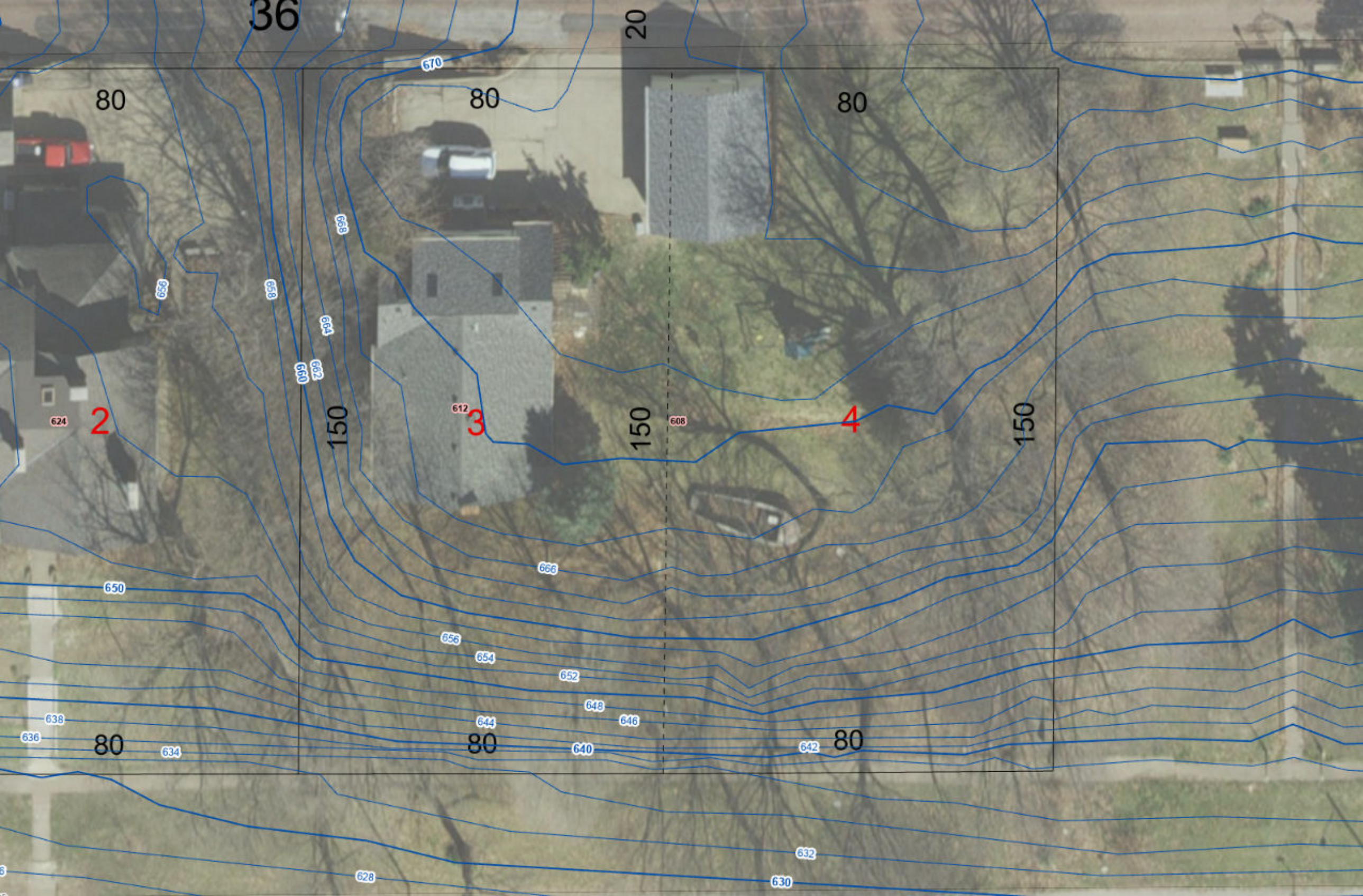
AREA PERMITTED
FOR A POOL



pool will be placed in
black circle area

AREA WHERE A
POOL IS PROHIBITED

W 6TH ST



36

20

80

80

80

670

660

658

656

654

652

650

150

612

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608

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3

4

AMANDA CROUSE
612 W 6TH ST
DAVENPORT IA 52803

Proposed Scope of Work: 15' Above-Ground Pool Installation

1. Site Preparation

- Identify and mark pool location (15' diameter + 2–3 ft clearance around perimeter)
- Check for underground utilities (call 811 in the U.S.)
- Excavate and level ground to within ± 1 inch tolerance

2. Base Installation

- Install base layer (washed mason sand)
- Install ground cloth or liner pad for protection (optional)

3. Pool Frame Assembly

- Assemble bottom track and rails
- Install vertical supports/uprights
- Assemble and secure top rails
- Ensure frame is level and square

4. Pool Wall & Liner Installation

- Unroll and position pool wall
- Secure wall into bottom track
- Install liner (J hook)

5. Plumbing & Equipment Setup

- Install skimmer and return fittings
- Connect hoses or PVC plumbing
- Install pump and filter system
- Secure all clamps and connections

7. Filling & Final Adjustments

- Begin filling pool with garden hose

9. Safety & Accessories Installation

- Safety ladder/steps equipped with lockable ladder
- Pool wall is barrier if 4' tall (by city code)

10. Inspection

- Per city inspector

Typical Timeline

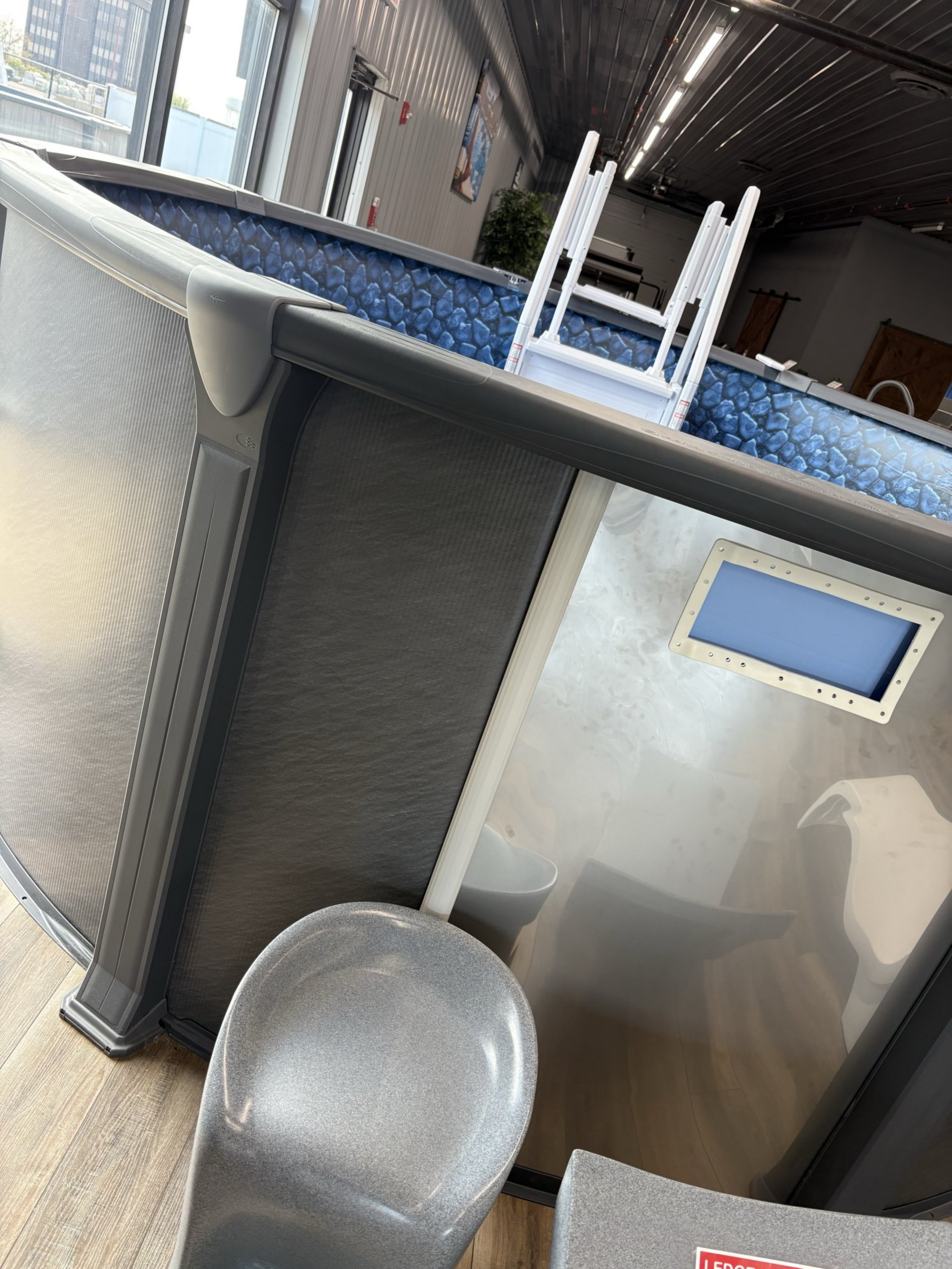
- Site prep: 2-4 hours
- Installation: 4-6 hours
- Fill + startup: 1-2 days (depending on water pressure)

Proposed Pool Details:

- 15' Round x 54" Height Above Ground Pool
(7" resin top ledge, 7" resin upright, steel wall, stainless steel wall saver panel)
(Gray/Charcoal color, see photo)
- Manufactured by Wilbar Pools







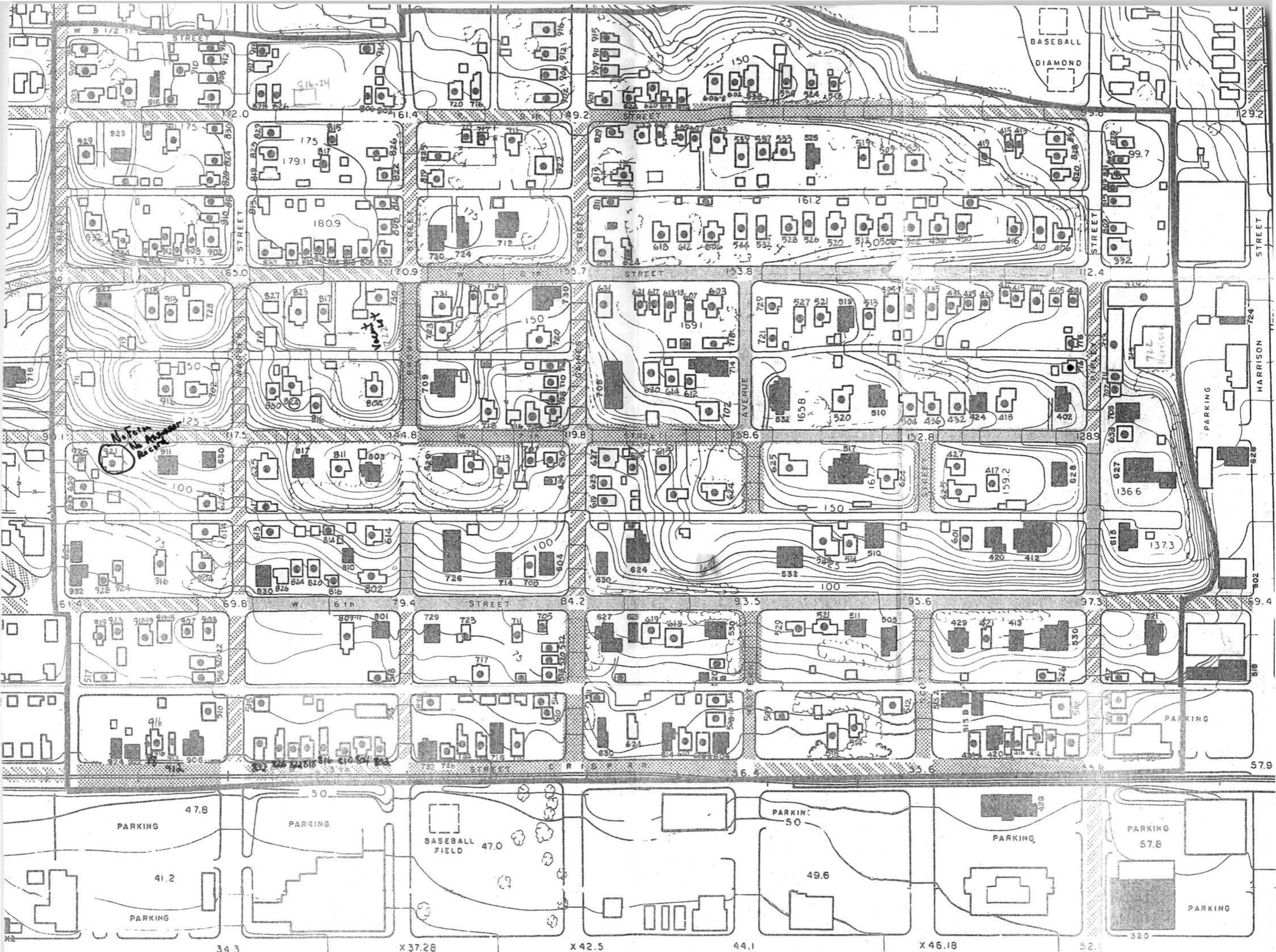
Hamburg Historic District (amended)

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
612 W 6th St <i>Alt: 608 W 6th St</i> State #82-00551 Map #042 Field Site #C-08 <i>Parcel #G0052-55</i> Updated district status: 2 non-contributing buildings <i>1983 NRHP status: Non-contributing</i>	Pilcher House 1910 Sanborn map: house - 2 story - replaced (earlier large two-story house (Otto Klug House) demo and replaced) 1956 Sanborn map: house - 2 story - replaced 7-1987 - permit to Ted Pilcher for new house, dormer added in 1996 by Jon Wilson Current use: single family house - owner occupied	c.1987 side gable - 1 1/2 story (1 1/2 story)	Walls: frame - brick veneer Foundation: concrete / brick veneer Roof: side gable - asphalt shingles Architect/builder: - Porch: entry vestibule Windows: casement windows Architectural details: - Modifications: Historic: -; Non-historic: 1996 - large shed roof dormer added Garage: detached - three car Date: c.2002 Walls: frame - vinyl Foundation: concrete Roof: side gable - asphalt shingles Other site features: stone retaining wall along W. 6th St* (6 ft, cut stone) (historic)
624 W 6th St State #82-00555 Map #043 Field Site #C-09 <i>Parcel #G0052-47</i> Updated district status: 2 contributing buildings (A, C) <i>1983 NRHP status: Contributing (key)</i>	Henry and Anna D. (Vollmer) Lischer House c.1869 - house built for Lischers, 1870-1891 - Henry and Anna Lischer (publisher of "Der Demokrat" - German newspaper) 1880 census: Lischer, Henry - born in Germany; wife: Anna - born in Germany 1891-1903 - Henry Lischer (Der Demokrat, H Lischer Printing Co), 1902 - also son Oscar (vp H Lischer Printing Co), and daughter Johanna and Frederick G. Clausen (architect) 1910 Sanborn map: house - 2 story - extant 1910 census: Clausen, Fred G. (59, architect) - born in Germany (Germany, Germany); wife: Johanna (57) - born in US - IA (Germany, Germany) 1903-1935 - Frederick G. and Johanna Clausen (architect); 1935-1940 - Fred G. Clausen (retired), also daughter Olga Clausen 1940-1950 - series of owners - used as rental - three families here by 1945; 1950-1960s - owned by Alex and Katharyn Berger - used as rental 1956 Sanborn map: house (3 units) - 2 story - extant Current use: single family house - owner occupied	c.1869 Italianate (2 story)	Walls: brick (solid) Foundation: stone Roof: low cross gable roof - asphalt shingles Architect/builder: Clausen, Frederick G. (architect) Porch: entry hood with balcony/brackets, corner round porch Windows: 1/1 wood windows - arch and segmental arch brick lintels Architectural details: pilasters, quoins, wide eaves with brackets, round porch, low-pitched roof, arch windows, decorative windows Modifications: Historic: -; Non-historic: - Garage: detached - one car Date: c.1870s Walls: stone lower level, frame upper level Foundation: stone Roof: gable-front - asphalt shingles Notes: 6/6 wood windows, appears to be same building as on 1892 Sanborn (or on same stone foundation) Other site features: stone retaining wall along W. 6th St* (3 ft, cut stone), concrete steps with low side walls from street up hill to house



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: Matthew Reu | 563-888-2221

Action / Date
5/12/2026

Subject:

Case COA26-04: Request for the rehabilitation of the home at 724 West 8th Street. The Charles Hill House is a contributing structure in the Hamburg Local Historic Landmark District. Pat Scranton, Petitioner [Ward 3].

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness to rehabilitate the house at 724 W 8th St in accordance with the submitted material. The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060 C and D of the Davenport Municipal Code. The project meets the following standards:

1. 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.

Conditions:

1. A mortar analysis shall be submitted for review and approval by City staff prior to tuckpointing.
2. The cleaning of masonry surfaces shall be performed using the gentlest method possible. Sandblasting is prohibited.
3. Any new or replacement masonry shall replicate the old in material, design, color, texture, and other visual qualities.
4. Soffit and fascia boards shall be repaired rather than replaced where possible. To the greatest extent practicable, the replacement soffit, fascia, and trim boards shall replicate the architectural appearance and dimensions of the existing material.

Background:

Property Overview:

The house at 724 West 8th Street is a contributing structure within the Hamburg Local Landmark Historic District. The two-story brick single-family home was built in 1873. The house is a distinctive Greek Revival construction from the mid-19th century with a rectangular form and segmental-arched opening. The house was owned by Charles Hill, a furniture manufacturer specializing in wood carving.

Request: The request is to rehabilitate the home and preserve the historic character of the home.

Project Scope:

The applicant proposes to:

1. Infill two windows on the West side with inset brick.
2. Tuck point around the house.
3. Replace the soffits with wood in the North and East side of the house. The soffits will be painted white.

Project Review:

The project will encompass the infill with brick of two windows on the west side of the house. The kitchen counters block inside of those windows currently. The applicant wishes to replace the current infill, particle board, that is rapidly deteriorating from vine growth and water damage. The applicant will find similar brick to the house facade to use as a infill. The soffits on the North and East side of the house are being replaced. The soffits are wood painted white and the replacement soffits will be wood painted white. The project is a complex, multi-year endeavor. Staff are supportive and have submitted a list of conditions to help guide the project forward. The applicant is currently negotiating with contractors to maximize how many windows they can repair versus those that they must replace. The applicant will apply for a COA again once the window negotiations end.

Attachments:

1. Application
2. HPC Proposal for 724 W 8th St
3. Photos
4. NHRP Nomination Page
5. Section 14.01.060. Certificate of Appropriateness Review Process



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

Office 563.326.6198
 planning@davenportiowa.com

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS
 HISTORIC PRESERVATION COMMISSION

RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE
Hamborg District	4/17	05/12

SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME
 724 W 8th

BRIEF OVERVIEW OF THE PROJECT (not a scope of work) ^{Fix}
 Fix and replace window, porch
 pillars and tuck point.

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

APPLICANT INFORMATION

Applicant Name | Company Name
 Pat Scranton

Address
 724 - W 8th St

City | State | Zip
 Davenport, Ia 52802

Phone
 563-210-4868

Secondary Phone

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.

Pat Scranton 4/24/26
 Type Applicant's Name here to serve as a signature Date

ALL SUBMITTALS SHALL INCLUDE:

ALL SUBMITTALS SHALL INCLUDE:	SUBMITTED
Full Scope of Work (SOW) attached as a .PDF all work & materials shall be described & itemized/listed in detail	<input type="checkbox"/>
Photos or renderings of all existing building/sign façades	<input type="checkbox"/>
Proposed color building/sign elevations to scale rendered showing existing and/or proposed building materials	<input type="checkbox"/>
Material specs: type, dimensions, color & manufacturer	<input type="checkbox"/>
MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*:	
Dimensioned Site Plan (proposed & existing buildings/site items)	<input type="checkbox"/>
Grading Plan with 2 foot intervals (if needed)	<input type="checkbox"/>
Mechanical Screening shall be shown	<input type="checkbox"/>
Materials Board of sample building materials proposed	<input type="checkbox"/>

*Major Additions & New Buildings may require more extensive information

DEVELOPMENT TEAM

Property Owner
 Pat Scranton

Address

Phone Secondary Phone

E-Mail Address

Project Manager/Other

Address

Phone Secondary Phone

E-Mail Address

Formal Procedure Application Fee: NONE

- (1) Application:
- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
 - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of applicant's scheduled meetings.
- (2) Scope of Commission's Consideration:
- Only work described in the application may be approved.
 - If insufficient information exists to make a proper judgment on the application, the Commission may continue the consideration a maximum of 60 days, excluding applicant's continuances.
- (3) Post Commission Ruling:
- An approved Cert. of Appropriateness does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities.
 - Appeals to determinations are \$75 made to City Council and shall be in writing submitted to the Zoning Administrator within 30 calendar days of Commission's decision.

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

Scope of Work for 724 W 8th St Application Submission

The scope of work we are requesting at 724 W 8th St covers several projects. We are proposing the replacement of all exterior windows and surrounding framework. The proposed replacements would be the same double-hung window style that is currently there. The material would be aluminum-clad wood windows, painted white. The north port window will also need to be replaced with the same style window that is currently there.



There are two windows on the west side of the home that are currently smaller windows on the top and the remainder of the opening is boarded up. We are proposing that the portion of the opening that is boarded up be replaced with matching brick.



The storm door on the east side of the home has cracks and we are proposing a replacement door with the same style and material that is currently there, pictured below.



The pillars on the porch roof are currently wrapped in particle board and the railing has some damage and needs reinforcement. We are requesting that the railing and pillar wrapping be replaced with a new wood that will be painted white.



We are proposing soffit replacement on the south and east side of the house. The replacement material would be wood, painted white.



Tuck-pointing work will need to be done on various locations on the exterior brick to maintain the exterior.



Request: Tuckpoint

DAVENPORT
IOWA | USA



East Facade

Request: Tuckpoint

DAVENPORT
IOWA | USA

South Facade



Request: Tuckpoint



West Facade

Request: Infill Windows

DAVENPORT
IOWA | USA



Request: Repair & Replace Soffits

DAVENPORT
IOWA | USA



Request: Repair & Replace Soffits

DAVENPORT
IOWA | USA



The Architects Office

Wehner, Nowysz, Pattschull and Pfiffner
201 day building, iowa city, iowa 52240

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

SITE #82-10- 8-W724 MAP # 3

HIST. DIST. Hamburg

NAME Charles Hill House H C

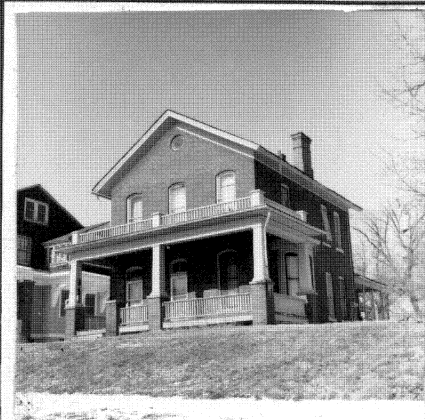
ADDRESS 724 W. 8th Street

LEGAL DES. Forrest & Dillon's Add. 7 lot 1 of
SUB-DIVISION BLOCK PARCEL SUB-PARCEL

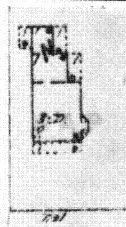
UTM 15 701580 459980 ACREAGE -1 ZONE R-6M
EASTING NORTHING

OWNER Marjorie L. Crabbs
111 Custer Tr., Bettendorf, IA 52722

TITLE H.
(IF DIFF.)



SITE SHEET



DESCRIPTION

FORM 2 story, front gable w/3-bay front, veranda c. 1900 CONST. DATE c. 1875
MATERIALS Brick ARCH STYLE Vernacular Greek Revival
FENESTRATION Segmental arch, segmental brick arches
DIST. FEATURES Wood polygonal bay, east side
ALTERATIONS Aluminum sash in 1st floor front windows
SITE & RELATED STR. Elevated lot

STATEMENT

This representative example of one of Davenport's most distinctive mid 19th century house forms is largely intact, although the turn-of-the-century porch is a little too large and overbearing. The simple rectangular form, segmental-arched openings, 3-bay front and gable-end oculus are trademarks of this house type.

SOURCES

ARCHITECTURE

SIGNIFICANCE

HISTORY

DESCRIPTION

Charles Hill was a manufacturer of furniture, specializing in wood carving. He probably erected the house shortly after purchasing the property in 1872.

SOURCES

City Directories, 1878, 1880, 1881
Scott County Auditor's Deed Transfer Books, Vol. 4:266.
Scott County, City of Davenport Tax Records, Iowa State Historical Society Library, Iowa City, 1872, 1875, 1878, 1883, 1887.

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

EVALUATION

ARCHITECTURAL

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

LEVEL OF SIGNIFICANCE:
 NAT. STATE LOCAL N. ELIG.

HISTORICAL

I. THEME(S) OF SIGNIFICANCE:
A. PRIMARY _____
B. SECONDARY _____

II. LEVEL OF SIGNIFICANCE:
 NAT. STATE LOCAL

III. NR.H.P.
ELIGIBLE NOT ELIGIBLE

HISTORIC DISTRICT CLASSIFICATION

A. B. C.

FOR DIVISION OF HISTORIC PRESERVATION USE ONLY

1. DATE RECEIVED _____

2. DATE OF STAFF EVALUATION _____

A. ARCHITECTURAL B. HISTORICAL
ELIGIBLE FOR NR.H.P.
NOT ELIGIBLE FOR NR.H.P.

3. NR.H.P. ACTION
A. STATE REVIEW COMM. APP. DISAPP. TABLED DATE _____
B. FEDERAL REVIEW APP. DISAPP. TABLED DATE _____

4. D.H.P. SOURCES DET. OF ELIGIBILITY
 COUNTY RESOURCES R. & C. _____
 W'SHIELD SURVEY DAVENPORT A/H SURVEY
 NRHP 11/18/63 _____
 GRANT _____ _____

5. SUBJECT TRACES _____
6. PHOTO 1625-10

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
5/12/2026

Subject:

Case COA26-05: Request for the rehabilitation of the home at 708 West 7th Street. The Beeck Rental House is a contributing structure within the Hamburg Local Landmark Historic District. Falcon Home Improvement, petitioner. [Ward 3]

Recommendation:

Hold discussion and provide feedback.

Background:

Property Overview:

The Beeck Rental House, constructed circa 1886, is a contributing resource within the historic district and reflects its longstanding use as a modest rental property. Historically associated with F. William and Mary C. Beeck, the house remained under their ownership into the early 20th century, with subsequent owners continuing its residential rental function.

Architecturally, the building is a gable-front, one-and-one-half-story frame structure with a three-bay façade, representative of vernacular residential forms common to the period. Notable features include a side entry porch (now enclosed), one-over-one wood windows, and a bay window added in the late 19th century. The structure rests on a stone foundation with a stucco finish, is clad in asbestos shingles added in 1939, and is capped with an asphalt shingle roof. Despite some alterations, the building retains sufficient integrity to convey its historic character and significance within the district.

Request & Review Considerations:

Falcon Home Improvement is proposing a substantial rehabilitation of the single-family residence with the intent of returning the structure to a safe and functional condition for modern occupancy. The home is currently in poor condition and requires significant exterior and interior improvements. The applicant has indicated the project is intended to provide a practical and affordable housing option while extending the useful life of the home.

The residence is classified as a contributing structure within the historic district. However, the building is characterized by modest vernacular architecture with limited ornamental detailing or distinctive architectural features. As proposed, the scope of work is more reflective of a comprehensive rehabilitation and property revitalization effort than a traditional historic restoration project focused on retention of original materials and historic fabric. Consequently, the applicant is proposing the use of several contemporary replacement materials intended to improve durability, reduce long-term maintenance, and facilitate reinvestment in the property.

While the project goals emphasize rehabilitation, the Historic Preservation Commission is nonetheless charged with evaluating the proposal for consistency with adopted historic preservation standards and the overall impact on the character of the contributing structure and surrounding historic district. Given the balance between preservation considerations, existing

property conditions, and the practical realities associated with rehabilitation of the structure, staff is not making a formal recommendation regarding the request and instead forwards the proposal to the Historic Preservation Commission for discussion and consideration.

Project Scope:

1. Front Porch:

- Remove and replace front steps.
- Remove porch coverings/walls/enclosure.
- Remove the bottom side enclosure.
- New support posts, railings, deck boards.

2. Cosmetic Improvements:

- Install new vinyl windows throughout the home.
- Cover the exterior with vinyl double four-inch siding and fanfold.
- Wrap all soffits with new aluminum.
- Wrap all fascia with new aluminum.

3. Rear Porch:

- Remove and replace steps.
- Install new lattice.
- Remove and replace deck boards.

Staff Review: Porches

The applicant proposes the reconstruction of the front and rear porch. The scope of work includes removal of existing deteriorated porch components and replacement with new materials designed to meet current building code requirements.

At the front porch, proposed work includes removal and replacement of existing steps, removal of porch coverings and enclosure materials, and installation of new decking, support posts, and railings. The reconstructed front porch is proposed to be open in configuration, rather than enclosed. A photograph from the 1983 survey documents the porch in an open configuration, and it is unclear when the porch was subsequently enclosed with plywood. The applicant's intent is to restore the porch to an open configuration consistent with its earlier documented appearance.

The construction date of each porch is not clearly documented. Staff believes both the front and rear porches are later additions to the original structure. However, available documentation and field observations indicate the porches have undergone multiple modifications over time and are currently in a severe state of deterioration. Staff also notes that the existing front porch steps do not comply with current building code requirements, resulting in a life-safety concern that necessitates corrective action as part of any rehabilitation effort.

The applicant proposes the use of modern, low-maintenance materials, including composite decking and replacement columns and railings. While these materials are not traditional, they are commonly used in porch reconstruction projects where deterioration is extensive and original materials are no longer viable. The applicant is seeking Commission feedback prior to proceeding. Staff notes that the Commission has historically approved composite materials in similar circumstances when the overall design, proportions, and detailing are compatible with traditional porch character-defining features.

Given the uncertain historic integrity of the existing porch elements and their advanced deterioration, the proposed work is best characterized as a reconstruction and rehabilitation effort. If appropriately detailed to reflect traditional porch proportions and detailing, the proposed improvements may be considered compatible with the historic character of the structure while also addressing necessary life-safety and code compliance requirements.

Staff Review: Vinyl Windows

The Historic Property Inventory Sheet identifies the structure as historically containing one-over-one wood double-hung windows. Based on discussions with the applicant, several original wood windows may remain intact beneath existing aluminum storm windows, although the overall condition of the units varies. The proposal involves replacement of all existing window units with new one-over-one vinyl replacement windows sized to fit within the existing openings.

Davenport's Historic Preservation Ordinance encourages the repair and retention of historic windows whenever feasible. However, where deterioration is substantial enough to warrant replacement, the ordinance provides that replacement windows should match the historic units in design, dimension, color, texture, and other visual characteristics. The Secretary of the Interior's Standards for Rehabilitation similarly recommend replacing windows in kind where possible, while allowing consideration of compatible substitute materials when use of the original material is not technically or economically feasible.

The proposed vinyl replacement windows are designed to replicate the proportions and appearance of the existing historic units. The windows would maintain the one-over-one configuration and are intended to fit within the existing openings without substantial alteration to surrounding interior or exterior trim. Staff notes that, in recent years, the Historic Preservation Commission has approved wood windows with exterior aluminum cladding as an alternative to vinyl windows. This reflects a preference for materials that more closely resemble traditional wood profiles while still providing improved durability and energy performance.

While the replacement of historic wood windows results in loss of original material integrity, the proposed approach appears generally consistent with the historic character of the structure in terms of scale, operation, and configuration. Vinyl replacement windows, however, are often more associated with contemporary or suburban residential construction and may detract from the historic character of both the individual property and the surrounding historic district if not carefully detailed.

Given the broader rehabilitation scope of the project and the condition of the property, the proposal represents an effort to balance preservation objectives with practical rehabilitation needs and long-term maintenance considerations.

Staff Review: Vinyl Siding

The Historic Property Inventory Sheet indicates the structure was constructed circa 1886. Given the age of the residence and its modest vernacular construction, staff believes the home was originally clad in wood siding. Available City permit records indicate the structure was resided in July 1939, at which time the original wood siding was likely covered with the existing asbestos shingle siding. The asbestos siding has since deteriorated and is in need of replacement.

Asbestos siding became a common residential cladding material during the mid-20th century due to its durability and fire-resistant qualities. While the material is now considered dated and is no longer produced, it remains a character-defining feature of many homes that experienced alterations during that period. The applicant is proposing to replace the deteriorated asbestos shingle siding with vinyl siding consisting primarily of a horizontal 4-inch exposure profile. The applicant has also discussed the possible incorporation of vertical board-and-batten siding as an accent material, although the final design details have not yet been determined.

While vinyl siding is not considered a traditional historic material, the use of a product that generally replicates the orientation, scale, and appearance of historic wood siding may represent a reasonable compromise between preservation objectives and the practical need to maintain the property in a sound condition. The Commission made this determination for the property at 612 West 7th Street in 2021. This home had deteriorated asbestos siding, which was replaced with horizontal vinyl siding.

In reviewing exterior alterations to contributing structures, staff considers both the impact on the individual property and the surrounding historic district. Replacement of the deteriorated asbestos siding with a horizontal vinyl siding product may alter the material authenticity of the structure. However, if appropriately detailed and installed, the proposal may allow the home to remain in a good state of repair while maintaining compatibility with the broader residential character of the surrounding neighborhood.

Staff Review: Aluminum Soffit & Fascia

The applicant is requesting approval to replace the existing wood soffit and fascia with an aluminum product. The structure is representative of common vernacular residential architecture and does not contain a significant degree of ornamental detailing or distinctive architectural craftsmanship. Based on the age and appearance of the existing materials, staff believes the current wood soffit and fascia are unlikely to be original to the structure and instead appear to represent a later alteration or replacement.

Davenport's Historic Preservation Ordinance encourages retention and repair of historic materials where feasible while also recognizing that replacement materials may be appropriate when compatible with the historic character of the structure and district. Aluminum soffit and fascia offer several practical advantages, including reduced long-term maintenance requirements, improved durability, and resistance to moisture-related deterioration. Given the modest vernacular character of the home, appropriately detailed aluminum materials may be capable of maintaining the general appearance of the existing roofline and trim configuration with limited visual impact.

Conversely, aluminum is a contemporary material and does not replicate the material authenticity of traditional wood construction. Depending on the installation method and product selected, aluminum soffit and fascia may alter the depth, profile, or appearance of trim elements through exposed seams, venting patterns, or reflective finishes. While the existing soffit and fascia do not appear to be original historic materials, replacement with aluminum could incrementally reduce the traditional material character associated with contributing structures within the district.

Given these considerations, staff is not making a formal recommendation regarding the request and instead forwards the proposal to the Historic Preservation Commission for discussion and consideration of the appropriateness of aluminum soffit and fascia on this contributing structure.

Attachments:

1. Application
2. Photos
3. Building Permits
4. Historic Property Inventory Sheet
5. Section 14.01.060. Certificate of Appropriateness Review Process



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

Office 563.326.6198
 planning@davenportiowa.com

APPLICATION FOR

CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION

APPLICANT INFORMATION		RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE
Applicant Name Company Name Shawn Manning		Local Hamburg District		
Address 1430 N Perry st		SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME 708 w 7th st Davenport, Iowa 52808		
City State Zip Davenport , Iowa 52803		BRIEF OVERVIEW OF THE PROJECT (not a scope of work) Full Renovation of home interior and exterior though the City of Davenport Extreme Dream Program		
Phone 563-210-5006		APPLICABILITY PRIOR to any work on applicable Historic Resources: A Certificate of Appropriateness must be submitted & approved PRIOR to the commencement of the following: <ul style="list-style-type: none"> Any Building or Sign Permit changing the exterior (except demo) New construction/Addition or exterior alteration of a structure Sign installation or alteration 		
Secondary Phone 		Demolition of any local or national historic resources shall require a Historic Demolition Request Application		
E-Mail Address 		ALL SUBMITTALS SHALL INCLUDE:		
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. <input checked="" type="checkbox"/>		SUBMITTED		
shawn manning		Full Scope of Work (SOW) attached as a .PDF <input checked="" type="checkbox"/> <small>all work & materials shall be described & itemized/listed in detail</small>		
4/18/26		Photos or renderings of all existing building/sign façades <input checked="" type="checkbox"/>		
Type Applicant's Name here to serve as a signature		Proposed color building/sign elevations to scale <input checked="" type="checkbox"/> <small>rendered showing existing and/or proposed building materials</small>		
Date		Material specs: type, dimensions, color & manufacturer <input checked="" type="checkbox"/>		
DEVELOPMENT TEAM		MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*:		
Property Owner Andre Baldanza / Marcella Wallace		Dimensioned Site Plan (proposed & existing buildings/site items) <input checked="" type="checkbox"/>		
Address 6505 Country Oaks dr Flower Mound TX 75022		Grading Plan with 2 foot intervals (if needed) <input type="checkbox"/>		
Phone 707-218-6186		Mechanical Screening shall be shown <input type="checkbox"/>		
Secondary Phone 		Materials Board of sample building materials proposed <input type="checkbox"/>		
E-Mail Address 		* Major Additions & New Buildings may require more extensive information		
Project Manager/Other Shawn Manning		Formal Procedure		
Address 1430 N Perry st Davenport , Iowa 52803		Application Fee: NONE		
Phone 563-210-5006		(1) Application: <ul style="list-style-type: none"> Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process. The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. <u>Inaccurate or incomplete applications may result in delay of applicant's scheduled meetings.</u> 		
Secondary Phone 		(2) Scope of Commission's Consideration: <ul style="list-style-type: none"> Only work described in the application may be approved. If insufficient information exists to make a proper judgment on the application, the Commission may continue the consideration a maximum of 60 days, excluding applicant's continuances. 		
E-Mail Address 		(3) Post Commission Ruling: <ul style="list-style-type: none"> An approved Cert. of Appropriateness does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities. Appeals to determinations are \$75 made to City Council and shall be in writing submitted to the Zoning Administrator within 30 calendar days of Commission's decision. 		
		Submit this form with attachments to: planning@davenportiowa.com		

Exterior Updates

- **Front Porch:**
 - Remove and replace front steps.
 - Remove porch coverings/walls/enclosure
 - Remove the bottom side enclosure.
 - New support posts, railings, deck boards
 - **Cosmetic Improvements:**
 - Install new vinyl windows throughout the home.
 - Cover the exterior with vinyl double 4 siding and fanfold.
 - Wrap all soffits with new aluminum.
 - Wrap all fascia with new aluminum.
 - **Backyard Cleanup:**
 - Remove dirt.
 - Remove concrete debris.
 - Level the land.
 - **Rear Porch:**
 - Remove and replace steps.
 - Install new lattice.
 - Remove and replace deck boards.
-

Interior Renovations

- **Kitchen and Bathroom:**
 - Reconfigure the kitchen layout.
 - Remove and replace subfloor if needed.
 - Install new flooring after truss work.
 - Reuse old countertops.
 - Rehab appliances.
 - Replace appliances (include quote for new).
 - Remove and relocate bathroom to the current laundry room.
- **Dining Room:**
 - Remove flooring.
 - Jack up and level the area if needed.
- **Master Bedroom:**
 - Remove subfloor.
 - Jack to level.
 - Repair drywall.
 - Convert the walk-through closet into a walk-in closet.
 - Close off the current laundry room to accommodate the new bathroom.
- **Second Bedroom (Main Floor):**
 - Install new flooring.

- Repair drywall.
 - Remove and replace the door (quote needed).
 - **Front Entry and Living Room:**
 - Remove and replace flooring.
 - Remove and replace trim.
 - Remove and replace the front entry door.
 - Install a screen door.
 - Remove and replace the ceiling.
 - Rehab the front storage area.
-

Basement Overhaul

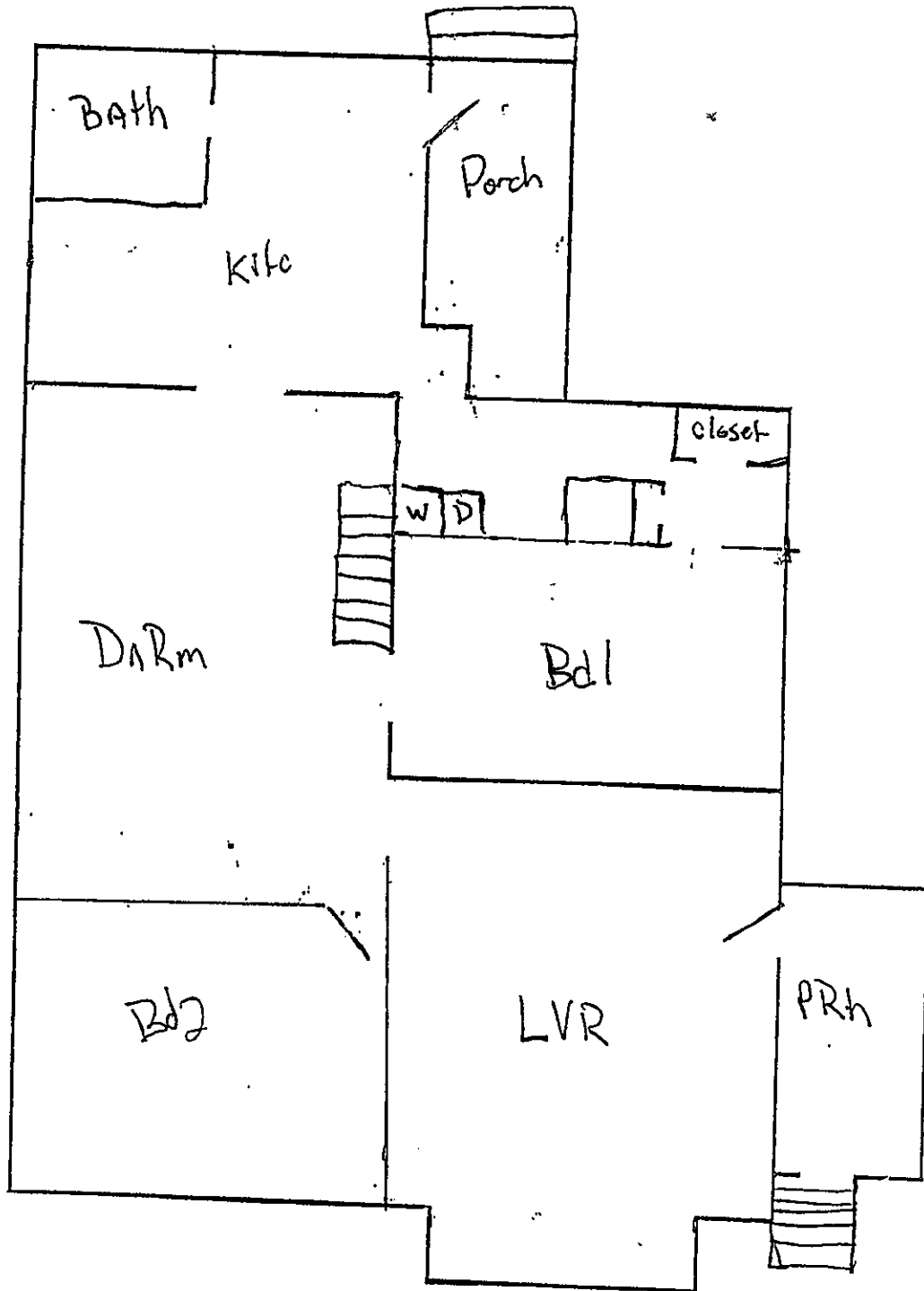
- Repair steps.
 - Dramatically overhaul support beams, floor trusses under dining room, master bedroom, and kitchen.
 - Remove and replace subfloor under dining, master and kitchen if needed.
 - Temp removal of the water heater, furnace and duct work if necessary.
-

Upstairs Renovations

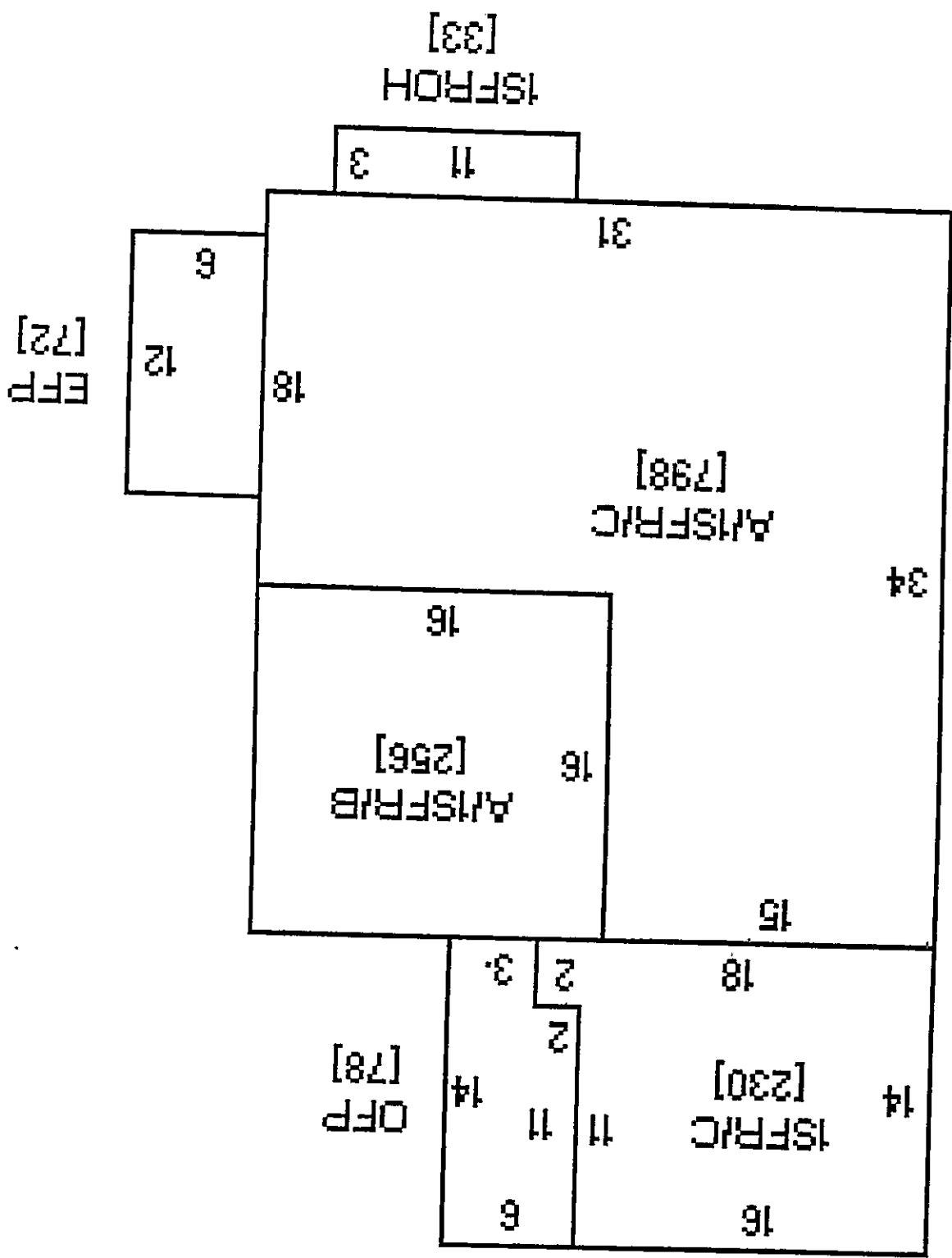
- Remove and replace trim.
- Remove and replace subfloor.
- Repair drywall.
- Paint walls.
- Repair steps (if needed).
- Install carpet.
- Repair the landing banister , cover and finish in drywall.
- Install new fixtures.
- Remove and replace doors.



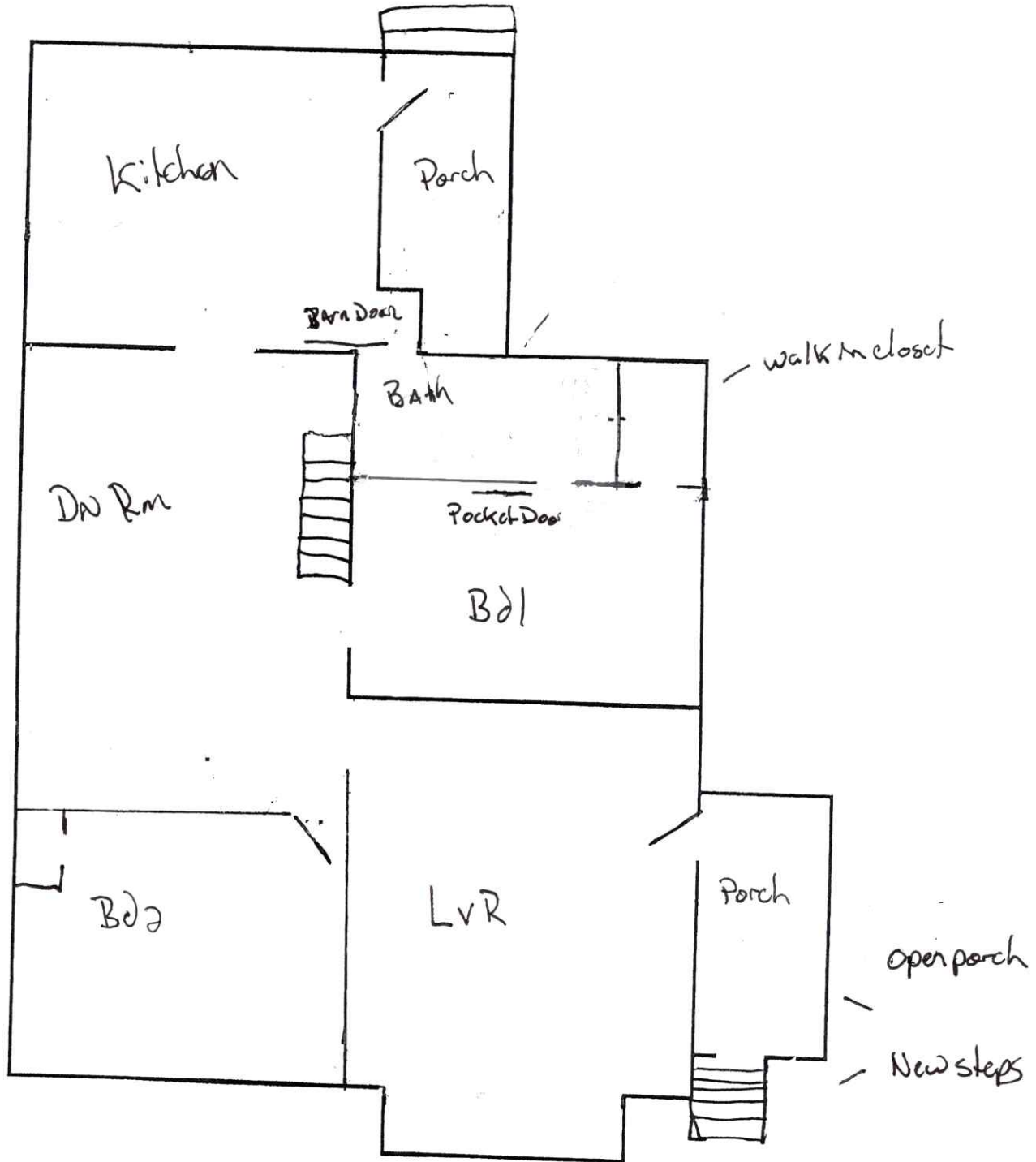
Current lay out Downstairs



Assessors site



New lay out



Product list														
Cover old wood with	Alumiumn Soffit and Facsia		White											
Replace Masonite siding with	Vinyl Siding D4		Blue w White Trim											
Replace Vinyl windows with	Vinyl window		white											
There may be Vertical siding used but the exact vertical has not been chosen														



Complete Measurements

708 West 7th Street
DAVENPORT, IA 52802



VIEW 3D MODEL

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PROPERTY ID: 14754859
MODEL ID: 14752256
708 W 7TH ST
10 FEB 2025



Complete Measurements

708 West 7th Street, Davenport, IA

SUMMARY

Areas	Siding	Other
Facades	1451 ft ²	154 ft ²
Openings	368 ft ²	-
Trims*	24 ft ²	30 ft ²
Unknown (no photos)*	-	-
Total	1843 ft²	184 ft²

*Any trim or unknown material that touches siding is included in the 'Siding' column. If it does not touch siding, then it's included in the 'Other' column.

Openings	Siding	Other
Quantity	24	0
Tops Length	57' 10"	-
Sills Length	60' 5"	6' 1"
Sides Length	183' 3"	-
Total Perimeter	301' 6"	6' 1"

Corners	Siding	Other
Inside Qty	6	0
Inside Length	39' 2"	-
Outside Qty	12	9
Outside Length	78' 11"	38' 1"

Accessories	Siding	Other
Shutter Qty	0	0
Shutter Area	0 ft ²	0 ft ²
Vents Qty	1	0
Vents Area	1 ft ²	0 ft ²

Trim	Siding	Other
Level Starter	182' 3"	27' 3"
Sloped Trim	27' 2"	24' 5"
Vertical Trim	37' 10"	33' 9"

Roofline	Length	Avg. Depth	Soffit Area
Eaves Fascia	129' 2"	-	-
Level Frieze Board	113' 2"	2' 2"	180 ft ²
Rakes Fascia	100' 3"	-	-
Sloped Frieze Board	99' 7"	11"	74 ft ²

SIDING WASTE TOTALS

Siding & Trim Only*	Area	Squares
Zero Waste	1476 ft ²	15
+10%	1623 ft ²	16¼
+18%	1743 ft ²	17½

+ Openings < 20ft ²	Area	Squares
Zero Waste	1791 ft ²	18
+10%	1970 ft ²	19¾
+18%	2113 ft ²	21¼

+ Openings < 33ft ²	Area	Squares
Zero Waste	1833 ft ²	18½
+10%	2016 ft ²	20¼
+18%	2162 ft ²	21¾

*The first three rows of the Siding Waste Factor table are calculated using the total ft² of siding facades, ft² of trim touching siding, and ft² of unknowns touching siding.



Complete Measurements

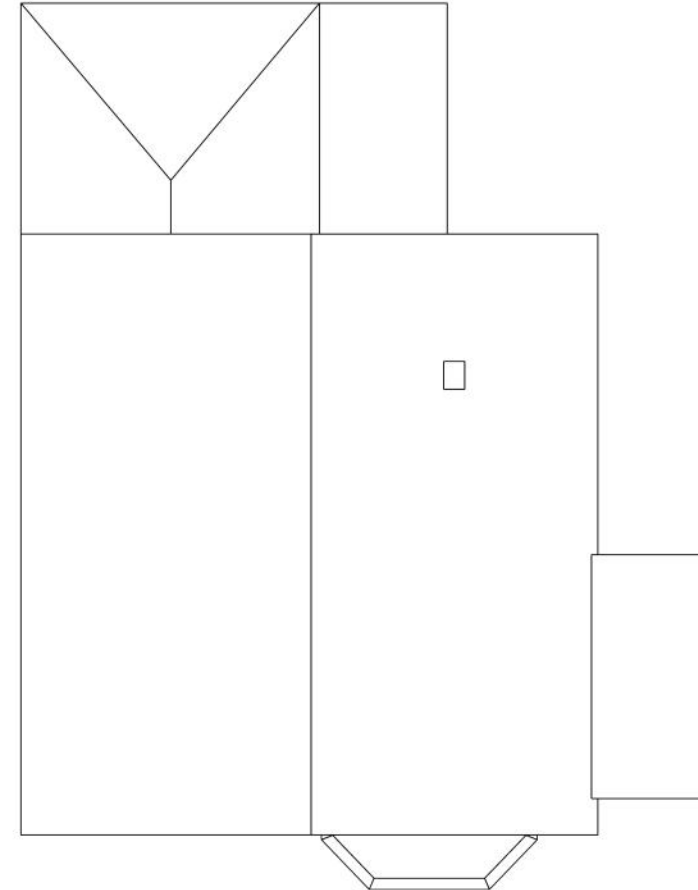
708 West 7th Street, Davenport, IA

ROOF SUMMARY

Roof	Area	Total	Length
Roof Facets	1867 ft ²	13	-
Ridges / Hips	-	8	70' 3"
Valleys	-	0	-
Rakes	-	7	100' 3"
Eaves	-	10	129' 2"
Flashing	-	3	14' 5"
Step Flashing	-	7	28' 10"
Drip Edge/Perimeter	-	-	229' 5"

Roof Pitch*	Area	Percentage
7 / 12	1364 ft ²	73.06%
4 / 12	253 ft ²	13.55%
2 / 12	203 ft ²	10.87%
0 / 12	30 ft ²	1.61%

* Only top 4 values shown. Reference Roof Pitch page for all values.



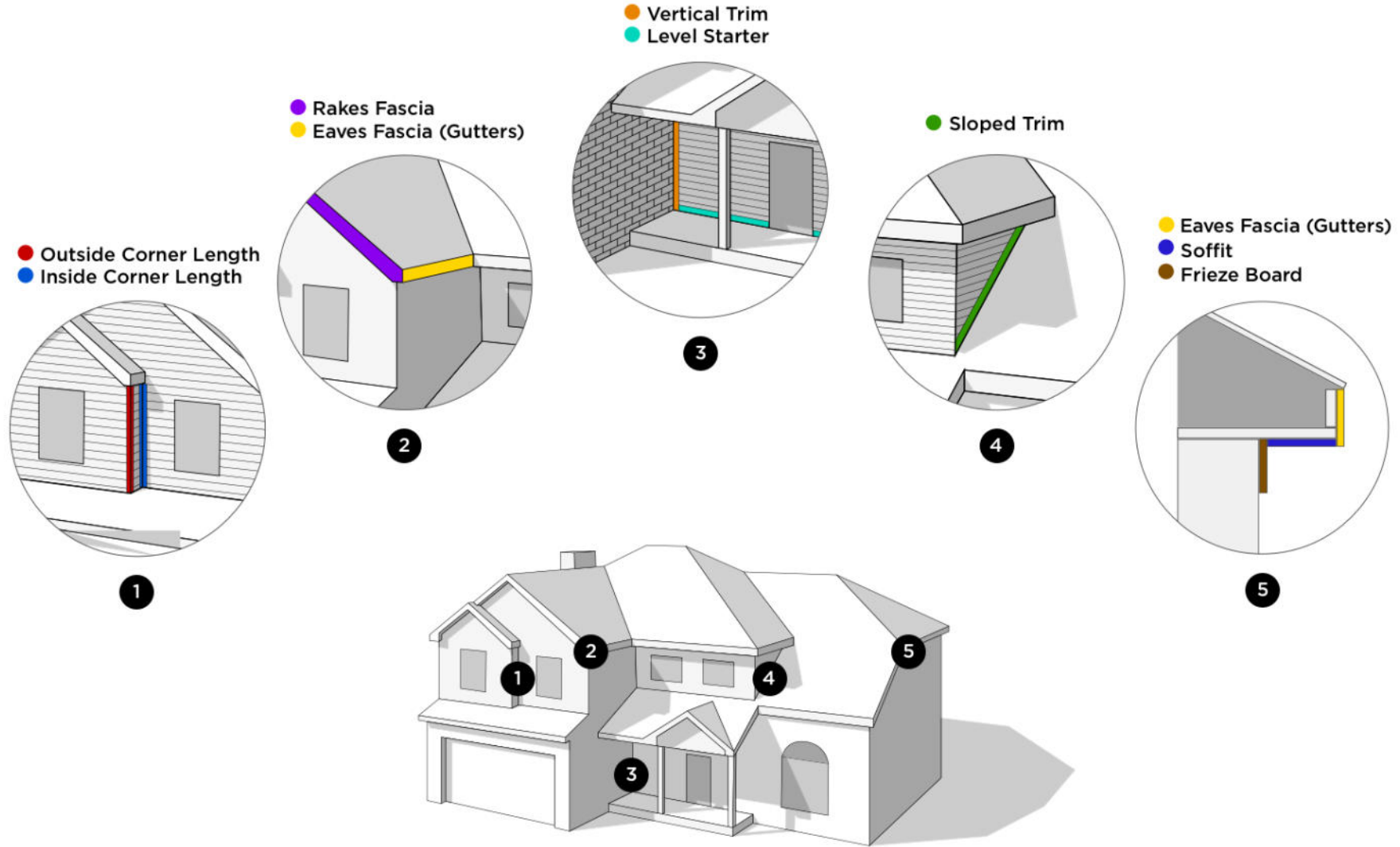
Example Waste Factor Calculations

	Zero Waste	+5%	+10%	+15%	+20%
Area	1867 ft ²	1960 ft ²	2054 ft ²	2147 ft ²	2240 ft ²
Squares	19	19 ² / ₃	20 ² / ₃	21 ² / ₃	22 ² / ₃

The table above provides the total roof area of a given property using waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific roofing techniques, and your own level of expertise. Additional square footage for Hip, Ridge, and Starter shingles are not included in this waste factor and will require additional materials. This table is only intended to make common waste calculations easier and should not be interpreted as recommendations.

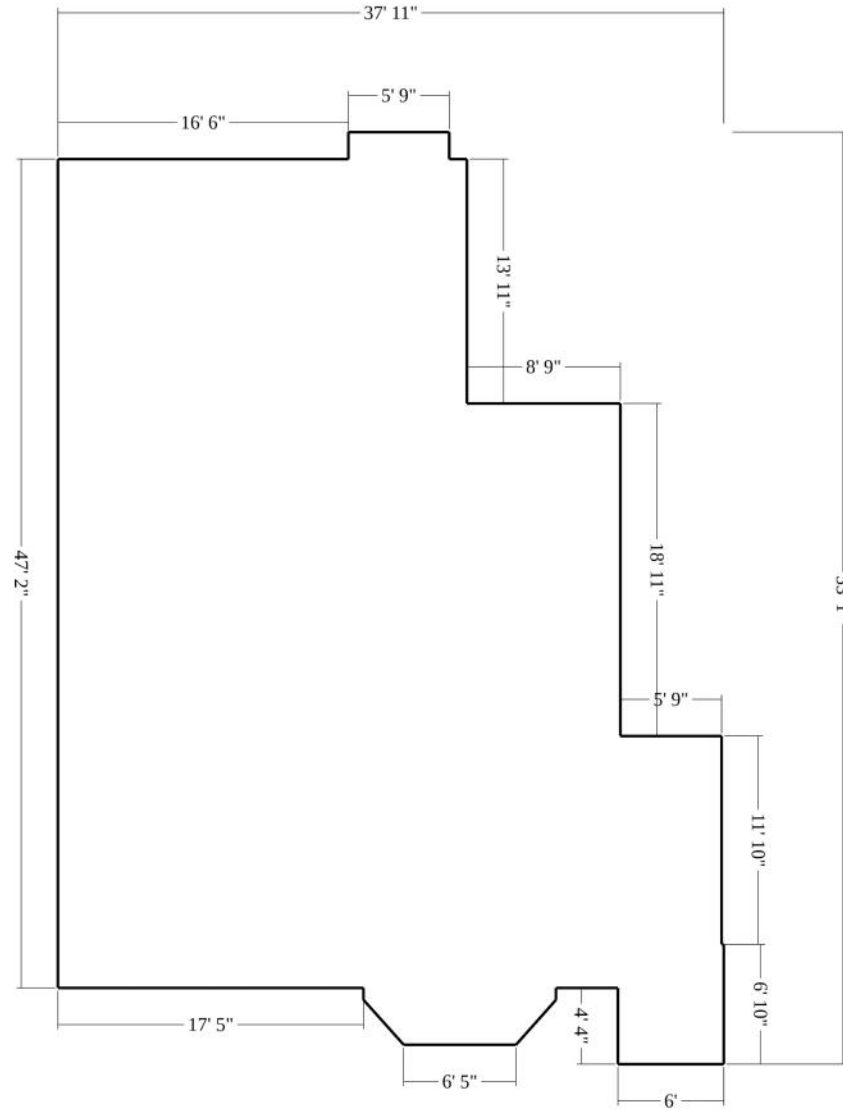


Complete Measurements

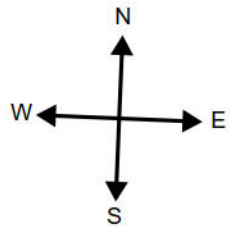




BACK



FRONT



Number of Stories: 1

Footprint Perimeter: 185' 7"

Footprint Area: 1537 ft²

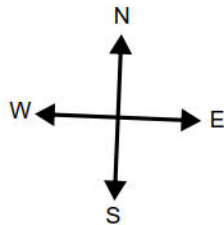


Siding Per Elevation

FRONT			RIGHT			LEFT			BACK		
SI-1	-	296 ft ²	SI-3	-	9 ft ²	SI-14	-	377 ft ²	SI-10	-	33 ft ²
SI-2	-	16 ft ²	SI-4	-	22 ft ²	SI-15	-	9 ft ²	SI-11	-	234 ft ²
SI-5	-	27 ft ²	SI-6	-	64 ft ²	SI-16*	-	2 ft ²	SI-12	-	23 ft ²
			SI-7	-	21 ft ²				SI-13	-	122 ft ²
			SI-8	-	141 ft ²						
			SI-9	-	53 ft ²						
			SI-17*	-	2 ft ²						
339 ft²			312 ft²			388 ft²			412 ft²		

* Facet is not visible due to size or location

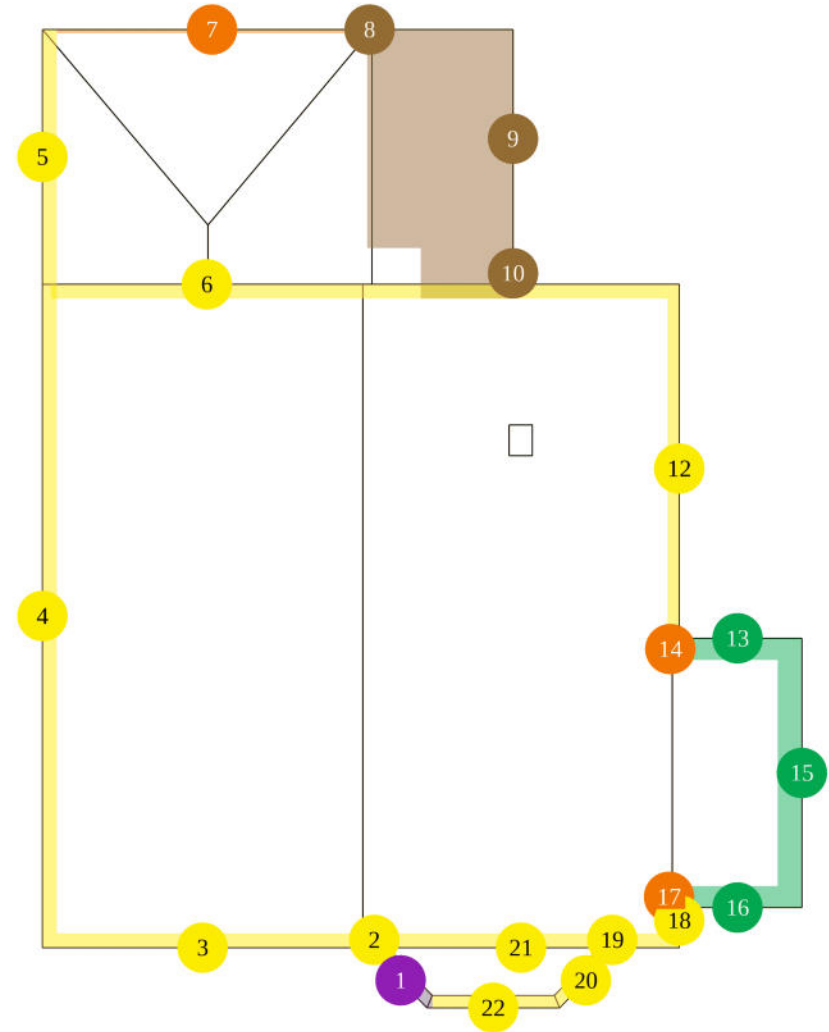
Number of Stories: 1





Soffit Summary

Depth	Type	Count	Total Length	Total Area
1" - 6"	eaves	3	18' 6"	4 ft ²
6" - 12"	rakes	4	78' 5"	59 ft ²
	eaves	8	77' 4"	56 ft ²
12" - 18"	rakes	2	13' 8"	15 ft ²
	eaves	1	11' 10"	15 ft ²
24" - 48"	eaves	1	3' 3"	3 ft ²
> 48"	eaves	3	14' 4"	102 ft ²
Totals			217' 5"	254 ft²





Soffit Breakdown

	num	Type	Depth	Length	Area	Pitch
●	1	eave	37"	3' 3"	3 ft ²	15 / 12
●	2	eave	9"	8"	1 ft ²	15 / 12
●	3	rake	9"	19' 9"	15 ft ²	7 / 12
●	4	eave	9"	33' 3"	25 ft ²	7 / 12
●	5	eave	9"	14' 1"	11 ft ²	4 / 12
●	6	rake	9"	19' 3"	14 ft ²	7 / 12
●	7	eave	2"	16' 3"	3 ft ²	4 / 12
●	8	eave	137"	3"	3 ft ²	4 / 12
●	9	eave	90"	11' 5"	86 ft ²	2 / 12
●	10	eave	59"	2' 8"	13 ft ²	2 / 12
⚡	11	rake	9"	19' 9"	15 ft ²	7 / 12
●	12	eave	7"	17' 10"	11 ft ²	7 / 12
●	13	rake	14"	6' 10"	8 ft ²	2 / 12
●	14	eave	4"	1' 2"	0 ft ²	2 / 12
●	15	eave	15"	11' 10"	15 ft ²	2 / 12
●	16	rake	14"	6' 10"	8 ft ²	2 / 12
●	17	eave	5"	1' 2"	0 ft ²	7 / 12
●	18	eave	9"	1' 4"	1 ft ²	7 / 12
●	19	eave	9"	8"	1 ft ²	15 / 12

	num	Type	Depth	Length	Area	Pitch
●	20	eave	9"	3' 1"	3 ft ²	15 / 12
●	21	rake	9"	19' 9"	15 ft ²	7 / 12
●	22	eave	8"	6' 5"	4 ft ²	15 / 12

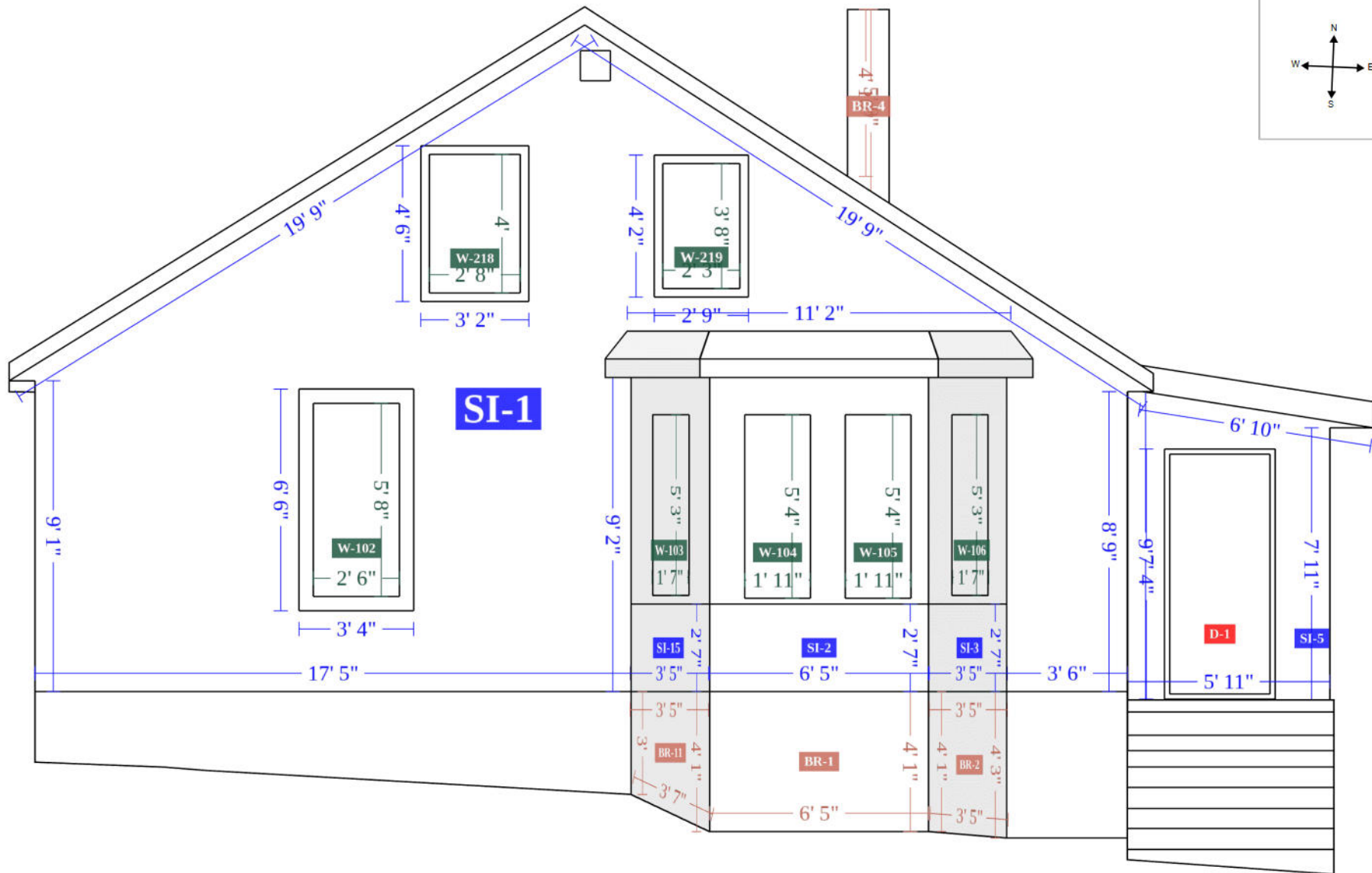
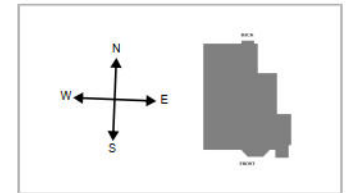
⚡ Feature is too small to label on the plan diagram



Complete Measurements

708 West 7th Street, Davenport, IA

FRONT

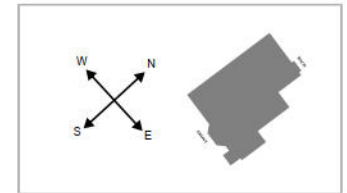




Complete Measurements

708 West 7th Street, Davenport, IA

FRONT-RIGHT

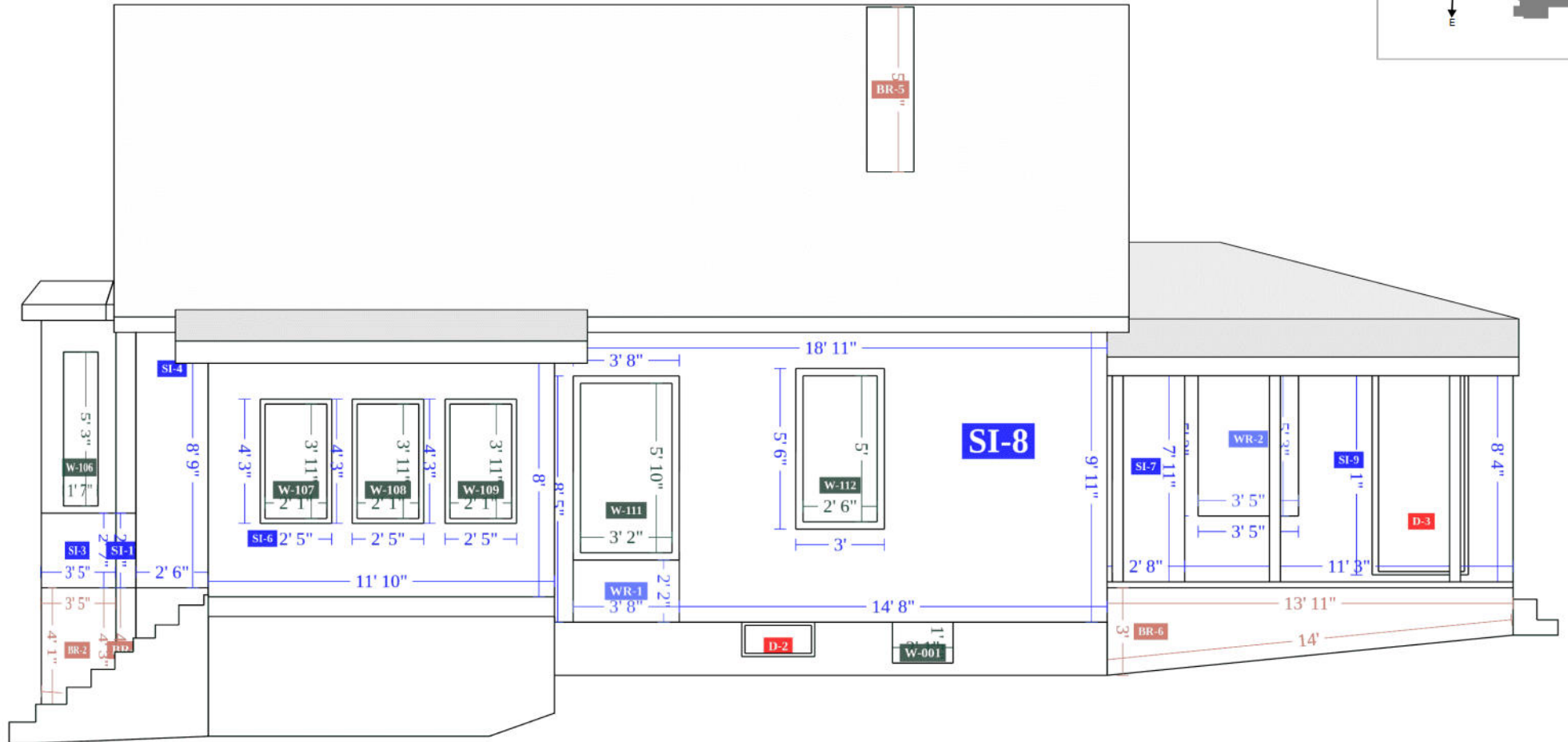
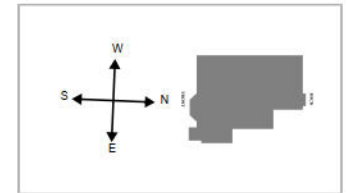




Complete Measurements

708 West 7th Street, Davenport, IA

RIGHT

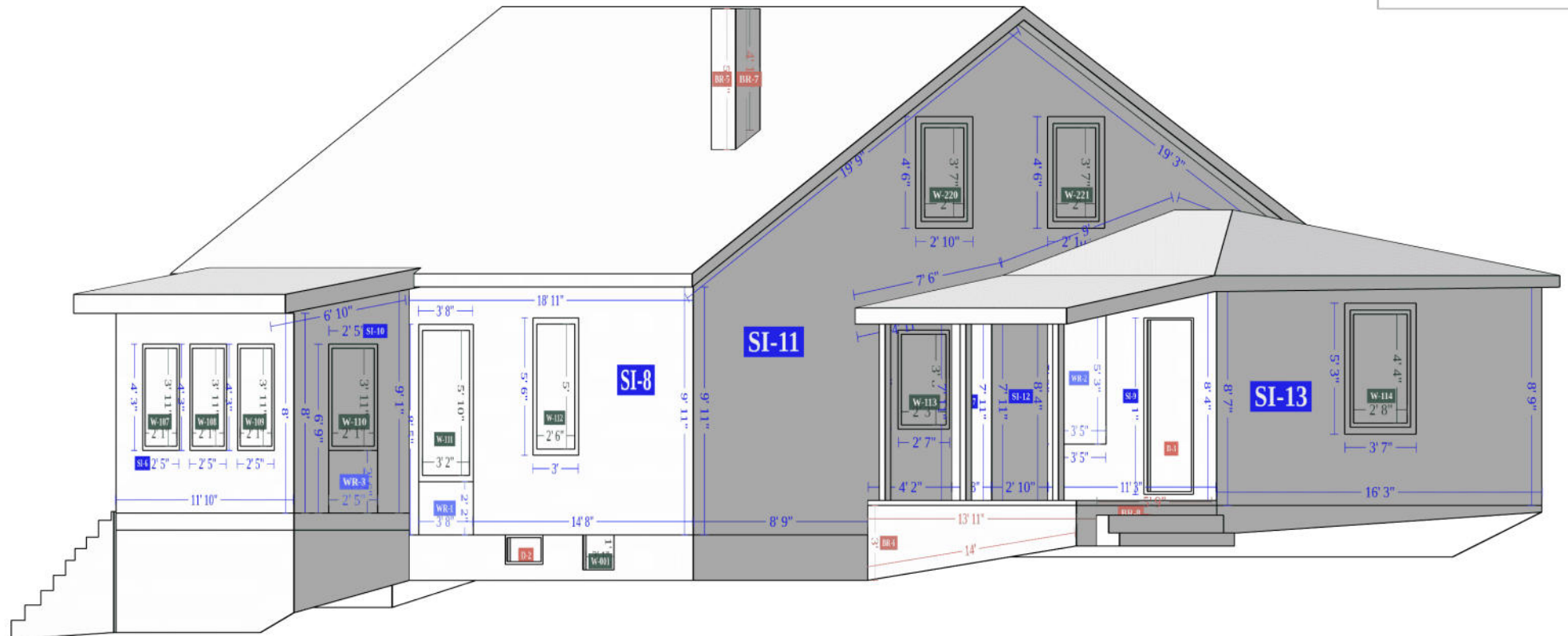
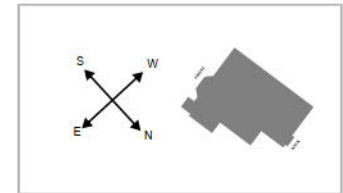




Complete Measurements

708 West 7th Street, Davenport, IA

RIGHT-BACK

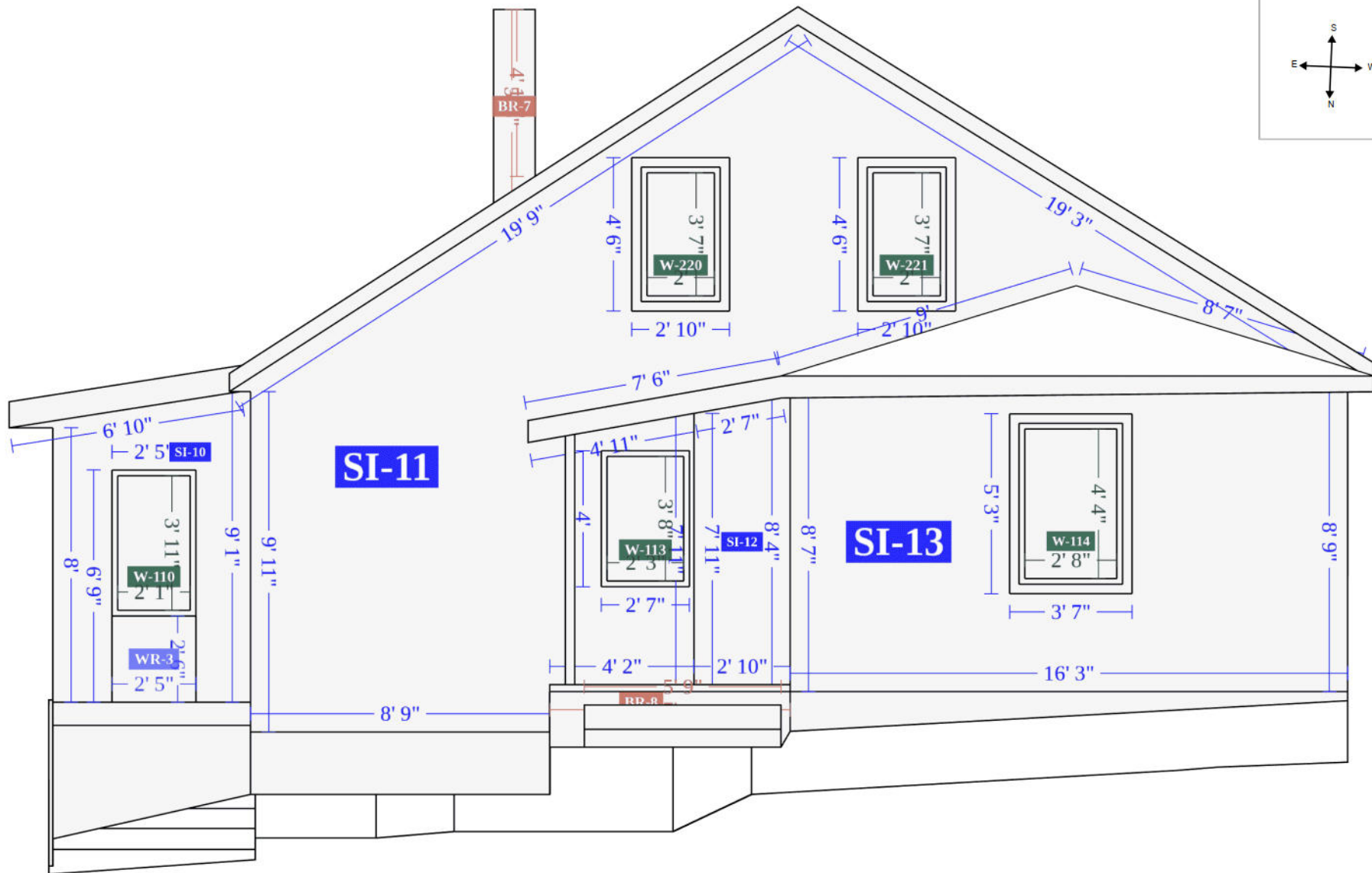
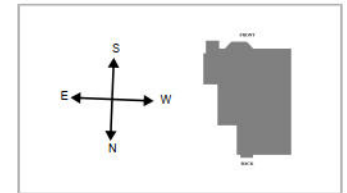




Complete Measurements

708 West 7th Street, Davenport, IA

BACK

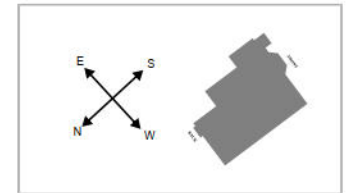




Complete Measurements

708 West 7th Street, Davenport, IA

BACK-LEFT

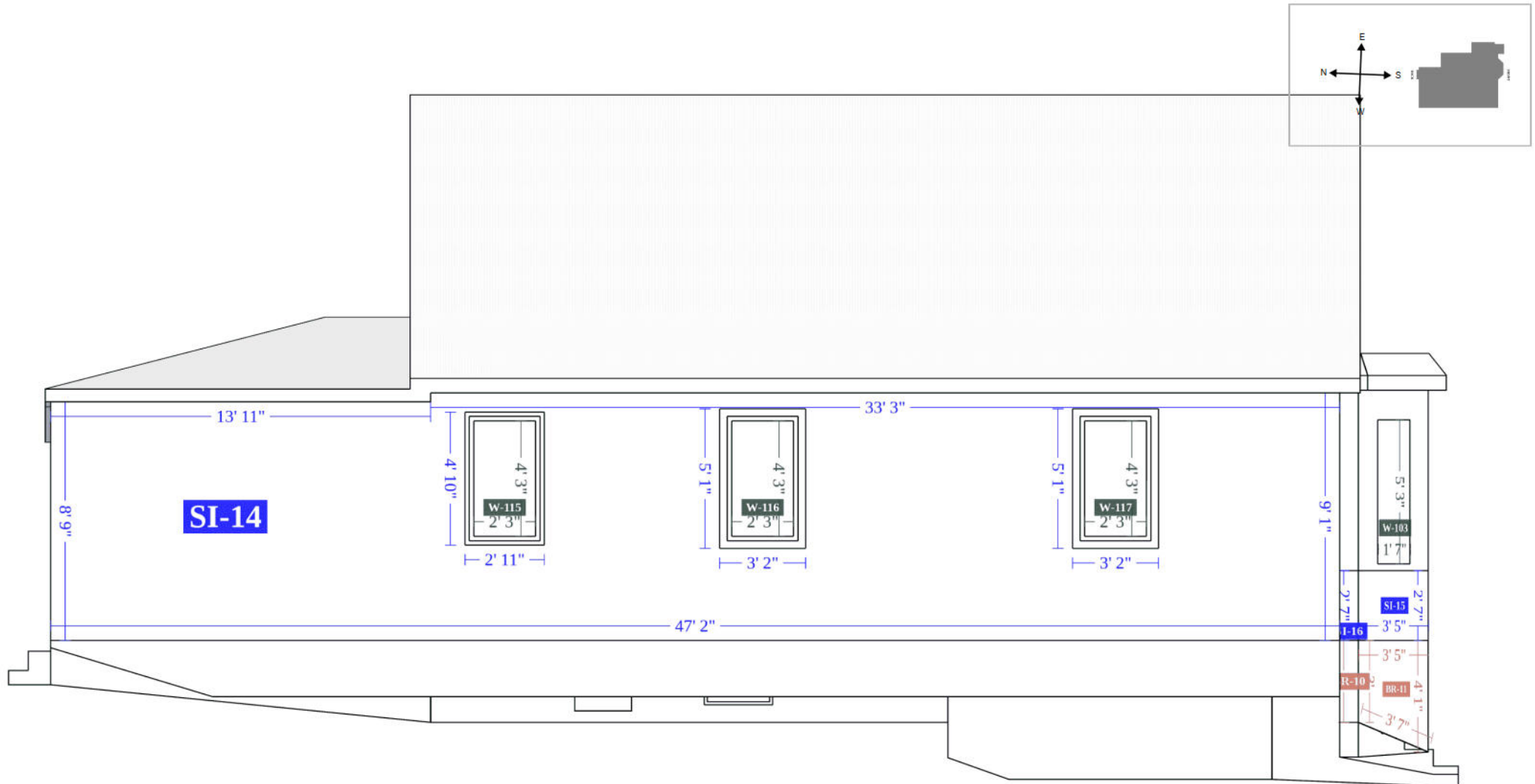




Complete Measurements

708 West 7th Street, Davenport, IA

LEFT

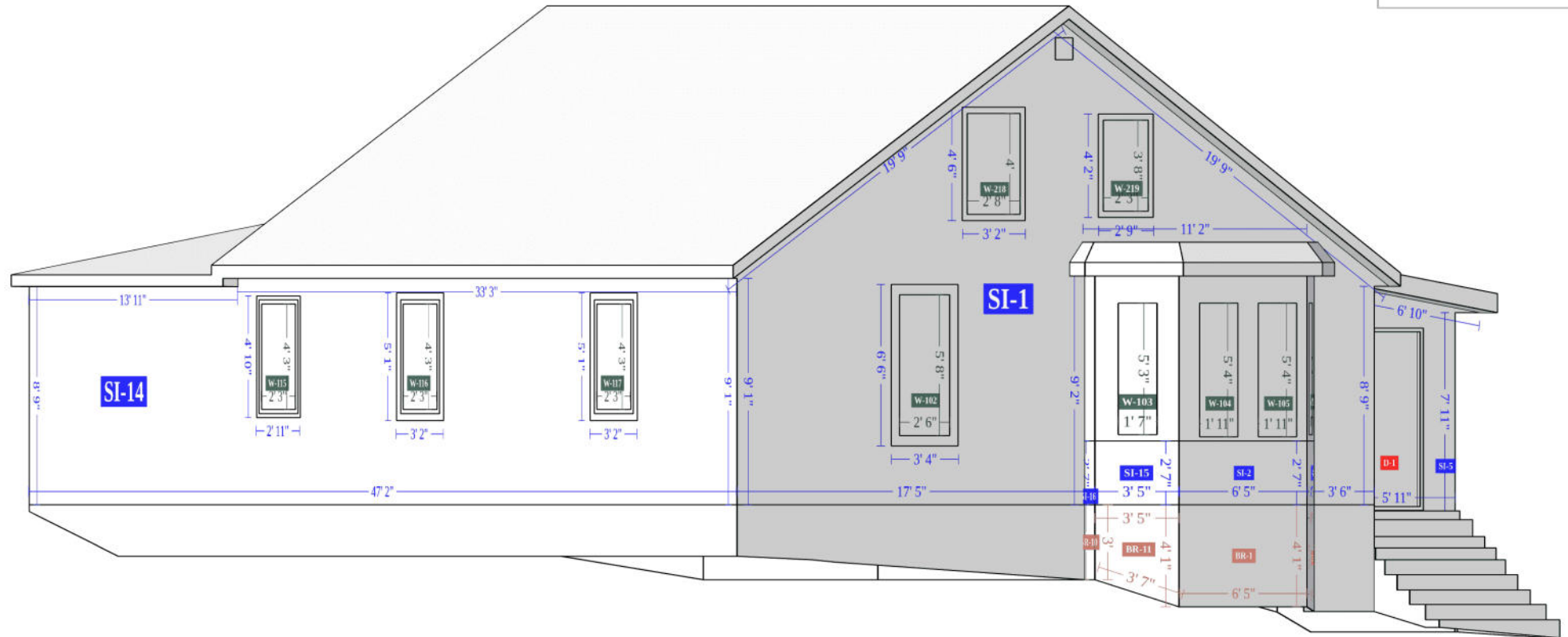
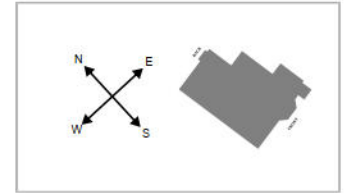




Complete Measurements

708 West 7th Street, Davenport, IA

LEFT-FRONT





Siding

Facade	Area	Inside Corners	Outside Corners	Openings	Shutters	Vents
SI-1	296 ft ²	2	2	3	-	1
SI-2	16 ft ²	-	2	4	-	-
SI-3	9 ft ²	-	2	-	-	-
SI-4	22 ft ²	1	1	-	-	-
SI-5	27 ft ²	1	1	1	-	-
SI-6	64 ft ²	-	2	3	-	-
SI-7	21 ft ²	1	1	-	-	-
SI-8	141 ft ²	1	1	4	-	-
SI-9	53 ft ²	1	1	1	-	-
SI-10	33 ft ²	1	1	1	-	-
SI-11	234 ft ²	1	1	3	-	-
SI-12	23 ft ²	1	1	-	-	-
SI-13	122 ft ²	-	2	1	-	-
SI-14	377 ft ²	-	2	3	-	-
SI-15	9 ft ²	-	2	-	-	-
SI-16*	2 ft ²	1	1	-	-	-
SI-17*	2 ft ²	1	1	-	-	-
Total	1451 ft ²	12	24	24	0	1

* Facet is not visible due to size or location



Brick

Facade	Area	Openings	Shutters	Vents
BR-1	26 ft ²	-	-	-
BR-2	14 ft ²	-	-	-
BR-3	3 ft ²	-	-	-
BR-4	6 ft ²	-	-	-
BR-5	9 ft ²	-	-	-
BR-6	32 ft ²	-	-	-
BR-7	6 ft ²	-	-	-
BR-8	4 ft ²	-	-	-
BR-9	8 ft ²	-	-	-
BR-10	2 ft ²	-	-	-
BR-11	12 ft ²	-	-	-
Total	122 ft ²	0	0	0



Complete Measurements

708 West 7th Street, Davenport, IA
FACADES

Wrap

Facade	Area	Openings	Shutters	Vents
WR-1	8 ft ²	-	-	-
WR-2	18 ft ²	-	-	-
WR-3	6 ft ²	-	-	-
Total	32 ft ²	0	0	0



Complete Measurements

708 West 7th Street, Davenport, IA

SIDING

Facades

Facade	Area	Trim			Corners		Roofline		Openings		
		Level Starter	Sloped	Vertical	Inside	Outside	Level Frieze Board	Sloped Frieze Board	Tops	Sills	Sides
SI-1	296 ft ²	33' 7"	2' 1"	14' 4"	5' 1"	17' 10"	1' 6"	39' 6"	9' 3"	9' 3"	30' 4"
SI-2	16 ft ²	6' 5"	-	-	-	5' 1"	-	-	-	6' 5"	-
SI-3	9 ft ²	3' 5"	-	-	-	5' 1"	-	-	-	3' 5"	-
SI-4	22 ft ²	2' 6"	-	-	8' 9"	8' 9"	2' 6"	-	-	-	-
SI-5	27 ft ²	7' 2"	-	3"	8' 9"	7' 11"	5"	6' 10"	3' 3"	3' 3"	14' 7"
SI-6	64 ft ²	11' 10"	-	1"	-	15' 11"	11' 10"	-	7' 4"	7' 4"	25' 7"
SI-7	21 ft ²	2' 8"	-	-	7' 11"	7' 11"	2' 8"	-	-	-	-
SI-8	141 ft ²	10' 9"	-	5' 1"	9' 1"	9' 11"	18' 11"	-	11' 3"	3'	23' 7"
SI-9	53 ft ²	14' 8"	-	10' 7"	8' 4"	8' 4"	11' 3"	-	3' 4"	3' 4"	14' 2"
SI-10	33 ft ²	4' 7"	-	5'	9' 1"	8'	4"	6' 10"	2' 5"	-	8' 6"
SI-11	234 ft ²	13' 7"	25' 1"	2'	7' 11"	9' 11"	-	43' 10"	8' 3"	8' 3"	25' 10"
SI-12	23 ft ²	2' 10"	-	-	8' 4"	7' 11"	3"	2' 7"	-	-	-
SI-13	122 ft ²	16' 3"	-	2"	-	17' 1"	16' 3"	-	3' 7"	3' 7"	10' 6"
SI-14	377 ft ²	47' 2"	-	4"	-	17' 10"	47' 2"	-	9' 2"	9' 2"	30' 2"
SI-15	9 ft ²	3' 5"	-	-	-	5' 1"	-	-	-	3' 5"	-
SI-16†	2 ft ²	8"	-	-	2' 7"	2' 7"	-	-	-	-	-
SI-17†	2 ft ²	8"	-	-	2' 7"	2' 7"	-	-	-	-	-
Total*	1451 ft ²	182' 3"	27' 2"	37' 10"	39' 2"	78' 11"	113' 2"	99' 7"	57' 10"	60' 5"	183' 3"

*Totals de-duplicate any line segments that are shared between multiple facades, and as a result may not represent a total summation of the corresponding column.

† Facet is not visible due to size or location



Example Waste Factor Calculations

SIDING & TRIM ONLY

	Zero Waste	+10%	+18%
SI-1	296 ft ²	326 ft ²	349 ft ²
SI-2	16 ft ²	18 ft ²	19 ft ²
SI-3	9 ft ²	10 ft ²	11 ft ²
SI-4	22 ft ²	24 ft ²	26 ft ²
SI-5	27 ft ²	30 ft ²	32 ft ²
SI-6	64 ft ²	70 ft ²	76 ft ²
SI-7	21 ft ²	23 ft ²	25 ft ²
SI-8	141 ft ²	155 ft ²	166 ft ²
SI-9	53 ft ²	58 ft ²	63 ft ²
SI-10	33 ft ²	36 ft ²	39 ft ²
SI-11	234 ft ²	257 ft ²	276 ft ²
SI-12	23 ft ²	25 ft ²	27 ft ²
SI-13	122 ft ²	134 ft ²	144 ft ²
SI-14	377 ft ²	415 ft ²	445 ft ²
SI-15	9 ft ²	10 ft ²	11 ft ²
SI-16	2 ft ²	2 ft ²	2 ft ²

+ OPENINGS < 20FT²

	Zero Waste	+10%	+18%
	329 ft ²	362 ft ²	388 ft ²
	52 ft ²	57 ft ²	61 ft ²
	9 ft ²	10 ft ²	11 ft ²
	22 ft ²	24 ft ²	26 ft ²
	27 ft ²	30 ft ²	32 ft ²
	88 ft ²	97 ft ²	104 ft ²
	21 ft ²	23 ft ²	25 ft ²
	177 ft ²	195 ft ²	209 ft ²
	53 ft ²	58 ft ²	63 ft ²
	41 ft ²	45 ft ²	48 ft ²
	256 ft ²	282 ft ²	302 ft ²
	23 ft ²	25 ft ²	27 ft ²
	134 ft ²	147 ft ²	158 ft ²
	407 ft ²	448 ft ²	480 ft ²
	9 ft ²	10 ft ²	11 ft ²
	2 ft ²	2 ft ²	2 ft ²

+ OPENINGS < 33FT²

	Zero Waste	+10%	+18%
	329 ft ²	362 ft ²	388 ft ²
	52 ft ²	57 ft ²	61 ft ²
	9 ft ²	10 ft ²	11 ft ²
	22 ft ²	24 ft ²	26 ft ²
	48 ft ²	53 ft ²	57 ft ²
	88 ft ²	97 ft ²	104 ft ²
	21 ft ²	23 ft ²	25 ft ²
	177 ft ²	195 ft ²	209 ft ²
	74 ft ²	81 ft ²	87 ft ²
	41 ft ²	45 ft ²	48 ft ²
	256 ft ²	282 ft ²	302 ft ²
	23 ft ²	25 ft ²	27 ft ²
	134 ft ²	147 ft ²	158 ft ²
	407 ft ²	448 ft ²	480 ft ²
	9 ft ²	10 ft ²	11 ft ²
	2 ft ²	2 ft ²	2 ft ²



SIDING & TRIM ONLY (CONT.)

	Zero Waste	+10%	+18%
SI-17	2 ft ²	2 ft ²	2 ft ²
Trims	25 ft ²	28 ft ²	30 ft ²
Total	1476 ft ²	1623 ft ²	1743 ft ²

+ OPENINGS < 20FT²

	Zero Waste	+10%	+18%
	2 ft ²	2 ft ²	2 ft ²
	139 ft ²	153 ft ²	164 ft ²
	1791 ft ²	1970 ft ²	2113 ft ²

+ OPENINGS < 33FT²

	Zero Waste	+10%	+18%
	2 ft ²	2 ft ²	2 ft ²
	139 ft ²	153 ft ²	164 ft ²
	1833 ft ²	2016 ft ²	2162 ft ²

The first Siding Waste Factor table is calculated using the total ft² of siding facades, ft² of trim touching siding, and ft² of unknowns touching siding.

The tables above provide the area of siding on a given property, segmented by individual and in sum total form. Values include openings (doors & windows) and waste percentages as noted. Please consider that area values and specific waste factors can be influenced by the size and complexity of the property, captured image quality, specific siding techniques, and your own level of expertise. Accessories are not included in these values and may require additional material.

These tables are only intended to make common waste calculations easier and should not be interpreted as recommendations.



Windows

Group	Group Width x Height	Group United Inches	Opening	Width x Height	United Inches	Area
WG-1	25" x 17"	42"	W-001	25" x 17"	42"	3 ft ²
WG-2	30" x 68"	98"	W-102	30" x 68"	98"	14 ft ²
WG-3	19" x 63"	82"	W-103	19" x 63"	82"	8 ft ²
WG-4	58" x 64"	122"	W-104	23" x 64"	87"	10 ft ²
			W-105	23" x 64"	87"	10 ft ²
WG-5	19" x 63"	82"	W-106	19" x 63"	82"	8 ft ²
WG-6	25" x 47"	72"	W-107	25" x 47"	72"	8 ft ²
WG-7	25" x 47"	72"	W-108	25" x 47"	72"	8 ft ²
WG-8	25" x 47"	72"	W-109	25" x 47"	72"	8 ft ²
WG-9	25" x 47"	72"	W-110	25" x 47"	72"	8 ft ²
WG-10	38" x 70"	107"	W-111	38" x 70"	107"	18 ft ²
WG-11	30" x 60"	91"	W-112	30" x 60"	91"	13 ft ²
WG-12	27" x 44"	70"	W-113	27" x 44"	70"	8 ft ²
WG-13	32" x 52"	85"	W-114	32" x 52"	85"	12 ft ²
WG-14	27" x 51"	78"	W-115	27" x 51"	78"	10 ft ²
WG-15	27" x 51"	78"	W-116	27" x 51"	78"	10 ft ²
WG-16	27" x 51"	78"	W-117	27" x 51"	78"	10 ft ²
WG-17	32" x 48"	80"	W-218	32" x 48"	80"	11 ft ²



Windows (cont.)

Group	Group Width x Height	Group United Inches	Opening	Width x Height	United Inches	Area
WG-18	27" x 44"	71"	W-219	27" x 44"	71"	8 ft ²
WG-19	24" x 43"	67"	W-220	24" x 43"	67"	7 ft ²
WG-20	24" x 43"	67"	W-221	24" x 43"	67"	7 ft ²
			Total	-	1639"	199 ft ²



Doors

Opening	Width x Height
D-1	36" x 82"
D-2	27" x 11"
D-3	36" x 82"

*Door height and width have been snapped to standard

Entire Doors

Opening	Width x Height	Area
D-1	35" x 84"	20 ft ²
D-2	27" x 11"	2 ft ²
D-3	35" x 82"	20 ft ²
Total	-	42 ft ²

*Total door square footage includes entire door package (e.g. with transoms, sidelites, etc.)

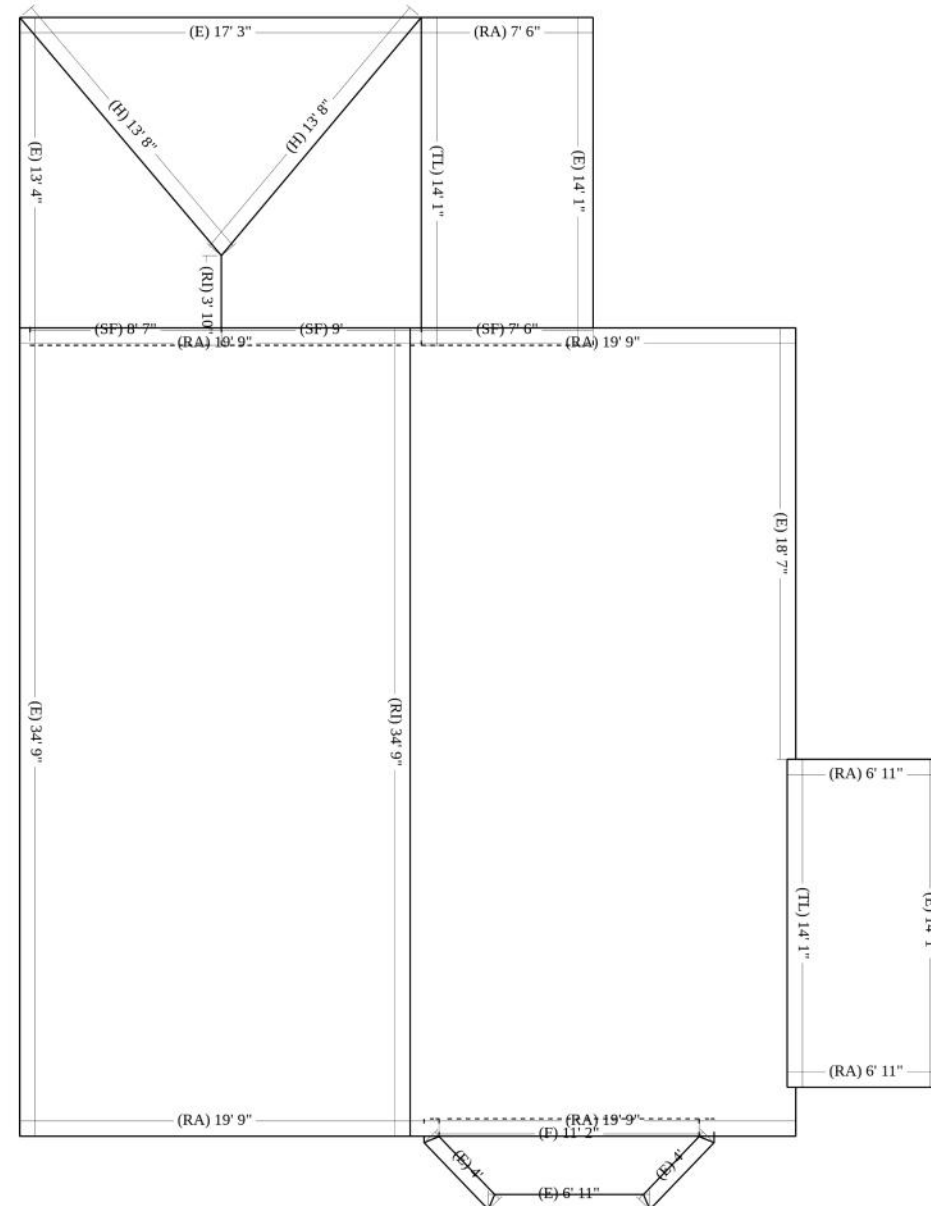


Complete Measurements

708 West 7th Street, Davenport, IA ROOF MEASUREMENTS

Roof	Length
Ridges (RI)	38' 8"
Hips (H)	31' 7"
Valleys (V)	-
Rakes (RA)	100' 3"
Eaves (E)	129' 2"
Flashing (F)*	14' 5"
Step Flashing (SF)*	28' 10"
Transition Line (TL)	28' 3"

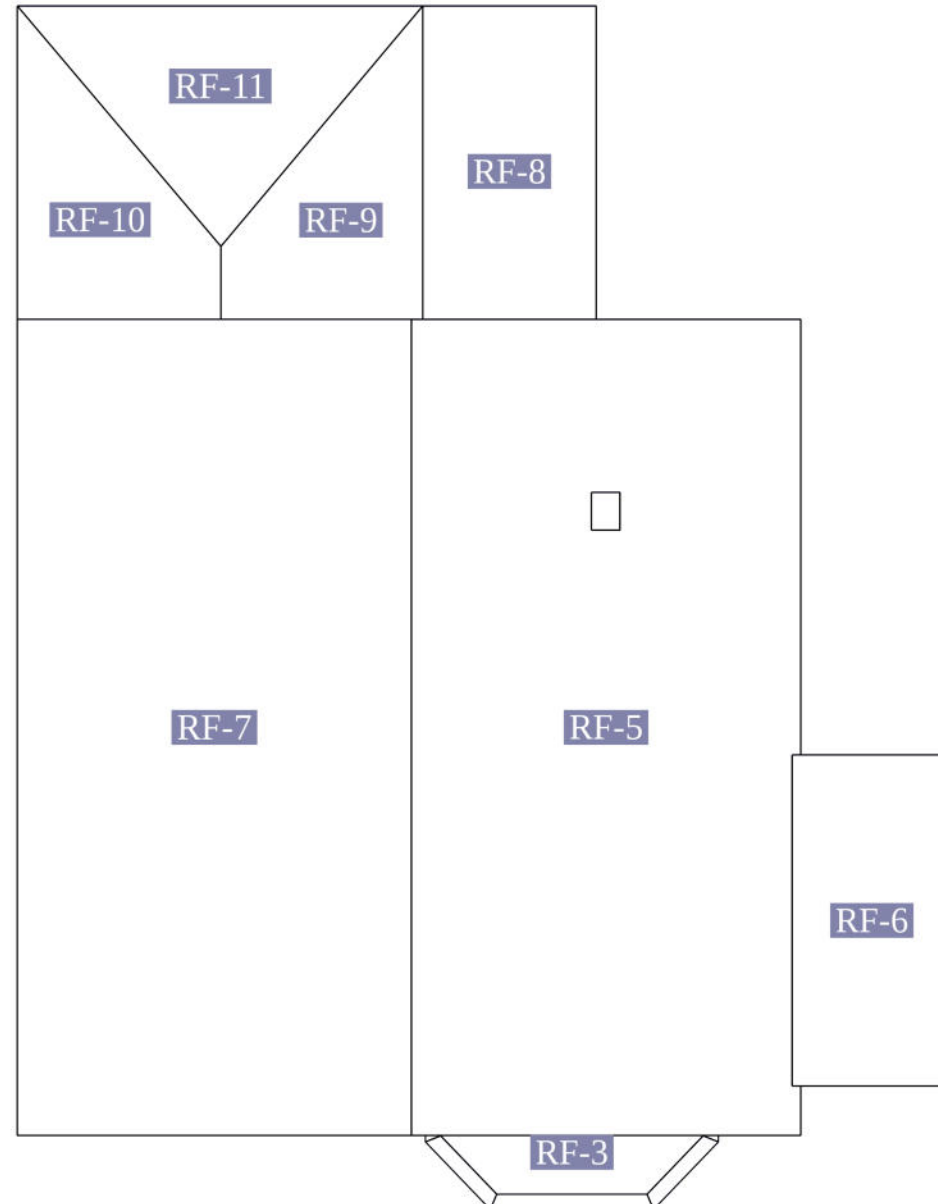
*Please view the 3D model for more detail (e.g. flashing, step flashing and some other roof lines may be difficult to see on the PDF)

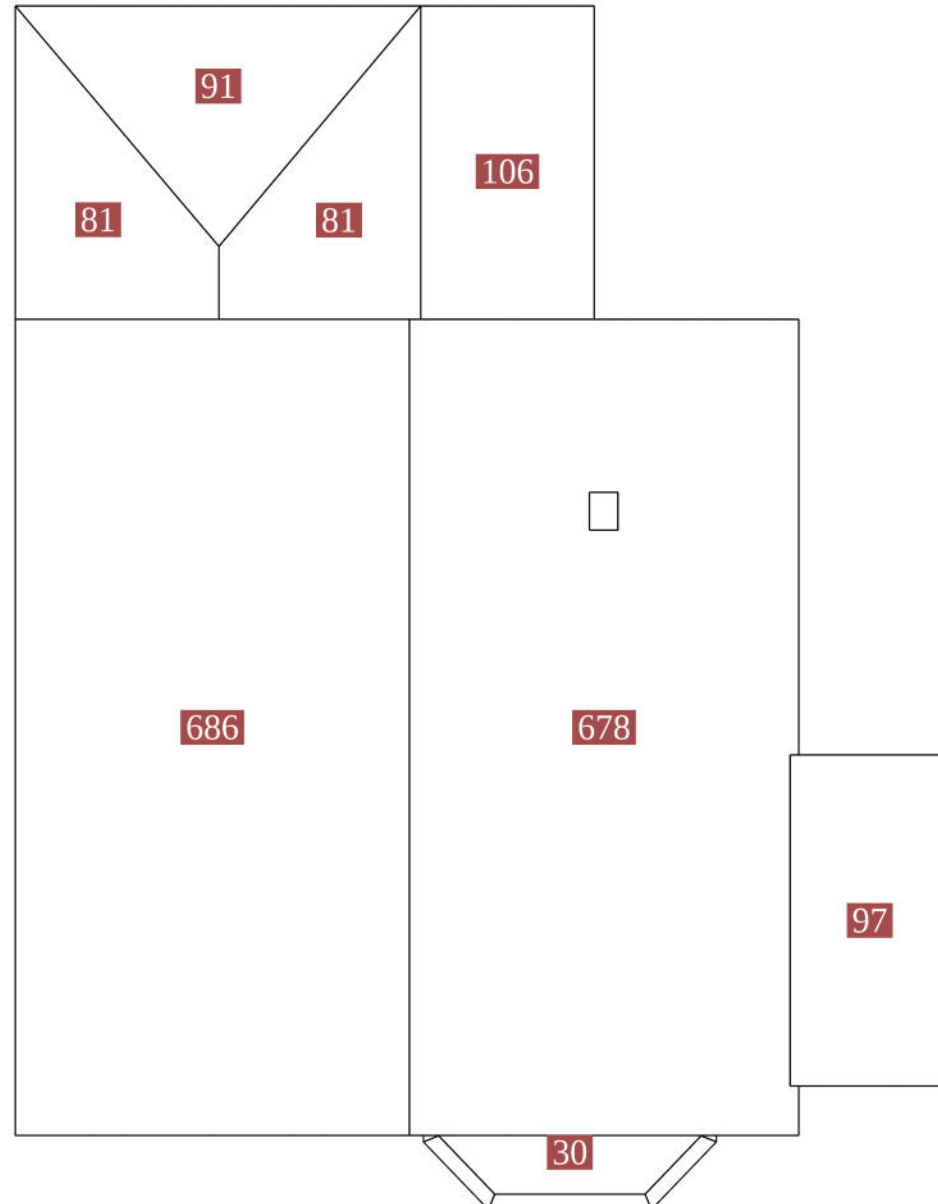




Roof Facets

Facet	Area	Pitch
RF-1	4 ft ²	15/12
RF-2	7 ft ²	15/12
RF-3	30 ft ²	0/12
RF-4	4 ft ²	15/12
RF-5	678 ft ²	7/12
RF-6	97 ft ²	2/12
RF-7	686 ft ²	7/12
RF-8	106 ft ²	2/12
RF-9	81 ft ²	4/12
RF-10	81 ft ²	4/12
RF-11	91 ft ²	4/12





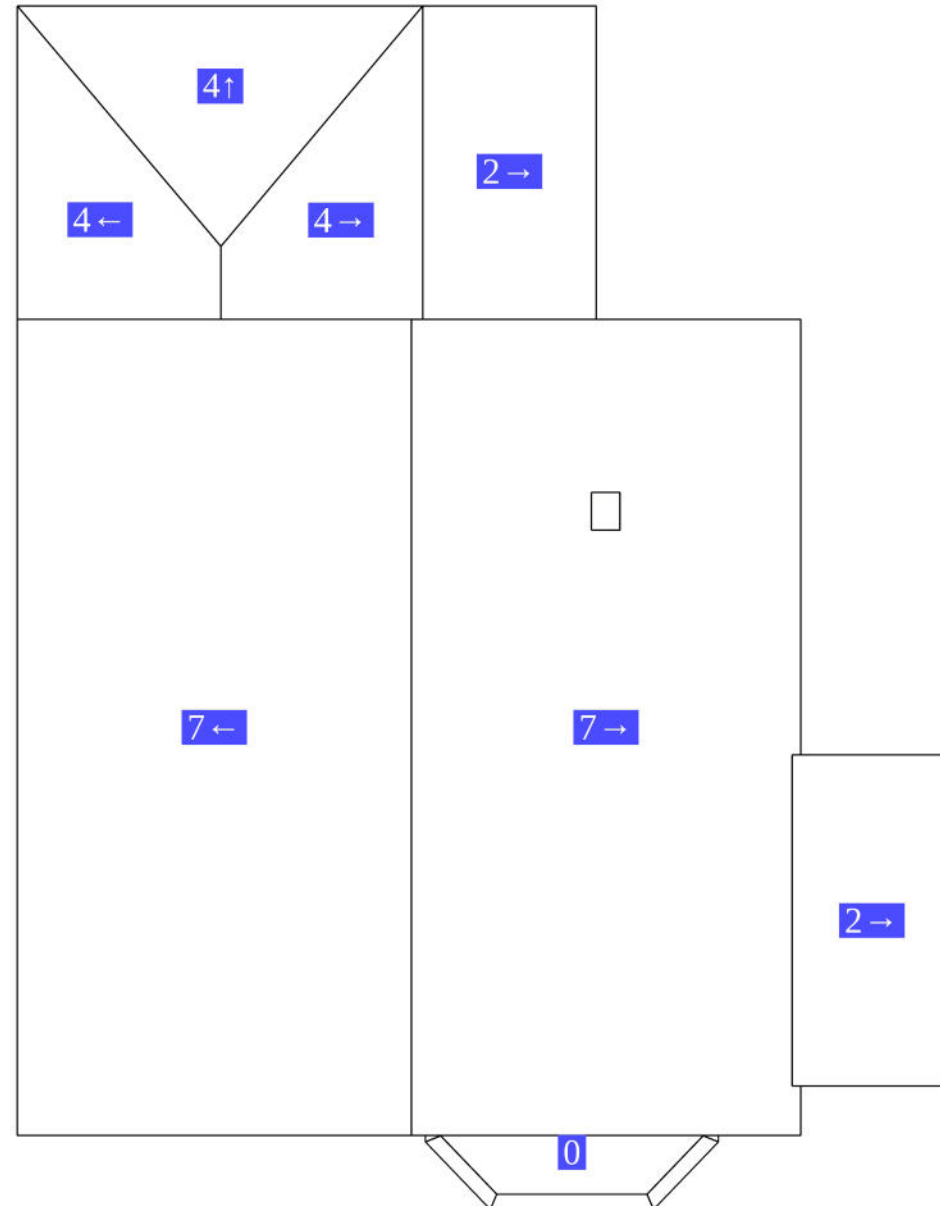
Roof	Facets	Total
Labeled Facets	11	1865 ft ²
Small Facets	2	2 ft ²
Total	13	1867 ft²



Complete Measurements

708 West 7th Street, Davenport, IA

ROOF PITCH



Roof Pitch	Area	Percentage
7 / 12	1364 ft ²	73.06%
4 / 12	253 ft ²	13.55%
2 / 12	203 ft ²	10.87%
0 / 12	30 ft ²	1.61%
15 / 12	17 ft ²	0.91%

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PROPERTY ID: 14754859
 MODEL ID: 14752256
 708 W 7TH ST
 10 FEB 2025
 Page 29



Complete Measurements

708 West 7th Street, Davenport, IA

PHOTOS





Complete Measurements

708 West 7th Street, Davenport, IA

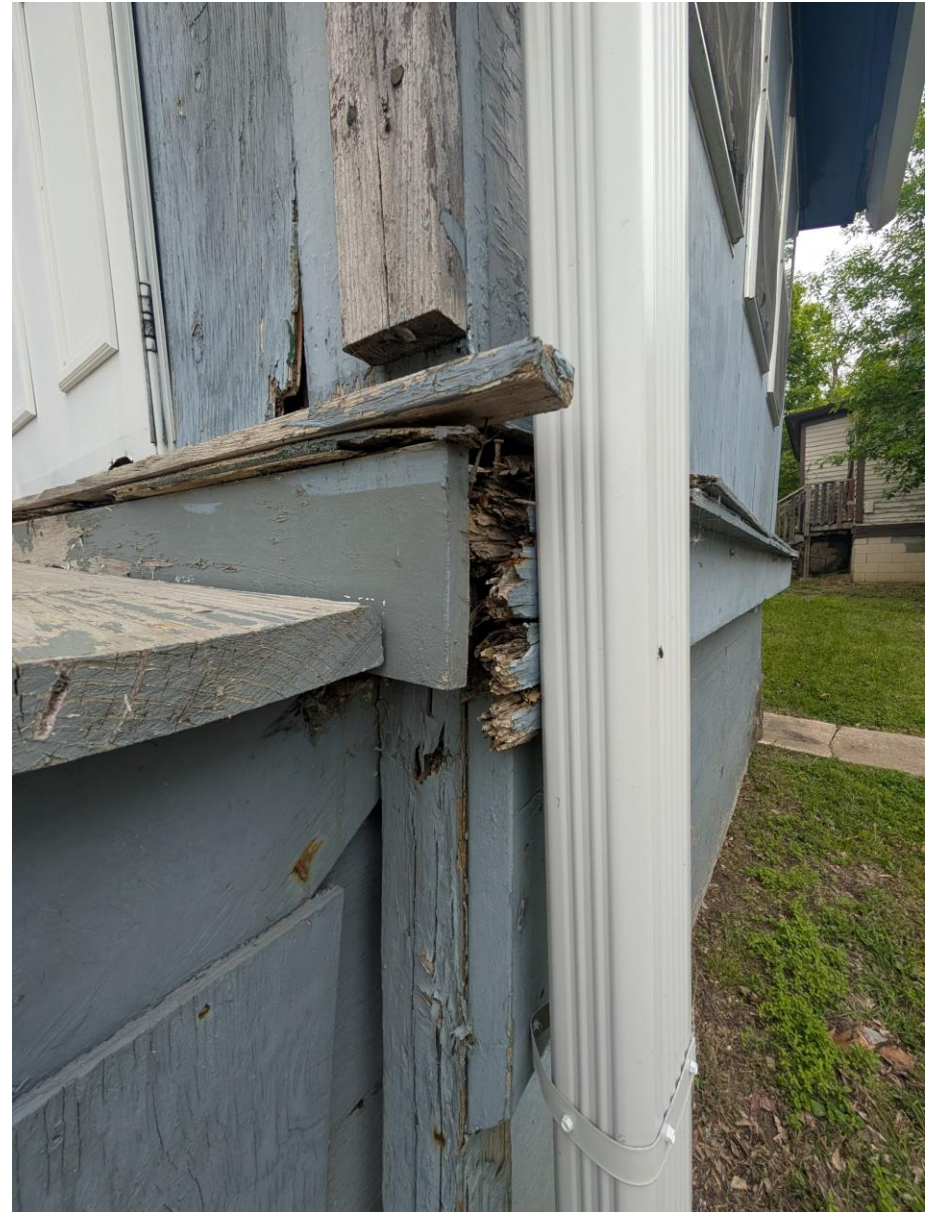
PHOTOS



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Case COA26-05
708 W 7th Street



Case COA26-05
708 W 7th Street



Case COA26-05
708 W 7th Street



Case COA26-05
708 W 7th Street



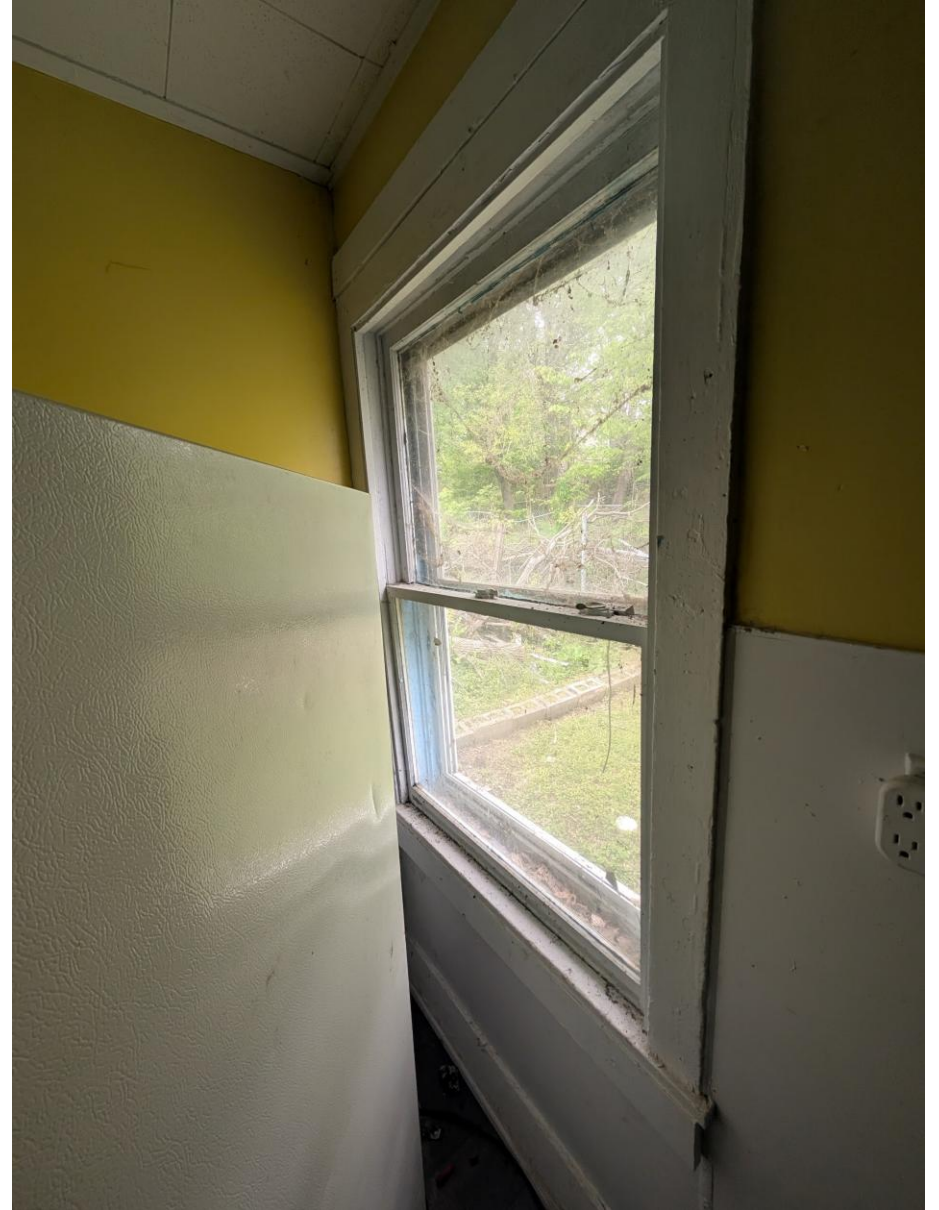
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708 W 7th Street



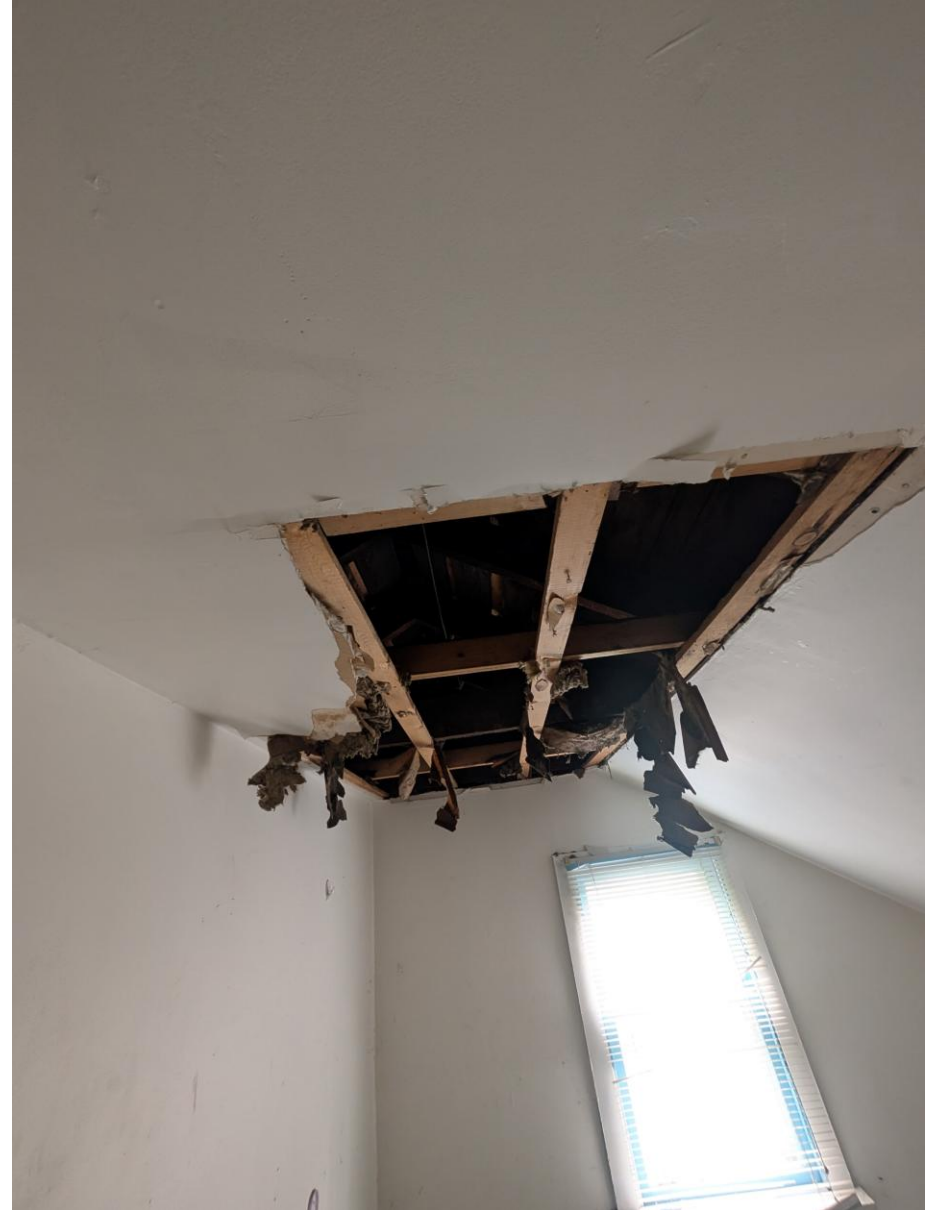
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708 W 7th Street



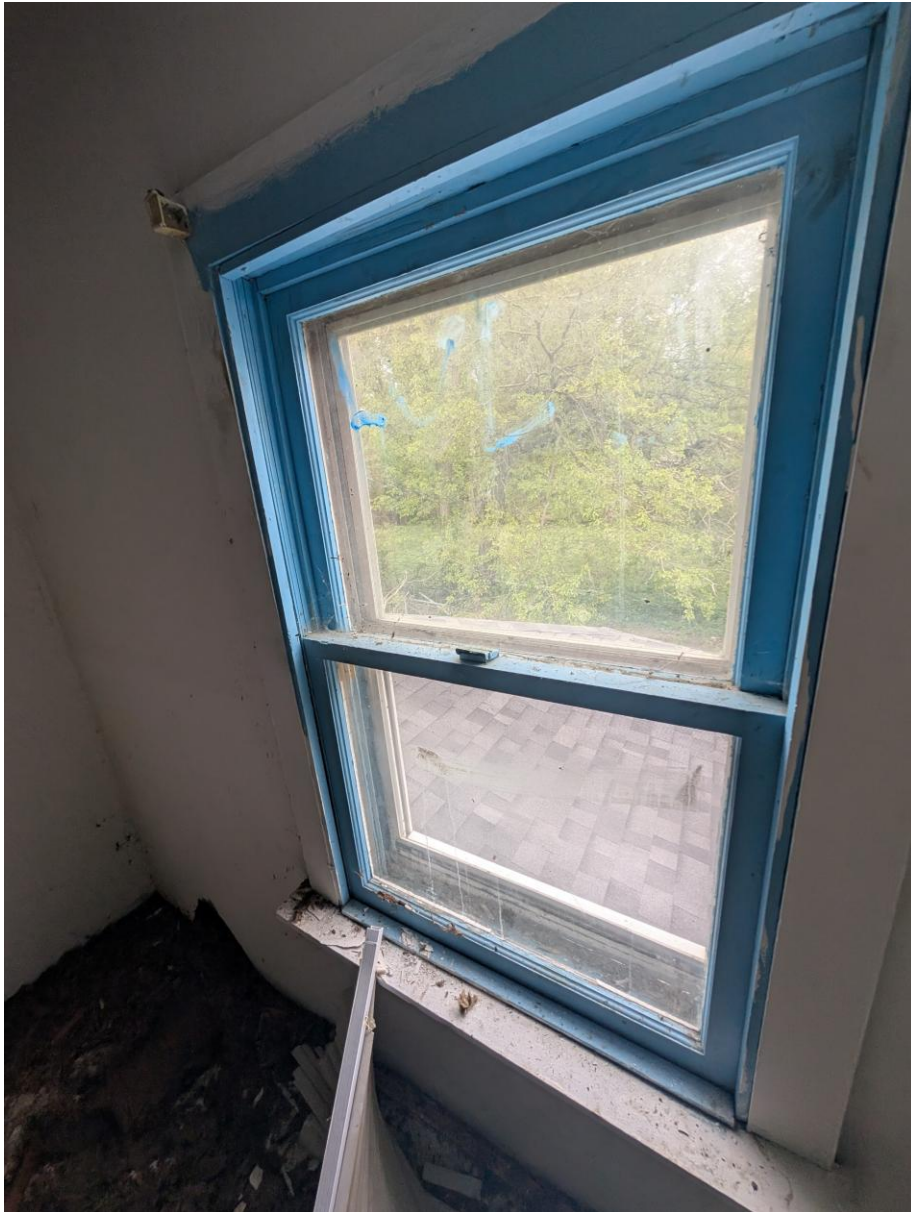
Case COA26-05
708 W 7th Street



Case COA26-05
708 W 7th Street



Case COA26-05
708 W 7th Street



Case COA26-05
708 W 7th Street



708 W. 7th St.

Permit No. 22739
Issued 7/19/39

Mrs. E. Frickel - 0
2805 E. 18th St.

Gordon Van Tine Co.

Reside Residence

\$225.00

7. 8/19/39

708 W. 7th Street

Pedro Sanceda - O
708 W. 7th St.

Same --- C

Permit #128267
Issued 12-6-79
Fire Zone III
Zone R-40

Repair front & rear porch, and replace flooring in bath
room. All work as per code.

\$500.00

not completed 3-26-81 Mike Curran
of 2-2-83 ra

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>702 W 7th St</p> <p>State #82-00627</p> <p>Map #102 Field Site #F-09 Parcel #G0045-38</p> <p>Updated district status: 1 contributing building (A)</p> <p>1983 NRHP status: Contributing</p>	<p>Beeck Rental House #2</p> <p>(1874-1910s - part of property to north at 708 Gaines) c.1901 - house built for F. William and Mary C. Beeck (Beck) as rental house - lived on north part of property at 708 Gaines; 1910s - owned by Mary Beck - used as rental 1910 Sanborn map: house - 1 1/2 story - extant 1910 census: rented by Miller, Louis (60, musician) - born in Germany (Germany, Germany); wife: Katherine (58) - born in Germany (Germany, Germany) 1920-1923 - owned by Thomas Agar (real estate) - used as rental; 1923-1940 - Charles R. and Minnie S. Strohm (foreman - Gordon Van Tine Co, later retired) 1940-1945 - Vera Strohm (office worker); 1945-1960s - owned by Clara V. Wulf - used as rental 1956 Sanborn map: house - 1 1/2 story - extant Current use: single family house - owner occupied</p>	<p>c.1901, 1920s gable-front - 1 1/2 story, 2 bay (1 1/2 story)</p>	<p>Walls: frame - wood Foundation: stone (stucco) Roof: gable-front - asphalt shingles</p> <p>Architect/builder: - Porch: entry porch - square wood columns Windows: 1/1 wood windows Architectural details: - Modifications: Historic: c.1920s - rear 2-story addition; Non-historic: - Garage: none Other site features: concrete retaining wall along Gaines (1 ft)</p>
<p>708 W 7th St</p> <p>State #82-00629</p> <p>Map #103 Field Site #F-10 Parcel #G0045-37</p> <p>Updated district status: 1 contributing building (A)</p> <p>1983 NRHP status: Contributing</p>	<p>Beeck Rental House #1</p> <p>1886-1910s - owned by F. William and Mary C. Beeck - house built c.1886 - typically renters listed here - noted as living here briefly in 1890s - then back around corner to 708 Gaines; 1910s - owned by Mary Beck - used as rental 1910 Sanborn map: house - 1 story - extant 1910 census: rented by Murray, Kyran (48, painter) - born in US - NY (Ireland, Ireland); wife: Florence (42) - born in US - IA (US - RI, US - PA) 1920-1923 - owned by Thomas Agar (real estate) - used as rental; 1923-1930 - Otto H. and Eliza Frickel (general manager - Republic Electric Co); 1930-1941 - owned by Eliza Frickel (widow) - used as rental 1941-1945 - J. Robert and Catherine E. Bloom; 1946-1963 - Herbert and Hazel Hintze; 1963-1968 - Hazel Hintze 1956 Sanborn map: house - 1 1/2 story - extant Current use: single family house - rental</p>	<p>c.1886 gable-front - 1 1/2 story, 3 bay (1 1/2 story)</p>	<p>Walls: frame - asbestos shingles Foundation: stone (stucco) Roof: gable-front - asphalt shingles</p> <p>Architect/builder: - Porch: entry porch (on side, enclosed) Windows: 1/1 wood windows Architectural details: bay window Modifications: Historic: c.1890s - bay window; Non-historic: 1939 - asbestos siding Garage: none Other site features: -</p>
<p>716 W 7th St</p> <p>State #82-00631</p> <p>Map #104 Field Site #F-11 Parcel #G0045-36</p> <p>Updated district status: 1 non-contributing building</p> <p>1983 NRHP status: Non-contributing</p>	<p>House</p> <p>ownership prior to 1886 is not clear; by 1880 - F.W. and Helena Kock (messenger/janitor at Citizens National Bank) living here (rental) 1880 census: Kock, F.W. (52, janitor in bank) - born in Germany - Holstein (Germany - Holstein, Germany - Holstein); wife: Helena (46) - born in Germany - Holstein (Germany - Holstein, Germany - Holstein) c.1882-1885 - George D. and Cara Nelson (printer Democrat) (appear to be renters); 1886-1910s - owned by F. William and Mary C. Beeck (Beck by 1910) with other houses to east - used as rental; 1910s - owned by Mary Beck - rental - son Hugo here in 1902 1910 Sanborn map: house - 1 story - extant 1910 census: rented by Hanson, Anna (51, widow) - born in Germany (Germany, Germany) 1920-21 - owned by Thomas Agar - rental; 1921-1925 - owned by William Gruenwald - used as rental; 1925 - again owned by Thomas Agar; 1926 - owned by Julia Struve; 1926-1931 - owned by Gust C. Schmidt - used as rental 1930s - owned by James and Jennie Curtright and then Rudolph Schroder - used as rental - rented by John and Nelda Erickson (machinist) by 1935 - then bought from Schroder in 1951 and continued to live here; 1951-1960s - John C. and Nelda Erickson 1956 Sanborn map: house - 1 story - extant Current use: single family house - owner occupied</p>	<p>c.1870s L-plan (1 story)</p>	<p>Walls: frame - aluminum Foundation: stone Roof: cross gable - asphalt shingle</p> <p>Architect/builder: - Porch: entry porch (enclosed) - square wood column with Italianate bracket Windows: 1/1 wood windows, some 2/2 wood windows Architectural details: - Modifications: Historic: -; Non-historic: siding Garage: none Other site features: -</p>

ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office

Wehner, Nowysz, Pattschull and Pfiffner
201 dey building, iowa city, iowa 52240

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

HISTORIC DISTRICT PROPERTY LIST

STREET * 702 H.D.C. B SITE #82-10- 7-W702
OWNER Octavio Garcia and wife

TITLE H. Clara V. Wulf
(IF DIFF.)
Mail to: N. W. Bank
Locust & Washington Streets
Davenport, IA 52804 1634-12;
1645-12



H.D. NAME Hamburg

STREET * 708 H.D.C. B SITE #82-10- 7-W708
OWNER Pedro T. Saucedo and wife
1238 Spruce Drive, Buffalo, IA 52728

TITLE H. None
(IF DIFF.)
1645-11



STREET 700 W. Seventh Street

STREET * 716 H.D.C. C SITE #82-10- 7-W716
OWNER John Erickson and wife
716 W. Seventh St., Davenport, IA 52802

TITLE H. None
(IF DIFF.)
1645-10



STREET * 718 H.D.C. B SITE #82-10- 7-W718
OWNER James Hebrank
P. O. Box 577, Davenport, IA 52805

TITLE H. None
(IF DIFF.)
1 O. B. 1645-9



MAP # 3

BC-541



United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Hamburg Historic District (amendment, increase, decrease)

other names/site number Gold Coast

2. Location

street & number hill to northwest of downtown: roughly W. 5th St from Western to Brown, W. 6th St from Harrison to Warren, W. 7th St from Ripley to Vine, W. 8th St from Ripley to Vine, W. 9th St from Ripley to Brown

N/A	not for publication
N/A	

city or town Davenport vicinity _____

state Iowa code IA county Scott code 163 zip code 52802

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this x nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide x local

[Signature] 30 Nov 2016
Signature of certifying official/Title Date

State Historical Society of Iowa
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

[Signature] 1.17.17
Signature of the Keeper Date of Action

Hamburg Historic District (amended)

Scott County, Iowa

Name of Property

County and State

- William and Agnes (Klug) Haase House - 615 W. 7th St** - c.1887 - Queen Anne; Garage: detached - frame - c.1887; State #82-00624; Map #086; Field #C-24; Parcel #G0052-53; 2016 district status: 2 contributing buildings (A)
Lot (site of house demolished since 1983) - 620 W. 7th St; State #82-00625; Parcel #G0045-23; Demo permit date: 1982-6-2; 2016 district status: lot
- Ruch-Goos House - 625 W. 7th St** - c.1865 - Gable-front, 2 bay (faces south with raised brick basement); Garage: detached - frame - c.1992 (two garages); State #82-00626; Map #087; Field #C-25; Parcel #G0052-52A; 2016 district status: 1 contributing building (A), 2 non-contributing buildings
- Beeck Rental House #2 - 702 W. 7th St** - c.1901, 1920s - gable-front - 1 1/2 story, 2 bay; Garage: none; State #82-00627; Map #102; Field #F-09; Parcel #G0045-38; 2016 district status: 1 contributing building (A)
Lot (site of house demolished since 1983) - 707 W. 7th St; State #82-00628; Parcel #G0052-42A; Demo permit date: 1985-5-3; 2016 district status: lot
- Beeck Rental House #1 - 708 W. 7th St** - c.1886 - gable-front - 1 1/2 story, 3 bay; Garage: none; State #82-00629; Map #103; Field #F-10; Parcel #G0045-37; 2016 district status: 1 contributing building (A)
- John and Louise Boldt House - 713 W. 7th St** - c.1891 - Queen Anne (simplified); Garage: none; State #82-00630; Map #096; Field #D-19; Parcel #G0052-44A; 2016 district status: 1 contributing building (A, C)
- House - 716 W. 7th St** - c.1870s - L-plan; Garage: none; State #82-00631; Map #104; Field #F-11; Parcel #G0045-36; 2016 district status: 1 non-contributing building
Lot (site of house demolished since 1983) - 718 W. 7th St; State #82-00632; Parcel #G0045-35; Demo permit date: 1989-2-27; 2016 district status: lot
- Perczel-Effey House (Latinovits) Perczel - 721 W. 7th St** - c.1854 - Italianate; Garage: none; State #82-00633; Map #097; Field #D-20; Parcel #G0052-45C; 2016 district status: 1 contributing building (A, C)
- William F. and Marie T. (Petersen) Hahn House - 803 W. 7th St** - c.1893 - Queen Anne; Garage: detached - two car - c.1920s; State #82-00634; Map #106; Field #D-22; Parcel #G0051-49; 2016 district status: 2 contributing buildings (A, C)
- Edgar and Selinda Ryan House - 804 W. 7th St** - c.1858 - Second Empire; Garage: none; State #82-00635; Map #111; Field #F-13; Parcel #G0046-06; 2016 district status: 1 non-contributing building
- Henry F. and Clara Petersen House - 811 W. 7th St** - c.1880 - Italianate / Stick; Garage: none; State #82-00636; Map #107; Field #D-23; Parcel #G0051-50; 2016 district status: 1 contributing building (A, C)
Lot (site of house demolished since 1983 - Ewoldt House) - 816 W. 7th St; Garage: none; State #82-00637; Parcel #G0046-05; Demo permit date: 2014-09-26; 2016 district status: lot
- Henry E. and Ottelie (Schlapp) Koehler House - 817 W. 7th St** - c.1895 - Queen Anne / Classical Revival; Garage: none; State #82-00638; Map #108; Field #D-24; Parcel #G0051-51; 2016 district status: 1 contributing building (A, C)
- Bleik and Matilda (Henningsen) Peters House - 824 W. 7th St** - c.1860 - gable-front (remodeled Gothic Revival); Garage: detached - two car - c.2006; State #82-00639; Map #112; Field #F-14; Parcel #G0046-04; 2016 district status: 2 non-contributing buildings
- John and Therese M. (Steffen) Krouse House - 830 W. 7th St** - c.1904 - bungalow - side gable; Garage: detached - two car - c.1977; State #82-00640; Map #113; Field #F-15; Parcel #G0046-03; 2016 district status: 1 contributing building (A), 1 non-contributing building
- Hans and Elsabe (Hass) Stoltenberg House - 911 W. 7th St** - c.1886 - Italianate (late); Garage: none; State #82-00641; Map #115; Field #D-28; Parcel #G0051-36A; 2016 district status: 1 contributing building (A, C)
- Julius C. and Lizzie H. (Braunlich) Gude House - 916 W. 7th St** - c.1907 - Classical Revival?; Garage: detached - two car - c.1920s; State #82-00642; Map #118; Field #F-17; Parcel #G0046-01A; 2016 district status: 2 contributing buildings (A)
- Hans and Johanna (Schlicht) Harbeck House - 925 W. 7th St** - c.1889 - Stick / Queen Anne; Garage: detached - two car - c.1990s; State #82-00643; Map #116; Field #D-29; Parcel #G0051-36C; 2016 district status: 1 contributing building (A, C), 1 non-contributing building
- Miles and Julia Sweeney House - 401 W. 8th St** - c.1862 - gable-front - 2 story, 4 bay; Garage: none; State #82-00666; Map #119; Field #E-11; Parcel #G0043-08; 2016 district status: 1 contributing building (A)
- Francis and Mary Fee House - 405 W. 8th St** - c.1866 - side gable - 1 1/2 story; Garage: none; State #82-00667; Map #120; Field #E-12; Parcel #G0043-09; 2016 district status: 1 non-contributing building
- Henry and Martha Brandt House - 406 W. 8th St** - c.1897 - Queen Anne; Garage: none; State #82-00668; Map #134; Field #G-01; Parcel #G0043-20; 2016 district status: 1 contributing building (A)
- William and Margaret (Gannon) Redmond House - 407 W. 8th St** - c.1914 - Foursquare; Garage: none; State #82-00669; Map #121; Field #E-13; Parcel #G0043-10; 2016 district status: 1 contributing building (A, C)

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
5/12/2026

Subject:

Case DNRHP26-01: Request for demolition of the structure at 520 Gaines Street. The Catherine Schlotfeldt House is located within the Hamburg National Historic District. City of Davenport, petitioner. [Ward 3]

Recommendation:

Staff recommends the Historic Preservation Commission approve Case DRNHP26-01, being the request to demolish the structure at 520 Gaines Street.

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

Background:

Property Overview:

The Catherine Schlotfeldt House, constructed circa 1873, is a contributing resource within the Hamburg National Historic District and has historically served as a single-family residence. Architecturally, the structure is a modest vernacular gable-front dwelling featuring a 1½-story form and a three-bay façade. Character-defining features include a front porch supported by full-width square wood columns and original one-over-one wood windows. The dwelling is of wood-frame construction, clad in vinyl siding, and rests upon a stone foundation, with asphalt shingles covering the gable-front roof. Although the property retains its historic massing and overall architectural character, alterations include the application of vinyl siding in the 2000s.

Demolition Request:

The City of Davenport is in the process of acquiring 520 and 522 Gaines Street, as well as two additional vacant lots immediately north (parcels G0052-34A and G0052-35). Due to the substandard conditions, the City's intent is to demolish both structures, combine the lots, and build one single-family home.

This project is being undertaken in conjunction with the Davenport DREAM Program, a City-administered neighborhood revitalization initiative intended to encourage reinvestment within designated heritage neighborhoods. The program supports exterior façade improvements, correction of code deficiencies, and related residential rehabilitation efforts aimed at preserving neighborhood character, improving housing conditions, and fostering broader community reinvestment within targeted areas of the city.

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.

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:

Pursuant to the review standards for demolition of a structure located within a National Register historic district, the Historic Preservation Commission may either approve the demolition request or seek preservation of the structure through local landmark designation.

Based upon staff’s review of City records, historic district documentation, and available archival information, the following findings are made:

1. Historic District Status and Architectural Description:

- The subject property is identified as a contributing resource within the Hamburg National Historic District.
- The structure was constructed circa 1873 and contains approximately 852 square feet of gross floor area.
- The building is constructed on a stone foundation and is clad with vinyl siding. Fenestration consists of one-over-one wood sash windows, several of which are presently boarded or missing. The roof is covered with asphalt shingles.
- The structure is representative of a modest vernacular residential form typical of its period of construction.
- No documentation has been identified attributing the design or construction of the structure to a known architect, engineer, master builder, craftsman, or landscape architect.

2. Historic Significance and Use History:

- No information has been identified indicating that the property is associated with historically significant events or persons.
- Historically, the structure has functioned as a single-family residence and was subsequently utilized as a rental property.

3. Property Valuation:

- According to the Scott County Parcel Report, the property has a net assessed

value of \$26,380. The net taxes due in 2024 was \$612.00.

4. Code Enforcement and Property Condition:

- A Certificate of Substandard Building Conditions was issued by the City of Davenport on June 13, 2022.
- The Development and Neighborhood Services Department sent the property owner a Final Official Notice to Repair/Demolish on September 9, 2022. The following violations were noted:
 - Substandard: Deteriorated/missing doors and windows.
 - Electrical: Condition of the electrical system is questionable.
 - Mechanical: Lack of gas service to the dwelling unit.
 - Mechanical: Condition of gas-fired appliances is questionable.
 - Plumbing: System is questionable.
 - Gutters: Incomplete system.
 - General/Health: Scrub trees/vegetation at the building.
 - Foundation: Deteriorated building/structure foundation.
 - Exterior Walls: Inadequate weather protection.

5. Building Permits/Recent Improvements:

- The most recent permit issued by the Davenport Building Division was dated June 11, 1999, and authorized repairs to the porch floor.
- However, Scott County Parcel Report data indicates that a new roof was installed in 2012.

6. Utilities and Municipal Services:

- Since the implementation of the City's Munis billing system in 2010, no sanitary sewer utility charges have been recorded for the property. Based on the absence of recorded utility usage, it is reasonable to conclude that the structure has likely been unoccupied since at least that time.

7. Public Safety/Police Service History:

- According to City records, the Davenport Police Department has responded to approximately thirty-four (34) calls for service at the subject address since January 1, 2010.
- Documented responses include, but are not limited to, reports of suspicious activity, public service calls, trespassing, residence checks, disturbances, assistance to other agencies, traffic hazards, burglary/home invasion reports, wanted person checks, and alarm activations.

Attachments:

1. Application
2. Purchase Agreement
3. Photos
4. Historic Property Inventory Sheet
5. Scott County Parcel Report
6. Certificate of Substandard Building Conditions
7. Final Official Notice to Repair or Demolish
8. Building Permits
9. Sanitary Sewer Report
10. Police Report
11. Section 14.01.100 Historic Structure Demolition Review Process



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

Office 563.326.6198
 planning@davenportiowa.com

APPLICATION FOR
DEMOLITION REQUEST
 HISTORIC PRESERVATION COMMISSION

RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE
Local Hamburg District	05/01/2026	05/12/2026

SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME
G0052-33. 520 Gaines St Davenport, IA

BRIEF OVERVIEW OF THE PROJECT (not a scope of work)
 Demolition of 520/522 Gaines St to build a new property in alignment with Building Dream.

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

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

APPLICANT INFORMATION

Applicant Name | Company Name
City of Davenport

Address
226 W 4th St

City | State | Zip
Davenport

Phone
(563) 326-6179

Secondary Phone

E-Mail Address
susanne.knutsen@davenportiowa.com

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

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

Susanne Knutsen
 Type Applicant's Name

Susanne Knutsen
 Applicant's Signature

04/30/2026
 Date

DEVELOPMENT TEAM

Property Owner
City of Davenport

Address
226 W 4th St

Phone
(563) 326-6179

Secondary Phone

E-Mail Address
susanne.knutsen@davenportiowa.com

Project Manager/Other
City of Davenport - C&ED

Address
226 W 4th St

Phone
(563) 888-3440

Secondary Phone

E-Mail Address
Brad.Carter@davenportiowa.com

ALL SUBMITTALS SHALL INCLUDE: **SUBMITTED**

Scope of Work for all demo processes, attached as .PDF	<input checked="" type="checkbox"/>
Photos of all existing building/sign façades/elevations	<input checked="" type="checkbox"/>
Evidence of 'Economic Hardship'	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Professional's structural soundness & reuse suitability report Assessed Value & taxes paid, prior 2 years Appraisals regarding purchase, financing & ownership Property listings of sale/rent prices & offers received Building/Fire/Housing/State/Federal code violations & nuisances Estimated market value post demolition & post reuse renovation If used as an income property: (prior 2 years) <ul style="list-style-type: none"> Annual gross income Operating/maintenance expenses Annual cash flow Proof of efforts to obtain reasonable return on investment (over the entire ownership time frame) 	

Formal Procedure 17.01.070. Application Fee: **NONE**

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

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

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

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

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

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

AGREEMENT TO PURCHASE REAL ESTATE
THIS IS A LEGALLY BINDING CONTRACT

Date 04/14/2026

To 520 Gaines Street LLC, 522 Gaines Street LLC, & 552 Gaines Street LLC (Se

The undersigned, City of Davenport, (Purchaser), hereby offers to purchase for the total sum of One Dollar (\$1.00) the real estate located at **520 and 522 Gaines Street, as well as two additional vacant lots immediately north (parcels G0052-34A and G0052-35, Davenport, IA 52802** and described Parcel numbers and Legal Descriptions as follows:

Four parcels: Part of Lot 5, Block 28 in the Original Town of Davenport, each more particularly described as

Parcel G0052-33: The North 20 feet of the South 45 feet of the East 70 feet of Lot 5 in Block 28 in the Original Town (now City) of Davenport, Scott County, Iowa; and all right, title, and interest the Mildred L. Mills Estate may have in and to the 10 foot alley adjoining said premises on the West (also known as 520 Gaines Street);

Parcel G0052-34: Part of Lot 5 of Block 28 of the Original Town, now City of Davenport, Scott County, Iowa, described as follows: Commencing at a point on the East line of said Lot, 45 feet North from the Southeast corner of said Lot; thence North 25 feet; thence West 80 feet; thence South 20 feet; thence East 10 feet; thence South 5 feet; thence East 70 feet to the place of beginning (also known as 522 Gaines Street);

Parcel G0052-34A: Part of Lot 5 in Block 28 in the Original Town (Now City) of Davenport, Scott County, Iowa more particularly described as follows: Commencing 70 feet South of the Northeast Corner of said Lot 5; thence South 10 feet; thence West 55 feet; thence North 10 feet; thence East 55 feet to the Place of beginning and having the address Vacant Land;

Parcel G0052-35: The East 30 feet of the North 70 feet of Lot 5, Block 28, in the Original Town (now City) of Davenport, Scott County, Iowa.

a) CASH by payment of the sum of One Dollar (\$1.00) shall be submitted at Closing.

Sale Contingent upon:

- b) This agreement is subject to approval of the sale by the City Administrator.
- c) Abstract provided for reviewing and transfer as stated below.

1. The conveyance of title shall be by way of Quit Claim Deed. **Seller shall provide any and all Abstracts of Title to Purchaser's Attorney for examination as soon as is reasonably possible.** Any objections to title raised by Purchaser's Attorney shall be made in writing as soon thereafter as is reasonably possible, so that the same may be cured by Purchaser on or before date of closing.

2. If the Seller is unable to furnish a clean and clear title by the Closing date, the Purchaser will provide funding necessary to furnish a clean and clear title but retains the right to cancel this Agreement should those costs, as solely determined by the Purchaser, prove unreasonable.

3. Closing shall be on or before May 31st, 2026. Possession shall be given at closing.

4. Purchaser agrees to pay all necessary and reasonable closing costs and fees, outside of any commission or attorney fees incurred by the Seller.

5. All real estate taxes shall be paid or prorated between Purchaser and Seller to the date of closing in accordance with standards adopted by the Scott County Bar Association.

6. Special assessments to be levied for improvements completed, or where NOTICE or RESOLUTION for improvements is in effect previous to the date here of yet levied, shall be paid by Purchaser.

7. The Purchaser or his authorized agent shall be permitted to make an inspection of the property prior to possession or closing, whichever is sooner. Seller shall deliver the property in the same condition as of the date of the agreement.

8. All personal property that integrally belongs to or is a part of the real estate, whether attached or detached, such as storm windows and doors, window, door and porch screens, permanently installed floor coverings, permanently installed heating and cooling equipment, garage door openers and transmitters, fencing, trees, shrubs, plants and all other fixtures shall be considered a part of the real estate included in this sale, except: any building materials not installed on structure: _____

9. Seller shall maintain existing insurance until closing. Purchaser may purchase additional insurance.


10. If this agreement is not accepted by Seller on or before Tuesday, April 21st, 2026, it shall become null and void.

PURCHASER: CITY OF DAVENPORT, COMMUNITY AND ECONOMIC DEVELOPMENT

by  date 4/17/26
Tim Gleason, City Administrator

Tax ID # 42-6004463

I hereby accept the foregoing agreement this 15th day of April, 2026.

SELLER  (HR Capital Management LLC)
Social Security # (Or Tax ID #) 92-0554231



PATRICIA WALKER
Notary Public, State of New York
No. 01WA6223419
Qualified in Nassau County
Commission Expires 06/14/2026

SELLER _____
Social Security # (Or Tax ID #) _____

Task ID: 22-65602

Activity: Demolition List

Parcel ID: G0052-33

Parcel Address: 520 GAINES ST

Notes: G0052-33



10/12/2022, 08:17:16 AM



10/12/2022, 08:17:17 AM



10/12/2022, 08:17:18 AM



10/12/2022, 08:17:19 AM



10/12/2022, 08:17:20 AM



10/12/2022, 08:17:21 AM



10/12/2022, 08:17:22 AM



10/12/2022, 08:17:23 AM



10/12/2022, 08:17:24 AM

520 Gaines Street – Existing Condition



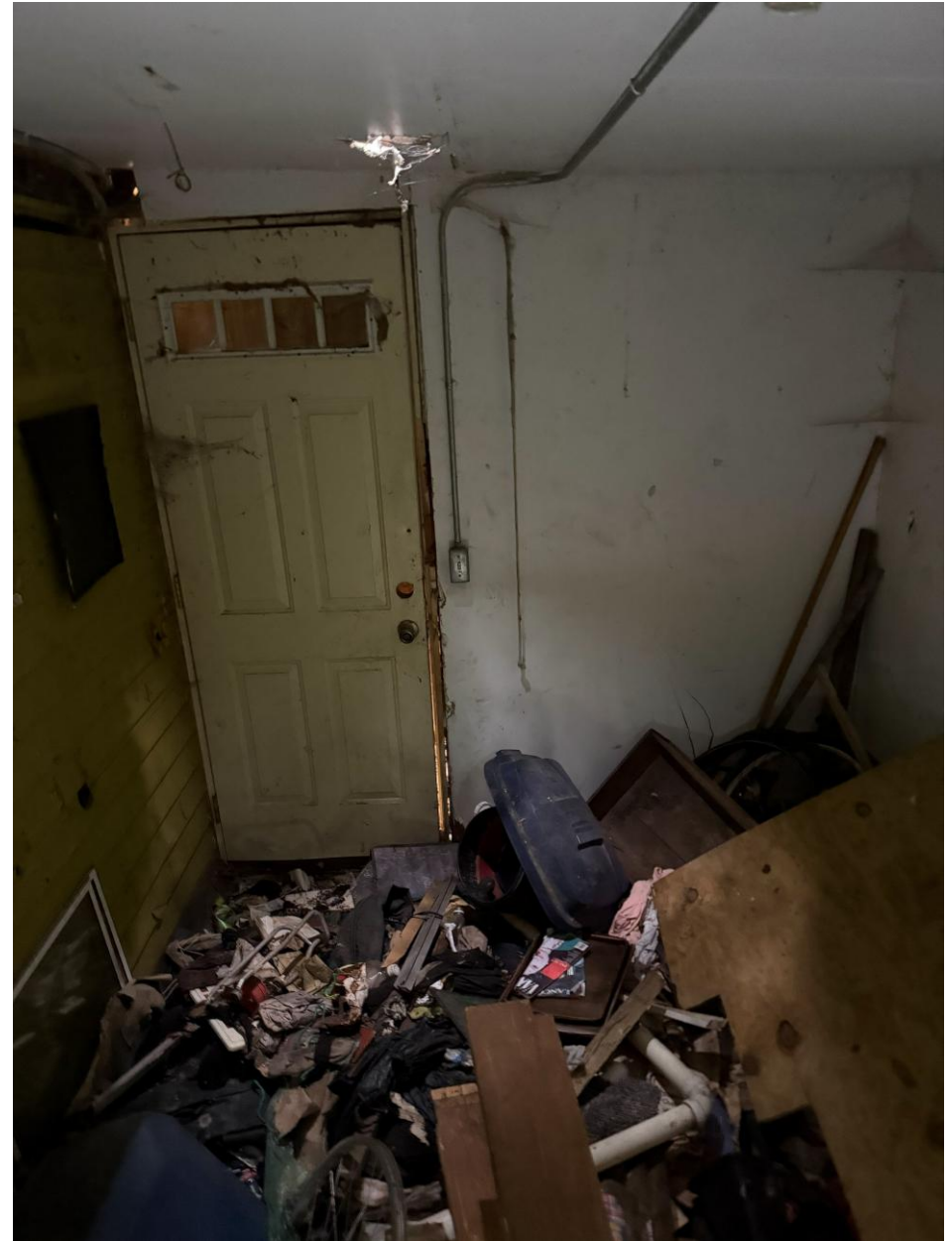
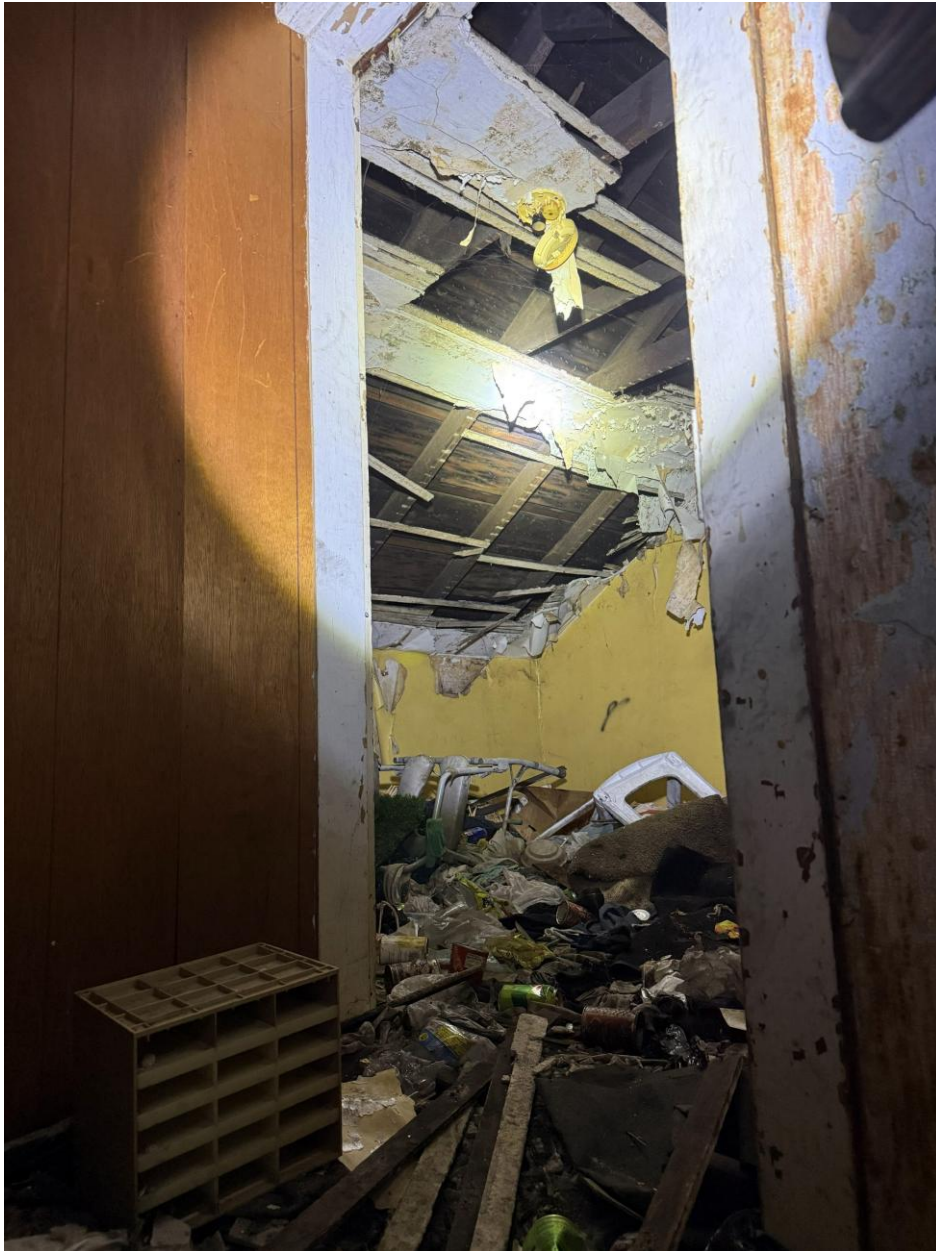
520 Gaines Street – Existing Condition



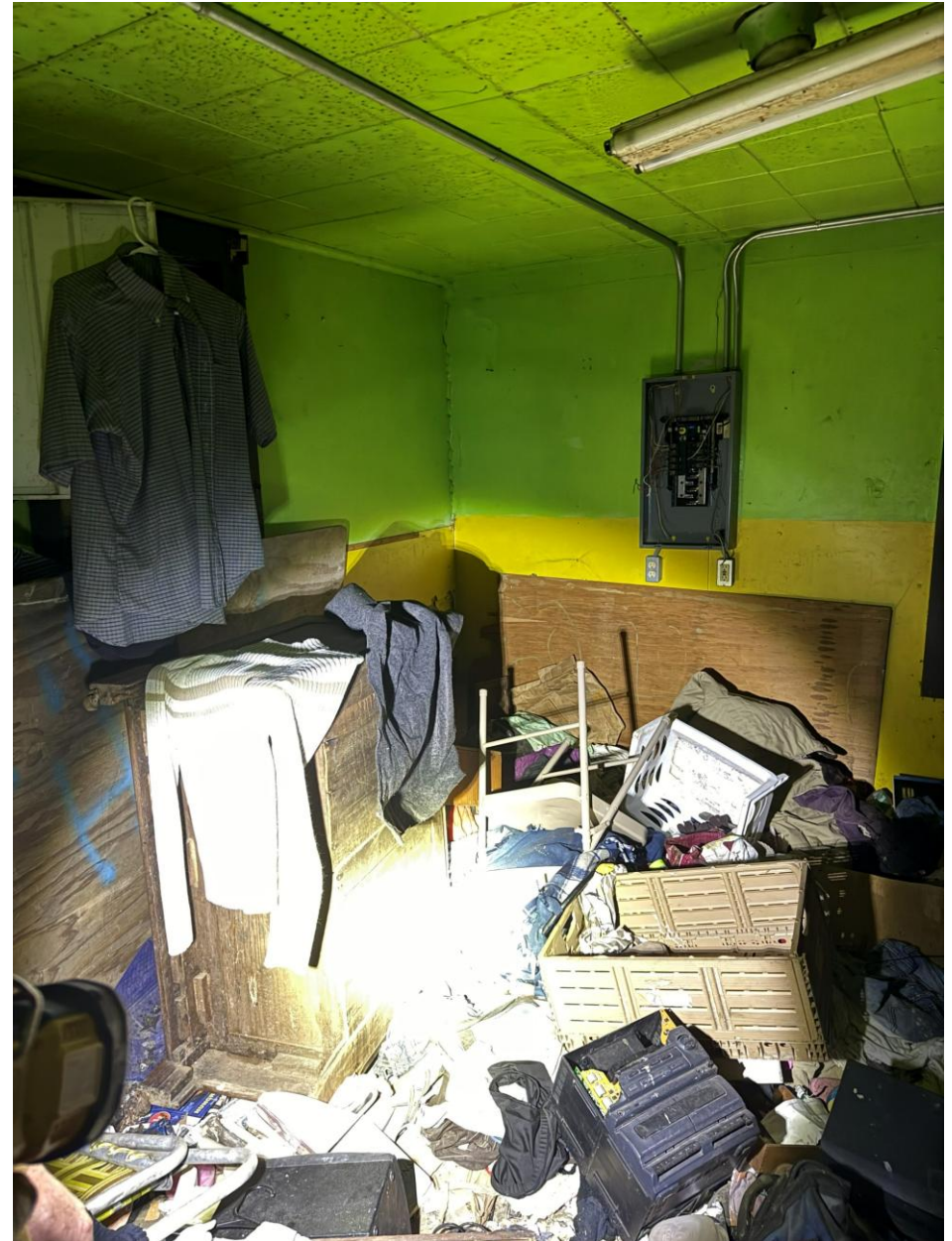
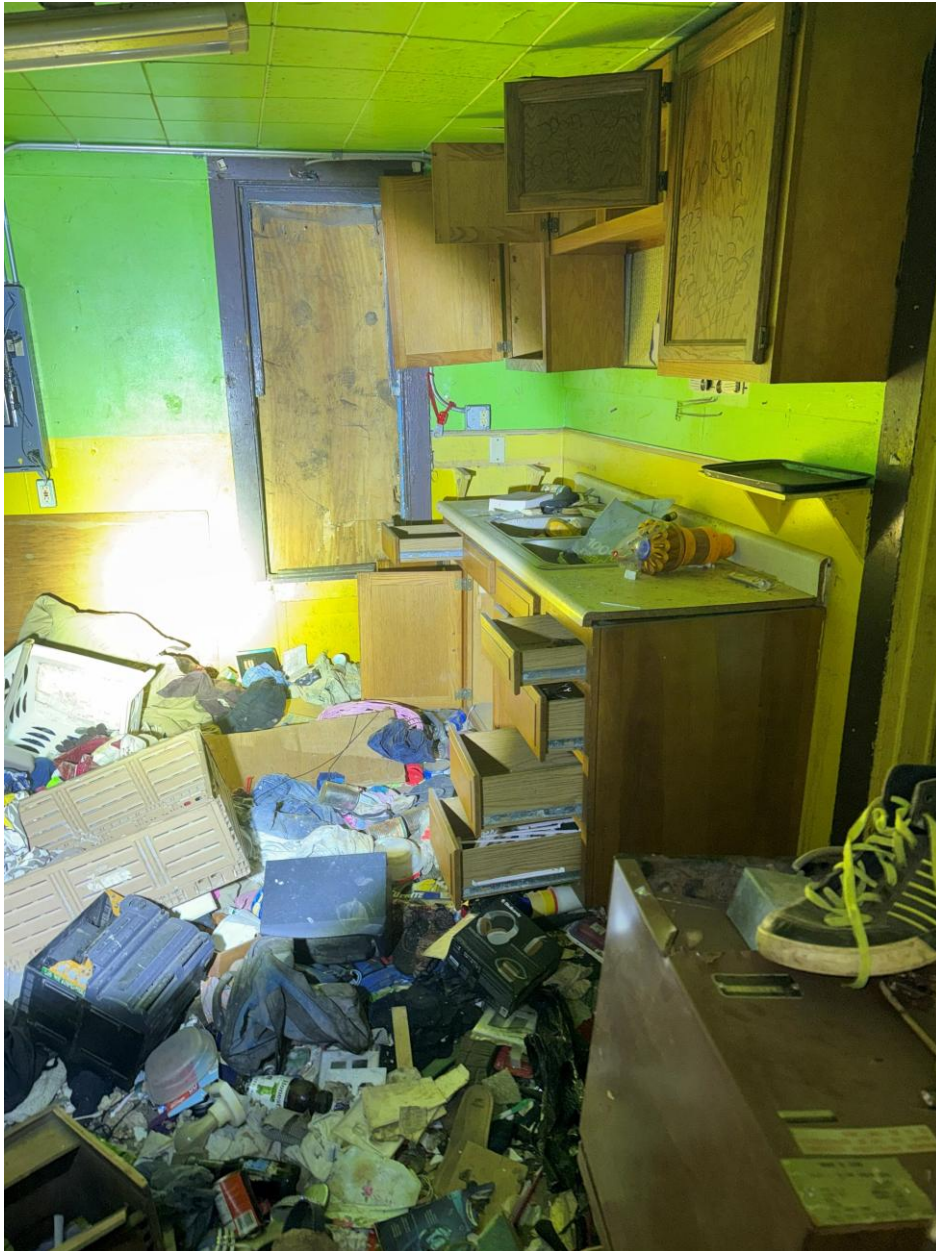
520 Gaines Street – Existing Condition



520 Gaines Street – Existing Condition



520 Gaines Street – Existing Condition



520 Gaines Street – Existing Condition



Hamburg Historic District (amended)
Name of Property

Scott County, Iowa
County and State

Address State #, Map #, FS # 2016 district status 1983 district status	Historic Name	significant date/s architectural style/type	Materials of walls, foundations, roof
	History of property (owners/residents, census data including birthplace of self (and parents), Sanborn map info), Current use		Architectural data (architect/builder, features, modifications), Garage data
520 Gaines St State #82-01827 Map #046 Field Site #B-20 Parcel #G0052-33 Updated district status: 1 contributing building (A) 1983 NRHP status: Contributing	Catherine Schlotfeldt House 1873-c.1890 - Catherine Schlotfeldt (widow) 1880 census: Schlotfeldt, Cath (50, widow) - born in Germany - Schleswig (Germany - Schleswig, Germany - Schleswig) () c.1890-1895 - owned by Amalia (Schlotfeldt) Zenieschek - rented to Charles Maass in 1892; 1895-1905 - Charles and Fredericka Maass; 1905-1910 - owned by Minnie Maass Ditzer - used as rental 1910 Sanborn map: house - 2 story - extant 1910 census: rented by Dawartz, Charles (33, baker) - born in Germany (Germany, Germany); wife: Maud (25) - born in US - IA (Germany, Germany) 1910-1930s - Henry P. Rostock 1935-1958 - owned by James P. and Helen Goodfellow - listed here in 1935, then rental by 1945, 1955 - Delbert Miller; 1958-1960s - Delbert G. and Esther D. Miller 1956 Sanborn map: house - 1 1/2 story - extant Current use: single family house - owner occupied	c.1873 gable-front - 1 1/2 story, 3 bay (1 1/2 story)	Walls: frame - vinyl siding Foundation: stone Roof: gable-front - asphalt shingles Architect/builder: - Porch: full porch - square wood columns Windows: 1/1 wood windows Architectural details: - Modifications: Historic: -; Non-historic: 2000s - vinyl siding Garage: none Other site features: -
522 Gaines St State #82-01828 Map #047 Field Site #B-21 Parcel #G0052-34 Updated district status: 1 contributing building (A) 1983 NRHP status: Contributing	Asmus and Margaretha Petersen House 1861-1896 - Asmus and Margaretha Petersen (shoemaker, clerk, laborer) 1880 census: Petersen, Asmus (62, clerk) - born in Germany - Schleswig (Germany - Schleswig, Germany - Schleswig) (; wife: Margaretha (43) - born in Germany - Holstein (Germany - Holstein, Germany - Holstein) 1896-1912 - Margaretha Petersen (widow), also children Adele and Henry and brother Peter Puck 1910 Sanborn map: house - 1 story - extant 1910 census: Petersen, Margaretha (73, widow) - born in Germany (Germany, Germany) 1920-1947 - owned by Clara Thee - used as rental 1947-1957 - owned by Charles F. Schick - used as rental; 1957-1960s - Vern K. and Inez Melendy 1956 Sanborn map: house (2 units) - 1 story - extant Current use: single family house - rental	c.1861 side gable - one story, raised basement (1 story)	Walls: frame - vinyl siding Foundation: stone Roof: side gable - asphalt shingles Architect/builder: - Porch: full porch over basement sunken walk - square wood columns Windows: 1/1 wood windows Architectural details: raised basement design Modifications: Historic: -; Non-historic: 2000s - vinyl siding, entry replaced Garage: none Other site features: -
705 W 6th St State #82-00558 Map #048 Field Site #B-22 Parcel #G0052-17 Updated district status: 1 non-contributing building 1983 NRHP status: Contributing	August and Fredericka Scharnweber House 1867-1873 - August and Fredericka Scharnweber (carpenter/builder) 1880 census: Hell, Claus (43, retired farmer) - born in Germany - Holstein (Germany - Holstein, Germany - Holstein); wife: Catherina (36) - born in Germany - Holstein (Germany - Holstein, Germany - Holstein) 1874-1914 - Claus and Catharina Hell (retired farmer) 1910 Sanborn map: house - 2 story - extant 1910 census: Hell, Claus (73, retired) - born in Germany (Germany, Germany); wife: Katherine (67) - born in Germany (Germany, Germany) 1914-1919 - Catherine Hell (widow); 1919-1932 - George and Amanda Lisco (fireman - Peoples Light Co); 1932-1938 - Bessie E. Lisco 1938-1950s - Bessie Nelson; 1950s-1960s - Roy T. and Mabel K. Buri 1956 Sanborn map: house - 2 story - extant Current use: single family house - owner occupied	c.1867 gable-front - 1 1/2 story, 3 bay (1 1/2 story)	Walls: frame - vinyl siding Foundation: stone (stucco) Roof: gable-front - asphalt shingles Architect/builder: Scharnweber, August (likely) Porch: entry steps/deck (wood) Windows: 1/1 windows Architectural details: raised basement Modifications: Historic: -; Non-historic: c.2008 - vinyl siding, gable returns removed, windows resized Garage: none Other site features: -

Scott County / City of Davenport, Iowa

Summary - Auditor's Office

Parcel ID G0052-33
Alternate ID G25029
Property Address 520 GAINES ST
 DAVENPORT IA 52802
Sec/Twp/Rng N/A
Brief ORIGINAL TOWN Lot: 005 Block: 028 ORIGINAL TOWN N 20'OF S 45' OF E
Tax Description 70' OFLOT 5 ALSO SUB TO 10'ALLEY ON WEST
 (Note: Not to be used on legal documents)
Deed Book/Page 2022-27160
Contract Book/Page
Gross Acres 0.00
Net Acres 0.00
Adjusted CSR Pts 0
District DAD - DAVENPORT DAVENPORT
School District DAVENPORT SCHOOL
Subdivision ORIGINAL TOWN



Owners - Auditor's Office

Deed Holder
 520 GAINES ST LLC
[3225 MCLEOD DRIVE STE 777](#)
 LAS VEGAS NV 89121
Contract Holder
Mailing Address
 520 GAINES ST LLC
 3225 MCLEOD DRIVE STE 777
 LAS VEGAS NV 89121

Request Mailing Address Change (Davenport)

[Link to Request Mailing Address Change Form](#)

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

Land - Assessor's Office

Map Area G25
Lot Dimensions Regular Lot: x

Front Footage	Front	Rear	Side 1	Side 2
Main Lot	20.00	20.00	80.00	80.00
Sub Lot 2	5.00	5.00	10.00	10.00
Sub Lot 3	25.00	25.00	10.00	10.00
Sub Lot 4	0.00	0.00	0.00	0.00

Lot Area 0.04 Acres;1,900 SF

LAND SIZES USED FOR ASSESSMENT PURPOSES ONLY. NOT A SURVEY OF THE PROPERTY. ASSESSMENT DATA REFLECTS THE PROPERTY'S CONDITION AS OF JANUARY 1 OF THE MOST RECENT ASSESSED VALUE YEAR SHOWN BELOW

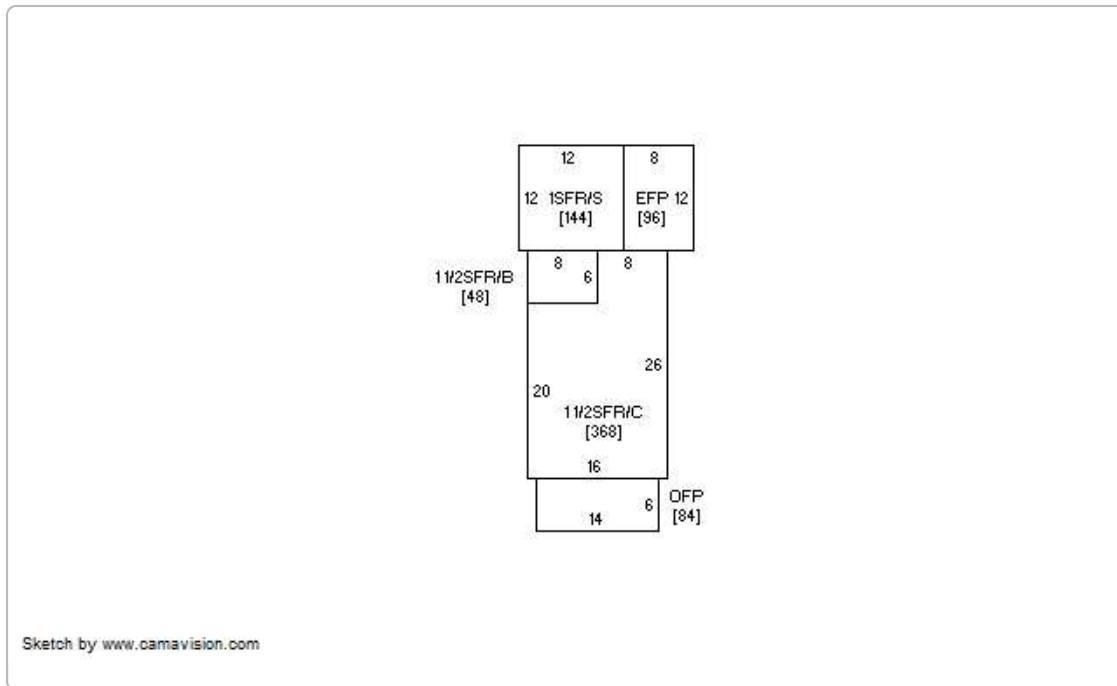
Residential Dwelling - Assessor's Office

Residential Dwelling
Occupancy Single-Family
Style 1 1/2 Story Frame
Year Built 1873
Exterior Material Vinyl
Total Gross Living Area 852 SF
Attic Type None;
Number of Rooms 0 above; 0 below
Number of Bedrooms 2 above; 0 below
Basement Area Type Crawl
Basement Area
Basement Finished Area
Plumbing 1 Standard Bath - 3 Fi
Central Air No
Heat FHA - Gas
Fireplaces
Porches 1S Frame Open (84 SF); 1S Frame Enclosed (96 SF);
Decks
Additions 1 1/2 Story Frame (48 SF) (48 Bsmt SF);
 1 Story Frame (144 SF);
Garages

Photos - Assessor's Office



Sketches - Assessor's Office



Permits - Assessor's Office

Permit #	Date	Description	Amount
WO	10/25/2022	Work Order	0
16402	10/30/2012	Roof	3,000
178139	06/11/1999	Porch	475

Sales - Assessor's Office

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
10/3/2022	ARTHUR, JOSEPH	520 GAINES STREET, LLC	2022-027160	Sale with consideration paid for real property of \$10000 of less	WD		\$2,500.00
10/28/2014	BERGER RYAN W	ARTHUR, JOSEPH	2015-001024	Sale with consideration paid for real property of \$10000 of less	QCD		\$7,500.00
8/7/2012	MILLS MILDRED L	BERGER RYAN W	2012-023991	Court-ordered Sale	COD	Y	\$10,000.00
1/27/1997	AND WIFE MILLS, JOHNNIE	MILLS, MILDRED L	1997-002217	NONE	CT - Will		\$0.00
2/23/1978		AND WIFE MILLS, JOHNNIE	1978-003228	NONE	X		\$0.00

Recent Sales in Area

Sale date range:

From:

To:

04/30/21

04/30/21

Search Sales by Neighborhood

Search Sales by Subdivision

Distance:

Units:

1500

Feet

Search Sales by Distance

Valuation - Assessor's Office






	2026	2025	2024	2023	2022
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$4,100	\$4,100	\$4,100	\$4,100	\$1,640
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$22,280	\$22,280	\$30,100	\$30,100	\$25,320
= Gross Assessed Value	\$26,380	\$26,380	\$34,200	\$34,200	\$26,960
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$26,380	\$26,380	\$34,200	\$34,200	\$26,960

Taxation - Auditor\Treasurer's Office

	2024 Pay 2025-2026	2023 Pay 2024-2025	2022 Pay 2023-2024
x Rollback (estimated)	47.43	46.34	54.65
+ Taxable Land Value	\$1,945	\$1,900	\$896
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$14,277	\$13,949	\$13,837
= Gross Taxable Value	\$16,222	\$15,849	\$14,733
- Homestead 65+ Exemption	\$0	\$0	\$0
- Military Exemption	\$0	\$0	\$0
= Net Taxable Value	\$16,222	\$15,849	\$14,733
x Levy Rate (per \$1000 of value)	37.67913	37.63357	39.08417
= Gross Taxes Due	\$611.23	\$596.45	\$575.83
- Ag Land Credit	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00

	2024 Pay 2025-2026	2023 Pay 2024-2025	2022 Pay 2023-2024
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$612.00	\$596.00	\$576.00

Tax History - Treasurer's Office

Year	Due Date	Amount	Paid	Date Paid	Receipt
2024	March 2026	\$306	Yes	10/8/2025	 616020
	September 2025	\$306	Yes	10/8/2025	
2023	March 2025	\$298	Yes	5/6/2025	 650358
	September 2024	\$298	Yes	9/3/2024	
2022	March 2024	\$288	Yes	5/16/2024	 630382
	September 2023	\$288	Yes	10/2/2023	
2021	March 2023	\$289	Yes	10/7/2022	 646944
	September 2022	\$289	Yes	10/7/2022	
2020	March 2022	\$266	Yes	5/18/2022	 641772
	September 2021	\$266	Yes	11/17/2021	
2019	March 2021	\$260	Yes	6/21/2021	 645162
	September 2020	\$260	Yes	6/21/2021	
2018	March 2020	\$269	Yes	6/21/2021	 632805
	September 2019	\$269	Yes	10/15/2019	
2017	March 2019	\$263	Yes	5/30/2019	653319
	September 2018	\$263	Yes	5/30/2019	
2016	March 2018	\$273	Yes	3/28/2018	664173
	September 2017	\$273	Yes	10/25/2017	
2015	March 2017	\$263	Yes	5/10/2017	760221
	September 2016	\$263	Yes	5/10/2017	
2014	March 2016	\$277	Yes	4/8/2016	686185
	September 2015	\$277	Yes	11/19/2015	
2013	March 2015	\$272	Yes	6/15/2015	658490
	September 2014	\$272	Yes	10/21/2014	
2012	March 2014	\$258	Yes	3/21/2014	625906
	September 2013	\$258	Yes	8/30/2013	

Tax Sale Certificates - Treasurer's Office

Certificate Number:
190849
Certificate Buyer:
M2K SERIES LLC 2001 PS
663 N. 132ND ST. #151
OMAHA, NE 68154

Certificate Date:
6/17/2019

Tax Sale Total:
229.30
Penalty:
0.00
Subsequent Tax Total:
0.00
Interest:
14.00
Redemption Total:
[Click here to view Redemption Total](#)
Additional Costs:
0.00
Redemption Total as of:
8/27/2019
Certificate Fee:
20.00
Status:
Redeemed
Bid Down Percentage:
100%

Certificate Number:
152088
Certificate Buyer:
FFG PARTNERS LLC 48
2490 HEATHER GLEN AVE
BETTENDORF, IA 52722

Certificate Date:
6/15/2015

Tax Sale Total:
308.00
Penalty:
0.00
Subsequent Tax Total:
0.00
Interest:
18.00
Redemption Total:
[Click here to view Redemption Total](#)
Additional Costs:
0.00
Redemption Total as of:
8/28/2015
Certificate Fee:
20.00
Status:
Redeemed
Bid Down Percentage:
100%

Certificate Number:
210528
Certificate Buyer:
ACC 1 LLC
3161 SE 22ND ST
DES MOINES, IA 50320

Certificate Date:
6/21/2021

Tax Sale Total:
1,423.84
Penalty:
0.00
Subsequent Tax Total:
552.00
Interest:
583.00
Redemption Total:
[Click here to view Redemption Total](#)
Additional Costs:
0.00
Redemption Total as of:
10/6/2022
Certificate Fee:
20.00
Status:
Redeemed
Bid Down Percentage:
100%

Special Assessments - Treasurer's Office

Project:
 20260305-11 - Davenport Weed Cutting
Accepted Date:
 3/5/2026
Parcel Number:
 G0052-33
Amortization Date:
 12/1/2026
Amortized Interest:
 5
Number of Years:
 10
Payoff:
 \$804.00
Tenant Name:
 520 GAINES ST LLC

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid	Unpaid Balance
1	9/30/2026	\$770.00	\$77.00	\$29.00	\$0.00	\$5.00	\$111.00			\$111.00
2	9/30/2027	\$693.00	\$77.00	\$35.00	\$0.00	\$5.00	\$117.00			\$117.00
3	9/30/2028	\$616.00	\$77.00	\$31.00	\$0.00	\$5.00	\$113.00			\$113.00
4	9/30/2029	\$539.00	\$77.00	\$27.00	\$0.00	\$5.00	\$109.00			\$109.00
5	9/30/2030	\$462.00	\$77.00	\$23.00	\$0.00	\$5.00	\$105.00			\$105.00
6	9/30/2031	\$385.00	\$77.00	\$19.00	\$0.00	\$5.00	\$101.00			\$101.00
7	9/30/2032	\$308.00	\$77.00	\$15.00	\$0.00	\$5.00	\$97.00			\$97.00
8	9/30/2033	\$231.00	\$77.00	\$12.00	\$0.00	\$5.00	\$94.00			\$94.00
9	9/30/2034	\$154.00	\$77.00	\$8.00	\$0.00	\$5.00	\$90.00			\$90.00
10	9/30/2035	\$77.00	\$77.00	\$4.00	\$0.00	\$5.00	\$86.00			\$86.00
Total			\$770.00	\$203.00	\$0.00	\$50.00	\$1,023.00			\$1,023.00

Project:
 20260305-12 - Davenport Brush and Debris Removal
Accepted Date:
 3/5/2026
Parcel Number:
 G0052-33
Amortization Date:
 12/1/2026
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$261.50
Tenant Name:
 520 GAINES ST LLC

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid	Unpaid Balance
1	9/30/2026	\$256.50	\$256.50	\$0.00	\$0.00	\$5.00	\$261.50	333793		\$261.50
Total			\$256.50	\$0.00	\$0.00	\$5.00	\$261.50			\$261.50

Project:
 20260305-18 - Davenport Board Up Building
Accepted Date:
 3/5/2026
Parcel Number:
 G0052-33
Amortization Date:
 12/1/2026
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$195.00
Tenant Name:
 520 GAINES ST LLC

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid	Unpaid Balance
1	9/30/2026	\$190.00	\$190.00	\$0.00	\$0.00	\$5.00	\$195.00	333921		\$195.00
Total			\$190.00	\$0.00	\$0.00	\$5.00	\$195.00			\$195.00

Project:
 20260305-19 - Davenport Board Up Building
Accepted Date:
 3/5/2026
Parcel Number:
 G0052-33
Amortization Date:
 12/1/2026
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$315.00
Tenant Name:
 520 GAINES ST LLC

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid	Unpaid Balance
1	9/30/2026	\$310.00	\$310.00	\$0.00	\$0.00	\$5.00	\$315.00	333943		\$315.00
Total			\$310.00	\$0.00	\$0.00	\$5.00	\$315.00			\$315.00

Project:
 20260305-4 - Davenport Weed Cutting
Accepted Date:
 3/5/2026
Parcel Number:
 G0052-33
Amortization Date:
 12/1/2026
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$144.00
Tenant Name:
 520 GAINES ST LLC

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid	Unpaid Balance
1	9/30/2026	\$139.00	\$139.00	\$0.00	\$0.00	\$5.00	\$144.00	333259		\$144.00
Total			\$139.00	\$0.00	\$0.00	\$5.00	\$144.00			\$144.00

Project:
 20260305-5 - Davenport Weed Cutting
Accepted Date:
 3/5/2026
Parcel Number:
 G0052-33
Amortization Date:
 12/1/2026
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$144.00
Tenant Name:
 520 GAINES ST LLC

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid	Unpaid Balance
1	9/30/2026	\$139.00	\$139.00	\$0.00	\$0.00	\$5.00	\$144.00	333541		\$144.00
Total			\$139.00	\$0.00	\$0.00	\$5.00	\$144.00			\$144.00

Project:
 20230301-17 - Davenport Board Up Building
 Accepted Date:
 3/1/2023
 Parcel Number:
 G0052-33
 Amortization Date:
 12/1/2023
 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	9/30/2023	\$90.00	\$90.00	\$0.00	\$0.00	\$5.00	\$95.00	250181	9/30/2023	\$0.00
Total			\$90.00	\$0.00	\$0.00	\$5.00	\$95.00			\$0.00

Project:
 20230301-18 - Davenport Board Up Building
 Accepted Date:
 3/1/2023
 Parcel Number:
 G0052-33
 Amortization Date:
 12/1/2023
 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	9/30/2023	\$90.00	\$90.00	\$0.00	\$0.00	\$5.00	\$95.00	250210	9/30/2023	\$0.00
Total			\$90.00	\$0.00	\$0.00	\$5.00	\$95.00			\$0.00

Project:
 20230301-20 - Davenport Board Up Building
 Accepted Date:
 3/1/2023
 Parcel Number:
 G0052-33
 Amortization Date:
 12/1/2023
 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	9/30/2023	\$119.10	\$119.10	\$0.00	\$0.00	\$5.00	\$124.10	250215	9/30/2023	\$0.00
Total			\$119.10	\$0.00	\$0.00	\$5.00	\$124.10			\$0.00

Project:
 20230301-21 - Davenport Board Up Building
 Accepted Date:
 3/1/2023
 Parcel Number:
 G0052-33
 Amortization Date:
 12/1/2023
 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	9/30/2023	\$135.74	\$135.74	\$0.00	\$0.00	\$5.00	\$140.74	250218	9/30/2023	\$0.00
Total			\$135.74	\$0.00	\$0.00	\$5.00	\$140.74			\$0.00

Project:
 20230301-22 - Davenport Board Up Building
 Accepted Date:
 3/1/2023
 Parcel Number:
 G0052-33
 Amortization Date:
 12/1/2023
 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	9/30/2023	\$219.10	\$219.10	\$0.00	\$0.00	\$5.00	\$224.10	250220	9/30/2023	\$0.00
Total			\$219.10	\$0.00	\$0.00	\$5.00	\$224.10			\$0.00

Project:
 20230301-24 - Davenport Weed Cutting
 Accepted Date:
 3/1/2023
 Parcel Number:
 G0052-33
 Amortization Date:
 12/1/2023
 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	9/30/2023	\$185.00	\$185.00	\$0.00	\$0.00	\$5.00	\$190.00	250362	9/30/2023	\$0.00
Total			\$185.00	\$0.00	\$0.00	\$5.00	\$190.00			\$0.00

Project:
 20230301-25 - Davenport Weed Cutting
 Accepted Date:
 3/1/2023
 Parcel Number:
 G0052-33
 Amortization Date:
 12/1/2023
 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	9/30/2023	\$185.00	\$185.00	\$0.00	\$0.00	\$5.00	\$190.00	250734	9/30/2023	\$0.00
Total			\$185.00	\$0.00	\$0.00	\$5.00	\$190.00			\$0.00

Project:
 20230301-5 - Davenport Brush & Debris
 Accepted Date:
 3/1/2023
 Parcel Number:
 G0052-33
 Amortization Date:
 12/1/2023
 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	9/30/2023	\$169.75	\$169.75	\$0.00	\$0.00	\$5.00	\$174.75	250044	9/30/2023	\$0.00
Total			\$169.75	\$0.00	\$0.00	\$5.00	\$174.75			\$0.00

Project:
 20181009-3 - Davenport Weed Cutting
 Accepted Date:
 10/9/2018
 Parcel Number:
 G0052-33
 Amortization Date:
 12/1/2019
 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	9/30/2019	\$409.84	\$409.84	\$0.00	\$105.00	\$5.00	\$519.84	133348	6/21/2021	\$0.00
Total			\$409.84	\$0.00	\$105.00	\$5.00	\$519.84			\$0.00

Project:
 20180130-3 - Davenport Weed Cutting
Accepted Date:
 1/30/2018
Parcel Number:
 G0052-33
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	\$180.30	\$180.30	\$0.00	\$24.00	\$5.00	\$209.30	117033	6/17/2019	\$0.00
Total			\$180.30	\$0.00	\$24.00	\$5.00	\$209.30			\$0.00

Davenport Data Correction Feedback Form

[Link to Data Correction Feedback Form](#)

Treasurer Data Correction Feedback Form

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

Pay Property Taxes

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

Davenport Assessment Appeals Process

[Start a petition to the Board of Review for the assessment of this property](#)

[Visit here for more information about protesting your assessment.](#)

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.

Search Scott County Land Records

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.

Property Fraud Alert

[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), Request Mailing Address Change (Scott), Property Record Card (Scott), DBA (Doing Business As) - Assessor's Office, Commercial Buildings - Assessor's Office, Agricultural Buildings - Assessor's Office, Yard Extras - Assessor's Office, Scott County Data Correction Feedback Form, Scott County Assessment Appeals Process, Scott County Forms and Applications, Scott County Sales Questionnaire.

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Doc ID: 023237120001 Type: LAN
 Recorded: 06/14/2022 at 01:20:10 PM
 Fee Amt: \$7.00 Page 1 of 1
 Scott County Iowa
 Rita A. Vargas Recorder
 File **2022-00016667**

CITY OF DAVENPORT – NEIGHBORHOOD SERVICES DIVISION
 Thorian Twyner, 1200 E 46TH STREET DAVENPORT IA 52807 563-326-6198

CERTIFICATE OF SUBSTANDARD BUILDING CONDITIONS

Thorian Twyner of the Neighborhood Services Division of the City of Davenport, Iowa

hereby certifies that the building located at 520 Gaines Street has been declared a substandard building as defined by Chapter 8.15 of the Davenport Municipal Code.


The Neighborhood Services Division further certifies Joseph Arthur (Deed Holder) as owners of the building, has been notified that the building is in a substandard condition and that

the owner has not removed the substandard conditions as of the date of this certificate.

The substandard building is situated on the following described Scott County real estate:


SUB DIVISION: ORIGINAL TOWN
 LOT & BLOCK: 005/028
 SECTION/TOWNSHIP/RANGE
 LEGAL: ORIGINAL TOWN N 20' OF S 45' OF E 70' OF LOT 5 ALSO SUB TO
 10' ALLEY ON WEST


Dated this 13th day of June 2022

City of Davenport, Iowa

 Thorian Twyner, Enforcement Officer

State of Iowa)
) ss:
 County of Scott)

On this 13th day of June 2022, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Thorian Twyner, to me personally known, who being by me duly sworn did say that he/she is the Code Enforcement Officer of the Neighborhood Services Division of said City of Davenport, Iowa a municipal corporation duly organized under the laws of the State of Iowa.

 HILARY BELZ
 Commission Number 805266
 My Commission Expires 7/11/23


 Notary Public in and for the State of Iowa



9/9/2022

JOSEPH ARTHUR
2953 HIGHWAY 22
MUSCATINE IA 52761-9463

FINAL OFFICIAL NOTICE TO REPAIR/DEMOLISH

Re: 520 GAINES ST

Parcel: G0052-33

Re-Inspection Scheduled: 10/10/2022, 07:30 AM

Dear Property Owner/Manager:

A re-inspection was made at the above captioned address to determine if the violations of the Davenport Municipal Code listed on the previously issued Official Notice to Repair/Demolish have been corrected and/or the building(s) has been demolished. The building has not been demolished and/or the following violations have not been corrected:

Violation

Substandard-Deteriorated/missing doors/windows

Description

Repair/replace any/all applicable deteriorated/missing doors/windows throughout the entire building to code as necessary.

Notes

Violation

Electrical-Condition of the electrical system is questionable

Description

Have a qualified electrical contractor licensed by the State of Iowa inspect and/or repair/replace the entire electrical system to code. A statement from the contractor on company +letterhead stating in detail what repairs were made and that the entire electrical system is safe for use is required for our file.

Notes

Violation

Mechanical-Lack of gas service to dwelling(s)/unit(s)

Description

Restore gas service to any/all identified dwelling(s)/unit(s) and/or vacate said dwelling(s)/unit(s) until gas service has been restored.

Notes

Violation

Plumbing- system is questionable

Description

Have a qualified plumbing contractor licensed by the State of Iowa inspect the building's entire plumbing system. A statement from the contractor on company letterhead stating the buildings plumbing system meets code is required for our files.

Notes

Violation

Gutters-Incomplete gutter system

Description

Install/replace any/all missing gutter system component(s) as necessary.

Notes

Violation

General/Health-Scrub trees/vegetation at the building

Description

Cut/trim/remove/maintain any/all scrub trees/vegetation away from the building to eliminate any further structural deterioration and/or contact with/encroachment upon the structure itself.

Notes

Violation

Foundation-Deteriorated building/structure foundation

Description

Repair/replace any/all identified areas of the foundation as necessary to code, including but not limited to tuck-pointing sealing, and/or patching as necessary.

Notes

Violation

Mechanical-Condition of gas-fired appliance(s) is questionable

Description

Have all identified gas-fired appliance(s) inspected and/or repaired to code and/or replaced by a qualified mechanical/plumbing contractor licensed by the City of Davenport and/or the State of Iowa. A statement from the contractor stating the appliance(s) is safe for use will be required at the time of re-inspection.

Notes

FURNANCE AND WATER HEATER

Violation

Exterior Walls-inadequate weather protection

Description

Scrape and re-paint, stain/seal, and/or wrap with siding/approved covering the exterior wall(s) of the building(s) as necessary to maintain weather protection.

Notes

MISSING SIDING

If all code violations have not been satisfactorily corrected or the building has not been demolished at the time of the scheduled re-inspection, a Municipal Infraction Citation may be issued, and/or the City may find cause to proceed with the demolition of the building with all associated costs being billed to the property owner and/or assessed as a lien against the property.

It is your responsibility to ensure entry into all areas requiring inspection.

If there are any questions, please contact the Public Works office at 563-326-7923

Respectfully,

SAMANTHA SCHRUPP

Code Enforcement Officer

Neighborhood Services Department

(563) 328-6776 samantha.schrupp@davenportiowa.com

Ref #22-52328



DAVENPORT

DEVELOPMENT AND
NEIGHBORHOOD SERVICES

*Development and Neighborhood
Services Department*
1200 E 46th St Davenport, Iowa 52807

8/8/2022

JOSEPH ARTHUR
2953 HIGHWAY 22
MUSCATINE IA 52761-9463

OFFICIAL NOTICE TO REPAIR/DEMOLISH

Re: 520 GAINES ST

Parcel: G0052-33

Re-Inspection Scheduled: 9/8/2022, 07:30 AM

Dear Property Owner/Manager:

An inspection was conducted at the above captioned address and certain conditions were found to exist which are severe enough in nature that the building has been declared substandard under the provision of Chapter 8.17 of the Davenport Municipal Code and must be either repaired to code or demolished. If applicable, the building has been tagged and no occupancy is permitted until approved by this office. The following is a list of violations that were found to exist:

Violation

Foundation-Deteriorated building/structure foundation

Description

Repair/replace any/all identified areas of the foundation as necessary to code, including but not limited to tuck-pointing, sealing, and/or patching as necessary.

Notes

Violation

Substandard-Deteriorated/missing doors/windows

Description

Repair/replace any/all applicable deteriorated/missing doors/windows throughout the entire building to code as necessary.

Notes

Violation

Electrical-Condition of the electrical system is questionable

Description

Have a qualified electrical contractor licensed by the State of Iowa inspect and/or repair/replace the entire electrical system to code. A statement from the contractor on company letterhead stating in detail what repairs were made and that the entire electrical system is safe for use is required for our file.

Notes

Violation

Mechanical-Lack of gas service to dwelling(s)/unit(s)

Description

Restore gas service to any/all identified dwelling(s)/unit(s) and/or vacate said dwelling(s)/unit(s) until gas service has been restored.

Notes

Violation

Plumbing- system is questionable

Description

Have a qualified plumbing contractor licensed by the State of Iowa inspect the building's entire plumbing system. A statement from the contractor on company letterhead stating the buildings plumbing system meets code is required for our files.

Notes

Violation

Gutters-Incomplete gutter system

Description

Install/replace any/all missing gutter system component(s) as necessary.

Notes

Violation

General/Health-Scrub trees/vegetation at the building

Description

Cut/trim/remove/maintain any/all scrub trees/vegetation away from the building to eliminate any further structural deterioration and/or contact with/encroachment upon the structure itself.

Notes

Violation

Mechanical-Condition of gas-fired appliance(s) is questionable

Description

Have all identified gas-fired appliance(s) inspected and/or repaired to code and/or replaced by a qualified mechanical/plumbing contractor licensed by the City of Davenport and/or the State of Iowa. A statement from the contractor stating the appliance(s) is safe for use will be required at the time of re-inspection.

Notes

FURNANCE AND WATER HEATER

Violation

Exterior Walls-inadequate weather protection

Description

Scrape and re-paint, stain/seal, and/or wrap with siding/approved covering the exterior wall(s) of the building(s) as necessary to maintain weather protection.

Notes

MISSING SIDING

You are hereby ordered to secure all required permits and commence work to repair to code or demolish this building within thirty (30) days and complete work within sixty (60) days from the date of this Official Notice. Failure to comply within the allotted time period may result in a citation being issued and/or the building being demolished by the City of Davenport with all associated costs becoming a personal obligation of the property owner.

You may request an administrative hearing to appeal this nuisance abatement order pursuant to the procedures set forth in Chapter 2.86 of the Davenport Municipal Code. **A valid appeal request must be made within 10 days from the date of this notice and shall be submitted in writing to City Hall located at 226 W 4th Street, Davenport, IA 52801.** The appeal request shall include a copy of this notice, a statement regarding the basis for the appeal, and payment of the \$100 external adjudication administrative hearing fee. To waive the fee, you need to provide adequate proof of low income status. A form is available with the City of Davenport's Legal Department, their office can be contacted at 563-326-7735. Alternatively, you may request a hearing before a city representative. The administrative hearing is informal and you will be given an opportunity to present evidence and question the City's evidence. Failure to request a hearing within the timeframe set forth in this notice shall constitute a waiver of the right to a hearing and the Notice will then be in effect and enforceable.

Valid building permits must be obtained and all construction must conform to all applicable codes.

If there are any questions, please contact the Public Works office at 563-326-7923

Respectfully,

SAMANTHA SCHRUPP

Code Enforcement Officer

Neighborhood Services Department

(563) 328-6776 samantha.schrupp@davenportiowa.com

Ref #22-52328



6/17/2022

JOSEPH ARTHUR
2953 HIGHWAY 22
MUSCATINE IA 52761-9463

OFFICIAL NOTICE TO REPAIR/DEMOLISH

Re: 520 GAINES ST

Parcel: G0052-33

Re-Inspection Scheduled: 8/1/2022, 12:00 AM

Dear Property Owner/Manager:

An inspection was conducted at the above captioned address and certain conditions were found to exist which are severe enough in nature that the building has been declared substandard under the provision of Chapter 8.17 of the Davenport Municipal Code and must be either repaired to code or demolished. If applicable, the building has been tagged and no occupancy is permitted until approved by this office. The following is a list of violations that were found to exist:

Violation

Substandard-Vacant/Unfinished/Nuisance building(s)

Description

Complete construction/renovation to code or demolish the building(s) per code.

Notes

Violation

Ceiling-Deteriorated/missing ceiling plaster/drywall/sheetrock

Description

Repair/replace the ceiling plaster/drywall/sheetrock as necessary

Notes

Violation

General/Health-Insect/vermin/rodent infestation

Description

Hire a qualified licensed pest control contractor to alleviate the infestation problem(s). Documentation on the contractors company letterhead regarding treatment(s) required at the time of re-inspection.

Notes

Violation

General/Health-Scrub trees/vegetation at the building

Description

Cut/trim/remove/maintain any/all scrub trees/vegetation away from the building to eliminate any further structural deterioration and/or contact with/encroachment upon the structure itself.

Notes

Violation

Windows-Deteriorated window(s)

Description

Repair/replace the window(s) as necessary. The window must be properly glazed, weather-tight, operate as designed, have window locks on all 1st floor openings and/or all openings accessible from grade, and have proper screens. This includes replacing any/all missing/deteriorated glazing compound as required to seal the glass, and re-roping or repairing the window(s) so they will go up and stay up on their own without the aid of any device (props).

Notes

Violation

General/Health-Unsanitary conditions in a dwelling/unit

Description

Dispose of all debris/trash/ rubbish/garbage/organic waste that has accumulated throughout the dwelling/unit, clean/sanitize the entire dwelling/unit, and maintain the dwelling/unit in a sanitary condition.

Notes

Violation

Electrical-Deteriorated electrical system component(s)

Description

Repair/replace any/all identified electrical system component(s) to code as required.

Notes

Violation

Interior Walls-Deteriorated/improper/missing wall covering(s)

Description

Replace/repair any/all wall covering(s) as applicable with approved materials to code as necessary.

Notes

Violation

Stairways-Deteriorated/missing stair system(s)

Description

Repair/replace the entire existing stair system to code as necessary and/or install a complete new stair system(s) to code as required.

Notes

Violation

Railing-Deteriorated guardrail(s)/guardrail balusters

Description

Repair/replace any/all applicable guardrail(s) and/or guardrail baluster(s) to a stable condition with a minimum height of 36 inches. The separation between existing guardrail balusters shall be no greater than 9 inches.

Notes

Violation

Substandard-Deteriorated/missing doors/windows

Description

Repair/replace any/all applicable deteriorated/missing doors/windows throughout the entire building to code as necessary.

Notes

Violation

Doors-Missing/deteriorated

Description

Install/repair/replace the door(s) as necessary

Notes

building unsecured, immediately boarded.

You are hereby ordered to secure all required permits and commence work to repair to code or demolish this building within thirty (30) days and complete work within sixty (60) days from the date of this Official Notice. Failure to comply within the allotted time period may result in a citation being issued and/or the building being demolished by the City of Davenport with all associated costs becoming a personal obligation of the property owner.

You may request an administrative hearing to appeal this nuisance abatement order pursuant to the procedures set forth in Chapter 2.86 of the Davenport Municipal Code. **A valid appeal request must be made within 10 days from the date of this notice and shall be submitted in writing to City Hall located at 226 W 4th Street, Davenport, IA 52801.** The appeal request shall include a copy of this notice, a statement regarding the basis for the appeal, and payment of the \$100 external adjudication administrative hearing fee. To waive the fee, you need to provide adequate proof of low income status. A form is available with the City of Davenport's Legal Department, their office can be contacted at 563-326-7735. Alternatively, you may request a hearing before a city representative. The administrative hearing is informal and you will be given an opportunity to present evidence and question the City's evidence. Failure to request a hearing within the timeframe set forth in this notice shall constitute a waiver of the right to a hearing and the Notice will then be in effect and enforceable.

Valid building permits must be obtained and all construction must conform to all applicable codes.

If there are any questions, please contact the Public Works office at 563-326-7923

Respectfully,

THORIAN TWYNER

Code Enforcement Officer

Neighborhood Services Department

563-888-3030 Thorian.Twyner@davenportiowa.com

Ref #22-41757

BUILDING PERMIT

**BUILDING INSPECTION
DIVISION OF PUBLIC WORKS**
1200 EAST 46TH STREET
DAVENPORT, IA 52807

178139

JOB ADDRESS 520 Gaines St					
1. LEGAL DESCR.	LOT NO.	BLK.	TRACT		
2. OWNER	MAIL ADDRESS		ZIP		
3. CONTRACTOR	MAIL ADDRESS		PHONE		
4. ARCHITECT OR ENGINEER	MAIL ADDRESS		PHONE		
5. USE OF BUILDING	VALIDATION				
Class of work: <input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input checked="" type="checkbox"/> REPAIR <input type="checkbox"/> REROOF <input type="checkbox"/> RESIDE <input type="checkbox"/> MISC.					
Describe work: repair porch floor					
Change of use from					
Change of use to					
Valuation of work: General \$		PERMIT FEE 10⁰⁰			
No.	Electrical \$	Type of Const.	Occupancy Group		
No.	Mechanical \$		Division		
No.	Plumbing \$	Size of Bldg. (Total) Sq. Ft.	No. of Stories		
	Total \$ 475		Max. Occ. Load		
APPLICATION ACCEPTED BY	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY			
HANDICAPPED REVIEW	FILED IN	Sewer No.	Use Zone		
		No. of Dwelling Units	FIRE SPRINKLERS Required <input type="checkbox"/> Yes <input type="checkbox"/> No		
<p align="center">NOTICE</p> <p>Separate permits are required for electrical, plumbing, heating, ventilating or air conditioning.</p> <p>This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced.</p> <p>I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.</p>		OFFSTREET PARKING SPACES. NUMBER Covered	Uncovered		
		Special Approvals	Required	Received	Not Required
		P&Z COMM.			
		HCOD			
		FIRE DEPT.			
		LEVEE COMM.			
		SIDEWALKS			
		ZBA			
		ENGINEERING			
		BUILD. BOARD			
EROSION PLAN					
GRADING PLAN					
OTHER (SPECIFY)					
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT		(DATE)			
SIGNATURE OF OWNER IF OWNER BUILDER		(DATE)			

ADDRESS 520 GAINES ST
OWNER MILDRED MILLS

681871

Job Address _____	Type _____	Occupancy _____
Nature of Work	New	Remodel
Plans on Job _____	Repair	
Building Permit No. _____	Date Issued _____	
Owner _____	Application No. _____	Copy on Job _____
Contractor _____	Inspector must sign all spaces pertaining to this job	

INSPECTION	DATE	INSPECTOR
Foundations: Front _____		
Sides _____		
Setback Rear _____		
Trench 12" min/8" flared to 16' _____	PerPlan _____	
Reinforcing / Forms _____		
Foundation Wall Depth _____		

Erosion Control

POUR NO CONCRETE UNTIL ABOVE HAS BEEN SIGNED

Concrete Slab Floor/Reinforcing _____
Electrical (Groundwork) _____
Plumbing (Groundwork) _____
Gas Piping (Groundwork) _____

DO NOT POUR FLOOR UNTIL ABOVE HAS BEEN SIGNED

Rough Electrical _____
Rough Plumbing _____
Rough Gas Piping _____
Rough Heating and Ventilation _____
(Above must be signed prior to framing inspection)
RESCUE/ESCAPE <input type="checkbox"/>
EGRESS <input type="checkbox"/>
FIRE STOPS <input type="checkbox"/>
BRACING/BLOCKING/BACKING <input type="checkbox"/>
INSULATION/FOAM PLASTICS <input type="checkbox"/>
GARAGE OPENING TO HOUSE <input type="checkbox"/>
NATURAL LIGHT/VENTILATION <input type="checkbox"/>
FRAMING <input type="checkbox"/>

COVER NO WORK UNTIL ABOVE HAS BEEN SIGNED

Roofing <input type="checkbox"/>
Siding <input type="checkbox"/>
Other <input type="checkbox"/>
Stairs, Rails, Headroom <input type="checkbox"/>
Fire rated doors, closers <input type="checkbox"/>
Fire Separation Walls <input type="checkbox"/>

FINAL INSPECTION

Electrical Fixtures _____
Plumbing Fixtures _____
Gas Piping _____
Heating and Ventilation _____
Sidewalks, grading, house numbers firewarning, O.S. railings _____
Job Completed <i>* 1-11-02</i>

FINAL Sodding Seeding

Temporary Power Until _____ <small>Date</small>	Temporary Heat Until _____ <small>Date</small>	Temporary Occupancy Until _____ <small>Date</small>
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ATTENTION: A. JOBS FOR WHICH NO FINAL INSPECTION IS CALLED FOR ARE SUBJECT TO ADDITIONAL FEES (1/2 ORIGINAL) B. REINSPECTION FEES ARE \$15.00 WHEN WORK CALLED FOR IS NOT READY. C. PENALTY FEES FOR FAILURE TO CALL.

520 Gaines St.

Permit No. 21225
Issued 10/5/38
Applic. 5531

J.P. Goodfellow - 0
716 W. 5th St.

Same - C

9 $\frac{1}{2}$ x 18 frame garage

\$162.00

7. 1-26-39

520 Gaines Street

Permit No. 41165
Issued 8/1/47

J. P. Goodfellow - 0
716 W. 5th Street

Same

Tear down rear chimney on kitchen to a point below roof line and cap same with 4" of concrete to prevent use. Also patch sheathing and rfg. All as per code. Fire Notice #5329.

J. 8-11-47
R.P.S.

\$15.00

520 Gaines Street

Permit No. 47616
Issued 10/14/49

J. P. Goodfellow - 0
716 W. 5th Street

Same

Tear down chimney to a point 18" below roof or to where good whichever is the lower. Rebuild with new hard burned brick. Metal flashing at roof line (no aluminum) and 4" concrete cap. All as per code.

J.
10-18-49
C.W.

520 Gaines Street

Permit No. 59013
Issued 8/5/54

Delbert Miller - O
520 Gaines Street

Reliance Improvement Co. - C
1101 - 5th Ave., Moline

Reroof house with 12 sqrs. locking type asphalt
roof shingles over 1 wood and 1 asphalt roof.
All as per code.

\$315.00

*J. 9-17-54
CW*

520 Gaines Street

Permit No. 64406
Issued 8-14-56

Delbert Miller - 0
520 Gaines Street

Same

Build partitions for bath off dining room. Use 2/4 studs, top and bottom plates and sheetrock 2 sides. Size of room remaining to be 80 sq. ft and 7 ft. or more in least dimension. All as per code. Also install new wd. in bath.

\$690.00

J. 2-4-63 N.W.S.

Pl. —
El. —

Sanitary Sewer Report 520 Gaines Street

Per Jim Odean since the use of Munis the City's billing system, there have not been any sanitary bills for 520 Gaines Street.

Account Customer Inquiry [City of Davenport]

Close
Search
Browse
Output
Print
Display
PDF
Save
Excel
Attach
Map
History
Utilities
Property Master
Contacts Search
Bill Inquiry
Effective Date
Preferences
Guide Me Estimate Charges
Viewing Audit

Account Customer Inquiry [City of Davenport]

Account Account: <input type="text" value="9110021257"/> Parcel: <input type="text" value="G0052-33"/> Route: <input type="text" value="735"/> District: <input type="text" value="D"/> Type: <input type="text" value="1"/> Address: 520 GAINES ST DAVENPORT, IA 52802	Billing address <input type="text" value="226 W 4TH ST"/> <input type="text" value="DAVENPORT, IA 52803-5513"/>	Additional info Account start date: <input type="text" value="10/25/1951"/> Premise phone: <input type="text"/> Group billing: <input type="text" value="N"/>
CID Customer: <input type="text" value="999999999"/> Name 1: <input type="text" value="VACANT"/> Name 2: <input type="text"/> Relation: <input type="text" value="CUSTOMER"/> Start date: <input type="text" value="10/25/1951"/> Stop date: <input type="text" value="12/31/9999"/>	CID Information Social Security Number: <input type="text"/> Driver's License: <input type="text"/> Date of Birth: <input type="text"/> E-Mail: <input type="text"/>	Recent activity Last bill: <input type="text"/> 0.00 Last payment: <input type="text"/> Bill due date: <input type="text"/> Projected penalty amount: <input type="text"/> 0.00 Total due on: <input type="text" value="04/30/2026"/> 0.00

Work Orders Contacts Special Conditions Deposits Text Application Fees Payment Plans

Summary	<u>Account Balance</u>	Account History	Events	Current Billed	Bills
---------	------------------------	-----------------	--------	----------------	-------

Charge	Rate Code	Dep to Collect	Deposit	Current	Delinquent	Int/Pen	Total Balance	P
Totals								
		0.00	0.00	0.00	0.00	0.00	0.00	

55 of 71 |< < > >| No bills exist for this account.

Johnson, Sam

From: Knutsen, Susanne
Sent: Thursday, April 30, 2026 2:20 PM
To: Johnson, Sam
Subject: FW: 520/522 Gaines

SUSANNE KNUTSEN

Economic Development Manager | Community & Economic Development
City of Davenport

☎ 563-326-6179
226 W 4th St, Davenport, IA 52801

Davenportiowa.com

From: Harris, Andrew <Andrew.Harris@davenportiowa.com>
Sent: Friday, April 24, 2026 3:23 PM
To: Knutsen, Susanne <Susanne.Knutsen@davenportiowa.com>
Cc: Ellerbach, Jason <Jason.Ellerbach@davenportiowa.com>
Subject: RE: 520/522 Gaines

The following are the calls for service from January 1, 2010 to April 24, 2026:

520 N. Gaines Street

2025-00087284	12/19/2025 01:35:26	940 - Gelty, 920 - Morg...	HBO - 1	520 GAINES ST...	Suspicious
2025-00056933	08/15/2025 15:31:51	921 - Alcalá, 701 - Burkl...	HBO - 1	520 GAINES ST...	Suspicious
2025-00028465	04/28/2025 09:01:09	821 - Ryckeghem, 792 ...	UTL/GOA - 1	520 GAINES ST...	Suspicious
2024-00060703	08/22/2024 17:30:56		HBO - 1	520 GAINES ST...	Public Service
2024-00054199	07/29/2024 12:30:29	R620 - Voigts	HBO - 1	520 GAINES ST...	Suspicious
2024-00038764	06/03/2024 11:12:20		HBO - 1	520 GAINES ST...	Public Service
2024-00038733	06/03/2024 08:45:09	754 - Hagedorn	HBO - 1	520 GAINES ST...	Trespass/Unwanted Person
2022-00073088	10/25/2022 06:40:48	R652 - Bytnar Jr.	HBO - 1	520 GAINES ST...	Business/Residence Check
2022-00072922	10/24/2022 14:12:10	R652 - Bytnar Jr., 805 - ...	HBO - 1	520 GAINES ST...	Disturbance
2022-00072600	10/23/2022 07:46:35	R652 - Bytnar Jr.	HBO - 1	520 GAINES ST...	Business/Residence Check
2022-00071168	10/17/2022 10:56:31	603 - Manion, 805 - King	HBO - 1	520 GAINES ST...	Trespass/Unwanted Person
2022-00064721	09/20/2022 21:26:17	831 - Blaser, 920 - Morg...	HBO - 1	520 GAINES ST...	Assist Other Agencies
2020-00091262	12/06/2020 10:45:18	747 - Sievert	HBO - 1	520 GAINES ST...	Business/Residence Check
2020-00089622	11/29/2020 10:17:57	R-698 - Walker, R740 - ...	HBO - 1	520 GAINES ST...	Business/Residence Check
2020-00089389	11/28/2020 08:32:08	R-698 - Walker	HBO - 1	520 GAINES ST...	Business/Residence Check
2020-00089087	11/26/2020 18:20:46	752 - Wayland	HBO - 1	520 GAINES ST...	Business/Residence Check
2020-00088834	11/25/2020 14:17:55	732 - Harris	HBO - 1	520 GAINES ST...	Business/Residence Check
2020-00088745	11/25/2020 02:34:51	845 - Youngerman	HBO - 1	520 GAINES ST...	Business/Residence Check
2020-00088689	11/24/2020 21:53:20	752 - Wayland	HBO - 1	520 GAINES ST...	Business/Residence Check
2020-00088671	11/24/2020 19:44:53	752 - Wayland	HBO - 1	520 GAINES ST...	Business/Residence Check
2020-00088552	11/24/2020 10:25:46	747 - Sievert	HBO - 1	520 GAINES ST...	Business/Residence Check

2020-00088048	11/21/2020 19:27:12	R842 - Hunter, 752 - W...	HBO - 1	520 GAINES ST...	Public Service
2020-00033363	05/11/2020 08:27:17	1171 - Ortega, 1180 - D...	HBO - 1, REPOR...	520 GAINES ST...	Traffic Hazard
2020-00032530	05/07/2020 15:12:59	R874 - Anderson, R800...	HBO - 3	520 GAINES ST...	Burglary/Home Invasion
2018-00034137	05/06/2018 22:34:53	R813 - Howell, R852 - ...	HBO - 1	520 GAINES ST...	Business/Residence Check
2018-00034088	05/06/2018 18:24:10	R813 - Howell, R852 - ...	HBO - 1	520 GAINES ST...	Business/Residence Check
2018-00032836	05/02/2018 16:20:47	R813 - Howell	HBO - 1	520 GAINES ST...	Business/Residence Check
2018-00031396	04/27/2018 18:12:45	R800 - Blocker, R813 - ...	HBO - 1	520 GAINES ST...	Business/Residence Check
2017-00030349	05/02/2017 18:13:54	814 - Douglas, 755 - Sc...	HBO - 1, REPOR...	520 GAINES ST...	Wanted Check
2017-00028158	04/24/2017 14:06:44	1131 - Griffin	REPORT - 1	520 GAINES ST...	Trespass/Unwanted Person
2017-00027900	04/23/2017 17:24:30	R813 - Howell, 780 - D...	HBO - 2	520 GAINES ST...	Business/Residence Check
2017-00027662	04/22/2017 19:05:00	833 - Griffin, 780 - Owen	REPORT - 1	520 GAINES ST...	Burglary/Home Invasion
2016-00041196	07/05/2016 19:42:59	814 - Douglas, 827 - Jar...	BAN - 1	520 GAINES ST...	Wanted Check
2012-00091407	11/10/2012 19:31:00	780 - Owen, 778 - Peiffer	FA - 1	520 GAINES ST...	Alarms-Burglary

522 N. Gaines Street

2025-00074761	10/25/2025 21:25:13	940 - Getty	HBO - 1	522 GAINES ST...	Business/Residence Check
2025-00074710	10/25/2025 16:50:00	940 - Getty, 954 - Bougie	HBO - 1	522 GAINES ST...	Trespass/Unwanted Person
2025-00029492	05/02/2025 07:21:09	793 - Babcock, 821 - R...	HBO - 1	522 GAINES ST...	Trespass/Unwanted Person
2024-00065169	09/08/2024 10:48:20	R620 - Voigts	VERBAL - 1	522 GAINES ST...	Business/Residence Check
2024-00064592	09/06/2024 07:29:17	889 - Pham	HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00064364	09/05/2024 11:40:14	889 - Pham	HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00063816	09/03/2024 09:48:14	893 - Hutcherson	HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00062548	08/29/2024 10:35:46	889 - Pham	HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00061617	08/26/2024 07:59:39	889 - Pham	HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00060875	08/23/2024 07:59:02	889 - Pham	HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00060540	08/22/2024 07:25:33	932 - Chamberlayne	HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00060312	08/21/2024 11:09:36	735 - Pape	HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00058666	08/15/2024 07:43:04	889 - Pham	HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00058134	08/13/2024 08:17:46	R620 - Voigts	HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00057853	08/12/2024 08:31:59	932 - Chamberlayne	HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00056587	08/07/2024 07:16:58	889 - Pham, 754 - Hage...	HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00056112	08/05/2024 09:04:49	R620 - Voigts	HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00055859	08/04/2024 07:11:45	783 - Schroeder, 821 - ...	HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00055126	08/01/2024 16:00:49		HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00055022	08/01/2024 07:16:08	889 - Pham	HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00054862	07/31/2024 16:03:15		HBO - 1	522 GAINES ST...	Business/Residence Check

2024-00054743	07/31/2024 07:27:58	R839 - Leabo, 715 - Cr...	HBO - 2	522 GAINES ST...	Business/Residence Check
2024-00054466	07/30/2024 12:00:51		HBO - 1	522 GAINES ST...	Public Service
2024-00054455	07/30/2024 11:34:54		HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00054203	07/29/2024 12:47:30		HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00053405	07/26/2024 15:32:00		HBO - 1	522 GAINES ST...	Public Service
2024-00052808	07/24/2024 11:44:56	R620 - Voigts	HBO - 1	522 GAINES ST...	Public Service
2022-00064699	09/20/2022 20:30:28	831 - Blaser, 743 - Hyth...	HBO - 1	522 GAINES ST...	Domestic Disturbance/Violen...
2022-00064640	09/20/2022 16:20:56		HBO - 1	522 GAINES ST...	Public Service
2022-00063282	09/15/2022 12:31:15		HBO - 1	522 GAINES ST...	Public Service
2022-00058937	08/29/2022 13:00:31	603 - Manion, R652 - B...	HBO - 1	522 GAINES ST...	Trespass/Unwanted Person
2022-00057931	08/25/2022 14:07:46		HBO - 1	522 GAINES ST...	Public Service
2022-00027592	05/03/2022 14:57:00	784 - Bowers, R891 - A...	ACCIDENT - 1	522 GAINES ST...	Accident Personal Injury
2022-00015573	03/13/2022 20:29:07	821 - Ryckeghem, 882 ...	UTL/GOA - 1, R...	522 GAINES ST...	Domestic Disturbance/Violen...
2020-00088864	11/25/2020 16:34:37	752 - Wayland	HBO - 1	522 GAINES ST...	Business/Residence Check
2020-00088576	11/24/2020 12:29:27	R843 - Carver	HBO - 1	522 GAINES ST...	Public Service
2018-00029457	04/21/2018 19:21:47	R794 - Flaherty, R746 - ...	HBO - 1	522 GAINES ST...	Wanted Check
2018-00022172	03/26/2018 16:38:00	728 - Lepley Jr., R813 - ...	HBO - 1	522 GAINES ST...	Public Service
2017-00058039	08/08/2017 10:47:04	R726 - Pries, 644 - Jun...	REPORT - 3	522 GAINES ST...	Burglary/Home Invasion
2017-00045552	06/26/2017 17:22:55	R813 - Howell, 793 - Ba...	HBO - 1	522 GAINES ST...	Wanted Check
2017-00038317	05/31/2017 17:49:56	R840 - Jensen, R800 - ...	HBO - 1	522 GAINES ST...	Burglary/Home Invasion
2017-00028841	04/26/2017 20:59:24	755 - Scroggins, R832 - ...	ARREST - 1, RE...	522 GAINES ST...	Trespass/Unwanted Person
2013-00047637	07/10/2013 16:29:45	764 - Martin, R773 - Sul...	VERBAL - 1	522 GAINES ST...	Wanted Check

Public Works – NSD & Solid waste may provide you additoinal data on the number of times they cleaned the property.

Let me know if you need anything else.

Sergeant Andrew Harris

C.I.T | Community Impact Team Supervisor – Services
City of Davenport

T 563-888-3637
416 N. Harrison Street, Davenport, IA 52801

davenportiowa.com

From: Knutsen, Susanne <Susanne.Knutsen@davenportiowa.com>
Sent: Friday, April 24, 2026 3:03 PM
To: Harris, Andrew <Andrew.Harris@davenportiowa.com>
Subject: RE: 520/522 Gaines

We were able to go back and show no sewer usage to 2010 (that’s when we changed billing systems). Can you go back that far? If not say 10 years?

SUSANNE KNUTSEN

Economic Development Manager | Community & Economic Development
City of Davenport

O 563-326-6179
226 W 4th St, Davenport, IA 52801

Davenportiowa.com

From: Harris, Andrew <Andrew.Harris@davenportiowa.com>
Sent: Friday, April 24, 2026 3:00 PM
To: Knutsen, Susanne <Susanne.Knutsen@davenportiowa.com>
Subject: RE: 520/522 Gaines

How far back do you want me to run the calls? I have been at those properties numerous times to stand by for Solid waste to do clean-ups.

Thanks,

Sergeant Andrew Harris

C.I.T | Community Impact Team Supervisor – Services
City of Davenport

T 563-888-3637
416 N. Harrison Street, Davenport, IA 52801

davenportiowa.com

From: Knutsen, Susanne <Susanne.Knutsen@davenportiowa.com>
Sent: Friday, April 24, 2026 2:53 PM
To: Harris, Andrew <Andrew.Harris@davenportiowa.com>
Subject: 520/522 Gaines

Good afternoon,

Who would be the right person to contact in PD to run a list of calls in relation to 520 and 522 Gaines Street? The City is acquiring them with the intent to demolish both properties and build one single family home. We are in the processing of compiling data to take the Historic Preservation Commission with a demo requestion May.

Thanks!
Susanne

SUSANNE KNUTSEN

Economic Development Manager | Community & Economic Development
City of Davenport

O 563-326-6179
226 W 4th St, Davenport, IA 52801

Davenportiowa.com

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.

City of Davenport

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

Action / Date
5/12/2026

Subject:

Case DNRHP26-02: Request for demolition of the structure at 522 Gaines Street. The Asmus and Margaretha Petersen House is located within the Hamburg National Historic District. City of Davenport, petitioner. [Ward 3]

Recommendation:

Staff recommends the Historic Preservation Commission approve Case DRNHP26-02, being the request to demolish the structure at 522 Gaines Street.

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

Background:

Property Overview:

The Asmus and Margaretha Petersen House, located at 522 Gaines Street and constructed circa 1861, is a contributing resource within the Hamburg National Historic District. Historic records indicate the property was occupied by Asmus and Margaretha Petersen from the late nineteenth century through the early twentieth century, with the residence later serving as rental housing for multiple owners throughout the twentieth century. The structure retains its historic residential character and reflects the modest vernacular housing typical of the district's early working-class development.

Architecturally, the building is a side-gable, one-story raised basement dwelling exhibiting a simple vernacular residential form. Character-defining features include a full-width front porch spanning the primary façade, supported by square wood columns, and a sunken basement-level walk beneath the porch. Fenestration consists of historic one-over-one wood windows, and the raised basement configuration remains a defining component of the building's design.

The residence is of frame construction and is clad in vinyl siding, with a stone foundation and asphalt shingle side-gable roof. While the property has experienced some alterations, including replacement siding and entry modifications dating to the 2000s, the building continues to convey its historic form, massing, and residential character and remains a contributing structure within the district.

Demolition Request:

The City of Davenport is in the process of acquiring 520 and 522 Gaines Street, as well as two additional vacant lots immediately north (parcels G0052-34A and G0052-35). Due to the substandard conditions, the City's intent is to demolish both structures, combine the lots, and build one single-family home.

This project is being undertaken in conjunction with the Davenport DREAM Program, a City-administered neighborhood revitalization initiative intended to encourage reinvestment within

designated heritage neighborhoods. The program supports exterior façade improvements, correction of code deficiencies, and related residential rehabilitation efforts aimed at preserving neighborhood character, improving housing conditions, and fostering broader community reinvestment within targeted areas of the city.

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.

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:

Pursuant to the review standards for demolition of a structure located within a National Register historic district, the Historic Preservation Commission may either approve the demolition request or seek preservation of the structure through local landmark designation.

Based upon staff's review of City records, historic district documentation, and available archival information, the following findings are made:

1. Historic District Status and Architectural Description:

- The subject property is identified as a contributing resource within the Hamburg National Historic District.
- The structure was constructed circa 1861 and contains approximately 570 square feet of gross floor area. The basement area is listed as unfinished on the Scott County Parcel Report.
- The building is constructed on a stone foundation and is clad with vinyl siding. Fenestration consists of one-over-one wood sash windows, several of which are presently boarded or missing. The roof is covered with asphalt shingles.

- The structure is representative of a modest vernacular residential form typical of its period of construction.
- No documentation has been identified attributing the design or construction of the structure to a known architect, engineer, master builder, craftsman, or landscape architect.

2. Historic Significance and Use History:

- No information has been identified indicating that the property is associated with historically significant events or persons.
- Historically, the structure has functioned as a single-family residence and was subsequently utilized as a rental property.

3. Property Valuation:

- According to the Scott County Parcel Report, the property has a net assessed value of \$16,650. The net taxes due in 2024 was \$442.00.

4. Code Enforcement and Property Condition:

- A Certificate of Substandard Building Conditions was issued by the City of Davenport on June 13, 2022.
- The Development and Neighborhood Services Department sent the property owner a Final Official Notice to Repair/Demolish on September 9, 2022. The following violations were noted:
 - Electrical: Condition of the electrical system is questionable.
 - Fire Code: Missing/improper building identification.
 - Foundation: Deteriorated building/structure foundation.
 - General/Health: Deteriorated/leaning/failing retaining structure(s)/wall(s).
 - General/Health: Excessive accumulation of trash/debris.
 - General/Health: Scrub trees/vegetation at the building.
 - Mechanical: Condition of gas-fired appliances is questionable.
 - Plumbing: System is questionable.
 - Porch: Deteriorated/missing/improper porch/deck supports.
 - Railing: Deteriorated guardrail(s)/guardrail balusters.
 - Stairways: Deteriorated/missing stair system decking and/or landing decking.
 - Substandard: Deteriorated/missing doors and windows.
 - Substandard: Fire damaged structure.
 - Substandard: Vacant/unfinished/nuisance building.
- An Official Notice to Board/Secure was issued to the property owner on December 14, 2022 due to unsafe conditions.

5. Building Permits/Recent Improvements:

- The most recent permit issued by the Davenport Building Division was dated March 22, 2016, and authorized installation of a new asphalt shingle roof. Additional permits on file, all predating 1982, reflect various improvements including repairs to the front porch, exterior residing, interior remodeling, and installation of mechanical equipment.

6. Utilities and Municipal Services:

- Since the implementation of the City's Munis billing system in 2010, no sanitary sewer utility charges have been recorded for the property. Based on the absence of recorded utility usage, it is reasonable to conclude that the structure has likely been unoccupied since at least that time.

7. Public Safety/Police Service History:

- According to City records, the Davenport Police Department has responded to approximately forty-three (43) calls for service at the subject address since January 1, 2010.
- Documented responses include, but are not limited to, reports of suspicious activity, public service calls, trespassing, residence checks, disturbances, assistance to other agencies, traffic hazards, burglary/home invasion reports, wanted person checks, and alarm activations.

Attachments:

1. Application
2. Purchase Agreement
3. Photos
4. Historic Property Inventory Sheet
5. Scott County Parcel Report
6. Certificate of Substandard Building Conditions
7. Final Official Notice to Repair or Demolish
8. Building Permits
9. Sanitary Sewer Report
10. Police Report
11. Section 14.01.100 Historic Structure Demolition Review Process



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

Office 563.326.6198
 planning@davenportiowa.com

APPLICATION FOR
DEMOLITION REQUEST
 HISTORIC PRESERVATION COMMISSION

RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE
Local Hamburg Distrcit	05/01/2026	05/12/2026

SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME
G0052-34. 522 Gaines St Davenport, IA

BRIEF OVERVIEW OF THE PROJECT (not a scope of work)
 Demolition of 520/522 Gaines St to build a new property in alignment with Building Dream.

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

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

APPLICANT INFORMATION

Applicant Name | Company Name
City of Davenport

Address
226 W 4th St

City | State | Zip
Davenport

Phone
(563) 326-6179

Secondary Phone

E-Mail Address
susanne.knutsen@davenportiowa.com

Acceptance of Applicant

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

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

Susanne Knutsen
 Type Applicant's Name

Susanne Knutsen
 Applicant's Signature

04/30/2026
 Date

DEVELOPMENT TEAM

Property Owner
City of Davenport

Address
226 W 4th St

Phone
(563) 326-6179

Secondary Phone

E-Mail Address
susanne.knutsen@davenportiowa.com

Project Manager/Other
City of Davenport - C&ED

Address
226 W 4th St

Phone
(563) 888-3440

Secondary Phone

E-Mail Address
Brad.Carter@davenportiowa.com

ALL SUBMITTALS SHALL INCLUDE:

	SUBMITTED
Scope of Work for all demo processes, attached as .PDF	<input checked="" type="checkbox"/>
Photos of all existing building/sign façades/elevations	<input checked="" type="checkbox"/>
Evidence of 'Economic Hardship'	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Professional's structural soundness & reuse suitability report Assessed Value & taxes paid, prior 2 years Appraisals regarding purchase, financing & ownership Property listings of sale/rent prices & offers received Building/Fire/Housing/State/Federal code violations & nuisances Estimated market value post demolition & post reuse renovation 	
If used as an income property: (prior 2 years)	
<ul style="list-style-type: none"> Annual gross income Operating/maintenance expenses Annual cash flow Proof of efforts to obtain reasonable return on investment (over the entire ownership time frame) 	

Formal Procedure 17.01.070. Application Fee: **NONE**

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

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

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

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

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

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

AGREEMENT TO PURCHASE REAL ESTATE
THIS IS A LEGALLY BINDING CONTRACT

Date 04/14/2026

To 520 Gaines Street LLC, 522 Gaines Street LLC, & 552 Gaines Street LLC (Se

The undersigned, City of Davenport, (Purchaser), hereby offers to purchase for the total sum of One Dollar (\$1.00) the real estate located at **520 and 522 Gaines Street, as well as two additional vacant lots immediately north (parcels G0052-34A and G0052-35, Davenport, IA 52802** and described Parcel numbers and Legal Descriptions as follows:

Four parcels: Part of Lot 5, Block 28 in the Original Town of Davenport, each more particularly described as

Parcel G0052-33: The North 20 feet of the South 45 feet of the East 70 feet of Lot 5 in Block 28 in the Original Town (now City) of Davenport, Scott County, Iowa; and all right, title, and interest the Mildred L. Mills Estate may have in and to the 10 foot alley adjoining said premises on the West (also known as 520 Gaines Street);

Parcel G0052-34: Part of Lot 5 of Block 28 of the Original Town, now City of Davenport, Scott County, Iowa, described as follows: Commencing at a point on the East line of said Lot, 45 feet North from the Southeast corner of said Lot; thence North 25 feet; thence West 80 feet; thence South 20 feet; thence East 10 feet; thence South 5 feet; thence East 70 feet to the place of beginning (also known as 522 Gaines Street);

Parcel G0052-34A: Part of Lot 5 in Block 28 in the Original Town (Now City) of Davenport, Scott County, Iowa more particularly described as follows: Commencing 70 feet South of the Northeast Corner of said Lot 5; thence South 10 feet; thence West 55 feet; thence North 10 feet; thence East 55 feet to the Place of beginning and having the address Vacant Land;

Parcel G0052-35: The East 30 feet of the North 70 feet of Lot 5, Block 28, in the Original Town (now City) of Davenport, Scott County, Iowa.

a) CASH by payment of the sum of One Dollar (\$1.00) shall be submitted at Closing.

Sale Contingent upon:

- b) This agreement is subject to approval of the sale by the City Administrator.
- c) Abstract provided for reviewing and transfer as stated below.

1. The conveyance of title shall be by way of Quit Claim Deed. **Seller shall provide any and all Abstracts of Title to Purchaser's Attorney for examination as soon as is reasonably possible.** Any objections to title raised by Purchaser's Attorney shall be made in writing as soon thereafter as is reasonably possible, so that the same may be cured by Purchaser on or before date of closing.

2. If the Seller is unable to furnish a clean and clear title by the Closing date, the Purchaser will provide funding necessary to furnish a clean and clear title but retains the right to cancel this Agreement should those costs, as solely determined by the Purchaser, prove unreasonable.

3. Closing shall be on or before May 31st, 2026. Possession shall be given at closing.

4. Purchaser agrees to pay all necessary and reasonable closing costs and fees, outside of any commission or attorney fees incurred by the Seller.

5. All real estate taxes shall be paid or prorated between Purchaser and Seller to the date of closing in accordance with standards adopted by the Scott County Bar Association.

6. Special assessments to be levied for improvements completed, or where NOTICE or RESOLUTION for improvements is in effect previous to the date here of yet levied, shall be paid by Purchaser.

7. The Purchaser or his authorized agent shall be permitted to make an inspection of the property prior to possession or closing, whichever is sooner. Seller shall deliver the property in the same condition as of the date of the agreement.

8. All personal property that integrally belongs to or is a part of the real estate, whether attached or detached, such as storm windows and doors, window, door and porch screens, permanently installed floor coverings, permanently installed heating and cooling equipment, garage door openers and transmitters, fencing, trees, shrubs, plants and all other fixtures shall be considered a part of the real estate included in this sale, except: any building materials not installed on structure: _____

9. Seller shall maintain existing insurance until closing. Purchaser may purchase additional insurance.


10. If this agreement is not accepted by Seller on or before Tuesday, April 21st, 2026, it shall become null and void.

PURCHASER: CITY OF DAVENPORT, COMMUNITY AND ECONOMIC DEVELOPMENT

by  date 4/17/26
Tim Gleason, City Administrator

Tax ID # 42-6004463

I hereby accept the foregoing agreement this 15th day of April, 2026.

SELLER  (HR Capital Management LLC)
Social Security # (Or Tax ID #) 92-0554231



PATRICIA WALKER
Notary Public, State of New York
No. 01WA6223419
Qualified in Nassau County
Commission Expires 06/14/2026

SELLER _____
Social Security # (Or Tax ID #) _____

522 Gaines Street Photos







RMLSA



RMLSA



RMLS



RMLSA





Hamburg Historic District (amended)
Name of Property

Scott County, Iowa
County and State

Address State #, Map #, FS # 2016 district status 1983 district status	Historic Name	significant date/s architectural style/type	Materials of walls, foundations, roof
	History of property (owners/residents, census data including birthplace of self (and parents), Sanborn map info), Current use		Architectural data (architect/builder, features, modifications), Garage data
520 Gaines St State #82-01827 Map #046 Field Site #B-20 Parcel #G0052-33 Updated district status: 1 contributing building (A) 1983 NRHP status: Contributing	Catherine Schlotfeldt House 1873-c.1890 - Catherine Schlotfeldt (widow) 1880 census: Schlotfeldt, Cath (50, widow) - born in Germany - Schleswig (Germany - Schleswig, Germany - Schleswig) () c.1890-1895 - owned by Amalia (Schlotfeldt) Zenieschek - rented to Charles Maass in 1892; 1895-1905 - Charles and Fredericka Maass; 1905-1910 - owned by Minnie Maass Ditzer - used as rental 1910 Sanborn map: house - 2 story - extant 1910 census: rented by Dawartz, Charles (33, baker) - born in Germany (Germany, Germany); wife: Maud (25) - born in US - IA (Germany, Germany) 1910-1930s - Henry P. Rostock 1935-1958 - owned by James P. and Helen Goodfellow - listed here in 1935, then rental by 1945, 1955 - Delbert Miller; 1958-1960s - Delbert G. and Esther D. Miller 1956 Sanborn map: house - 1 1/2 story - extant Current use: single family house - owner occupied	c.1873 gable-front - 1 1/2 story, 3 bay (1 1/2 story)	Walls: frame - vinyl siding Foundation: stone Roof: gable-front - asphalt shingles Architect/builder: - Porch: full porch - square wood columns Windows: 1/1 wood windows Architectural details: - Modifications: Historic: -; Non-historic: 2000s - vinyl siding Garage: none Other site features: -
522 Gaines St State #82-01828 Map #047 Field Site #B-21 Parcel #G0052-34 Updated district status: 1 contributing building (A) 1983 NRHP status: Contributing	Asmus and Margaretha Petersen House 1861-1896 - Asmus and Margaretha Petersen (shoemaker, clerk, laborer) 1880 census: Petersen, Asmus (62, clerk) - born in Germany - Schleswig (Germany - Schleswig, Germany - Schleswig) (; wife: Margaretha (43) - born in Germany - Holstein (Germany - Holstein, Germany - Holstein) 1896-1912 - Margaretha Petersen (widow), also children Adele and Henry and brother Peter Puck 1910 Sanborn map: house - 1 story - extant 1910 census: Petersen, Margaretha (73, widow) - born in Germany (Germany, Germany) 1920-1947 - owned by Clara Thee - used as rental 1947-1957 - owned by Charles F. Schick - used as rental; 1957-1960s - Vern K. and Inez Melendy 1956 Sanborn map: house (2 units) - 1 story - extant Current use: single family house - rental	c.1861 side gable - one story, raised basement (1 story)	Walls: frame - vinyl siding Foundation: stone Roof: side gable - asphalt shingles Architect/builder: - Porch: full porch over basement sunken walk - square wood columns Windows: 1/1 wood windows Architectural details: raised basement design Modifications: Historic: -; Non-historic: 2000s - vinyl siding, entry replaced Garage: none Other site features: -
705 W 6th St State #82-00558 Map #048 Field Site #B-22 Parcel #G0052-17 Updated district status: 1 non-contributing building 1983 NRHP status: Contributing	August and Fredericka Scharnweber House 1867-1873 - August and Fredericka Scharnweber (carpenter/builder) 1880 census: Hell, Claus (43, retired farmer) - born in Germany - Holstein (Germany - Holstein, Germany - Holstein); wife: Catherina (36) - born in Germany - Holstein (Germany - Holstein, Germany - Holstein) 1874-1914 - Claus and Catharina Hell (retired farmer) 1910 Sanborn map: house - 2 story - extant 1910 census: Hell, Claus (73, retired) - born in Germany (Germany, Germany); wife: Katherine (67) - born in Germany (Germany, Germany) 1914-1919 - Catherine Hell (widow); 1919-1932 - George and Amanda Lisco (fireman - Peoples Light Co); 1932-1938 - Bessie E. Lisco 1938-1950s - Bessie Nelson; 1950s-1960s - Roy T. and Mabel K. Buri 1956 Sanborn map: house - 2 story - extant Current use: single family house - owner occupied	c.1867 gable-front - 1 1/2 story, 3 bay (1 1/2 story)	Walls: frame - vinyl siding Foundation: stone (stucco) Roof: gable-front - asphalt shingles Architect/builder: Scharnweber, August (likely) Porch: entry steps/deck (wood) Windows: 1/1 windows Architectural details: raised basement Modifications: Historic: -; Non-historic: c.2008 - vinyl siding, gable returns removed, windows resized Garage: none Other site features: -

Scott County / City of Davenport, Iowa

Summary - Auditor's Office

Parcel ID G0052-34
 Alternate ID G25030
 Property Address 522 GAINES ST
 DAVENPORT IA 52802
 Sec/Twp/Rng N/A
 Brief ORIGINAL TOWN Lot: 005 Block: 028 ORIGINAL TOWN PT LOT5 COM 45' N
 Tax Description OF SECOR SD LOT-N 25'-W80'-S 20'-E 10'-S 5'-E 70' TO BEG
 (Note: Not to be used on legal documents)
 Deed Book/Page 2022-27161
 Contract
 Book/Page
 Gross Acres 0.00
 Net Acres 0.00
 Adjusted CSR Pts 0
 District DAD - DAVENPORT DAVENPORT
 School District DAVENPORT SCHOOL
 Subdivision ORIGINAL TOWN



Owners - Auditor's Office

Deed Holder
 522 GAINES ST LLC
[3225 MCLEOD DRIVE STE 777](#)
 LAS VEGAS NV 89121
 Contract Holder
 Mailing Address
 522 GAINES ST LLC
 3225 MCLEOD DRIVE STE 777
 LAS VEGAS NV 89121

Request Mailing Address Change (Davenport)

[Link to Request Mailing Address Change Form](#)

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

Land - Assessor's Office

Map Area G25
 Lot Dimensions Regular Lot: x

Front Footage	Front	Rear	Side 1	Side 2
Main Lot	5.00	5.00	70.00	70.00
Sub Lot 2	20.00	20.00	75.00	75.00
Sub Lot 3	0.00	0.00	0.00	0.00
Sub Lot 4	0.00	0.00	0.00	0.00

Lot Area 0.04 Acres;1,850 SF

LAND SIZES USED FOR ASSESSMENT PURPOSES ONLY. NOT A SURVEY OF THE PROPERTY.
 ASSESSMENT DATA REFLECTS THE PROPERTY'S CONDITION AS OF JANUARY 1 OF THE MOST RECENT ASSESSED VALUE YEAR SHOWN BELOW

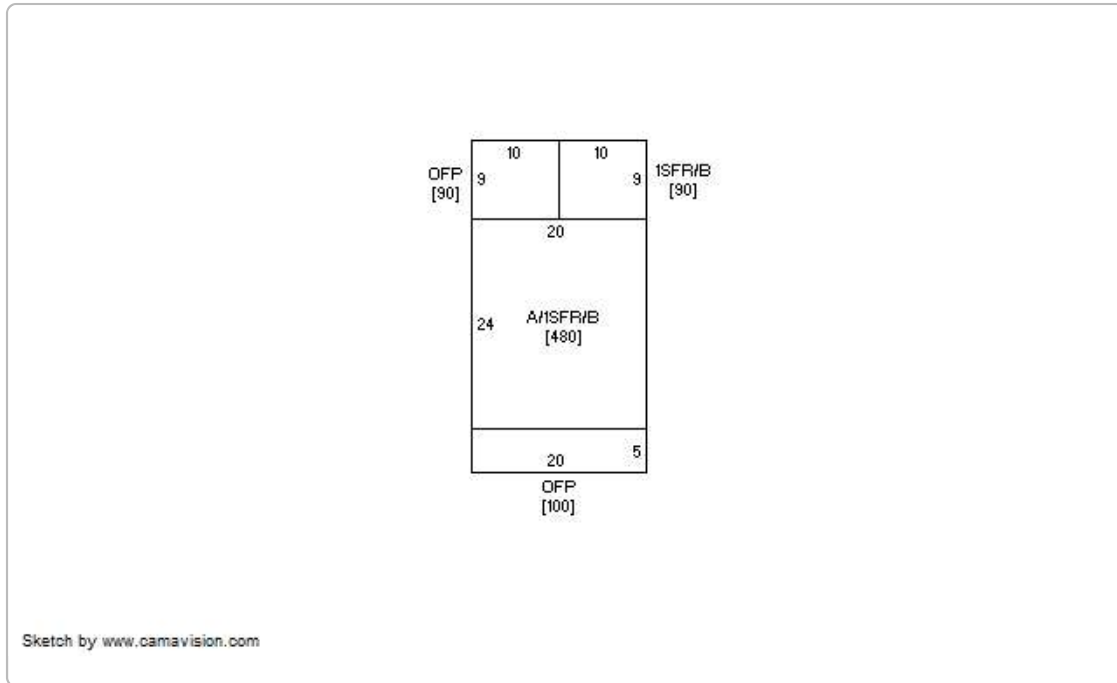
Residential Dwelling - Assessor's Office

Residential Dwelling
Occupancy Single-Family
Style 1 Story Frame
Year Built 1861
Exterior Material Vinyl
Total Gross Living Area 570 SF
Attic Type Floor & Stairs;
Number of Rooms 0 above; 0 below
Number of Bedrooms 1 above; 0 below
Basement Area Type Full
Basement Area 570
Basement Finished Area
Plumbing 1 Sink
 1 Water Closet
 1 Standard Bath - 3 Fi
Central Air No
Heat FHA - Gas
Fireplaces
Porches 1S Frame Open (100 SF); 1S Frame Open (90 SF);
Decks
Additions 1 Story Frame (90 SF) (90 Bsmt SF);
Garages

Photos - Assessor's Office



Sketches - Assessor's Office



Sketch by www.camavision.com

Permits - Assessor's Office

Permit #	Date	Description	Amount
WO	10/25/2022	Work Order	0
B025327	03/22/2016	Roof	500

Sales - Assessor's Office

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
10/3/2022	ARTHUR, JOSEPH	522 GAINES STREET, LLC	2022-027161	Sale with consideration paid for real property of \$10000 of less	WD		\$2,500.00
10/28/2014	BERGER, RYAN W	ARTHUR, JOSEPH	2015-001021	Quit Claim Deed	QCD		\$7,500.00
8/7/2012	MILLS MILDRED	BERGER, RYAN W	2012-023991	Court-ordered Sale	COD	Y	\$10,000.00
5/3/2004	MILLS, PATRICIA A	MILLS, MILDRED	2004-016106	NONE	COD		\$17,670.00
8/4/1993	MILLS, MILDRED L MILLS, JOHNNIE	MILLS, PATRICIA A	1993-022455	NONE	CT - Will		\$0.00
6/7/1993	NELSON, WINIFRED M	MILLS, MILDRED L MILLS, JOHNNIE	1993-015408	NONE	X		\$9,500.00
3/21/1984		NELSON, WINIFRED M	1984-004842	NONE	X		\$0.00

Recent Sales in Area

Sale date range:

From:

To:

04/30/21

04/30/21

Search Sales by Neighborhood

Search Sales by Subdivision

Distance:

Units:

1500

Feet

Search Sales by Distance

Valuation - Assessor's Office

	2026	2025	2024	2023	2022
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$4,340	\$4,340	\$4,340	\$4,340	\$1,740
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$12,310	\$12,310	\$20,360	\$20,360	\$14,830
= Gross Assessed Value	\$16,650	\$16,650	\$24,700	\$24,700	\$16,570
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$16,650	\$16,650	\$24,700	\$24,700	\$16,570

Taxation - Auditor\Treasurer's Office

	2024 Pay 2025-2026	2023 Pay 2024-2025	2022 Pay 2023-2024
x Rollback (estimated)	47.43	46.34	54.65
+ Taxable Land Value	\$2,059	\$2,011	\$951
+ Taxable Building Value	\$0	\$0	\$0
+ Taxable Dwelling Value	\$9,657	\$9,435	\$8,105
= Gross Taxable Value	\$11,716	\$11,446	\$9,056
- Homestead 65+ Exemption	\$0	\$0	\$0
- Military Exemption	\$0	\$0	\$0
= Net Taxable Value	\$11,716	\$11,446	\$9,056
x Levy Rate (per \$1000 of value)	37.67913	37.63357	39.08417
= Gross Taxes Due	\$441.45	\$430.75	\$353.95
- Ag Land Credit	\$0.00	\$0.00	\$0.00

	2024 Pay 2025-2026	2023 Pay 2024-2025	2022 Pay 2023-2024
- Family Farm Credit	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$442.00	\$430.00	\$354.00

Tax History - Treasurer's Office

Year	Due Date	Amount	Paid	Date Paid	Receipt
2024	March 2026	\$221	Yes	10/8/2025	 638016
	September 2025	\$221	Yes	10/8/2025	
2023	March 2025	\$215	Yes	5/6/2025	 621898
	September 2024	\$215	Yes	9/3/2024	
2022	March 2024	\$177	Yes	5/16/2024	 674533
	September 2023	\$177	Yes	10/2/2023	
2021	March 2023	\$178	Yes	10/7/2022	 676169
	September 2022	\$178	Yes	10/7/2022	
2020	March 2022	\$165	Yes	5/19/2022	 609152
	September 2021	\$165	Yes	11/17/2021	
2019	March 2021	\$161	Yes	6/21/2021	 620644
	September 2020	\$161	Yes	6/21/2021	
2018	March 2020	\$166	Yes	6/21/2021	 621888
	September 2019	\$166	Yes	10/15/2019	
2017	March 2019	\$163	Yes	5/30/2019	613809
	September 2018	\$163	Yes	5/30/2019	
2016	March 2018	\$169	Yes	6/18/2018	619457
	September 2017	\$169	Yes	10/25/2017	
2015	March 2017	\$162	Yes	5/10/2017	833114
	September 2016	\$162	Yes	5/10/2017	
2014	March 2016	\$217	Yes	4/8/2016	691832
	September 2015	\$217	Yes	11/19/2015	
2013	March 2015	\$214	Yes	6/15/2015	657295
	September 2014	\$214	Yes	10/21/2014	
2012	March 2014	\$255	Yes	3/21/2014	625907
	September 2013	\$255	Yes	8/30/2013	

Tax Sale Certificates - Treasurer's Office

Certificate Number:
180758
Certificate Buyer:
M4K SERIES LLC 4146 PS
663 N. 132ND ST. #151
OMAHA, NE 68154

Certificate Date:
6/18/2018

Tax Sale Total:
201.00
Penalty:
0.00
Subsequent Tax Total:
0.00
Interest:
4.00
Redemption Total:
[Click here to view Redemption Total](#)
Additional Costs:
0.00
Redemption Total as of:
6/22/2018
Certificate Fee:
20.00
Status:
Redeemed
Bid Down Percentage:
100%

Certificate Number:
151494
Certificate Buyer:
B & V PARTNERS LLC 142
2490 HEATHER GLEN AVE
BETTENDORF, IA 52722

Certificate Date:
6/15/2015

Tax Sale Total:
248.00
Penalty:
0.00
Subsequent Tax Total:
0.00
Interest:
15.00
Redemption Total:
[Click here to view Redemption Total](#)
Additional Costs:
0.00
Redemption Total as of:
8/28/2015
Certificate Fee:
20.00
Status:
Redeemed
Bid Down Percentage:
100%

Certificate Number:
210015
Certificate Buyer:
APPLE GROVE INVESTMENTS INC C/
C/O STEARNS BANK NA AS CUSTODIAN 4191 2ND STREET SOUTH
ST. CLOUD, MN, MN 56301

Certificate Date:
6/21/2021

Tax Sale Total:
1,633.16
Penalty:
0.00
Subsequent Tax Total:
344.00
Interest:
617.00
Redemption Total:
[Click here to view Redemption Total](#)
Additional Costs:
0.00
Redemption Total as of:
10/6/2022
Certificate Fee:
20.00
Status:
Redeemed
Bid Down Percentage:
100%

Special Assessments - Treasurer's Office

Project:
 20260305-11 - Davenport Weed Cutting
Accepted Date:
 3/5/2026
Parcel Number:
 G0052-34
Amortization Date:
 12/1/2026
Amortized Interest:
 5
Number of Years:
 10
Payoff:
 \$804.00
Tenant Name:
 522 GAINES ST LLC

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid	Unpaid Balance
1	9/30/2026	\$770.00	\$77.00	\$29.00	\$0.00	\$5.00	\$111.00			\$111.00
2	9/30/2027	\$693.00	\$77.00	\$35.00	\$0.00	\$5.00	\$117.00			\$117.00
3	9/30/2028	\$616.00	\$77.00	\$31.00	\$0.00	\$5.00	\$113.00			\$113.00
4	9/30/2029	\$539.00	\$77.00	\$27.00	\$0.00	\$5.00	\$109.00			\$109.00
5	9/30/2030	\$462.00	\$77.00	\$23.00	\$0.00	\$5.00	\$105.00			\$105.00
6	9/30/2031	\$385.00	\$77.00	\$19.00	\$0.00	\$5.00	\$101.00			\$101.00
7	9/30/2032	\$308.00	\$77.00	\$15.00	\$0.00	\$5.00	\$97.00			\$97.00
8	9/30/2033	\$231.00	\$77.00	\$12.00	\$0.00	\$5.00	\$94.00			\$94.00
9	9/30/2034	\$154.00	\$77.00	\$8.00	\$0.00	\$5.00	\$90.00			\$90.00
10	9/30/2035	\$77.00	\$77.00	\$4.00	\$0.00	\$5.00	\$86.00			\$86.00
Total			\$770.00	\$203.00	\$0.00	\$50.00	\$1,023.00			\$1,023.00

Project:
 20260305-12 - Davenport Brush and Debris Removal
Accepted Date:
 3/5/2026
Parcel Number:
 G0052-34
Amortization Date:
 12/1/2026
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$166.50
Tenant Name:
 522 GAINES ST LLC

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid	Unpaid Balance
1	9/30/2026	\$161.50	\$161.50	\$0.00	\$0.00	\$5.00	\$166.50	333789		\$166.50
Total			\$161.50	\$0.00	\$0.00	\$5.00	\$166.50			\$166.50

Project:
 20260305-13 - Davenport Brush and Debris Removal
Accepted Date:
 3/5/2026
Parcel Number:
 G0052-34
Amortization Date:
 12/1/2026
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$278.00
Tenant Name:
 522 GAINES ST LLC

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid	Unpaid Balance
1	9/30/2026	\$273.00	\$273.00	\$0.00	\$0.00	\$5.00	\$278.00	333883		\$278.00
Total			\$273.00	\$0.00	\$0.00	\$5.00	\$278.00			\$278.00

Project:
 20260305-18 - Davenport Board Up Building
Accepted Date:
 3/5/2026
Parcel Number:
 G0052-34
Amortization Date:
 12/1/2026
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$415.00
Tenant Name:
 522 GAINES ST LLC

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid	Unpaid Balance
1	9/30/2026	\$410.00	\$410.00	\$0.00	\$0.00	\$5.00	\$415.00	333922		\$415.00
Total			\$410.00	\$0.00	\$0.00	\$5.00	\$415.00			\$415.00

Project:
 20260305-19 - Davenport Board Up Building
Accepted Date:
 3/5/2026
Parcel Number:
 G0052-34
Amortization Date:
 12/1/2026
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$255.00
Tenant Name:
 522 GAINES ST LLC

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid	Unpaid Balance
1	9/30/2026	\$250.00	\$250.00	\$0.00	\$0.00	\$5.00	\$255.00	333944		\$255.00
Total			\$250.00	\$0.00	\$0.00	\$5.00	\$255.00			\$255.00

Project:
 20260305-20 - Davenport Board Up Building
Accepted Date:
 3/5/2026
Parcel Number:
 G0052-34
Amortization Date:
 12/1/2026
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$135.00
Tenant Name:
 522 GAINES ST LLC

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid	Unpaid Balance
1	9/30/2026	\$130.00	\$130.00	\$0.00	\$0.00	\$5.00	\$135.00	333954		\$135.00
Total			\$130.00	\$0.00	\$0.00	\$5.00	\$135.00			\$135.00

Project:
 20260305-4 - Davenport Weed Cutting
Accepted Date:
 3/5/2026
Parcel Number:
 G0052-34
Amortization Date:
 12/1/2026
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$144.00
Tenant Name:
 522 GAINES ST LLC

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid	Unpaid Balance
1	9/30/2026	\$139.00	\$139.00	\$0.00	\$0.00	\$5.00	\$144.00	333258		\$144.00
Total			\$139.00	\$0.00	\$0.00	\$5.00	\$144.00			\$144.00

Project:
 20260305-5 - Davenport Weed Cutting
Accepted Date:
 3/5/2026
Parcel Number:
 G0052-34
Amortization Date:
 12/1/2026
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$144.00
Tenant Name:
 522 GAINES ST LLC

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid	Unpaid Balance
1	9/30/2026	\$139.00	\$139.00	\$0.00	\$0.00	\$5.00	\$144.00	333544		\$144.00
Total			\$139.00	\$0.00	\$0.00	\$5.00	\$144.00			\$144.00

Project:
 20240626-9 - Davenport Board Up Building
Accepted Date:
 6/26/2024
Parcel Number:
 G0052-34
Amortization Date:
 12/1/2025
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$0.00
Tenant Name:
 ARTHUR, JOSEPH

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid	Unpaid Balance
1	9/30/2025	\$130.00	\$130.00	\$0.00	\$0.00	\$5.00	\$135.00	283876	9/1/2024	\$0.00
Total			\$130.00	\$0.00	\$0.00	\$5.00	\$135.00			\$0.00

Project:
 20230515-7 - Board Up Building
Accepted Date:
 5/15/2023
Parcel Number:
 G0052-34
Amortization Date:
 12/1/2024
Amortized Interest:
 0
Number of Years:
 0
Payoff:
 \$0.00
Tenant Name:
 ARTHUR, JOSEPH

Payment	Due Date	Principal Left	Tax Billed	Amortized Interest	Interest	Admin Fees	Total	Receipt Number	Date Paid	Unpaid Balance
1	9/30/2024	\$184.56	\$184.56	\$0.00	\$0.00	\$5.00	\$189.56	255303	5/15/2024	\$0.00
Total			\$184.56	\$0.00	\$0.00	\$5.00	\$189.56			\$0.00

Project:
 20230301-24 - Davenport Weed Cutting
Accepted Date:
 3/1/2023
Parcel Number:
 G0052-34
Amortization Date:
 12/1/2023
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	9/30/2023	\$185.00	\$185.00	\$0.00	\$0.00	\$5.00	\$190.00	250363	9/30/2023	\$0.00
Total			\$185.00	\$0.00	\$0.00	\$5.00	\$190.00			\$0.00

Project:
 20230301-25 - Davenport Weed Cutting
Accepted Date:
 3/1/2023
Parcel Number:
 G0052-34
Amortization Date:
 12/1/2023
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	9/30/2023	\$185.00	\$185.00	\$0.00	\$0.00	\$5.00	\$190.00	250743	9/30/2023	\$0.00
Total			\$185.00	\$0.00	\$0.00	\$5.00	\$190.00			\$0.00

Project:
 20230301-5 - Davenport Brush & Debris
 Accepted Date:
 3/1/2023
 Parcel Number:
 G0052-34
 Amortization Date:
 12/1/2023
 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	9/30/2023	\$178.00	\$178.00	\$0.00	\$0.00	\$5.00	\$183.00	250058	9/30/2023	\$0.00
Total			\$178.00	\$0.00	\$0.00	\$5.00	\$183.00			\$0.00

Project:
 20230301-6 - Davenport Brush & Debris
 Accepted Date:
 3/1/2023
 Parcel Number:
 G0052-34
 Amortization Date:
 12/1/2023
 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	9/30/2023	\$178.00	\$178.00	\$0.00	\$0.00	\$5.00	\$183.00	250142	9/30/2023	\$0.00
Total			\$178.00	\$0.00	\$0.00	\$5.00	\$183.00			\$0.00

Project:
 20230301-7 - Davenport Brush & Debris
 Accepted Date:
 3/1/2023
 Parcel Number:
 G0052-34
 Amortization Date:
 12/1/2023
 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	9/30/2023	\$248.25	\$248.25	\$0.00	\$0.00	\$5.00	\$253.25	250164	9/30/2023	\$0.00
Total			\$248.25	\$0.00	\$0.00	\$5.00	\$253.25			\$0.00

Project:
 20230301-8 - Davenport Brush & Debris
 Accepted Date:
 3/1/2023
 Parcel Number:
 G0052-34
 Amortization Date:
 12/1/2023
 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	9/30/2023	\$281.25	\$281.25	\$0.00	\$0.00	\$5.00	\$286.25	250171	9/30/2023	\$0.00
Total			\$281.25	\$0.00	\$0.00	\$5.00	\$286.25			\$0.00

Project:
 20230301-9 - Davenport Brush and Debris
 Accepted Date:
 3/1/2023
 Parcel Number:
 G0052-34
 Amortization Date:
 12/1/2023
 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	9/30/2023	\$425.25	\$425.25	\$0.00	\$0.00	\$5.00	\$430.25	250175	9/30/2023	\$0.00
Total			\$425.25	\$0.00	\$0.00	\$5.00	\$430.25			\$0.00

Project:
 20181206-4 - Davenport Weed Cutting
 Accepted Date:
 12/6/2018
 Parcel Number:
 G0052-34
 Amortization Date:
 12/1/2019
 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	9/30/2019	\$139.96	\$139.96	\$0.00	\$36.00	\$5.00	\$180.96	137880	6/21/2021	\$0.00
Total			\$139.96	\$0.00	\$36.00	\$5.00	\$180.96			\$0.00

Project:
 20181009-3 - Davenport Weed Cutting
 Accepted Date:
 10/9/2018
 Parcel Number:
 G0052-34
 Amortization Date:
 12/1/2019
 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	9/30/2019	\$499.80	\$499.80	\$0.00	\$127.00	\$5.00	\$631.80	133356	6/21/2021	\$0.00
Total			\$499.80	\$0.00	\$127.00	\$5.00	\$631.80			\$0.00

Project:
 20180130-3 - Davenport Weed Cutting
 Accepted Date:
 1/30/2018
 Parcel Number:
 G0052-34
 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	\$172.40	\$172.40	\$0.00	\$75.00	\$5.00	\$252.40	117034	6/21/2021	\$0.00
Total			\$172.40	\$0.00	\$75.00	\$5.00	\$252.40			\$0.00

Davenport Data Correction Feedback Form

[Link to Data Correction Feedback Form](#)

Treasurer Data Correction Feedback Form

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

Pay Property Taxes

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

Davenport Assessment Appeals Process

[Start a petition to the Board of Review for the assessment of this property](#)

[Visit here for more information about protesting your assessment.](#)

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), Request Mailing Address Change (Scott), Property Record Card (Scott), DBA (Doing Business As) - Assessor's Office, Commercial Buildings - Assessor's Office, Agricultural Buildings - Assessor's Office, Yard Extras - Assessor's Office, Scott County Data Correction Feedback Form, Scott County Assessment Appeals Process, Scott County Forms and Applications, Scott County Sales Questionnaire.

DISCLAIMER: The information in this web site represents current data from a working file where some data is updated regularly and some annually. Information is believed reliable, but its accuracy cannot be guaranteed. The site is used to inform the public, but some data, files, records, or documents may not be complete, full, or whole in nature. No warranty, expressed or implied, is provided for the data herein or its use.

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DAVENPORT

DEVELOPMENT AND
NEIGHBORHOOD SERVICES

*Development and Neighborhood
Services Department*
1200 E 46th St Davenport, Iowa 52807

12/14/2022

522 GAINES STREET LLC
3225 MCLEOD DR
LAS VEGAS NV 89121-2257

OFFICIAL NOTICE TO BOARD/ SECURE

Re: 522 GAINES ST

Parcel: G0052-34

Dear Property Owner/Manager,

An inspection at the above captioned address has confirmed conditions that presently exist are severe enough in nature that the building has been declared in violation of Chapter 8.16 of the Davenport Municipal Code. **Therefore, you are hereby ordered to commence work immediately to board and/or secure all openings allowing any exposure to the elements and/or unauthorized entry to the building(s). Work must be completed within seven(7) days from the date of this Official Notice.**

This entire building must remain completely vacant and secure until such time as it has been inspected/approved for occupancy. When applicable, there shall be no active utilities within the building and any current utilities shall be discontinued as soon as practical after the notice to board/secure has been issued. The responsibility to protect the plumbing from freezing shall be the owner(s). **Failure to follow specifications/comply with this Official Notice may result in a citation(s) being issued, and/or the City taking action to board/secure the entire building with all associated costs being billed to the property owner.**

You may request an administrative hearing to appeal this nuisance abatement order pursuant to the procedures set forth in Chapter 2.86 of the Davenport Municipal Code. **A valid appeal request must be made within 10 days from the date of this notice and shall be submitted in writing to City Hall located at 226 W 4th Street, Davenport, IA 52801.** The appeal request shall include a copy of this notice, a statement regarding the basis for the appeal, and payment of the \$100 external adjudication administrative hearing fee. To waive the fee, you need to provide adequate proof of low income status. A form is available with the City of Davenport's Legal Department, their office can be contacted at 563-326-7735. Alternatively, you may request a hearing before a city representative. The administrative hearing is informal and you will be given an opportunity to present evidence and question the City's evidence. Failure to request a hearing within the timeframe set forth in this notice shall constitute a waiver of the right to a hearing and the Notice will then be in effect and enforceable.

Respectfully,

ANTHONY HAUT
Code Enforcement Officer
Neighborhood Services Department
563-328-6781 Tony.Haut@davenportiowa.com
Ref #22-76744

Boarding Specifications Methods of Securing

A. BOARDING: All windows and doors which are accessible to trespass from the grade or those openings which allow the elements to enter shall be secured with boarding which is a minimum of one-half (1/2) inch thickness plywood of exterior quality. **NOTE: CHIPBOARD OR WAFERBOARD IS PROHIBITED.** The plywood shall be fitted tightly to the frame of the window, door, or other opening using screws not less than one and one-half inches in length. Boards must be fixed in such a way as to substantially prevent their easy removal and must be screwed every six inches around the perimeter. The entire opening must be boarded. The boards used shall be covered with a solid, muted color that blends with the prevailing color of the structure. Other alternate connectors or methods shall be subject to the code enforcement officer or his/her designee's approval. At the option of the owner, an abandoned building or structure may be secured by the owner through repair and/or replacement of the conventional equipment used for such purposes in the design of the building. Once secured by repair or replacement of conventional equipment following a notice and order directing such action, the building or structure must remain secure. The failure to maintain security by the replacement of conventional equipment will require that all doors and windows be secured by boarding. If boarded by the City, and keys or working locks cannot be located, the building shall be secured at one door only with a padlock and hasp. The owner may obtain a key upon presentation of proper identification to the code enforcement official or designee during normal business office hours. Costs incurred for the lock and hasp shall be recovered according to Section 8.12.100.

B. When painting of boards is required to comply with paragraph A of this section, it shall be subject to the following additional rules:

1. From March 15 to November 14 painting of boards shall be performed upon installation or by the deadline specified in the notice and order to secure. If a notice and order was issued from March 15 to April 30, a written waiver may be obtained from the Community Services Division if it is determined there are insufficient days of acceptable weather during the timeframe.
2. No notice and order shall set a deadline for the painting of boards, during the four-month timeframe beginning November 15 and ending March 14 ("Winter Timeframe")
3. If an owner secures his/her building during the Winter Timeframe, said building will be treated for painting purposes as having been boarded on the next subsequent March 15.
4. In making its determination of "acceptable weather", the Community Services Division shall consider that painting is generally not advisable below 55 degrees Fahrenheit.
5. If the City performs the board up between November 15 and March 14, the bill for such work shall include the fee for painting despite the fact the painting may not occur until acceptable weather permits.

If the owner boards the structure and fails to paint the boards within the timeframe stated, the City will have the boards painted and the cost will be billed to the owner. Anyone violating the provisions of this Chapter is guilty of a municipal infraction and shall, upon conviction, be fined \$50.00 for a first offense, \$100.00 for a second offense, and \$200.00 for every offense thereof for the same violation. Each day a violation is permitted to exist is considered a separate offense. In addition to other remedies, the City may institute any appropriate action or proceedings to prevent such unlawful act or to restrain, correct or abate such violation.



9/9/2022

JOSEPH ARTHUR
2953 HIGHWAY 22
MUSCATINE IA 52761-9463

FINAL OFFICIAL NOTICE TO REPAIR/DEMOLISH

Re: 522 GAINES ST

Parcel: G0052-34

Re-Inspection Scheduled: 10/10/2022, 07:30 AM

Dear Property Owner/Manager:

A re-inspection was made at the above captioned address to determine if the violations of the Davenport Municipal Code listed on the previously issued Official Notice to Repair/Demolish have been corrected and/or the building(s) has been demolished. The building has not been demolished and/or the following violations have not been corrected:

Violation

Electrical-Condition of the electrical system is questionable

Description

Have a qualified electrical contractor licensed by the State of Iowa inspect and/or repair/replace the entire electrical system to code. A statement from the contractor on company letterhead stating in detail what repairs were made and that the entire electrical system is safe for use is required for our file.

Notes

Violation

Railing-Deteriorated guardrail(s)/guardrail balusters

Description

Repair/replace any/all applicable guardrail(s) and/or guardrail baluster(s) to a stable condition with a minimum height of 36 inches. The separation between existing guardrail balusters shall be no greater than 9 inches.

Notes

Violation

Plumbing- system is questionable

Description

Have a qualified plumbing contractor licensed by the State of Iowa inspect the building's entire plumbing system. A statement from the contractor on company letterhead stating the buildings plumbing system meets code is required for our files.

Notes

Violation

General/Health-Excessive accumulation of trash/debris

Description

Remove/properly dispose of any/all trash/debris that has accumulated at this address. This includes throughout the entire unit(s), around all buildings, along all fence/property lines, all porch areas, on/under all exterior stairs/decks, and anywhere else debris has been allowed to accumulate. If the debris is outside the unit(s), failure to comply may result in the City hiring a contractor to perform the necessary work to correct the violation at the expense of the property owner.

Notes

Violation

Foundation-Deteriorated building/structure foundation

Description

Repair/replace any/all identified areas of the foundation as necessary to code, including but not limited to tuck-pointing sealing, and/or patching as necessary.

Notes

Violation

Substandard-Vacant/Unfinished/Nuisance building(s)

Description

Complete construction/renovation to code or demolish the building(s) per code.

Notes

Violation

General/Health-Scrub trees/vegetation at the building

Description

Cut/trim/remove/maintain any/all scrub trees/vegetation away from the building to eliminate any further structural deterioration and/or contact with/encroachment upon the structure itself.

Notes

Violation

Porch-Deteriorated/missing/improper porch/deck support(s)

Description

Repair/replace any/all applicable porch/deck support(s) to code as necessary.

Notes

Violation

Substandard-Deteriorated/missing doors/windows

Description

Repair/replace any/all applicable deteriorated/missing doors/windows throughout the entire building to code as necessary.

Notes

Violation

Fire Code-Missing/improper building identification

Description

Install building address numbers on the building. Numbers must contrast with their background, be in Arabic no less than 4 inches high and 1/2 inch stroke, and must be visible and/or readable from the street. In addition, individual dwelling units shall be identified on all exterior and interior entry doors serving the apartment/unit. Building identification shall also be displayed on the rear of the house and/or garage when the property is served by an alley.

Notes

Violation

Stairways-Deteriorated/missing stair system decking and/or landing decking

Description

Repair/replace any/all applicable stair system decking and/or landing decking to code as necessary.

Notes

EAST AND WEST SIDE

Violation

Substandard-Fire damaged structure(s)

Description

Commence repair and/or demolition of the fire damaged structure(s) in accordance with all applicable city ordinances. Upon receipt of this notice, please provide this office in writing the name of your insurance company and contact person handling the claim.

Notes

EAST WINDOW

Violation

General/Health-Deteriorated/leaning/failing retaining structure(s)/wall(s)

Description

Repair/remove any/all identified retaining structure(s)/wall(s) to code as required.

Notes

FRONT RETAINING WALL & REAR

Violation

Mechanical-Condition of gas-fired appliance(s) is questionable

Description

Have all identified gas-fired appliance(s) inspected and/or repaired to code and/or replaced by a qualified mechanical/plumbing contractor licensed by the City of Davenport and/or the State of Iowa. A statement from the contractor stating the appliance(s) is safe for use will be required at the time of re-inspection.

Notes

FURNANCE AND WATER HEATER

If all code violations have not been satisfactorily corrected or the building has not been demolished at the time of the scheduled re-inspection, a Municipal Infraction Citation may be issued, and/or the City may find cause to proceed with the demolition of the building with all associated costs being billed to the property owner and/or assessed as a lien against the property.

It is your responsibility to ensure entry into all areas requiring inspection.

If there are any questions, please contact the Public Works office at 563-326-7923

Respectfully,

SAMANTHA SCHRUPP

Code Enforcement Officer

Neighborhood Services Department

(563) 328-6776 samantha.schrupp@davenportiowa.com

Ref #22-52330



DAVENPORT

DEVELOPMENT AND
NEIGHBORHOOD SERVICES

*Development and Neighborhood
Services Department*
1200 E 46th St Davenport, Iowa 52807

8/8/2022

JOSEPH ARTHUR
2953 HIGHWAY 22
MUSCATINE IA 52761-9463

OFFICIAL NOTICE TO REPAIR/DEMOLISH

Re: 522 GAINES ST

Parcel: G0052-34

Re-Inspection Scheduled: 9/8/2022, 07:30 AM

Dear Property Owner/Manager:

An inspection was conducted at the above captioned address and certain conditions were found to exist which are severe enough in nature that the building has been declared substandard under the provision of Chapter 8.17 of the Davenport Municipal Code and must be either repaired to code or demolished. If applicable, the building has been tagged and no occupancy is permitted until approved by this office. The following is a list of violations that were found to exist:

Violation

Electrical-Condition of the electrical system is questionable

Description

Have a qualified electrical contractor licensed by the State of Iowa inspect and/or repair/replace the entire electrical system to code. A statement from the contractor on company letterhead stating in detail what repairs were made and that the entire electrical system is safe for use is required for our file.

Notes

Violation

Railing-Deteriorated guardrail(s)/guardrail balusters

Description

Repair/replace any/all applicable guardrail(s) and/or guardrail baluster(s) to a stable condition with a minimum height of 36 inches. The separation between existing guardrail balusters shall be no greater than 9 inches.

Notes

Violation

Substandard-Deteriorated/missing doors/windows

Description

Repair/replace any/all applicable deteriorated/missing doors/windows throughout the entire building to code as necessary.

Notes

Violation

Plumbing- system is questionable

Description

Have a qualified plumbing contractor licensed by the State of Iowa inspect the building's entire plumbing system. A statement from the contractor on company letterhead stating the buildings plumbing system meets code is required for our files.

Notes

Violation

General/Health-Excessive accumulation of trash/debris

Description

Remove/properly dispose of any/all trash/debris that has accumulated at this address. This includes throughout the entire unit(s), around all buildings, along all fence/property lines, all porch areas, on/under all exterior stairs/decks, and anywhere else debris has been allowed to accumulate. If the debris is outside the unit(s), failure to comply may result in the City hiring a contractor to perform the necessary work to correct the violation at the expense of the property owner.

Notes

Violation

Foundation-Deteriorated building/structure foundation

Description

Repair/replace any/all identified areas of the foundation as necessary to code, including but not limited to tuck-pointing, sealing, and/or patching as necessary.

Notes

Violation

Fire Code-Missing/improper building identification

Description

Install building address numbers on the building. Numbers must contrast with their background, be in Arabic no less than 4 inches high and 1/2 inch stroke, and must be visible and/or readable from the street. In addition, individual dwelling units shall be identified on all exterior and interior entry doors serving the apartment/unit. Building identification shall also be displayed on the rear of the house and/or garage when the property is served by an alley.

Notes

Violation

Substandard-Vacant/Unfinished/Nuisance building(s)

Description

Complete construction/renovation to code or demolish the building(s) per code.

Notes

Violation

General/Health-Scrub trees/vegetation at the building

Description

Cut/trim/remove/maintain any/all scrub trees/vegetation away from the building to eliminate any further structural deterioration and/or contact with/encroachment upon the structure itself.

Notes

Violation

Porch-Deteriorated/missing/improper porch/deck support(s)

Description

Repair/replace any/all applicable porch/deck support(s) to code as necessary.

Notes

Violation

Stairways-Deteriorated/missing stair system decking and/or landing decking

Description

Repair/replace any/all applicable stair system decking and/or landing decking to code as necessary.

Notes

EAST AND WEST SIDE

Violation

Substandard-Fire damaged structure(s)

Description

Commence repair and/or demolition of the fire damaged structure(s) in accordance with all applicable city ordinances. Upon receipt of this notice, please provide this office in writing the name of your insurance company and contact person handling the claim.

Notes

EAST WINDOW

Violation

General/Health-Deteriorated/leaning/failing retaining structure(s)/wall(s)

Description

Repair/remove any/all identified retaining structure(s)wall(s) to code as required.

Notes

FRONT RETAINING WALL & REAR

Violation

Mechanical-Condition of gas-fired appliance(s) is questionable

Description

Have all identified gas-fired appliance(s) inspected and/or repaired to code and/or replaced by a qualified mechanical/plumbing contractor licensed by the City of Davenport and/or the State of Iowa. A statement from the contractor stating the appliance(s) is safe for use will be required at the time of re-inspection.

Notes

FURNANCE AND WATER HEATER

You are hereby ordered to secure all required permits and commence work to repair to code or demolish this building within thirty (30) days and complete work within sixty (60) days from the date of this Official Notice. Failure to comply within the allotted time period may result in a citation being issued and/or the building being demolished by the City of Davenport with all associated costs becoming a personal obligation of the property owner.

You may request an administrative hearing to appeal this nuisance abatement order pursuant to the procedures set forth in Chapter 2.86 of the Davenport Municipal Code. **A valid appeal request must be made within 10 days from the date of this notice and shall be submitted in writing to City Hall located at 226 W 4th Street, Davenport, IA 52801.** The appeal request shall include a copy of this notice, a statement regarding the basis for the appeal, and payment of the \$100 external adjudication administrative hearing fee. To waive the fee, you need to provide adequate proof of low income status. A form is available with the City of Davenport's Legal Department, their office can be contacted at 563-326-7735. Alternatively, you may request a hearing before a city representative. The administrative hearing is informal and you will be given an opportunity to present evidence and question the City's evidence. Failure to request a hearing within the timeframe set forth in this notice shall constitute a waiver of the right to a hearing and the Notice will then be in effect and enforceable.

Valid building permits must be obtained and all construction must conform to all applicable codes.

If there are any questions, please contact the Public Works office at 563-326-7923

Respectfully,

SAMANTHA SCHRUPP

Code Enforcement Officer

Neighborhood Services Department

(563) 328-6776 samantha.schrupp@davenportiowa.com

Ref #22-52330



DAVENPORT

DEVELOPMENT AND
NEIGHBORHOOD SERVICES

*Development and Neighborhood
Services Department*
1200 E 46th St Davenport, Iowa 52807

6/17/2022

JOSEPH ARTHUR
2953 HIGHWAY 22
MUSCATINE IA 52761-9463

OFFICIAL NOTICE TO REPAIR/DEMOLISH

Re: 522 GAINES ST

Parcel: G0052-34

Re-Inspection Scheduled: 8/1/2022, 12:00 AM

Dear Property Owner/Manager:

An inspection was conducted at the above captioned address and certain conditions were found to exist which are severe enough in nature that the building has been declared substandard under the provision of Chapter 8.17 of the Davenport Municipal Code and must be either repaired to code or demolished. If applicable, the building has been tagged and no occupancy is permitted until approved by this office. The following is a list of violations that were found to exist:

Violation

Substandard-Deteriorated/missing doors/windows

Description

Repair/replace any/all applicable deteriorated/missing doors/windows throughout the entire building to code as necessary.

Notes

Violation

Roof-Deteriorated/missing soffit/roof overhang

Description

Repair/replace and/or install any/all applicable soffit/roof overhang to code as necessary.

Notes

Violation

Substandard-Vacant/Unfinished/Nuisance building(s)

Description

Complete construction/renovation to code or demolish the building(s) per code.

Notes

Violation

General/Health-Scrub trees/vegetation at the building

Description

Cut/trim/remove/maintain any/all scrub trees/vegetation away from the building to eliminate any further structural deterioration and/or contact with/encroachment upon the structure itself.

Notes

Violation

Doors-Missing/deteriorated

Description

Install/repair/replace the door(s) as necessary

Notes

Violation

General/Health-Excessive accumulation of trash/debris

Description

Remove/properly dispose of any/all trash/debris that has accumulated at this address. This includes throughout the entire unit(s), around all buildings, along all fence/property lines, all porch areas, on/under all exterior stairs/decks, and anywhere else debris has been allowed to accumulate. If the debris is outside the unit(s), failure to comply may result in the City hiring a contractor to perform the necessary work to correct the violation at the expense of the property owner.

Notes

Violation

General/Health-Unsanitary conditions in a dwelling/unit

Description

Dispose of all debris/trash/ rubbish/garbage/organic waste that has accumulated throughout the dwelling/unit, clean/sanitize the entire dwelling/unit, and maintain the dwelling/unit in a sanitary condition.

Notes

Violation

Porch-Deteriorated/missing/improper porch/deck support(s)

Description

Repair/replace any/all applicable porch/deck support(s) to code as necessary.

Notes

Violation

Railing-Improper separation of guardrail baluster(s)

Description

Repair/replace any/all applicable guardrail balusters and/or handrail balusters so the separation between all balusters is no more than 9 inches.

Notes

front porch

Violation

Substandard-Fire damaged structure(s)

Description

Commence repair and/or demolition of the fire damaged structure(s) in accordance with all applicable city ordinances. Upon receipt of this notice, please provide this office in writing the name of your insurance company and contact person handling the claim.

Notes

Visible fire damage above east window

You are hereby ordered to secure all required permits and commence work to repair to code or demolish this building within thirty (30) days and complete work within sixty (60) days from the date of this Official Notice. Failure to comply within the allotted time period may result in a citation being issued and/or the building being demolished by the City of Davenport with all associated costs becoming a personal obligation of the property owner.

You may request an administrative hearing to appeal this nuisance abatement order pursuant to the procedures set forth in Chapter 2.86 of the Davenport Municipal Code. **A valid appeal request must be made within 10 days from the date of this notice and shall be submitted in writing to City Hall located at 226 W 4th Street, Davenport, IA 52801.** The appeal request shall include a copy of this notice, a statement regarding the basis for the appeal, and payment of the \$100 external adjudication administrative hearing fee. To waive the fee, you need to provide adequate proof of low income status. A form is available with the City of Davenport's Legal Department, their office can be contacted at 563-326-7735. Alternatively, you may request a hearing before a city representative. The administrative hearing is informal and you will be given an opportunity to present evidence and question the City's evidence. Failure to request a hearing within the timeframe set forth in this notice shall constitute a waiver of the right to a hearing and the Notice will then be in effect and enforceable.

Valid building permits must be obtained and all construction must conform to all applicable codes.

If there are any questions, please contact the Public Works office at 563-326-7923

Respectfully,

THORIAN TWYNER

Code Enforcement Officer

Neighborhood Services Department

563-888-3030 Thorian.Twyner@davenportiowa.com

Ref #20-79068



Community Services Division
1200 East 46th Street Davenport, Iowa 52807

April 4, 2016

Bill to/ County Provided Deed Info:

JOSEPH ARTHUR
2953 HWY 22 EAST
MUSCATINE IA 52761

JOSEPH ARTHUR
2953 HIGHWAY 22
MUSCATINE IA 52761-9463

FINAL OFFICIAL NOTICE

RE: 522 GAINES ST

Parcel: G0052-34

Re-inspection Scheduled: 5/4/2016

Dear Property Owner/Manager:

A re-inspection was made at the above captioned address to determine if the violations of the Davenport Municipal Code listed on the previously issued Official Notice have been corrected. As of the date of this letter, the following violations / sub-standard conditions have not been corrected:

Violation: Roof-Deteriorated/missing/improper roof covering

Description: Repair/replace any/all applicable roof covering to code as necessary.

Notes:

If all code violations/sub-standard conditions have not been satisfactorily corrected/approved at the time of the scheduled re-inspection, a citation may be issued, and/or the affected dwelling unit(s) tagged/ordered vacated, and/or significant penalty fees charged as applicable. Failure to provide access or cancellation made less than five (5) business days prior to the scheduled inspection date are subject to a \$50.00 penalty fee.

It is your responsibility to notify tenants, if applicable, of the re-inspection date and time and to ensure entry into all areas requiring re-inspection.

If there are any questions, please contact the Community Services Division office at (563) 326-7746.

Respectfully,

GLENN HOBART

Code Compliance Officer

DPW - Community Services Division

563- 328-6779 glh@ci.davenport.ia.us

Ref # 16-19465



Community Services Division

1200 East 46th Street Davenport, Iowa 52807

January 26, 2016

JOSEPH ARTHUR
2953 HWY 22 EAST
MUSCATINE IA 52761

Bill to/ County Provided Deed Info:

RYAN W BERGER
528 W 6TH ST APT 3
DAVENPORT IA 52802

COMPLAINT NOTICE AND ORDER

RE: 522 GAINES ST

Parcel: G0052-34

Re-inspection Scheduled: 3/28/2016 12:00 AM

Dear Property Owner/Manager:

During an inspection at the above identified address, certain conditions were found which render the dwelling (s) /building(s) substandard. Unless otherwise specified, the code violations and corresponding repairs listed below are cited from Chapter 8.15 of the Davenport Municipal Code.

Violation: Roof-Deteriorated/missing/improper roof covering

Description: Repair/replace any/all applicable roof covering to code as necessary.

Notes: REPLACE ROOF COVERING

A re-inspection to check repairs has been scheduled as noted on the top of page one of this notice. It is your responsibility to ensure entry into all areas requiring re-inspection. Any person having any record title or legal interest in the building may appeal this notice and order pursuant to the procedures set forth in Chapter 2.86 of the Davenport Municipal Code. A valid appeal request must be made within ten (10) days from the date of this notice and submitted, in writing, at City Hall - Legal Dept. 226 W. 4th Street, Davenport, IA 52801. It shall include a copy of this notice, a statement regarding the basis for appeal, and must include the payment of the \$100.00 administrative hearing fee. Failure to request a hearing within ten (10) days from the date of this notice shall be deemed to constitute a waiver of the right to a hearing and the notice will be in effect and enforceable. Valid building permits must be obtained and all construction must conform to all applicable codes. Also, you should promptly notify and other party which has a legal interest in this property of this notice and order.

FAILURE TO COMPLY WITH THIS NOTICE AND ORDER MAY RESULT IN A MUNICIPAL INFRACTION CITATION BEING ISSUED ORDERING YOU TO APPEAR IN SCOTT COUNTY DISTRICT COURT.

If there are any questions, please contact the Community Services Division office at (563) 326-7746.

Respectfully,

GLENN HOBART

Code Compliance Officer

DPW - Community Services Division

563-328-6779 glh@ci.davenport.ia.us

Ref # 16-5474



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

Permit Number: **BLD-025327DAV**
Job Address: **522 GAINES ST**

Issue Date: 03/22/2016
Expiration Date: 09/18/2016

Permission is hereby given to:
Contractor: OWNER

on: 03/22/2016

To be used as: SINGLE FAMILY DWELLING
Class of work: REROOF
Parcel #: G0052-34
Legal Description:

Valuation: \$500.00

Owner Name JOSEPH ARTHUR
& Address: 2953 HWY 22 EAST MUSCATINE IA 52761

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

COMMENTS:

COVER ROOF WITH 2 SQUARE OF ROLLED RUBBER ROOFING ON THE BACK OF THE BUILDING. COVER ROOF OF THE FRONT OF THE BUILDING WITH 2.5 SQUARE OF ASPHALT SHINGLES. REMOVE ALL LAYERS OF EXISTING ROOFING MATERIAL. 2 LAYERS MAX. OF SHINGLES, 1 LAYER OF BUILDUP- ICE SHIELD REQUIRED BY CODE. MR#8937-33

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

TOTAL FEES: \$15.50

Inspector

Licensed Contractor/Owner

OWNER

Davenport IA 52807

BUILDING PERMIT COMMUNITY DEVELOPMENT DEPARTMENT BUILDING AND SAFETY SERVICES

136146

Applicant to complete numbered spaces only.

JOB ADDRESS: 522 Gaines

1 LEGAL DESCR. LOT NO. BLK. TRACT

2 OWNER: Inez Melendy MAIL ADDRESS: 522 Gaines ZIP: PHONE:

3 CONTRACTOR: Ideal Home Impr. MAIL ADDRESS: 3216 Indian Rd. PHONE: LICENSE NO.:

4 ARCHITECT OR ENGINEER: N/A MAIL ADDRESS: N/A PHONE: LICENSE NO.:

5 USE OF BUILDING: S.F. Home VALIDATION: 66453

Class of work: NEW ADDITION ALTERATION REPAIR REROOF RESIDE MISC

Describe work: New deck, front porch also steps
allas per code

Change of use from
Change of use to

Valuation of work: General \$ <u>680.00</u>	APPLICATION NO.	PERMIT FEE <u>13.00</u>
No. Electrical \$	Type of Const. <u>V</u>	Occupancy Group <u>R</u> Division <u>---</u>
No. Mechanical \$	Size of Bldg. (Total) Sq. Ft. <u>---</u>	No. of Stories <u>2</u> Max. Occ. Load <u>---</u>
No. Plumbing \$	Sewer No. <u>---</u>	Use Zone <u>R-61M</u> Fire Sprinklers Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total \$	No. of Dwelling Units <u>1</u>	OFFSTREET PARKING SPACES, NUMBER Covered <u>---</u> Uncovered <u>---</u>
APPLICATION ACCEPTED BY <u>[Signature]</u>	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY
HANDICAPPED REVIEW	FILED IN	

NOTICE

Separate permits are required for electrical, plumbing, heating, ventilating or air conditioning.

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended, or abandoned for a period of 180 days at any time after work is commenced.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

[Signature] 9/1/82
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT (DATE)

SIGNATURE OF OWNER IF OWNER BUILDER (DATE)

Special Approvals	Required	Received	Not Required
ZONING COMM.			<u>[Large Signature]</u>
HEALTH DEPT.			
FIRE DEPT.			
SOIL REPORT			
SIDE WALKS			
ZBA			
CITY COUNCIL			
BUILD. BOARD			
HOUS. BOARD			
OTHER (SPECIFY)			

NEW ADDRESS
522 Gaines
OWNER
Inez Melendy

**LOSS OR DAMAGE TO THIS CARD MAY RESULT IN ADDITIONAL FEES
 POST THIS CARD AT OR NEAR FRONT OF BUILDING
 CITY OF DAVENPORT
 COMMUNITY DEVELOPMENT DEPARTMENT - BUILDING AND SAFETY SERVICES DIVISION
 INSPECTION RECORD**

Job Address _____				Type _____	Occupancy _____
Nature of Work	New	Remodel	Repair		
Plans on Job					
Building Permit No.	Date Issued				
Owner	Application No.	Copy on Job			
Contractor _____					

Inspector must sign all spaces pertaining to this job

Pre

INSPECTION

DATE

INSPECTOR

Temporary Power
Until _____
Date _____

Foundations: Front _____
Sides _____
Setback Rear _____
Trench 12" min/8" flared to 16" _____ Per Plan _____
Reinforcing / Forms _____
Foundation Wall Depth _____

Erosion Control

POUR NO CONCRETE UNTIL ABOVE HAS BEEN SIGNED

Concrete Slab Floor/Reinforcing _____
Electrical (Groundwork) _____
Plumbing (Groundwork) _____
Gas Piping (Groundwork) _____

DO NOT POUR FLOOR UNTIL ABOVE HAS BEEN SIGNED

Rough Electrical _____
Rough Plumbing _____
Rough Gas Piping _____
Rough Heating and Ventilation _____ (Above must be signed prior to framing inspection)
RESCUE/ESCAPE <input type="checkbox"/> INSULATION/SOUND ATTENUATION <input type="checkbox"/>
EGRESS <input type="checkbox"/>
Nailing Patterns _____
FIRE STOPS <input type="checkbox"/>
Bracing/Blocking/Backing _____
ATTIC SCUTTLE <input type="checkbox"/> Re-Roof/Side <input type="checkbox"/>
Shtg: & Roof Paper _____
GARAGE OPENING TO HOUSE <input type="checkbox"/> Framing <input type="checkbox"/>
Natural Light/Ventilation _____

COVER NO WORK UNTIL ABOVE HAS BEEN SIGNED

Lath & Plaster (Interior) Required Separations _____	Lath and Plaster (Exterior) _____
Lath - wt. & size _____	Lath - Wt. & Size _____
Scratch Coat _____	Scratch Coat _____
Brown Coat _____	Brown Coat _____
Finish Coat _____	Finish Coat _____
Wallboard - Type & Thickness _____	

Miscellaneous

Roofing _____
Sewer _____
Refrigeration _____
Electrical Underground / Service _____ Size _____
Stairs, Rails, Headroom <input type="checkbox"/> Fire rated doors, closers <input type="checkbox"/>
Electrical Fixtures _____
Plumbing Fixtures _____
Gas Piping _____
Heating and Ventilation _____
Sidewalks, grading, house numbers firewarning, O.S. railings _____
Job Completed <i>1-4-83 ra</i>

FINAL Sodding Seeding

Temporary Occupancy
Until _____
Date _____

ATTENTION: A. JOBS FOR WHICH NO FINAL INSPECTION IS CALLED FOR ARE SUBJECT TO ADDITIONAL FEES (1/2 ORIGINAL) B. REINSPECTION FEES ARE \$15.00 WHEN WORK CALLED FOR IS NOT READY. C. PENALTY FEES FOR FAILURE TO CALL.

326-7745 BUILDING

326-7753 ELECTRICAL

326-7741 MECHANICAL

326-7750 PLUMBING

BUILDING PERMIT

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING AND SAFETY SERVICES

143433

Applicant to complete numbered spaces only.

JOB ADDRESS 522 GAINES			
1 LEGAL DESCR.	LOT NO.	BLK.	TRACT
OWNER 2 SAME AS below		MAIL ADDRESS	ZIP PHONE
CONTRACTOR 3 Johnny Mills		MAIL ADDRESS 522 GAINES	PHONE LICENSE NO.
ARCHITECT OR ENGINEER 4		MAIL ADDRESS	PHONE LICENSE NO.
USE OF BUILDING 5			VALIDATION.

Class of work: NEW ADDITION ALTERATION REPAIR REROOF RESIDE MISC

Describe work: **REPAIR PORCH ON REAR & MISC. REPAIRS IN STRUCTURE.**

Change of use from

Change of use to

Valuation of work: General \$ 400	APPLICATION NO. MR 17760	PERMIT FEE 10.00
No. Electrical \$	Type of Const.	Occupancy Group R-3
No. Mechanical \$	Size of Bldg. (Total) Sq. Ft.	No. of Stories
No. Plumbing \$	Sewer No.	Use Zone
Total \$ 400	No. of Dwelling Units	OFFSTREET PARKING SPACES, NUMBER
APPLICATION ACCEPTED BY VMP	PLANS CHECKED BY	APPROVED FOR ISSUANCE BY
HANDICAPPED REVIEW	FILED IN	Covered

NOTICE

Separate permits are required for electrical, plumbing, heating, ventilating or air conditioning.

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT (DATE)

Johnny Mills

SIGNATURE OF OWNER IF OWNER BUILDER (DATE)

Special Approvals	Required	Received	Not Required
ZONING COMM.			
HEALTH DEPT.			
FIRE DEPT.			
SOIL REPORT			
SIDE WALKS			
ZBA			
CITY COUNCIL			
BUILD. BOARD			
HOUS. BOARD			
OTHER (SPECIFY)			

NEW ADDRESS
522 Gaines
OWNER
Johnny Mills

LOSS OR DAMAGE TO THIS CARD MAY RESULT IN ADDITIONAL FEES

POST THIS CARD AT OR NEAR FRONT OF BUILDING

CITY OF DAVENPORT

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING AND SAFETY SERVICES DIVISION

INSPECTION RECORD

Job Address _____	Type _____	Occupancy _____	
Nature of Work	New	Remodel	Repair
Plans on Job _____	Date Issued _____		
Building Permit No. _____	Application No. _____	Copy on Job _____	
Owner _____	Contractor _____		

Inspector must sign all spaces pertaining to this job

Pre-INSPECTION DATE _____ INSPECTOR _____

Temporary Power Until _____ Date _____

Foundations: Front _____
Sides _____
Setback Rear _____
Trench 12" min/8" flared to 16" _____ Per Plan _____
Reinforcing / Forms _____
Foundation Wall Depth _____

Erosion Control

POUR NO CONCRETE UNTIL ABOVE HAS BEEN SIGNED

Concrete Slab Floor/Reinforcing _____
Electrical (Groundwork) _____
Plumbing (Groundwork) _____
Gas Piping (Groundwork) _____

DO NOT POUR FLOOR UNTIL ABOVE HAS BEEN SIGNED

Rough Electrical _____
Rough Plumbing _____
Rough Gas Piping _____
Rough Heating and Ventilation _____
(Above must be signed prior to framing inspection)

RESCUE/ESCAPE _____ INSULATION/SOUND ATTENUATION _____
EGRESS _____

Nailing Patterns _____
FIRE STOPS _____
Bracing/Blocking/Backing _____
ATTIC SCUTTLE _____ Re-Roof/Side _____
Shtg. & Roof Paper _____
GARAGE OPENING TO HOUSE _____ Framing _____
Natural Light/Ventilation _____

COVER NO WORK UNTIL ABOVE HAS BEEN SIGNED

Lath & Plaster (Interior) Required Separations _____	Lath and Plaster (Exterior) _____
Lath - wt. & size _____	Lath - Wt. & Size _____
Scratch Coat _____	Scratch Coat _____
Brown Coat _____	Brown Coat _____
Finish Coat _____	Finish Coat _____
Wallboard - Type & Thickness _____	

Miscellaneous _____

Roofing _____
Sewer _____
Refrigeration _____
Electrical Underground / Service _____ Size _____
Stairs, Rails, Headroom Fire rated doors, closers

Electrical Fixtures _____
Plumbing Fixtures _____
Gas Piping _____
Heating and Ventilation _____
Sidewalks, grading, house numbers firewarning, O.S. railings _____
Job Completed

FINAL Sodding Seeding

ATTENTION: A. JOBS FOR WHICH NO FINAL INSPECTION IS CALLED FOR ARE SUBJECT TO ADDITIONAL FEES (1/2 ORIGINAL)

B. REINSPECTION FEES ARE \$15.00 WHEN WORK CALLED FOR IS NOT READY.

C. PENALTY FEES FOR FAILURE TO CALL

326-7745 BUILDING

326-7753 ELECTRICAL

326-7741 MECHANICAL

326-7750 PLUMBING

522 Gaines St.

Permit No. 26634
Issued 5-9-41

Chris Thee, St. - 0
1920 E. 13th St.

Consolidated Const. Co. - C
2307 - 5th Ave. Moline

Reside with strip brick siding over old wood
siding. 12 sqs.

\$260.00

12/4/41

O.K.

522 Gaines Street
Permit No. 71626
Issued 4-14-60

Vern Melendy - 0
522 Gaines Street

Same - C

Build partitions and cut in new wd. for new bath
room on main fl. of house. New bath will occupy
part of former hallway.

\$420.00
P1. *A. J.* 5-17-60
E1. *None*

J. K. G. - 11-61 E. W.

522 Gaines Street

Permit No. 75571
Issued 7-29-61

Vern Melendy - 0
522 Gaines St.

Rabe Rfg. Co. - C
2217 N. Howell St.

Reroof house with 14 sqs. of 3-1 asphalt shingles
over 1 wood and 1 asphalt roof. All as per code.
\$300.00.

J.O.K. 8-11-61 E.W.

522 Gaines St.

Permit No. 81386
Issued 11-12-63

Mrs. Inez Melendy-0
522 Gaines St.

Mel Swift-C
1707 Mississippi Ave.

Remove old clg. on 6x28' porch. Do all nec. repair to replace with 3/8" plywood. All as per code.

\$67.00

R-11-22-63 M G.

522 Gaines Street

Permit No. 86261
Issued 7-19-65

Inez Melindt - 0
522 Gaines St.

Same - C

Rebuild fdtm.-ftg. are o.k. Blocks need resetting. All as
per code. (front porch) \$112.00

J. 7-21-65 e.w.

522 Gaines Street

Permit No. 49728
Iss. 4-22-66

Inez Melendy - 0

Blair Htg. Co. - C

Install gas fired, forced air htg. sys. ALL as per code.

Repl. - \$5.

8-4-25-66 QNR

522 Gaines St.

Permit #19614
Issued 3/8/38

Mrs. C: Thede - 0
1929 E. 13th. St.

Gordon Van'Tine Co. - C
Federal St.

New porch steps front, no change in present
size

\$80.00

Reag. Fin. 3-16-38

Sanitary Sewer Report 522 Gaines Street

Per Jim Odean since the use of Munis the City's billing system, there have not been any sanitary bills for 522 Gaines Street.

Account Customer Inquiry [City of Davenport]

Close
Search
Browse
Output
Print
Display
PDF
Save
Excel
Attach
Map
History
Utilities
Property Master
Contacts Search
Bill Inquiry
Effective Date
Preferences
Guide Me Estimate Charges
Viewing Audit

Account Customer Inquiry [City of Davenport]

Account	Billing address	Additional info
Account: 9110021258	226 W 4TH ST	Account start date: 10/25/1951
Parcel: G0052-34		Premise phone:
Route: 735 District: D Type: 1	DAVENPORT, IA 52803-5513	Group billing: N
Address: 522 GAINES ST DAVENPORT, IA 52802		

CID	CID Information	Recent activity
Customer: 999999999	Social Security Number:	Last bill: 0.00
Name 1: VACANT	Driver's License:	Last payment:
Name 2:	Date of Birth:	Bill due date:
Relation: CUSTOMER	E-Mail:	Projected penalty amount: 0.00
Start date: 10/25/1951 Stop date: 12/31/9999		Total due on: 04/30/2026 0.00

Work Orders
Contacts
Special Conditions
Deposits
Text
Application Fees
Payment Plans

Summary	<u>Account Balance</u>	Account History	Events	Current Billed	Bills
---------	------------------------	-----------------	--------	----------------	-------

Charge	Rate Code	Dep to Collect	Deposit	Current	Delinquent	Int/Pen	Total Balance	P
Totals		0.00	0.00	0.00	0.00	0.00	0.00	

29 of 52
|< < > >|
No bills exist for this account.

Johnson, Sam

From: Knutsen, Susanne
Sent: Thursday, April 30, 2026 2:20 PM
To: Johnson, Sam
Subject: FW: 520/522 Gaines

SUSANNE KNUTSEN

Economic Development Manager | Community & Economic Development
City of Davenport

☎ 563-326-6179
226 W 4th St, Davenport, IA 52801

Davenportiowa.com

From: Harris, Andrew <Andrew.Harris@davenportiowa.com>
Sent: Friday, April 24, 2026 3:23 PM
To: Knutsen, Susanne <Susanne.Knutsen@davenportiowa.com>
Cc: Ellerbach, Jason <Jason.Ellerbach@davenportiowa.com>
Subject: RE: 520/522 Gaines

The following are the calls for service from January 1, 2010 to April 24, 2026:

520 N. Gaines Street

2025-00087284	12/19/2025 01:35:26	940 - Gelty, 920 - Morg...	HBO - 1	520 GAINES ST...	Suspicious
2025-00056933	08/15/2025 15:31:51	921 - Alcalá, 701 - Burkl...	HBO - 1	520 GAINES ST...	Suspicious
2025-00028465	04/28/2025 09:01:09	821 - Ryckeghem, 792 ...	UTL/GOA - 1	520 GAINES ST...	Suspicious
2024-00060703	08/22/2024 17:30:56		HBO - 1	520 GAINES ST...	Public Service
2024-00054199	07/29/2024 12:30:29	R620 - Voigts	HBO - 1	520 GAINES ST...	Suspicious
2024-00038764	06/03/2024 11:12:20		HBO - 1	520 GAINES ST...	Public Service
2024-00038733	06/03/2024 08:45:09	754 - Hagedorn	HBO - 1	520 GAINES ST...	Trespass/Unwanted Person
2022-00073088	10/25/2022 06:40:48	R652 - Bytnar Jr.	HBO - 1	520 GAINES ST...	Business/Residence Check
2022-00072922	10/24/2022 14:12:10	R652 - Bytnar Jr., 805 - ...	HBO - 1	520 GAINES ST...	Disturbance
2022-00072600	10/23/2022 07:46:35	R652 - Bytnar Jr.	HBO - 1	520 GAINES ST...	Business/Residence Check
2022-00071168	10/17/2022 10:56:31	603 - Manion, 805 - King	HBO - 1	520 GAINES ST...	Trespass/Unwanted Person
2022-00064721	09/20/2022 21:26:17	831 - Blaser, 920 - Morg...	HBO - 1	520 GAINES ST...	Assist Other Agencies
2020-00091262	12/06/2020 10:45:18	747 - Sievert	HBO - 1	520 GAINES ST...	Business/Residence Check
2020-00089622	11/29/2020 10:17:57	R-698 - Walker, R740 - ...	HBO - 1	520 GAINES ST...	Business/Residence Check
2020-00089389	11/28/2020 08:32:08	R-698 - Walker	HBO - 1	520 GAINES ST...	Business/Residence Check
2020-00089087	11/26/2020 18:20:46	752 - Wayland	HBO - 1	520 GAINES ST...	Business/Residence Check
2020-00088834	11/25/2020 14:17:55	732 - Harris	HBO - 1	520 GAINES ST...	Business/Residence Check
2020-00088745	11/25/2020 02:34:51	845 - Youngerman	HBO - 1	520 GAINES ST...	Business/Residence Check
2020-00088689	11/24/2020 21:53:20	752 - Wayland	HBO - 1	520 GAINES ST...	Business/Residence Check
2020-00088671	11/24/2020 19:44:53	752 - Wayland	HBO - 1	520 GAINES ST...	Business/Residence Check
2020-00088552	11/24/2020 10:25:46	747 - Sievert	HBO - 1	520 GAINES ST...	Business/Residence Check

2020-00088048	11/21/2020 19:27:12	R842 - Hunter, 752 - W...	HBO - 1	520 GAINES ST...	Public Service
2020-00033363	05/11/2020 08:27:17	1171 - Ortega, 1180 - D...	HBO - 1, REPOR...	520 GAINES ST...	Traffic Hazard
2020-00032530	05/07/2020 15:12:59	R874 - Anderson, R800...	HBO - 3	520 GAINES ST...	Burglary/Home Invasion
2018-00034137	05/06/2018 22:34:53	R813 - Howell, R852 - ...	HBO - 1	520 GAINES ST...	Business/Residence Check
2018-00034088	05/06/2018 18:24:10	R813 - Howell, R852 - ...	HBO - 1	520 GAINES ST...	Business/Residence Check
2018-00032836	05/02/2018 16:20:47	R813 - Howell	HBO - 1	520 GAINES ST...	Business/Residence Check
2018-00031396	04/27/2018 18:12:45	R800 - Blocker, R813 - ...	HBO - 1	520 GAINES ST...	Business/Residence Check
2017-00030349	05/02/2017 18:13:54	814 - Douglas, 755 - Sc...	HBO - 1, REPOR...	520 GAINES ST...	Wanted Check
2017-00028158	04/24/2017 14:06:44	1131 - Griffin	REPORT - 1	520 GAINES ST...	Trespass/Unwanted Person
2017-00027900	04/23/2017 17:24:30	R813 - Howell, 780 - D...	HBO - 2	520 GAINES ST...	Business/Residence Check
2017-00027662	04/22/2017 19:05:00	833 - Griffin, 780 - Owen	REPORT - 1	520 GAINES ST...	Burglary/Home Invasion
2016-00041196	07/05/2016 19:42:59	814 - Douglas, 827 - Jar...	BAN - 1	520 GAINES ST...	Wanted Check
2012-00091407	11/10/2012 19:31:00	780 - Owen, 778 - Peiffer	FA - 1	520 GAINES ST...	Alarms-Burglary

522 N. Gaines Street

2025-00074761	10/25/2025 21:25:13	940 - Getty	HBO - 1	522 GAINES ST...	Business/Residence Check
2025-00074710	10/25/2025 16:50:00	940 - Getty, 954 - Bougie	HBO - 1	522 GAINES ST...	Trespass/Unwanted Person
2025-00029492	05/02/2025 07:21:09	793 - Babcock, 821 - R...	HBO - 1	522 GAINES ST...	Trespass/Unwanted Person
2024-00065169	09/08/2024 10:48:20	R620 - Voigts	VERBAL - 1	522 GAINES ST...	Business/Residence Check
2024-00064592	09/06/2024 07:29:17	889 - Pham	HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00064364	09/05/2024 11:40:14	889 - Pham	HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00063816	09/03/2024 09:48:14	893 - Hutcherson	HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00062548	08/29/2024 10:35:46	889 - Pham	HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00061617	08/26/2024 07:59:39	889 - Pham	HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00060875	08/23/2024 07:59:02	889 - Pham	HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00060540	08/22/2024 07:25:33	932 - Chamberlayne	HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00060312	08/21/2024 11:09:36	735 - Pape	HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00058666	08/15/2024 07:43:04	889 - Pham	HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00058134	08/13/2024 08:17:46	R620 - Voigts	HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00057853	08/12/2024 08:31:59	932 - Chamberlayne	HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00056587	08/07/2024 07:16:58	889 - Pham, 754 - Hage...	HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00056112	08/05/2024 09:04:49	R620 - Voigts	HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00055859	08/04/2024 07:11:45	783 - Schroeder, 821 - ...	HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00055126	08/01/2024 16:00:49		HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00055022	08/01/2024 07:16:08	889 - Pham	HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00054862	07/31/2024 16:03:15		HBO - 1	522 GAINES ST...	Business/Residence Check

2024-00054743	07/31/2024 07:27:58	R839 - Leabo, 715 - Cr...	HBO - 2	522 GAINES ST...	Business/Residence Check
2024-00054466	07/30/2024 12:00:51		HBO - 1	522 GAINES ST...	Public Service
2024-00054455	07/30/2024 11:34:54		HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00054203	07/29/2024 12:47:30		HBO - 1	522 GAINES ST...	Business/Residence Check
2024-00053405	07/26/2024 15:32:00		HBO - 1	522 GAINES ST...	Public Service
2024-00052808	07/24/2024 11:44:56	R620 - Voigts	HBO - 1	522 GAINES ST...	Public Service
2022-00064699	09/20/2022 20:30:28	831 - Blaser, 743 - Hyth...	HBO - 1	522 GAINES ST...	Domestic Disturbance/Violen...
2022-00064640	09/20/2022 16:20:56		HBO - 1	522 GAINES ST...	Public Service
2022-00063282	09/15/2022 12:31:15		HBO - 1	522 GAINES ST...	Public Service
2022-00058937	08/29/2022 13:00:31	603 - Manion, R652 - B...	HBO - 1	522 GAINES ST...	Trespass/Unwanted Person
2022-00057931	08/25/2022 14:07:46		HBO - 1	522 GAINES ST...	Public Service
2022-00027592	05/03/2022 14:57:00	784 - Bowers, R891 - A...	ACCIDENT - 1	522 GAINES ST...	Accident Personal Injury
2022-00015573	03/13/2022 20:29:07	821 - Ryckeghem, 882 ...	UTL/GOA - 1, R...	522 GAINES ST...	Domestic Disturbance/Violen...
2020-00088864	11/25/2020 16:34:37	752 - Wayland	HBO - 1	522 GAINES ST...	Business/Residence Check
2020-00088576	11/24/2020 12:29:27	R843 - Carver	HBO - 1	522 GAINES ST...	Public Service
2018-00029457	04/21/2018 19:21:47	R794 - Flaherty, R746 - ...	HBO - 1	522 GAINES ST...	Wanted Check
2018-00022172	03/26/2018 16:38:00	728 - Lepley Jr., R813 - ...	HBO - 1	522 GAINES ST...	Public Service
2017-00058039	08/08/2017 10:47:04	R726 - Pries, 644 - Jun...	REPORT - 3	522 GAINES ST...	Burglary/Home Invasion
2017-00045552	06/26/2017 17:22:55	R813 - Howell, 793 - Ba...	HBO - 1	522 GAINES ST...	Wanted Check
2017-00038317	05/31/2017 17:49:56	R840 - Jensen, R800 - ...	HBO - 1	522 GAINES ST...	Burglary/Home Invasion
2017-00028841	04/26/2017 20:59:24	755 - Scroggins, R832 - ...	ARREST - 1, RE...	522 GAINES ST...	Trespass/Unwanted Person
2013-00047637	07/10/2013 16:29:45	764 - Martin, R773 - Sul...	VERBAL - 1	522 GAINES ST...	Wanted Check

Public Works – NSD & Solid waste may provide you additoinal data on the number of times they cleaned the property.

Let me know if you need anything else.

Sergeant Andrew Harris

C.I.T | Community Impact Team Supervisor – Services
City of Davenport

T 563-888-3637
416 N. Harrison Street, Davenport, IA 52801

davenportiowa.com

From: Knutsen, Susanne <Susanne.Knutsen@davenportiowa.com>

Sent: Friday, April 24, 2026 3:03 PM

To: Harris, Andrew <Andrew.Harris@davenportiowa.com>

Subject: RE: 520/522 Gaines

We were able to go back and show no sewer usage to 2010 (that's when we changed billing systems). Can you go back that far? If not say 10 years?

SUSANNE KNUTSEN

Economic Development Manager | Community & Economic Development
City of Davenport

O 563-326-6179
226 W 4th St, Davenport, IA 52801

Davenportiowa.com

From: Harris, Andrew <Andrew.Harris@davenportiowa.com>
Sent: Friday, April 24, 2026 3:00 PM
To: Knutsen, Susanne <Susanne.Knutsen@davenportiowa.com>
Subject: RE: 520/522 Gaines

How far back do you want me to run the calls? I have been at those properties numerous times to stand by for Solid waste to do clean-ups.

Thanks,

Sergeant Andrew Harris

C.I.T | Community Impact Team Supervisor – Services
City of Davenport

T 563-888-3637
416 N. Harrison Street, Davenport, IA 52801

davenportiowa.com

From: Knutsen, Susanne <Susanne.Knutsen@davenportiowa.com>
Sent: Friday, April 24, 2026 2:53 PM
To: Harris, Andrew <Andrew.Harris@davenportiowa.com>
Subject: 520/522 Gaines

Good afternoon,

Who would be the right person to contact in PD to run a list of calls in relation to 520 and 522 Gaines Street? The City is acquiring them with the intent to demolish both properties and build one single family home. We are in the processing of compiling data to take the Historic Preservation Commission with a demo requestion May.

Thanks!
Susanne

SUSANNE KNUTSEN

Economic Development Manager | Community & Economic Development
City of Davenport

O 563-326-6179
226 W 4th St, Davenport, IA 52801

Davenportiowa.com

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.