

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, June 9, 2026; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

I. Call to Order

II. Secretary's Report

1. Consideration of the May 12, 2026 meeting minutes.

III. Communications

1. Understanding Historic Preservation Series
2. Party in the Park

IV. Old Business

1. 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]

V. New Business

1. Case COA26-06: Request to modify the Annie Wittenmyer Aquatic Center freestanding monument sign at 2828 Eastern Avenue. The Aquatic Center is a non-contributing structure within the Iowa Soldiers' Orphans' Home Historic District. City of Davenport, petitioner. [Ward 5]
2. Case COA26-07: Request for the rehabilitation of the front porch at 510 West 7th Street. The Carl T. and Adele (Seiffert) Beiderbecke House is a contributing structure within the Hamburg Local Landmark Historic District. Michael and Sue Schroeder, petitioner. [Ward 3]
3. Case COA26-08: Request for storefront window replacement at 131 West 2nd Street. The J.H.C. Petersen and Sons Building is a locally listed historic landmark. Common Chord, petitioner. [Ward 3]

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Meeting: July 14, 2026

City of Davenport

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

Action / Date
6/9/2026

Subject:
Consideration of the May 12, 2026 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The May 12, 2026 meeting minutes are attached.

Attachments:
1. Meeting Minutes 5-12-26

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

Tuesday, May 12, 2026; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

I. Call to Order

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

Staff: Werderitch, Reu

II. Secretary's Report

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

Motion by Hoff, seconded by Gomez, to approve the April 12th meeting minutes. Minutes were unanimously approved by voice vote (7-0).

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].

Staff presented an overview of project and property. 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.

The applicant was present for the meeting. Motion by Eaton, seconded by Hoff, to approve Case COA26-03 in accordance with the submitted material. Motion passed by roll call vote (7-0).

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].

Staff presented an overview of the project and property. 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.

The applicant was in attendance. Gomez asked to clarify if the two windows will be infilled in whole or just half. The applicant stated that half the window will be infilled with brick. Motion by Kretz, seconded by McGivern, to approve Case COA26-04 in accordance with the staff recommendation and conditions. Motion passed unanimously by roll call vote (7-0).

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]

Staff presented an overview of the project and property. Staff recommend that the Commission hold discussion and provide feedback. The applicant was in attendance. Gomez stated that vinyl windows and vinyl siding may alter the character of the district. The applicant states yes, but cost to upgrade both to a

composite siding, for example, would be prohibitive. Gomez affirmed understanding and stated that white vinyl windows definitely alter the character. McGivern proposed that the applicant can do vinyl windows, with a color other than white, and upgrade the siding to something like LP SmartSide.

Eaton motioned to approve CASE 26-05 as submitted with the following conditions:

1. Replacement siding shall consist of LP SmartSide or a product of similar or higher quality, such as fiber cement siding. Final material selection shall be subject to review and approval by City Staff.
2. Replacement windows shall consist of non-white vinyl units matching the existing windows in design, dimension, and configuration. Final product selection shall be subject to review and approval by City Staff.

Motion was seconded by McGivern. Hustedde abstained. Motion was approved by roll call vote (6-0-1).

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]

Case DNRHP26-01 and Case DNRHP26-02 are presented and discussed together. The items will be voted on separately. Staff presented the project and information about the two properties. Staff recommend:

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.

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.

The applicant was in attendance. The applicant stated the plan is to build a new single-family home and replat the lots for future buyer. The Commission discussed the City's role in demolition and the Commissions objectives for historic preservation and neighborhood improvement.

Eaton motioned to approve Case DNRHP26-01 in accordance with the staff recommendation. Motion was seconded by Adams. Motion was approved by roll call vote (7-0).

Hoff motioned to approve Case DNRHP26-02 in accordance with the staff recommendation. Motion was seconded by Gomez. Motion was approved by roll call vote (7-0).

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

Motion by Gomez to adjourn, seconded by McGivern, was approved by voice vote (7-0).

Meeting adjourned at 6:33 pm.

IX. Next Meeting: June 9, 2026

City of Davenport

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

Action / Date
6/9/2026

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
6/9/2026

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: Matt Werderitch | 563-888-2221

Action / Date
6/9/2026

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:

Following review of the proposed Ascend Composite Cladding System, staff determined that the product does not satisfy the intent of the Commission's condition regarding acceptable replacement siding materials. As a result, staff does not have the authority to approve the substitute material administratively, and the request must be returned to the Historic Preservation Commission for consideration.

Background:

Previous Action at the May 12, 2026 Historic Preservation Commission Meeting:

The City of Davenport Historic Preservation Commission granted a Certificate of Appropriateness in accordance with submitted material and subject to the following conditions:

1. Replacement siding shall consist of LP SmartSide or a product of similar or higher quality, such as fiber cement siding. Final material selection shall be subject to review and approval by City Staff.
2. Replacement windows shall consist of non-white vinyl units matching the existing windows in design, dimensions, and configuration. Final product selection shall be subject to review and approval by City Staff.

Project Update:

The Historic Preservation Commission approved the rehabilitation project at its May 12, 2026 meeting with a condition that replacement siding consist of LP SmartSide or a product of similar or higher quality, such as fiber cement siding. The Commission further delegated final material selection to City staff, provided the selected product met the intent of that condition.

Following Commission approval, the applicant submitted information regarding the Ascend Composite Cladding System as a potential alternative siding material. After reviewing the product specifications, staff determined that the proposed material does not clearly meet the parameters established by the Commission's condition. As a result, staff does not have the authority to administratively approve the material substitution, and the request must be returned to the Historic Preservation Commission for consideration.

Request for Alternative Siding Material: Ascend Composite Cladding

The applicant is requesting approval to replace the deteriorated asbestos siding with the Ascend Composite Cladding System, a composite siding product manufactured from a combination of glass-reinforced polymer and graphite-infused polystyrene. The proposed product features a

horizontal profile intended to resemble traditional lap siding. According to the applicant, the request is based largely on project cost considerations, with the composite siding option resulting in a substantially lower overall installation cost than LP SmartSide.

In evaluating the proposal, staff recognizes that the Commission has historically encouraged the use of durable siding materials that closely replicate the appearance, dimensions, and detailing of traditional wood siding. LP SmartSide and fiber cement siding are generally preferred because they provide a more authentic representation of historic wood cladding while offering enhanced longevity and durability.

Staff finds that the Ascend Composite Cladding System more closely resembles contemporary vinyl siding in appearance and installation characteristics than traditional wood siding, LP SmartSide, or fiber cement siding. While the product is manufactured from a composite material rather than vinyl, its appearance, profile, and installation characteristics are more comparable to modern vinyl cladding systems. As a result, staff does not believe the proposed material achieves the same level of historic authenticity or visual compatibility as LP SmartSide or fiber cement siding, both of which more closely replicate the dimensions, texture, and detailing associated with traditional wood siding commonly found on historic residential structures.

Staff believes that approval of the proposed material would represent a departure from the condition adopted by the Commission on May 12, 2026. The Commission must therefore determine whether the cost savings associated with the proposed material justify allowing an alternative siding product that differs from the materials previously contemplated and approved. In making its decision, the Commission should consider the effect of the material substitution on the historic character of the property, the visual compatibility of the proposed siding within the Hamburg Historic District, and the long-term preservation of the contributing structure.

Historic Context:

The Historic Property Inventory Sheet indicates the structure was constructed circa 1886 and was likely originally clad in wood siding. City permit records indicate the residence was resided in 1939, at which time the original wood siding was likely covered with the existing asbestos shingle siding. The asbestos siding has deteriorated and requires replacement as part of the approved rehabilitation project.

Attachments:

1. Review Determination Letter
2. LP SmartSide Quote
3. Ascend Composite Cladding Quote
4. Ascend Composite Cladding System Brochure
5. Renderings
6. Staff Report: May 12, 2026 HPC Meeting
7. Application
8. Photos
9. Building Permits
10. Historic Property Inventory Sheet
11. Section 14.01.060. Certificate of Appropriateness Review Process



DAVENPORT

DEVELOPMENT &
NEIGHBORHOOD SERVICES

May 13, 2026

Shawn Manning
Falcon Home Improvement
1430 North Perry Street
Davenport, Iowa 52803

Re: Historic Preservation Commission Review Determination – Case COA26-05

To Whom It May Concern,

The City of Davenport Historic Preservation Commission granted a Certificate of Appropriateness for the following case at its May 12, 2026 meeting:

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]

The approval is in accordance with submitted material and subject to the following conditions:

1. Replacement siding shall consist of LP SmartSide or a product of similar or higher quality, such as fiber cement siding. Final material selection shall be subject to review and approval by City Staff.
2. Replacement windows shall consist of non-white vinyl units matching the existing windows in design, dimensions, and configuration. Final product selection shall be subject to review and approval by City Staff.

Please contact the Building Department at 563-326-7745 to obtain applicable permits.

For your reference, the agenda packet for the May 12, 2026 Historic Preservation Commission meeting can be accessed at the following link: https://davenportia.portal.civicclerk.com/?category_id=31

Staff appreciates your patience throughout the review process. If you have any questions, please contact me directly at (563) 888-2221 or matt.werderitch@davenportiowa.com.

Sincerely,

A handwritten signature in cursive script that reads "m werderitch".

Matt Werderitch | AICP
Planner III

LP SMART SIDING



Customer: FHI

Date: 5.14.26

708 W 7th St LP

LP 3/8" x 8" x 16' Lap Woodgrain 11pc/sq	198	pc	\$ 29.32	\$ 5,805.36
LP 5/4" 4" x 10' Outside Corner Red	12	pc	\$ 32.86	\$ 394.32
LP 5/4" x 16' Trim Woodgrain Red	40	pc	\$ 32.86	\$ 1,314.40
LP Paint - Touch Up Kit Qt	3	pc	\$ 76.10	\$ 228.30
2-1/2" Coil Nail (Menard's)	3	pc	\$ 100.00	\$ 300.00
Quad Caulk	60	pc	\$ 12.75	\$ 765.00
Tri Built Triple 4 Solid Soffit White 12'	18	pc	\$ 36.97	\$ 665.46
Tri Built Triple 4 Vented Soffit White 12'	6	pc	\$ 36.97	\$ 221.82
TriBuilt F-Channel White 12'	25	pc	\$ 20.24	\$ 506.00
Trim Nails White	2	bx	\$ 14.79	\$ 29.58
Tri Built Textured Coil Red 24"x50	3	ea	\$ 177.00	\$ 531.00
House Wrap 9x 100	2	ea	118.91	\$ 237.82

Erik Hogan

Office 309-793-0321

619 11th Street

Rock Island, IL 61201

Subtotal	\$ 10,999.06
7% Tax	\$ 769.93
Delivery	\$ 95.00
Grand Total	\$ 11,863.99

****All quotes are subject to change based off manufacturers price increases. All quotes must be approved by contractor (to place on order) with an email. All orders will be placed per quote. All orders must be paid in full at time of placing order; unless contractor has open QXO credit account and is in good credit standings. Quantities and material listed are based on our interpretation of the project. It is the customer's responsibility to review all plans and specs for accuracy. Listed quantities are estimates only. QXO will not be responsible for overages or shortages on the quantities provided. It is the customer's responsibility to review all plans and specs for accuracy. Non-stock and special order material cannot be returned to QXO facility unless pre-approved. Please be advised that QXO can only honor a manufacturer quote to the same extent that the manufacturer honors its quote to QXO. Where project pricing is based on full truckload quantities; warehouse orders cannot be sold at the full truck pricing. All quotes are subject to freight, material/fuel surcharges, hazmat fees and deficit freight fees for partial trucks shipments.**

LABOR \$61.00 per Sqare foot x 1700 =

\$10,370.00

Total Material and Labor = \$22,233.99

SUBURBAN WHOLESALE AND SUPPLY
3602 N HARRISON STREET



DAVENPORT, IA 52806
PHONE: (563) 391-4000

ASCEND COMPOSITE SIDING

CUST NO: 2177 JOB NO: 000 PURCHASE ORDER: 708 W 7TH STREET REFERENCE: TERMS: NET 30 DAYS CLERK: AP DATE / TIME: 5/14/26 10:10

SOLD TO: FALCON HOME IMPROVEMENT, LLC
P.O. BOX 3974
1428 N. PERRY STREET
DAVENPORT IA 52808
563-210-5006

SHIP TO: EXP. DATE: 6/13/26

SALESPERSON: 02 NATE HOSKINS
TAX: 001 DEFAULT TAX CODE

ESTIMATE: 103107/1

LINE	SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE/	PER	EXTENSION
1		17	SQ	018001Z7	ASCEND 7" F BRICK		17	306.00	/SQ	5,202.00
2		12	PC	108032Z7	3-1/2" ASCEND OCP F BRICK		12	33.60	/PC	403.20
3					12/PC- \$33.60 per PC					
4		88	PC	108062Z7	ASCEND 3/4" J CHANNEL F BRICK		88	7.657	/PC	673.82
5					88/PC- \$7.657 per PC					
6		24	PC	CP011751	ASCEND FINISH TRIM UNIVERSAL		24	6.65	/PC	159.60
7					24/PC- \$6.65 per PC					
8		18	PC	CP001000	2.5" ASCEND STEEL STARTER		18	6.09	/PC	109.62
9					18/PC- \$6.09 per PC					
10		3	PC	OSI938	OSI QUAD BRICK #938		3	8.50	/PC	25.50
11					3/PC- \$8.50 per PC					
23		16	PC	0516036068	A T4 CVT SOF B WHITE		16	24.255	/PC	388.08
24					16/PC- \$24.255 per PC					
25		10	PC	0520036068	A T4 SLD SOF B WHITE		10	24.255	/PC	242.55
26					10/PC- \$24.255 per PC					
27		20	PC	0525006068	A 6" FASCIA B WHITE		20	23.436	/PC	468.72
28					20/PC- \$23.436 per PC					
29		20	PC	0530002068	A REV FRIEZ B WHITE		20	14.028	/PC	280.56
30					20/PC- \$14.028 per PC					
31		3	EA	0737107068	24"x 50' LOMAR COIL B WHITE		3	140.00	/EA	420.00
32		3	PC	OSI001	OSI QUAD WHITE #001		3	8.00	/PC	24.00
33					3/PC- \$8.00 per PC					
34		2	EA	SSN8252	TRIM NAIL 1# WHITE #8252		2	12.00	/EA	24.00
35		1	CT	2EGRFGBK	2" EG ROOFING BUCKET 30#		1	60.00	/CT	60.00
36		2	EA	PWC9150	PINKWRAP CLASSIC WOVEN 9X150		2	120.00	/EA	240.00
37		5	EA	PWST	PINKWRAP SEAM TAPE 1.88" X 165'		5	19.50	/EA	97.50
38		1	EA	12SQ942	12X12 CLASSIC VENT BRICK #942		1	36.99	/EA	36.99
39		1	EA	MER942	MASTER EXHAUST VT BRICK #942		1	16.99	/EA	16.99
40		2	EA	MMR942	MOUNT MASTER SQ BRICK #942		2	10.49	/EA	20.98
41		3	EA	MSB942	SPLIT BLOCK MINI BRICK #942		3	10.99	/EA	32.97

(FALCON HOME IMPRO-)

TAXABLE 8927.08
NON-TAXABLE 0.00
SUBTOTAL 8927.08

TAX AMOUNT 624.90

TOTAL 9551.98

TOT WT: 262.56 LABOR \$21.50 per Sqare foot x 1700 =

X **\$3,655.00**

Received By

Labor and Material = \$ 13,206.98



TAKING HOMES TO A
HIGHER LEVEL.



SUPERIOR VALUE



ENDURING PERFORMANCE



EFFICIENT INSTALLATION





THERE'S NEVER BEEN CLADDING LIKE **THIS.**

ASCEND® Composite Cladding offers a first-of-its-kind solution that brings together beauty, performance and efficient installation for one of the best overall values on the market.

With tall exposures and the authentic look of real wood, ASCEND captures the high-end aesthetics today's homeowners demand. But with ASCEND, installation is quicker and more efficient than fiber cement, engineered wood and other composite panels. In fact, ASCEND can typically be installed with less labor required.

After it's installed, ASCEND doesn't just perform . . . it lasts. And lasts. And lasts. Keeping that "just-installed" look for years to come with little maintenance needed.

And that's just the beginning of the new heights ASCEND reaches.

REACH NEW HEIGHTS.



STREAMLINED INSTALLATION

VIRTUALLY MAINTENANCE-FREE



EXCLUSIVE (GP)² TECHNOLOGY™

ASCEND is the world's first composite cladding engineered with a combination of **G**lass-Reinforced **P**olymer and **G**raphite-Infused **P**olystyrene. This exclusive (GP)² Technology was developed to achieve superior performance, meeting or exceeding industry test standards and criteria[†] for windload, workability, flame spread/smoke development and weatherability. With (GP)², ASCEND boasts:

**Class A Fire Rating
for both flame spread
and smoke development**

**Impressive thermal and
impact resistance**

**Superior windload
performance**

ASCEND's (GP)² compound contains glass fibers for added structural stability, strength and heat resistance, while titanium dioxide protects against ultraviolet degradation, and impact modifiers help resist dents and dings. (GP)²'s integral weatherable pigments provide strong fade resistance, even on ASCEND's dark colors, and its non-moisture-absorbing materials prevent rotting, warping, shrinking and swelling. The Graphite-Infused Polystyrene helps ASCEND achieve an R-value of up to 2.0, improving overall energy efficiency and helping to reduce thermal bridging.*

SEE THE POSSIBILITIES.



COMPATIBLE TRIM,
WINDOWS AND ACCESSORIES

LIFETIME LIMITED WARRANTY**

HIGH-END LOOK OF WOOD



STRIKING STYLE

With ASCEND, a color palette of 21 shades ranges from timeless to on-trend, while the look of real wood in a 7" Plank and 12" Board & Batten creates the high-end aesthetics today's homeowners demand.



EFFICIENT INSTALLATION

Not only does ASCEND's light weight make it easy to handle, its self-aligning stack lock makes it efficient to install – even by fewer laborers. Plus, no sealing, touching up, joint flashing or caulking are required, meaning less mess and less waste.



A LIFETIME OF BEAUTY, GUARANTEED**

With ASCEND, years of minimal maintenance come backed by an industry-leading lifetime limited warranty for exceptional performance.

ASCEND COMPOSITE CLADDING: NOT JUST DIFFERENT. BETTER.

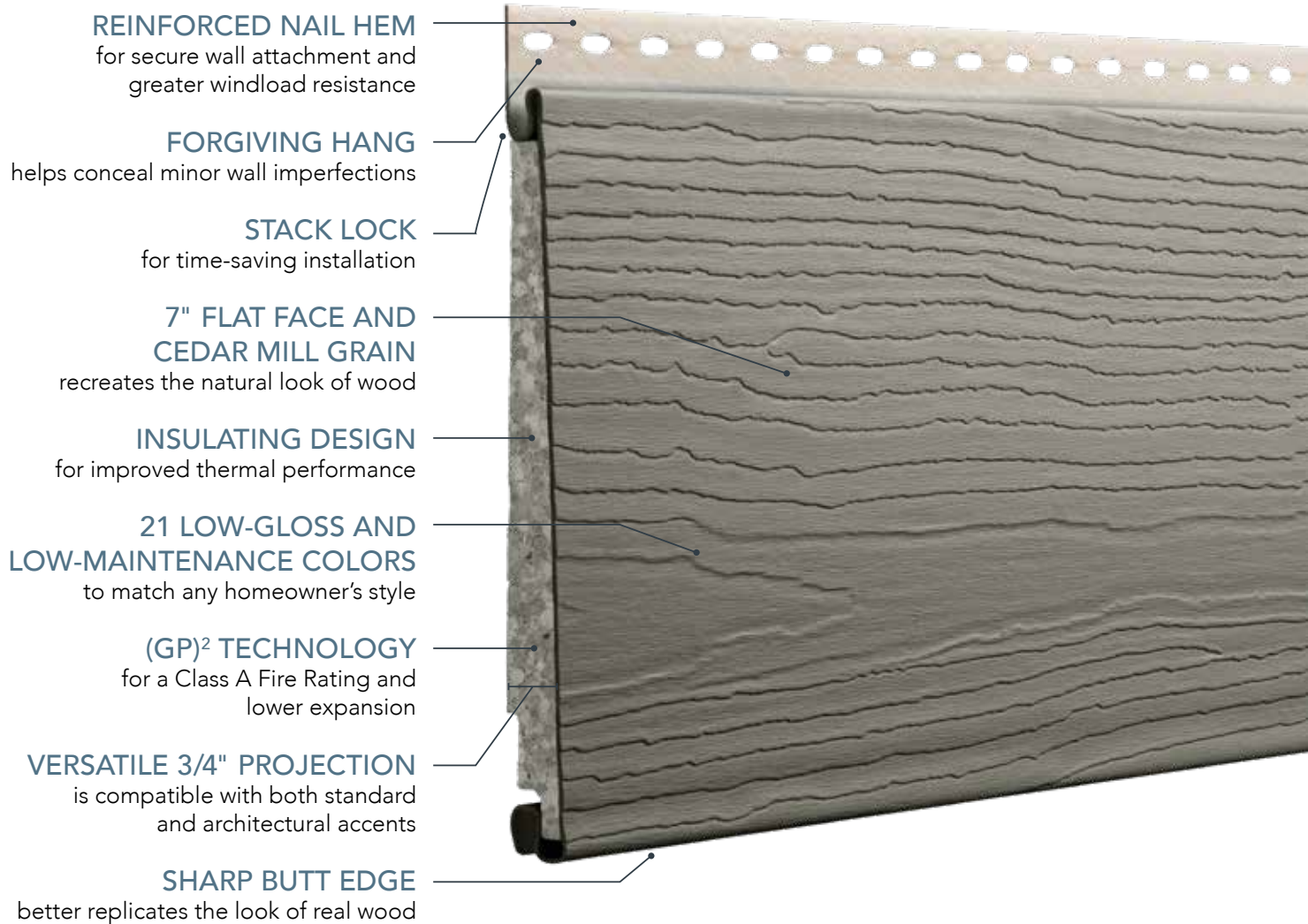
ENGINEERED TO OUTPERFORM AT EVERY LEVEL

From installation ease to superior performance and appearance – ASCEND Composite Cladding will elevate your projects to a higher level of quality.

		FIBER CEMENT/ ENGINEERED WOOD	VINYL SIDING	ASCEND COMPOSITE CLADDING SYSTEM
AESTHETICS	TALL PROFILE/EXPOSURE	✓		✓
	FLAT FACE (7" PLANK)	✓		✓
	WIDE FACE (12" BOARD & BATTEN)	✓		✓
	REALISTIC WOODGRAIN APPEARANCE	✓		✓
PERFORMANCE	SOLID FEEL AGAINST WALL	✓		✓
	COMPATIBLE WITH HIGH-END TRIM OPTIONS	✓		✓
	LIFETIME LIMITED WARRANTY**		✓	✓
	MOISTURE-RESISTANT No swelling		✓	✓
	RESISTS HIGH WINDS WITH UNEXPOSED FASTENERS		✓	✓
	LOW MAINTENANCE		✓	✓
EASE OF USE	EASY HANDLING		✓	✓
	EFFICIENT INSTALLATION Self-aligning, one-person hang		✓	✓
	NO SEALING, TOUCHING UP, JOINT FLASHING OR CAULKING		✓	✓
	NO SPECIALIZED SKILL REQUIRED Less risk of errors		✓	✓
	ENHANCED SAFETY No special tools or respirators required		✓	✓

7" PLANK

ASCEND's 7" tall profile combines a remarkably realistic look of wood with integrated design features for a premier home exterior.



12" BOARD & BATTEN

ASCEND 12" Board & Batten's ample 10" board with 2" batten adds visual depth and custom-crafted appeal as a vertical accent or whole-house exterior.

- Integral batten strip saves time vs. fiber cement battens that must be individually fastened, filled in and touched up
- Cedar mill grain texture and matte finish complement a variety of exterior designs



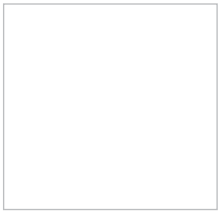
Cedar Mill Grain Texture

Matte Texture

ACCESSORIES

Complete your exterior design with H-trim, corner posts, lineals and other ASCEND trim accessories.





Glacier White



Almond



Monterey Sand



Pebble



Canyon Drift



Flagship Brown



Rustic Timber



Dover Gray



Cape Cod Gray



Sterling Gray



Storm



Ageless Slate



Charcoal Smoke



Cast Iron



Laguna Blue



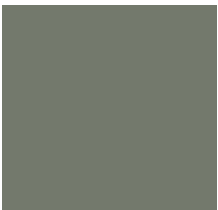
Harbor Blue



Midnight Blue



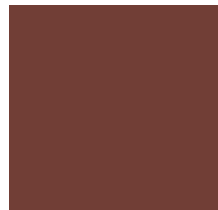
Riviera Dusk



Mountain Fern



Deep Moss



Fired Brick

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AI Rendering with Ascend Composite Cladding



AI Rendering with Existing Siding (Repaired & Repainted)



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 		<small>* Major Additions & New Buildings may require more extensive information</small>		
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

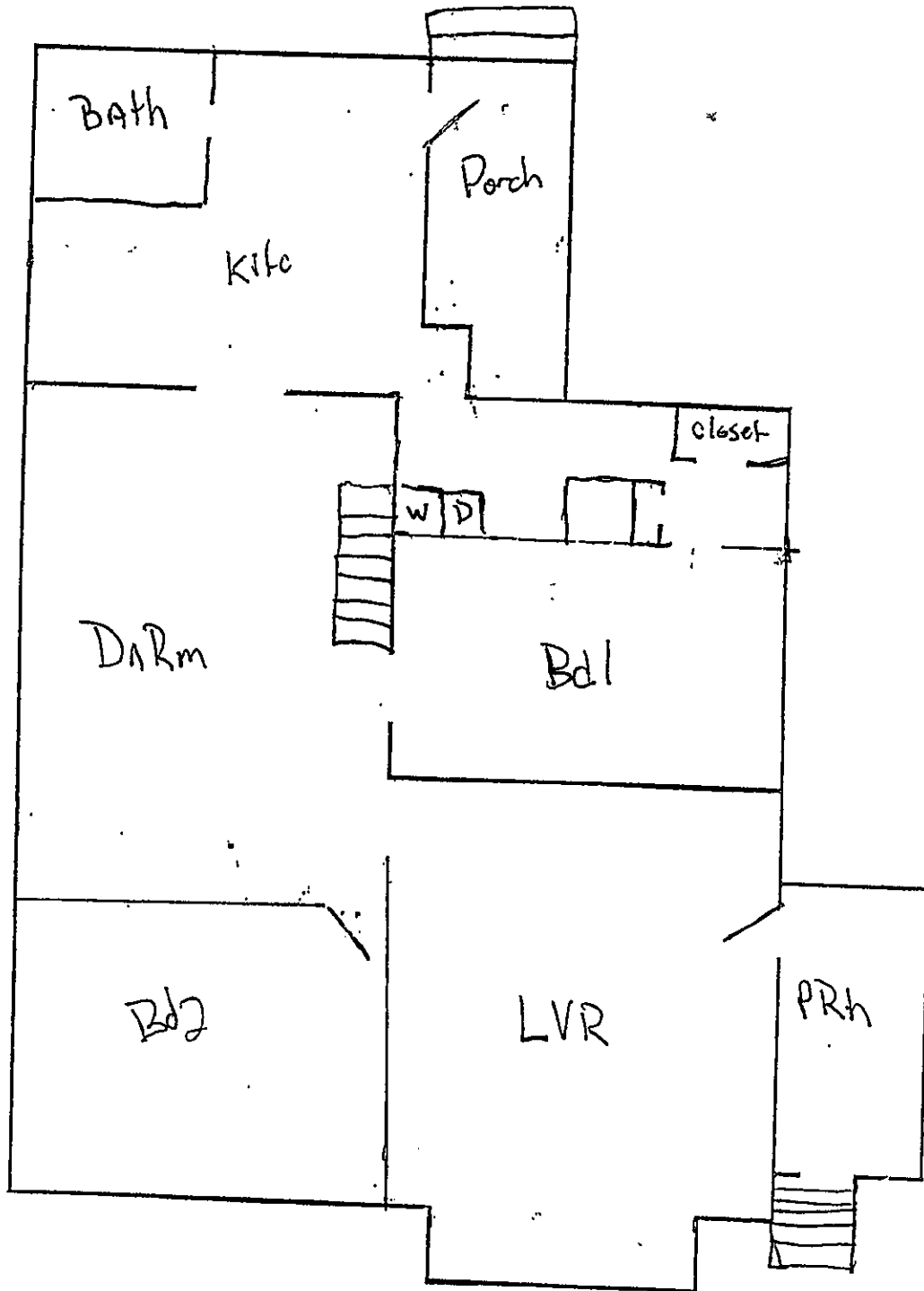
- Repair steps.
 - Dramatically overhaul support beams, floor trusses under dining room, master bedroom, and kitchen.
 - Remove and replace subfloor under dining, master and kitchen if needed.
 - Temp removal of the water heater, furnace and duct work if necessary.
-

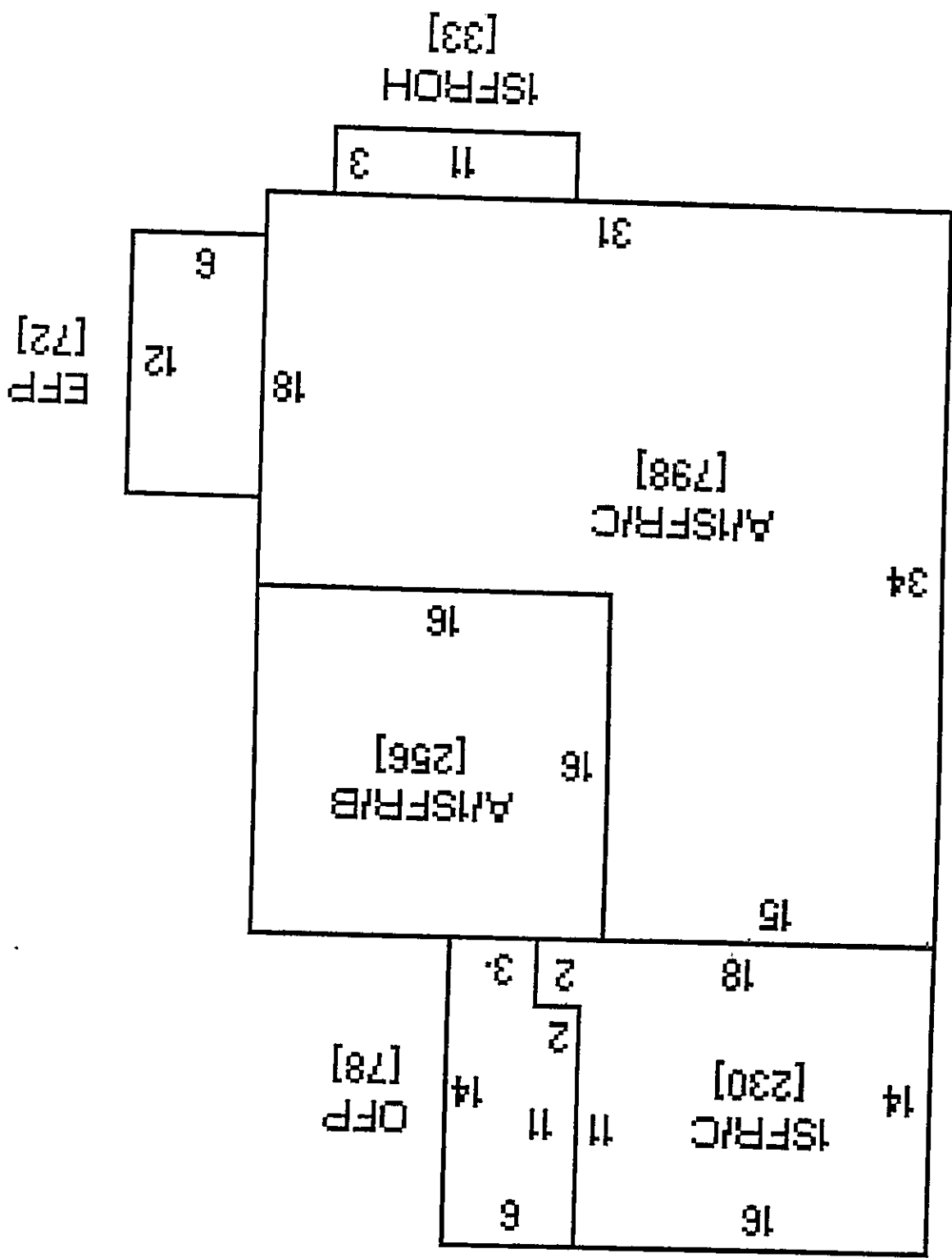
Upstairs Renovations

- 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.



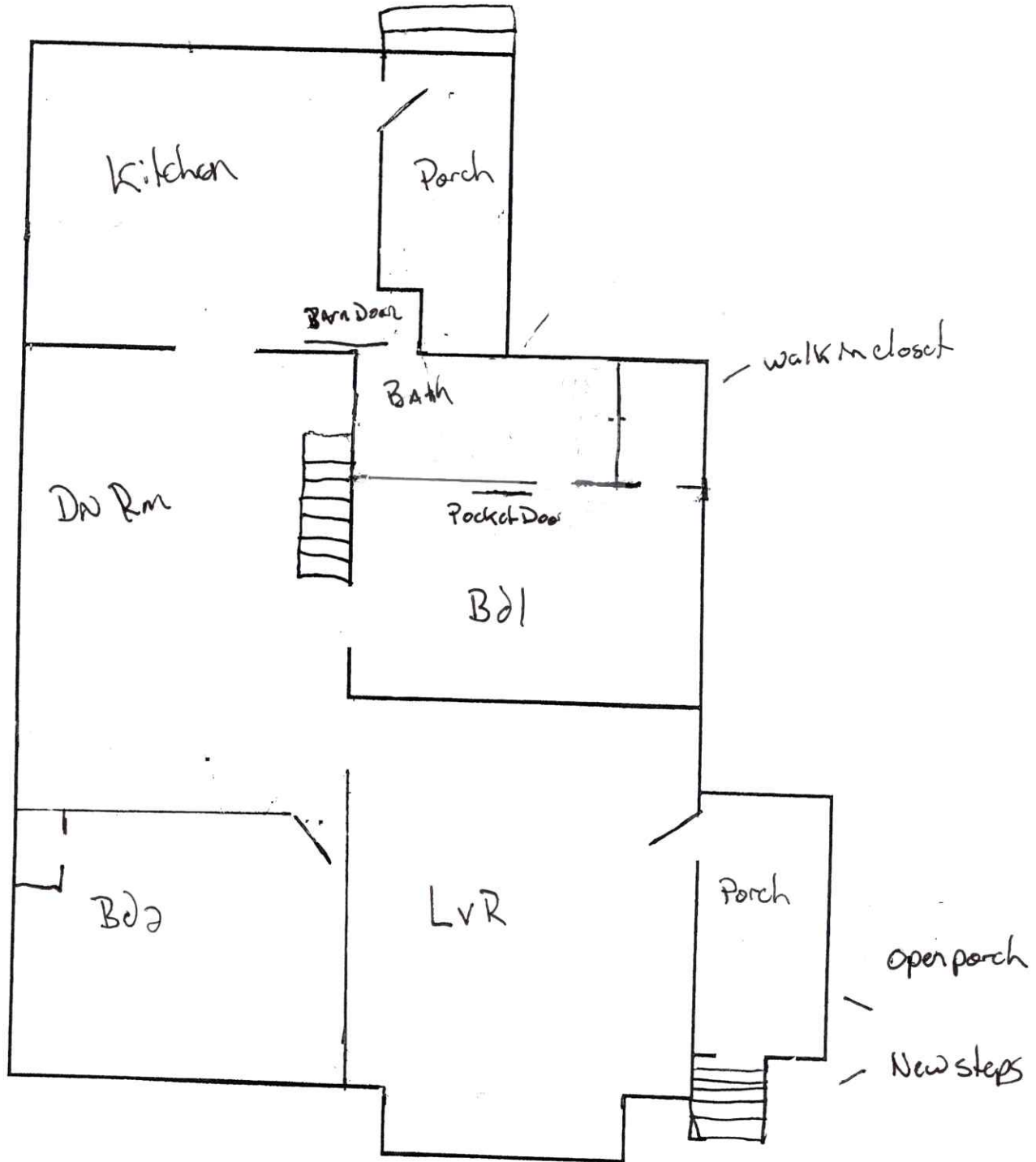
Current lay out Downstairs





Assembly

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

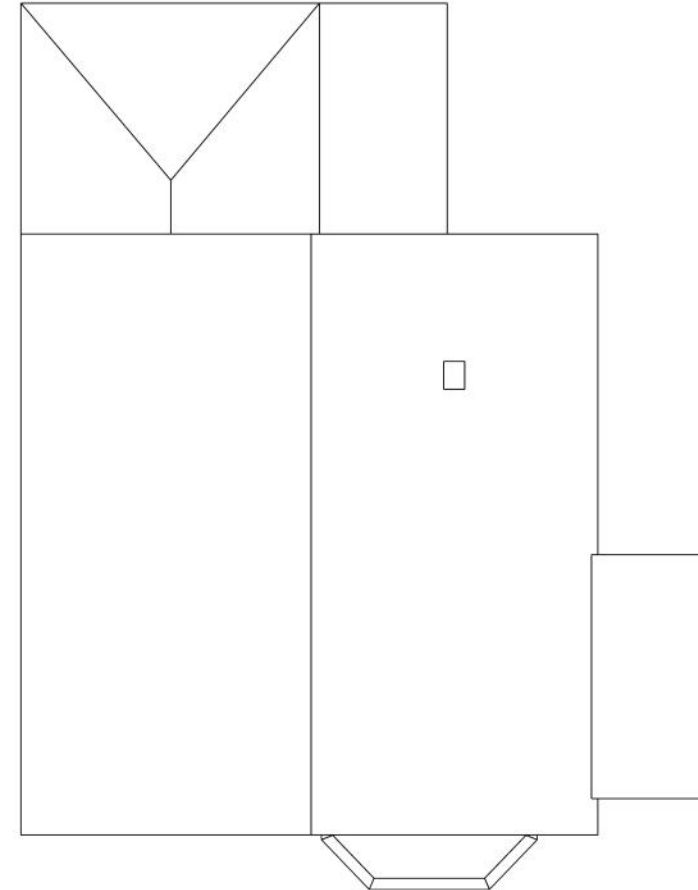
708 West 7th Street, Davenport, IA

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.



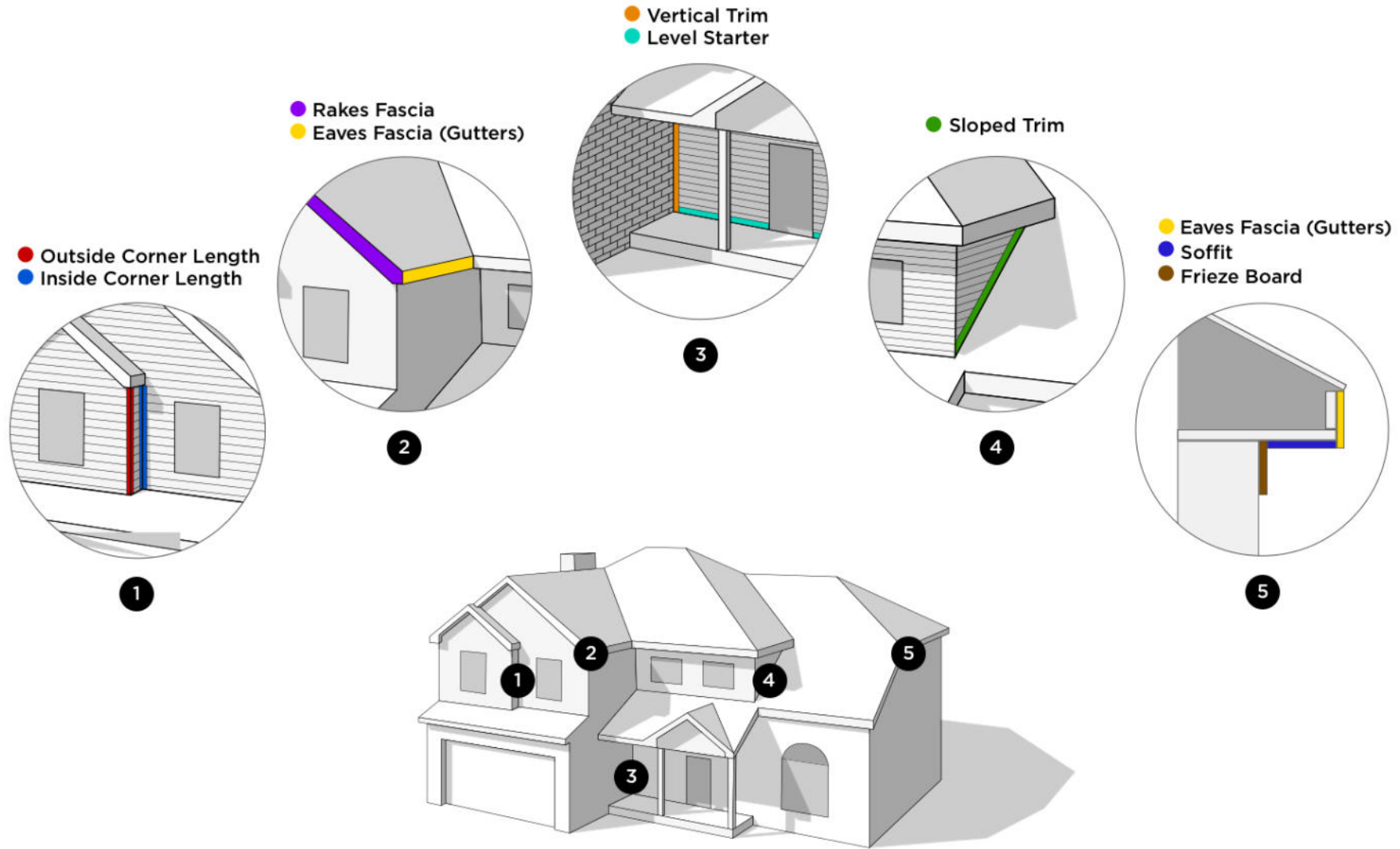
Example Waste Factor Calculations

	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.

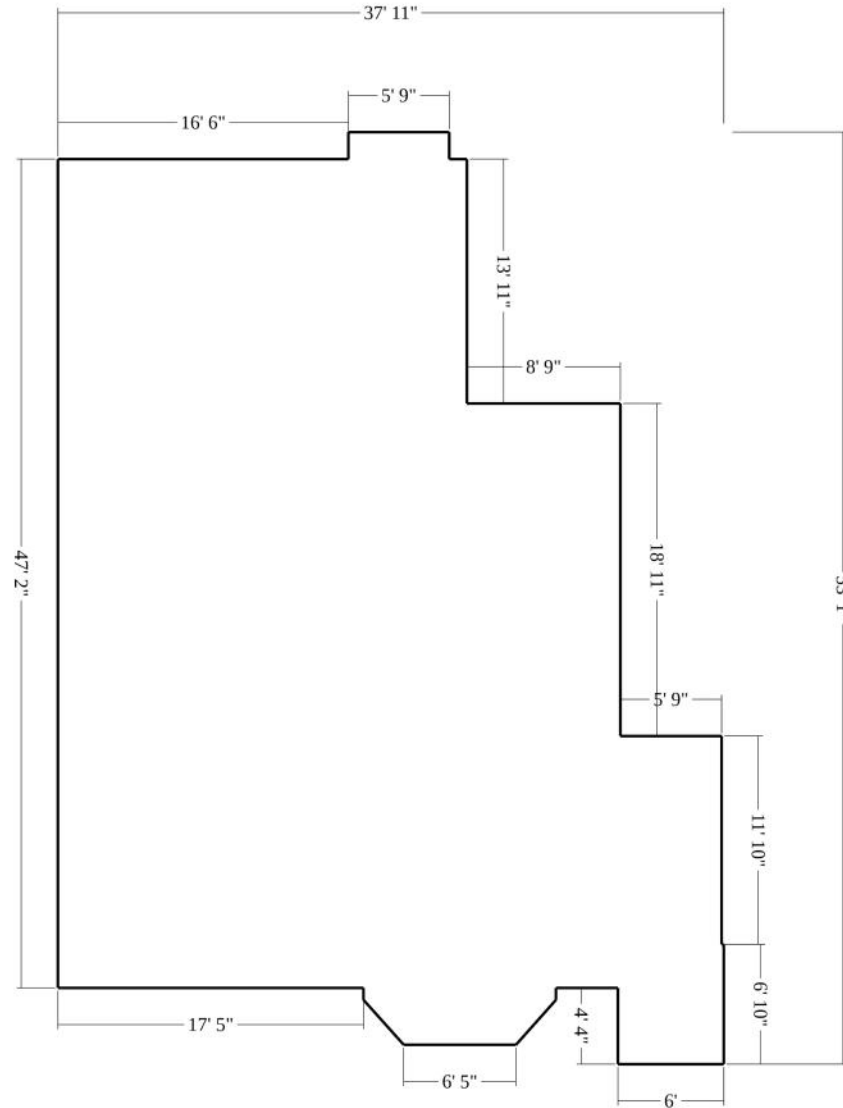


Complete Measurements

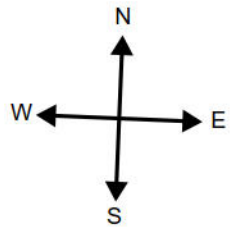




BACK



FRONT



Number of Stories: 1

Footprint Perimeter: 185' 7"

Footprint Area: 1537 ft²

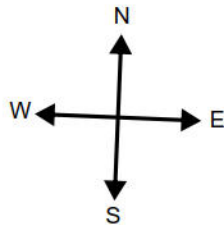


Siding Per Elevation

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

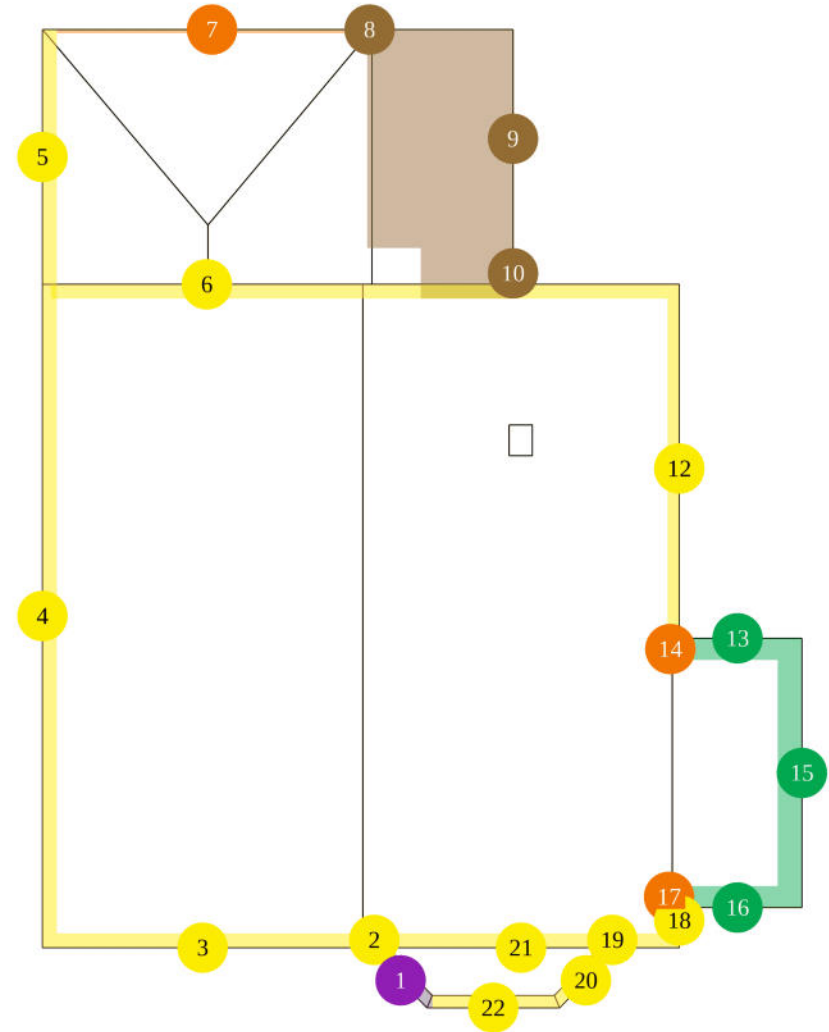
Number of Stories: 1





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

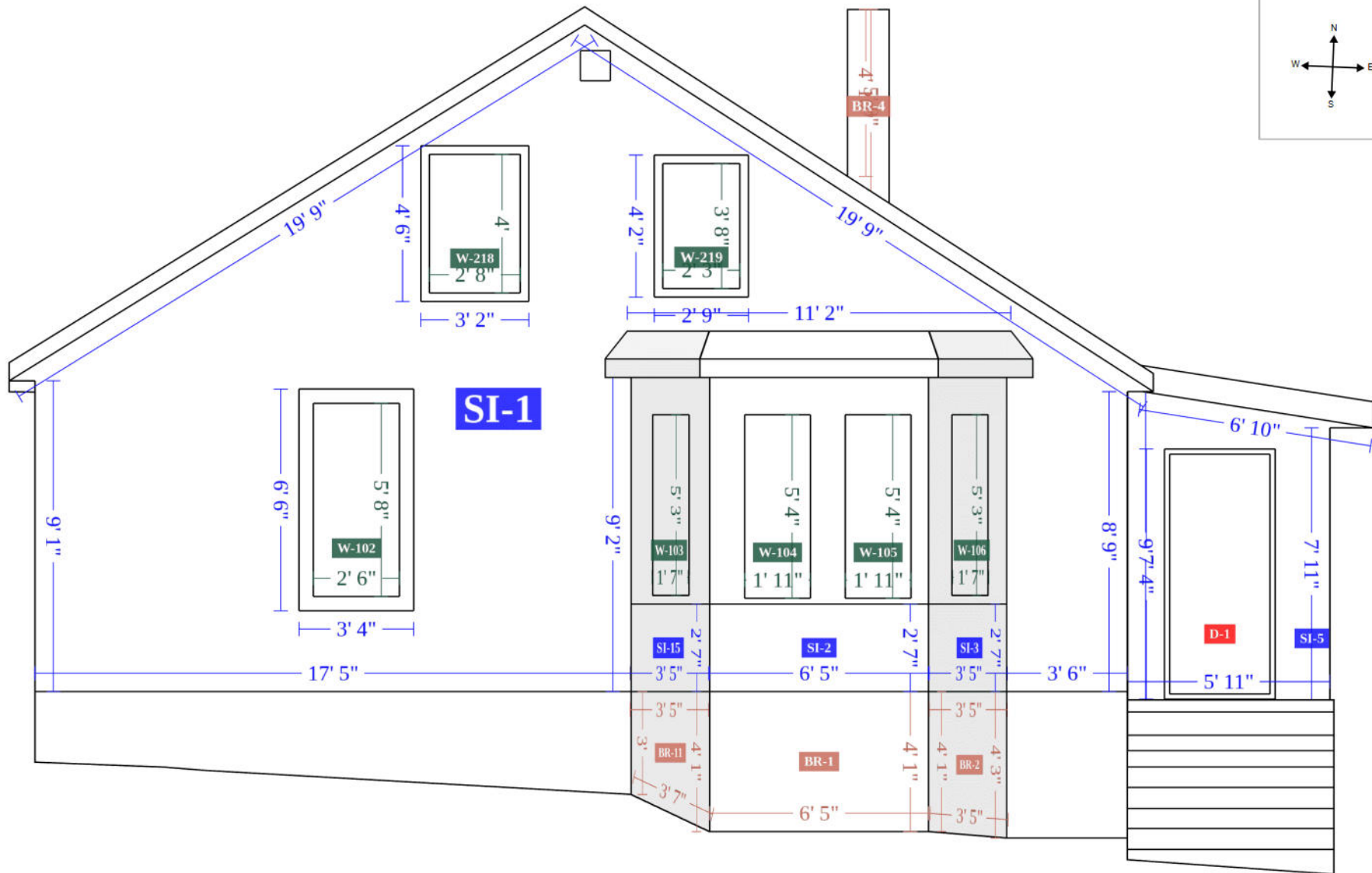
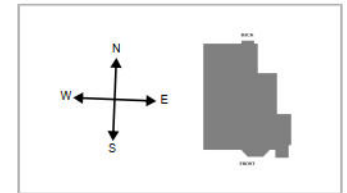
⚡ Feature is too small to label on the plan diagram



Complete Measurements

708 West 7th Street, Davenport, IA

FRONT

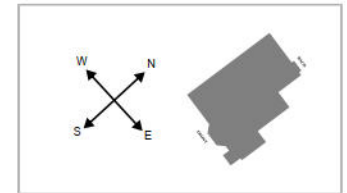




Complete Measurements

708 West 7th Street, Davenport, IA

FRONT-RIGHT

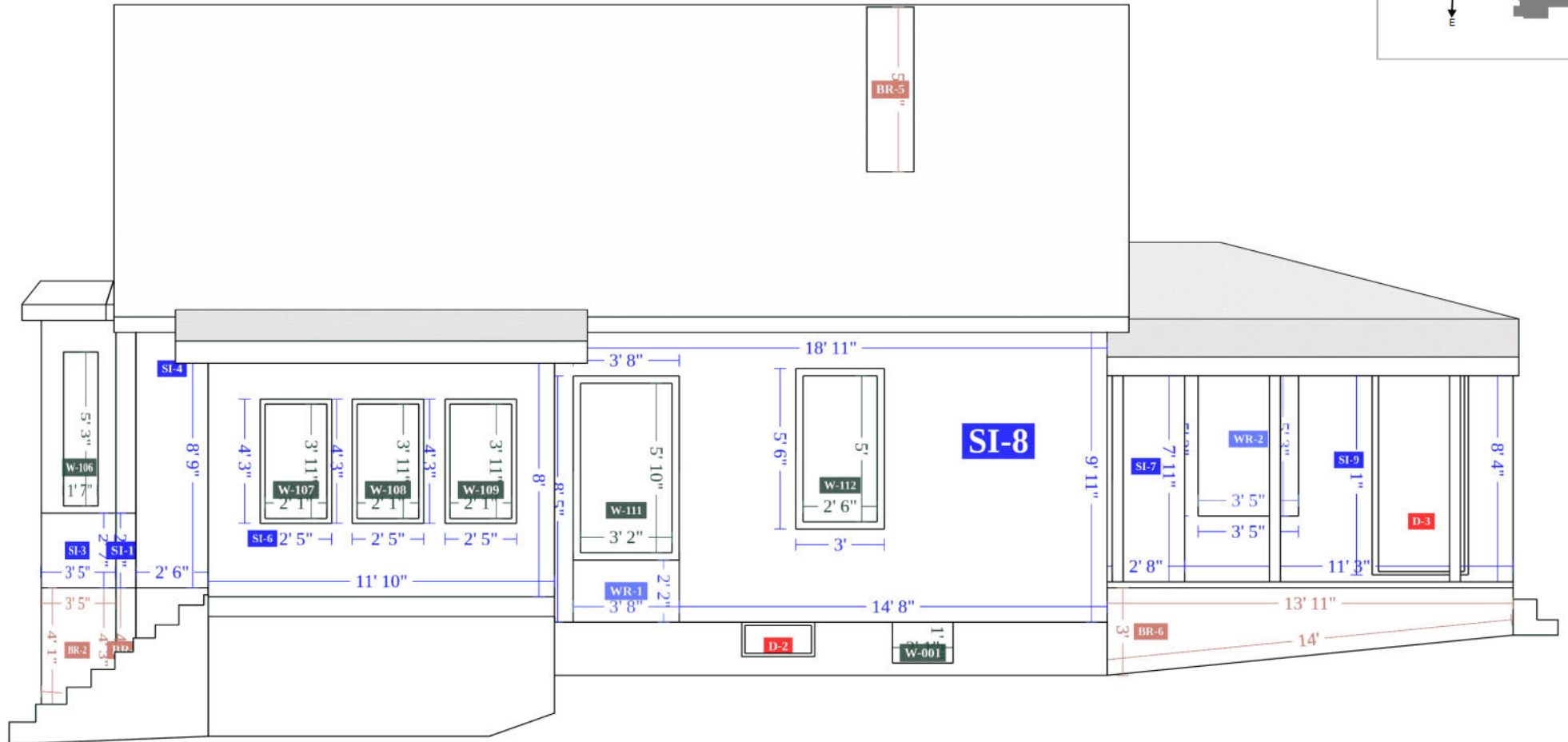
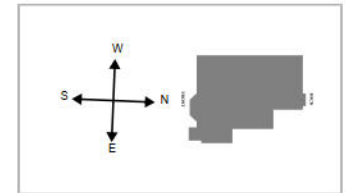




Complete Measurements

708 West 7th Street, Davenport, IA

RIGHT

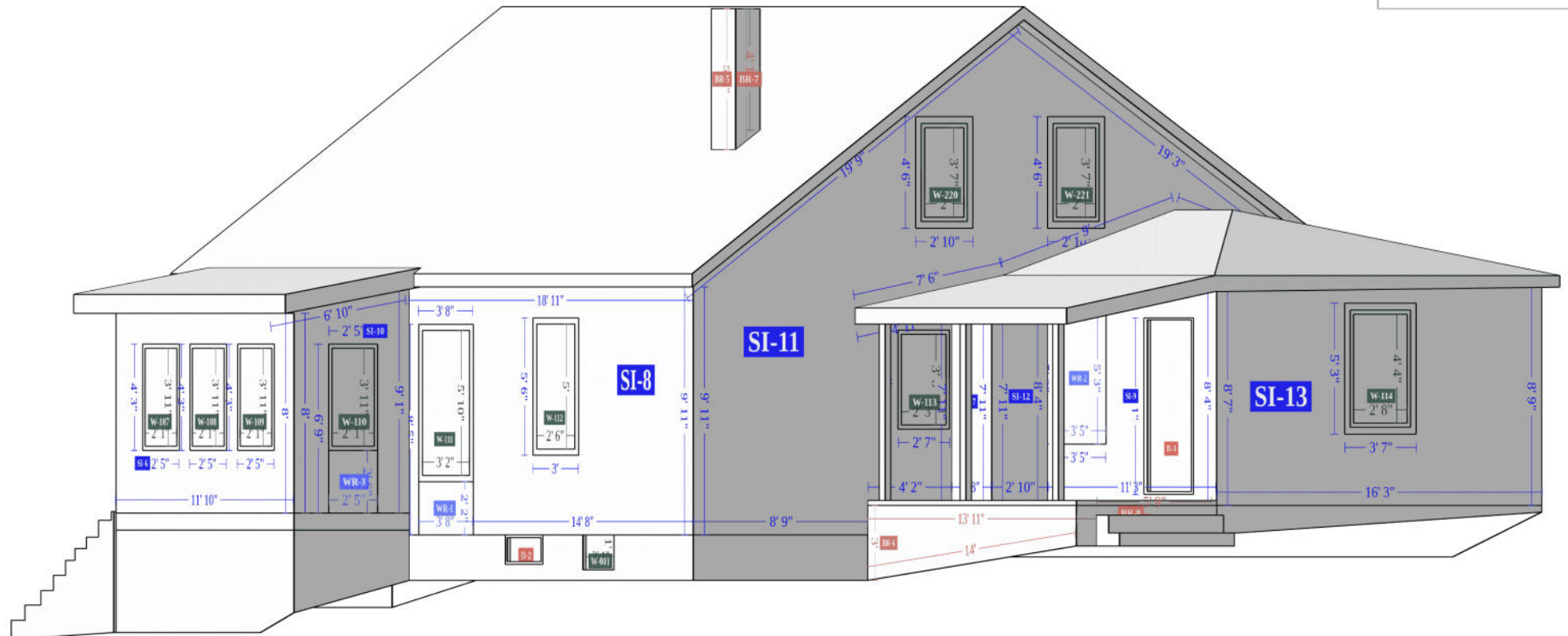
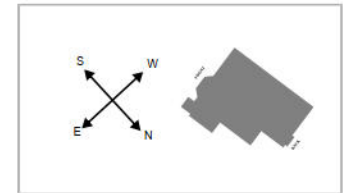




Complete Measurements

708 West 7th Street, Davenport, IA

RIGHT-BACK

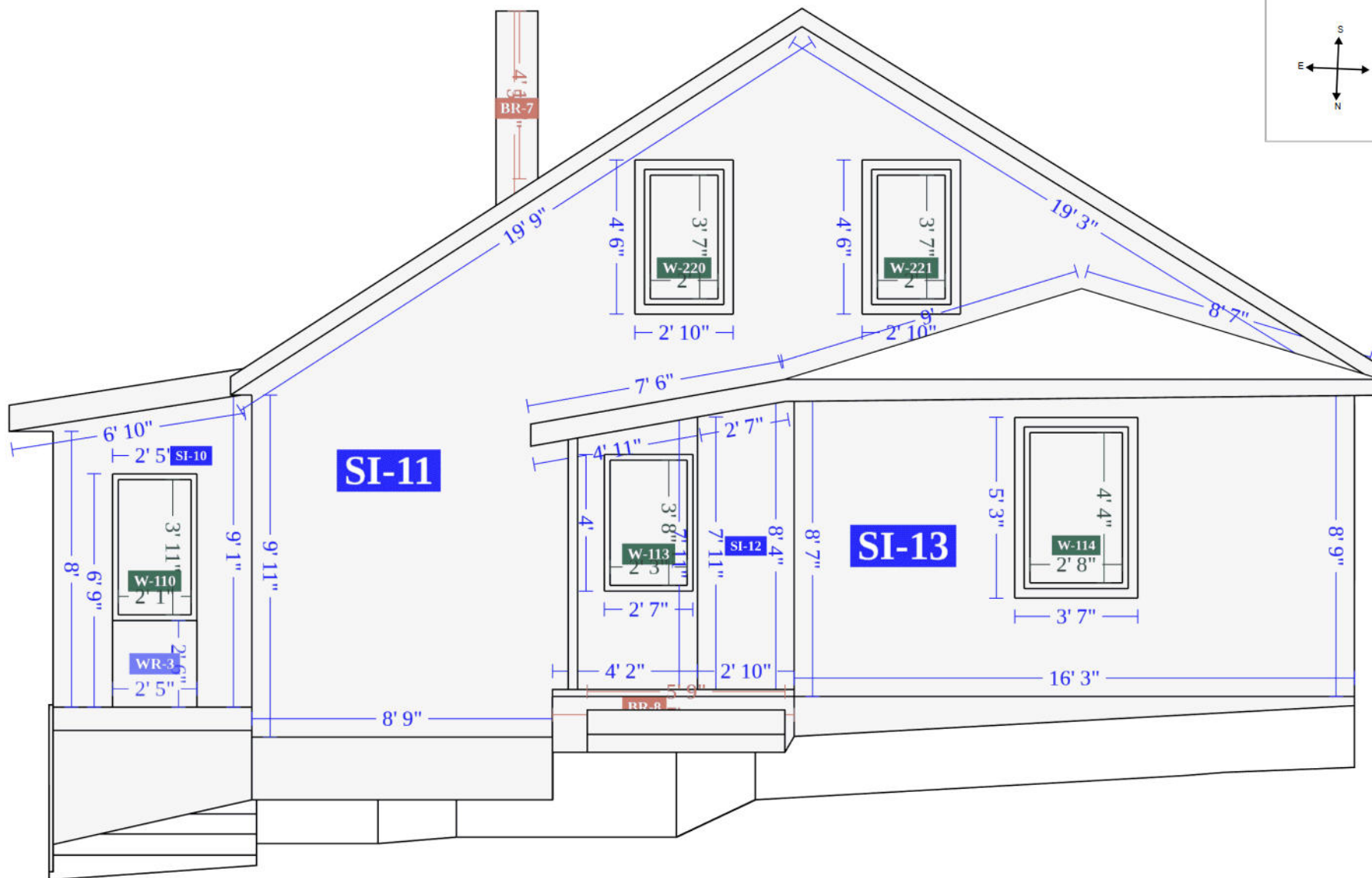
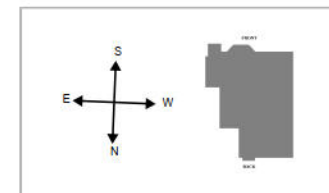




Complete Measurements

708 West 7th Street, Davenport, IA

BACK

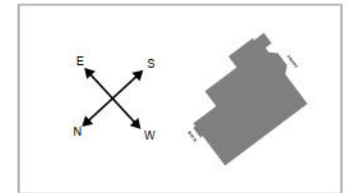




Complete Measurements

708 West 7th Street, Davenport, IA

BACK-LEFT

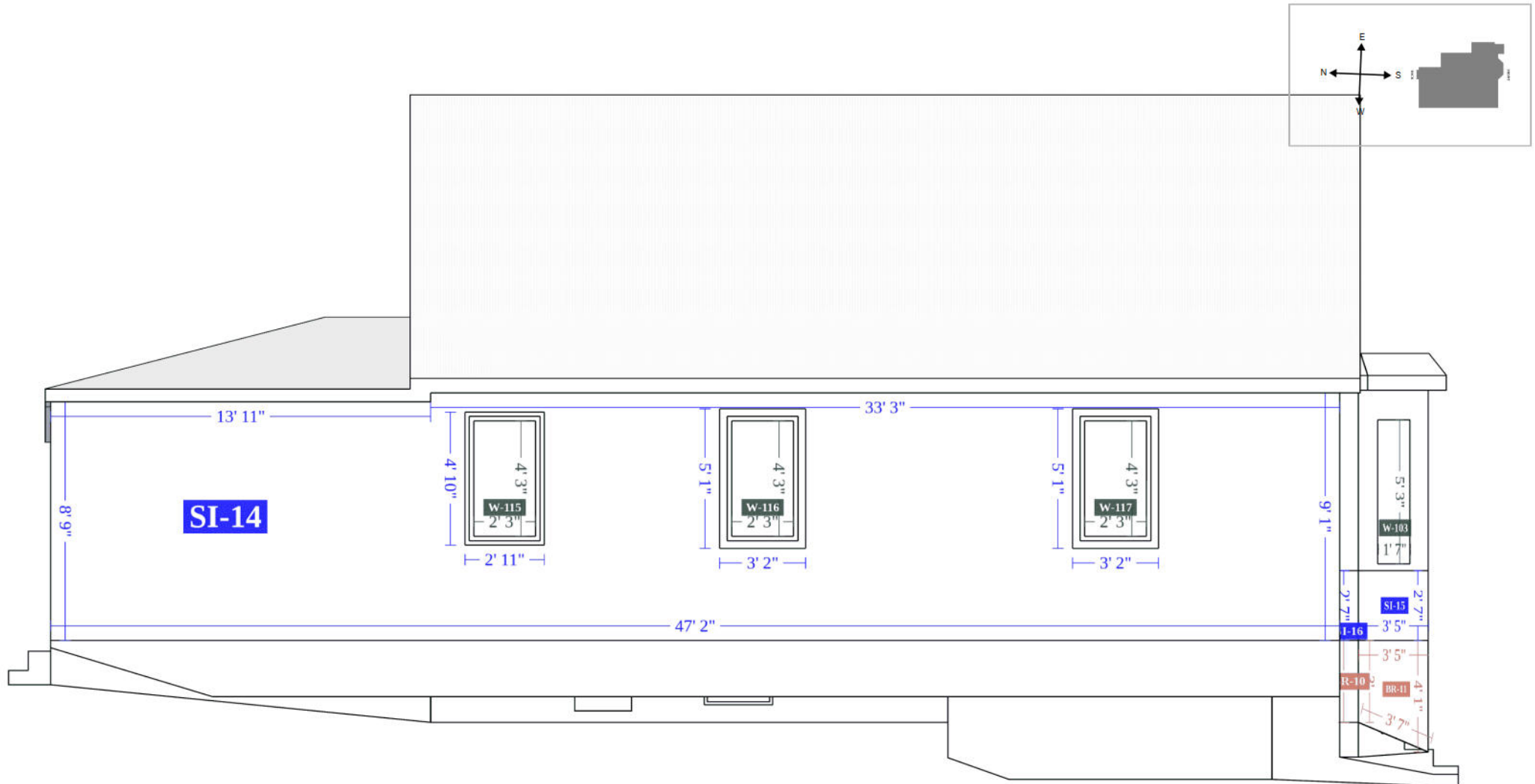




Complete Measurements

708 West 7th Street, Davenport, IA

LEFT

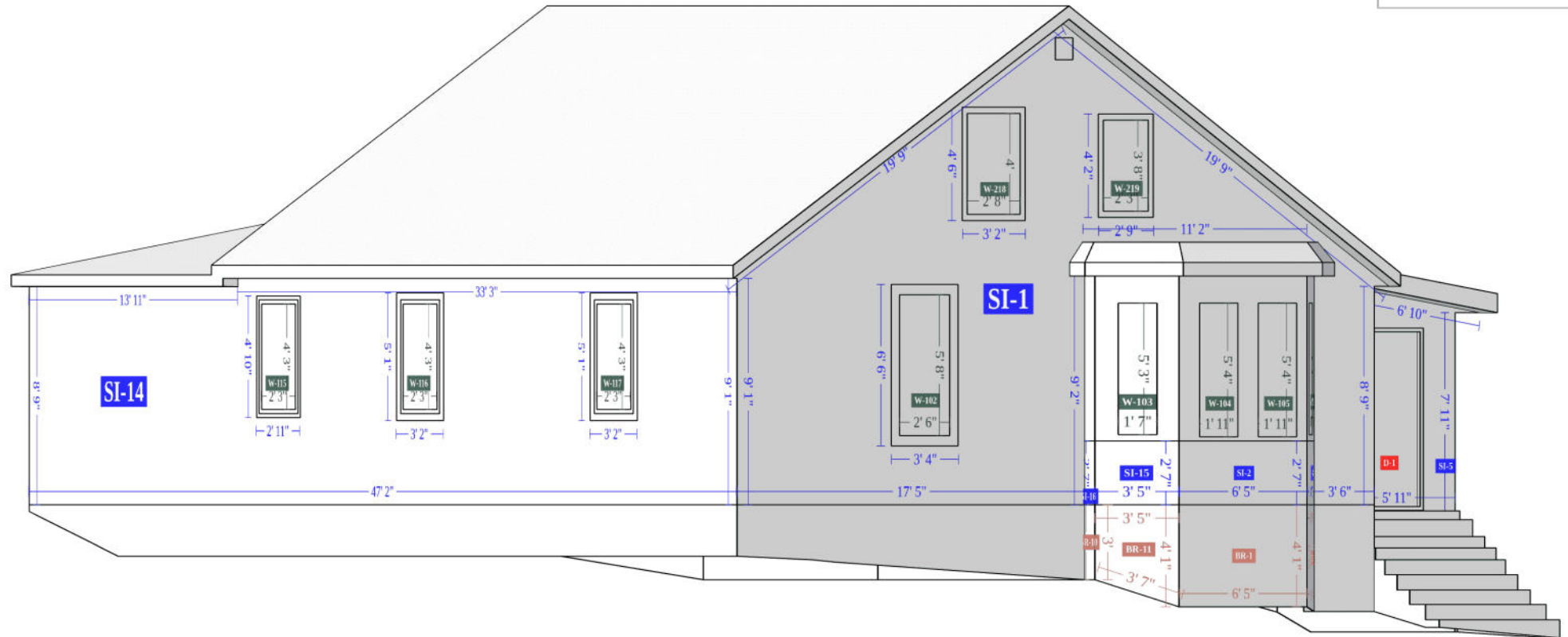
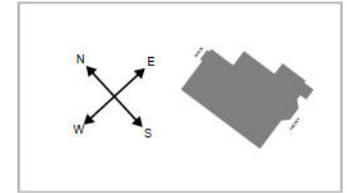




Complete Measurements

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 ft²	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.)

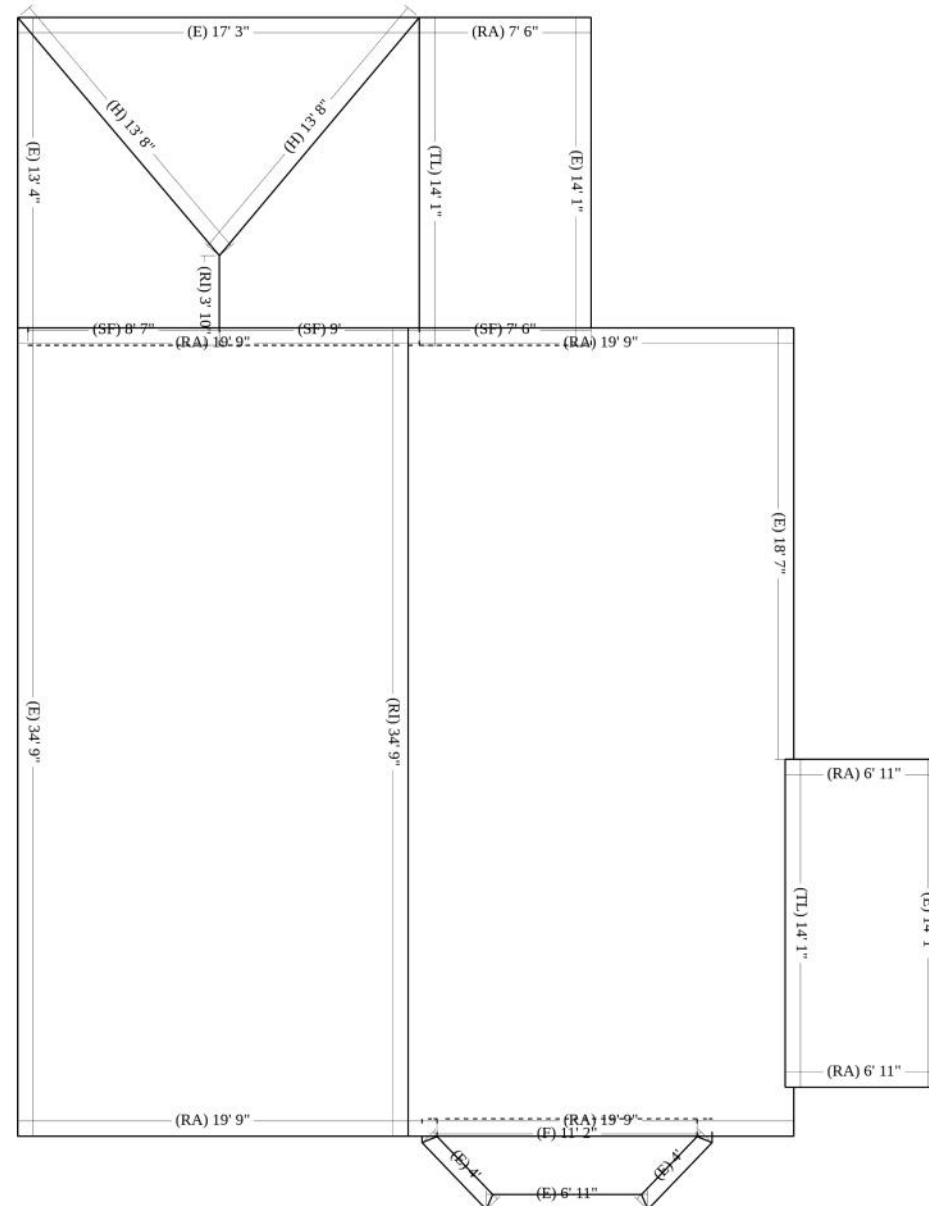


Complete Measurements

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"

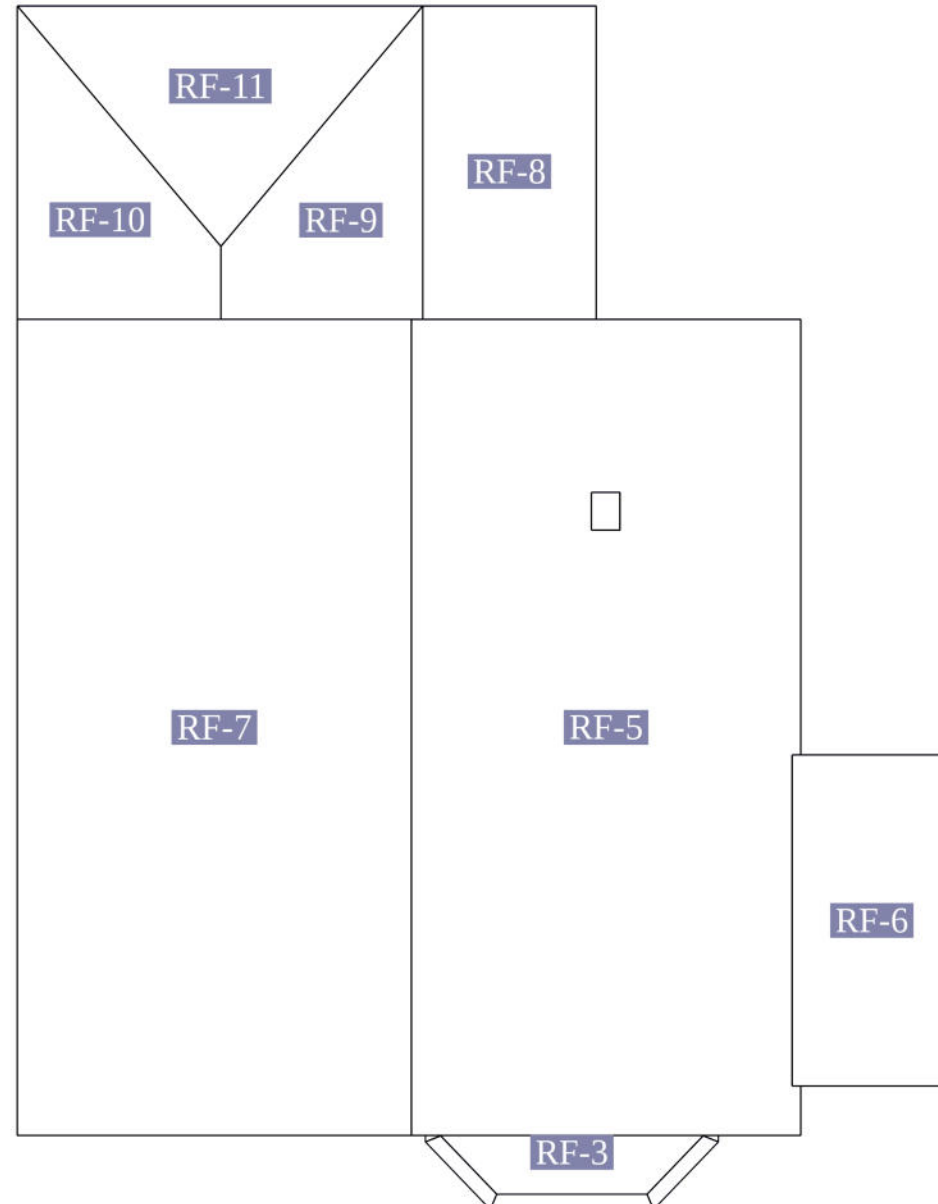
*Please view the 3D model for more detail (e.g. flashing, step flashing and some other roof lines may be difficult to see on the PDF)

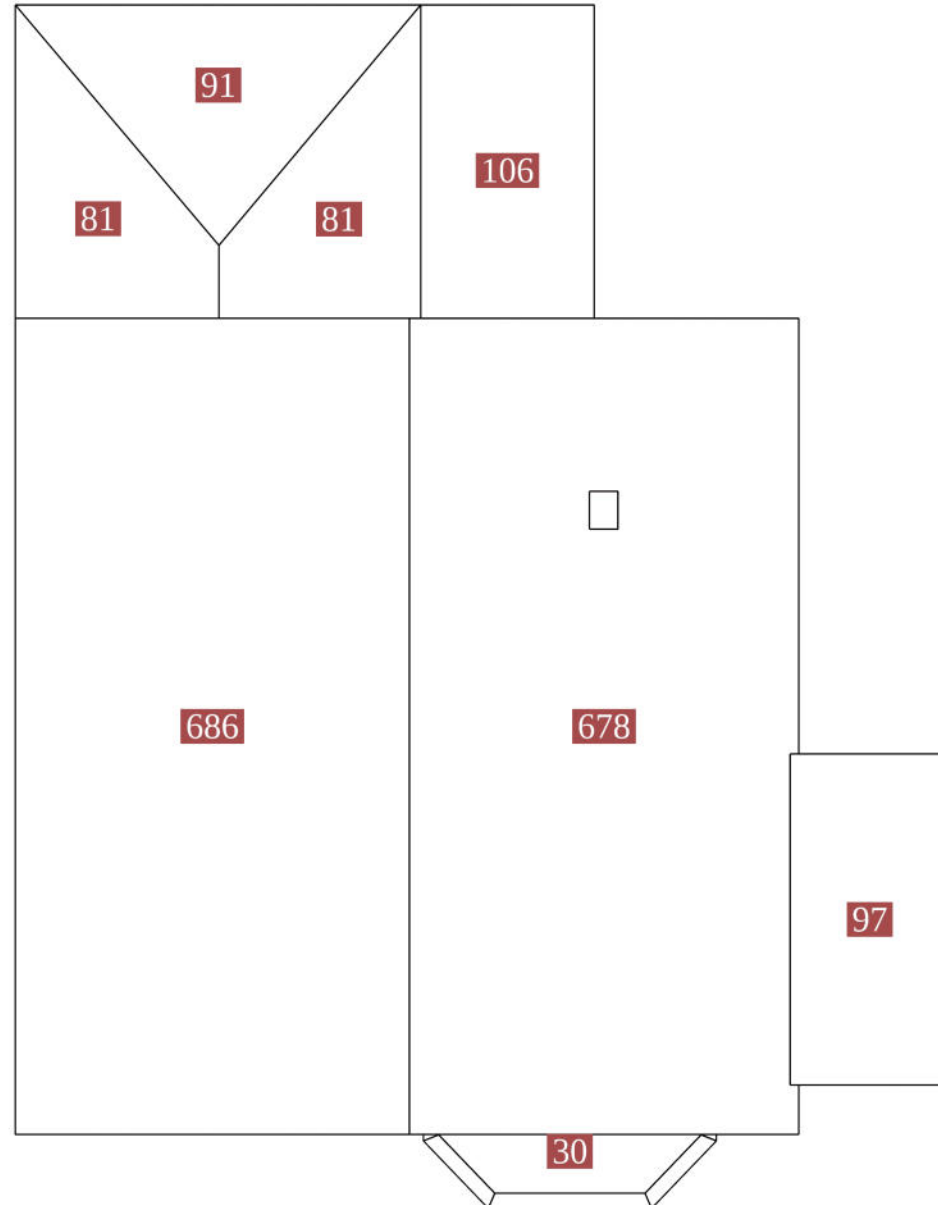




Roof Facets

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





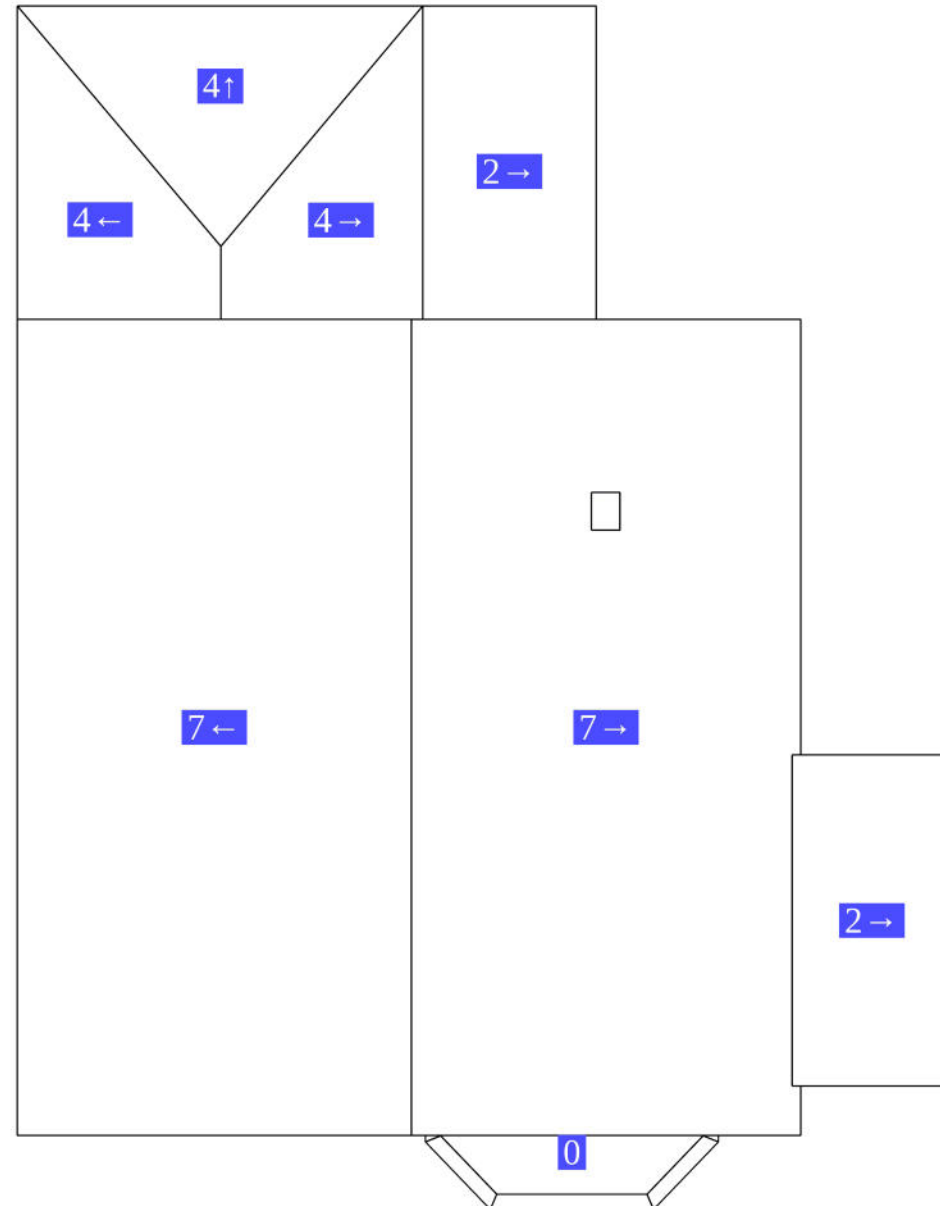
Roof	Facets	Total
Labeled Facets	11	1865 ft ²
Small Facets	2	2 ft ²
Total	13	1867 ft²



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

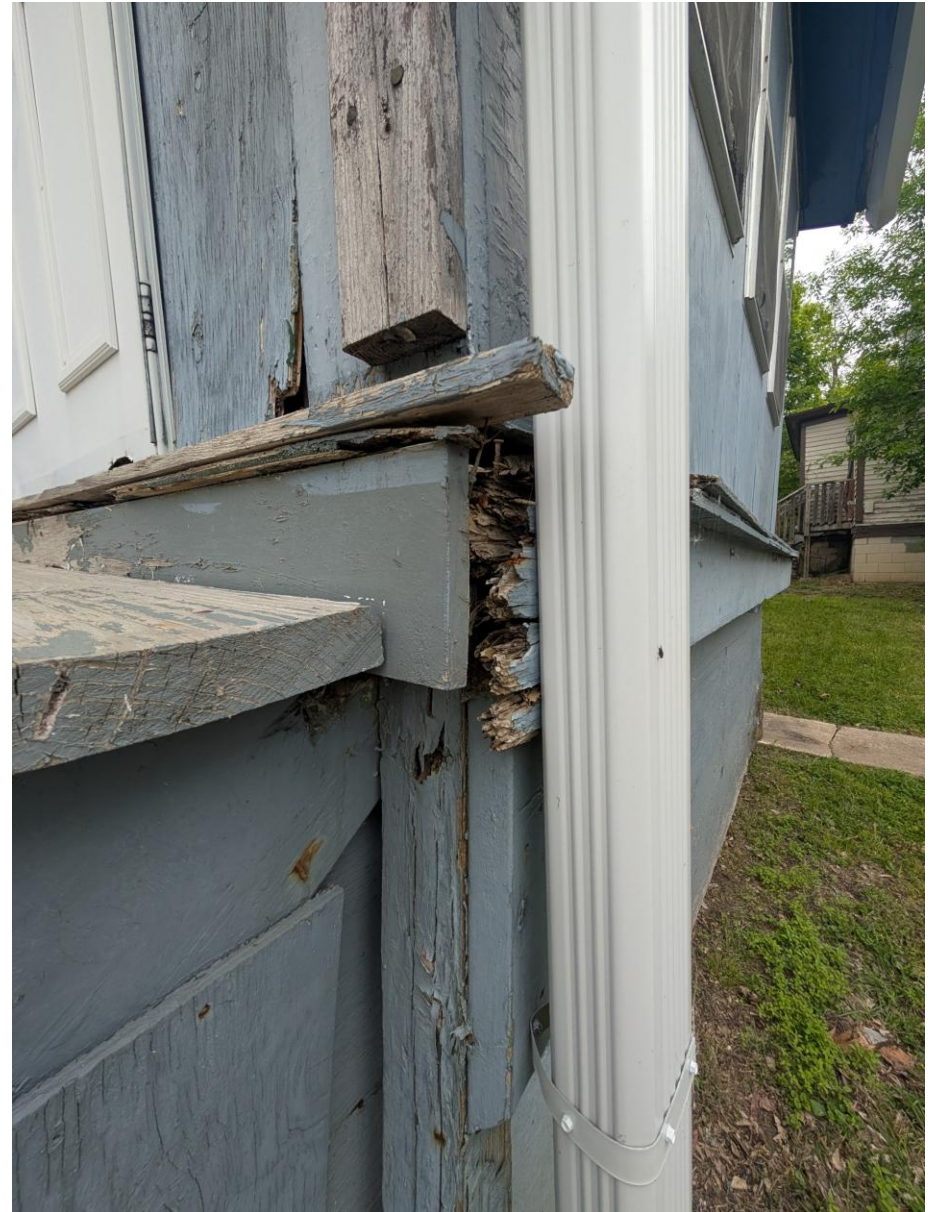
PHOTOS



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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



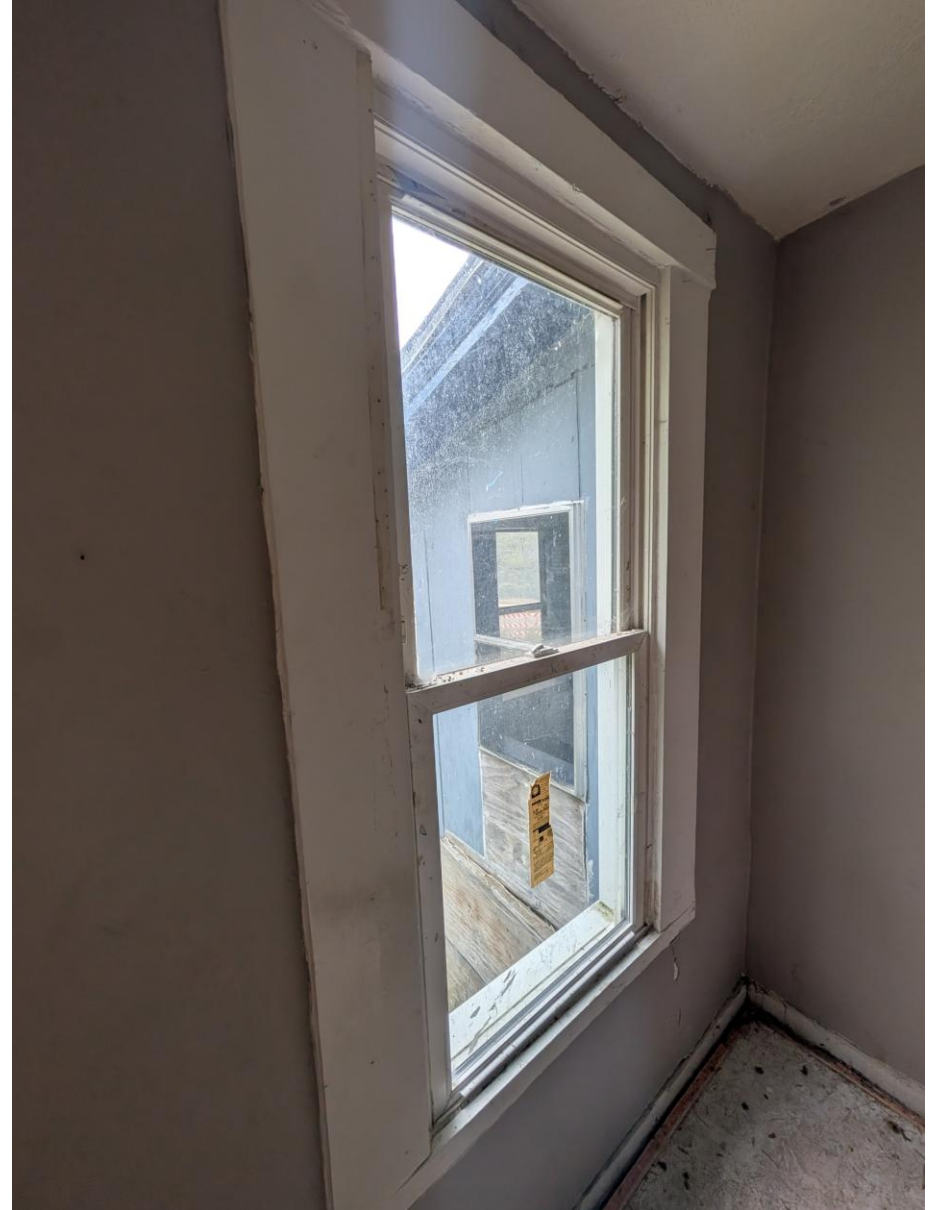
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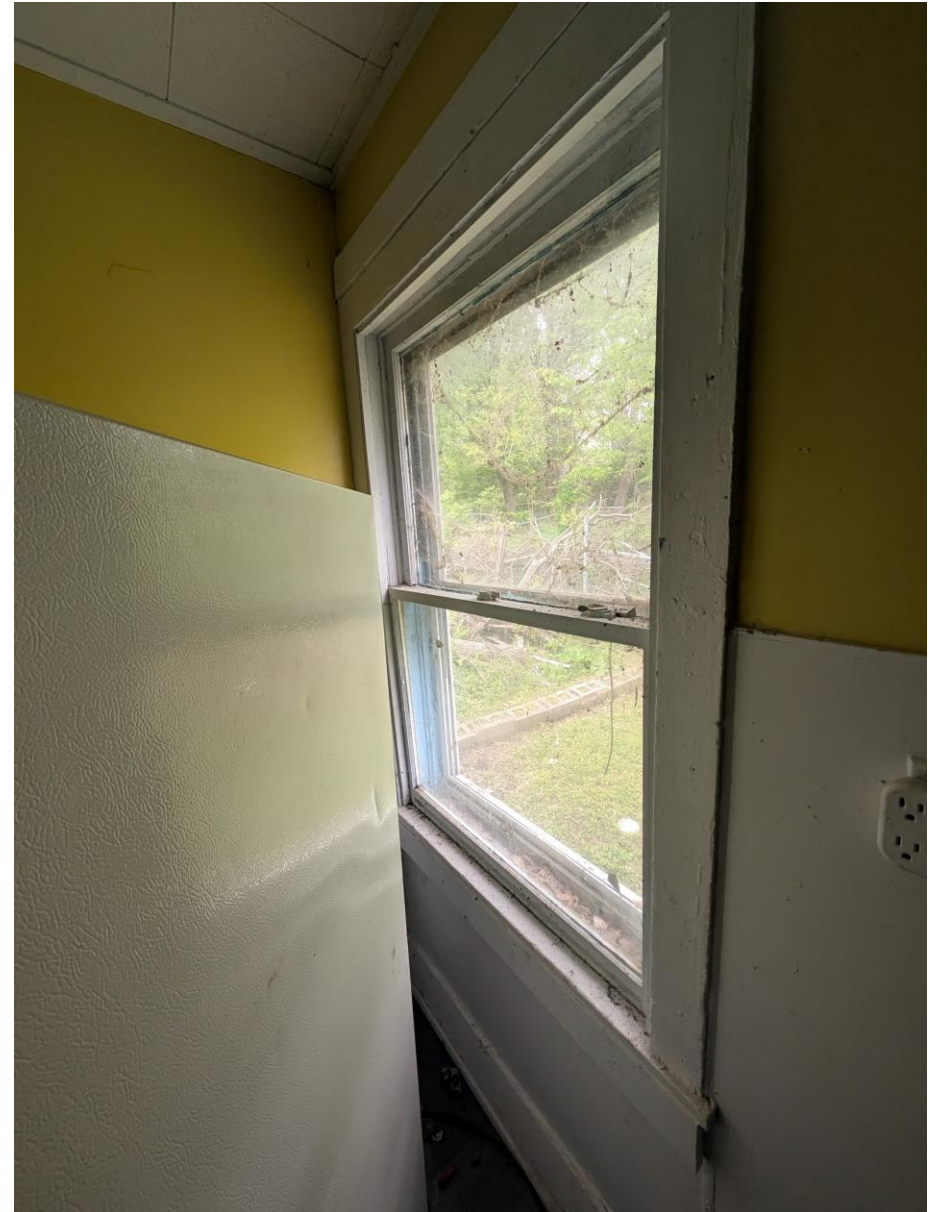
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708 W 7th Street



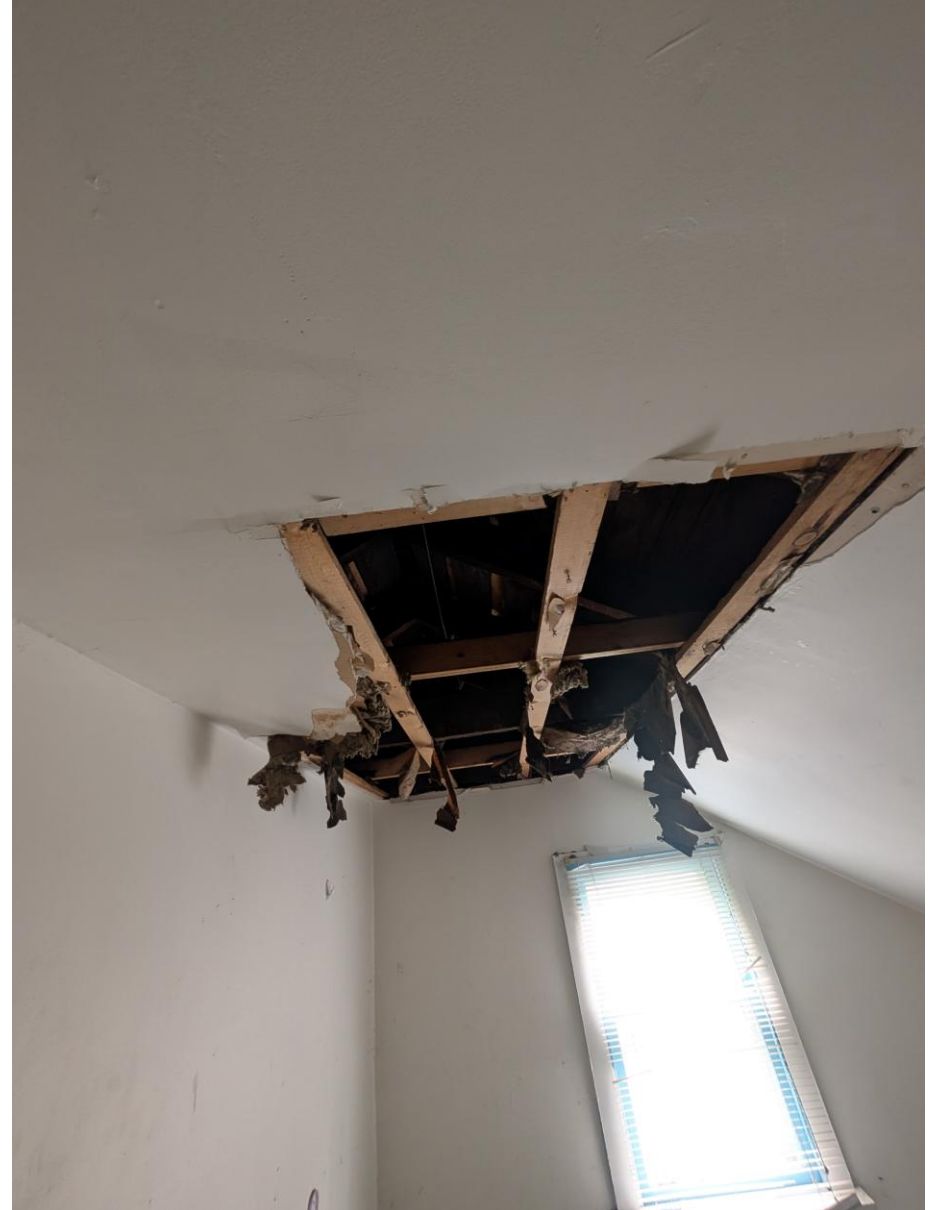
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708 W 7th Street



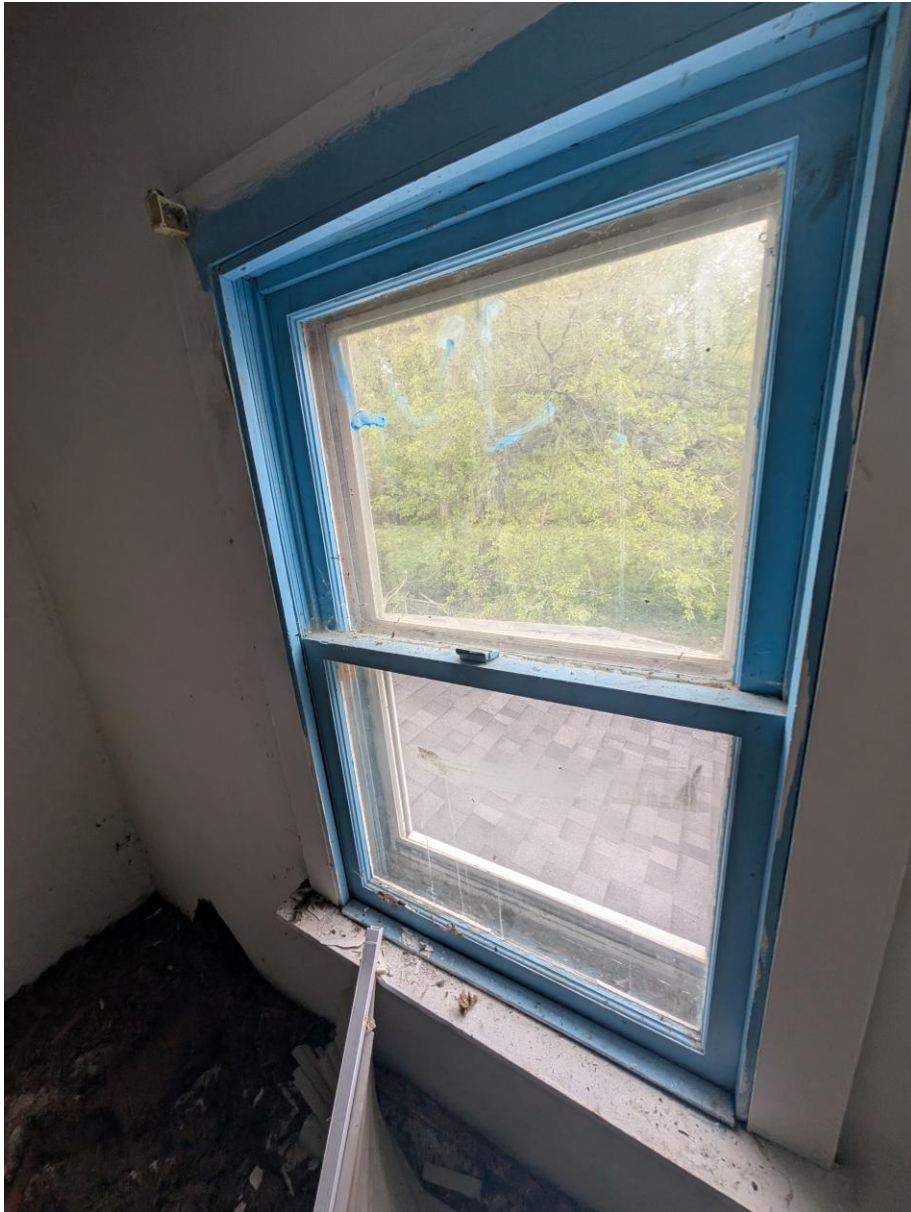
Case COA26-05
708 W 7th Street



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



H.D. NAME Hamburg

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

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 # 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

STREET 700 W. Seventh Street

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)
Name of Property

Scott County, Iowa
County and State

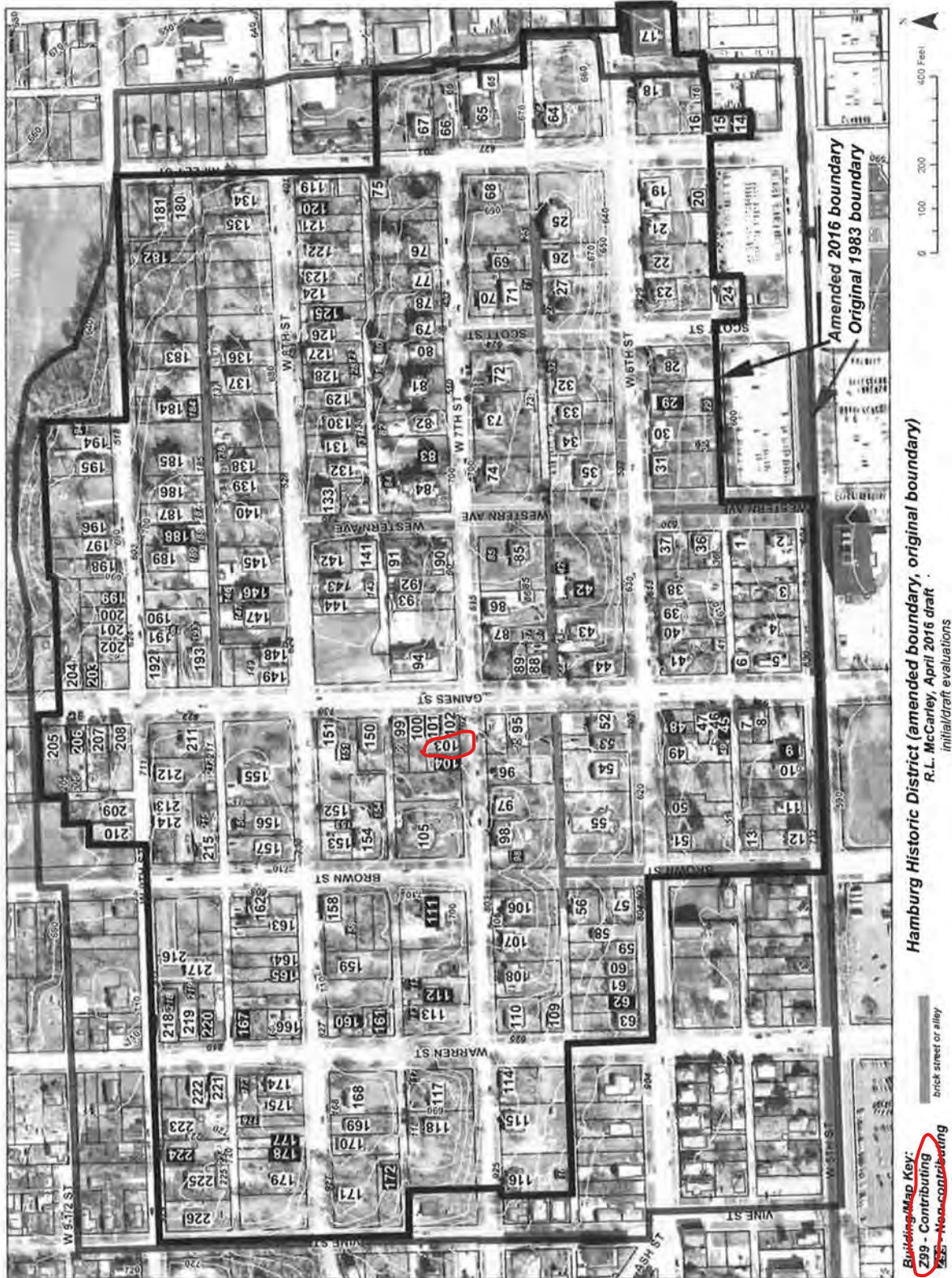


Figure 5. Map showing original and amended boundary for Hamburg Historic District (McCarley 2016).

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
6/9/2026

Subject:

Case COA26-06: Request to modify the Annie Wittenmyer Aquatic Center freestanding monument sign at 2828 Eastern Avenue. The Aquatic Center is a non-contributing structure within the Iowa Soldiers' Orphans' Home Historic District. City of Davenport, petitioner. [Ward 5]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness to modify the Annie Wittenmyer Aquatic Center freestanding monument sign at 2828 Eastern 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 standard:

1. Site improvements should have as minimal of an impact as possible to the designated property's original layout and its visual character.

Background:

Property Overview:

The Annie Wittenmyer Aquatic Center is listed as a noncontributing structure within the Iowa Soldiers' Orphans' Home Historic District. Opened in 2002, the facility includes a 6,300-square-foot outdoor swimming pool and associated aquatic amenities, including a zero-depth entry pool, water slide, diving board, lap swimming areas, and children's play features. The Aquatic Center serves as a seasonal public recreation facility and community gathering space, reflecting the continued evolution of the former Annie Wittenmyer Home property from a nineteenth-century orphanage and social services complex into a multi-use recreational and cultural destination.

Request:

The City of Davenport Parks and Recreation Department is proposing upgrades to the freestanding monument sign serving the Annie Wittenmyer Aquatic Center, located along Eastern Avenue between the parking lot and the bathhouse. The proposed work includes replacement of the existing digital display screen with a modern LED display unit. The new screen will be installed within the existing masonry sign framework, and no changes are proposed to the overall sign dimensions or height.

The existing monument sign consists of a brick masonry base with a centrally located electronic message board. The structure is capped with limestone elements and includes a decorative upper assembly composed of white vinyl posts and a horizontal cross member, which frames a circular emblem at the top of the sign. The lower portion of the sign incorporates the text "Annie Wittenmyer Complex," and flanking masonry planter elements are located on either side

of the main sign structure.

The proposed improvements include removal of the white vinyl posts and horizontal cross member. The limestone cap and upper course of brick masonry will be carefully removed, salvaged, and reinstalled following the installation of the new electronic display screen. The brick base and sign structure will remain intact, with the primary visible change consisting of the removal of the vinyl upper framing elements and restoration of the masonry cap details.

Scope of Work:

1. Remove and properly dispose of vertical white vinyl posts and cross member.
2. Remove and salvage limestone caps for reinstallation.
3. Remove and salvage top course of brick for reinstallation.
4. Reinstall top course of brick after electronic repairs are completed by others.
5. Reinstall limestone caps after electronic repairs are completed by others.

Staff Review:

Chapter 14.01.060 of the Zoning Ordinance requires a Certificate of Appropriateness for any activity requiring a sign permit that would change the exterior architectural appearance of a structure designated as a local landmark. The activities covered include new construction, exterior alterations, relocations, reconstructions, and infill development. The main concern is to ensure the proposed sign does not detract from the historic character of the Aquatic Center and district.

The freestanding sign is in compliance with City sign regulations outlined in Chapter 17.12 of the Zoning Ordinance.

Staff believes the existing freestanding sign was installed in conjunction with the construction of the Aquatic Center in 2002. The proposed replacement will not adversely affect the character of the historic district, as it involves replacing an existing digital monument sign with a new digital display of similar size, function, and purpose. Staff also supports the removal of the existing white vinyl posts, as the revised design provides a more streamlined appearance and eliminates elements that are not historically characteristic of the campus.

Additionally, the Annie Wittenmyer Aquatic Center is identified as a non-contributing structure within the Iowa Soldiers' Orphans' Home Historic District. As a result, alterations associated with the Aquatic Center are generally subject to a lower level of historic preservation scrutiny than changes to contributing buildings and features within the district.

Attachments:

1. Application
2. Background Materials & Photos
3. Historic Property Inventory Sheet
4. 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

SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME

APPLICANT INFORMATION

Applicant Name Company Name	BRIEF OVERVIEW OF THE PROJECT (not a scope of work)
Address	
City State Zip	
Phone	
Secondary Phone	
E-Mail Address	

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

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

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

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

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

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

_____ Date

Type Applicant's Name here to serve as a signature

ALL SUBMITTALS SHALL INCLUDE: **SUBMITTED**

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

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

Material specs: type, dimensions, color & manufacturer

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

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

* Major Additions & New Buildings may require more extensive information

DEVELOPMENT TEAM

Property Owner

Address	
Phone	Secondary Phone
E-Mail Address	

Formal Procedure Application Fee: **NONE**

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

Project Manager/Other

Address	
Phone	Secondary Phone
E-Mail Address	

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



5004 8th Avenue
East Moline, IL 61244
Phone: (309) 786-8800
Fax: (309) 786-8801

Date: April 20, 2026
04-23 Davenport Parks and Rec Signs JMS

Proposal Submitted to:

Davenport Parks and Recreation
1316 E. 29th Street
Davenport, IA 52803

Project Location:

Annie Wittenmyer Complex
2828 Eastern Ave.
Davenport, IA 52803

Project Contact:

Becca Niles
563-328-7275
Becca.Niles@davenportiowa.com

**We hereby propose to furnish all labor, equipment, materials, supervision,
And insurance necessary for the completion of the work described below.**

Scope of Work: Parks and Rec Sign Project

- Remove and properly dispose of vertical white vinyl posts and cross member.
- Remove and salvage limestone caps for reinstallation.
- Remove and salvage top course of brick for reinstallation.
- Reinstall top course of brick after electronic repairs are completed by others.
- Reinstall limestone caps after electronic repairs are completed by others.

We will complete the scope of work listed above for the sum of **\$ 2,950.00.**



Respectfully submitted,

Justin Smith
Bi-State Masonry Inc.
C. (563) 370-4393
E. justin@bsmqc.com

Any alteration or deviation from above specifications involving extra costs will be executed as a Change Order and will be added to the contract amount stated above. Issuance of Sub-Contract for pricing listed above constitutes acceptance of specified scope of work as listed above. Additional scope of work that may be added via Sub-Contract language shall be charged as a Change Order. All materials to be used shall be chosen from supplied list in specifications or approved equals. Masonry materials shall be from manufacturers current standard stock material. Material samples shall be submitted for approvals prior to ordering if requested. No hot/cold weather provisions or protection from the elements are included in this proposal unless stated otherwise. We are a Merit Shop. No provisions for Davis-Bacon or Prevailing Wage Labor Rate Determinations have been included in our proposal unless stated elsewhere. All agreements are contingent upon strikes, accidents, or delays beyond our control. Applicable taxes shall be added as required. All payments will be Net 30 Days unless otherwise stated or agreed upon. Balances over 30 days are subject to a finance charge of 1.5% per month or the maximum rate allowed by law. The undersigned, responsible party agrees to be personally responsible for all charges. If, at any time or for any reason, the undersigned is unable to pay for services when due, the undersigned agrees to pay and authorizes Bi-State Masonry, Inc., to bill their finance charges as described above. In the event it becomes necessary for Bi-State Masonry, Inc. to incur collections costs or institute suit to collect any amount due under this agreement, the undersigned also agrees to pay collection fees and expenses, including reasonable attorneys' fees and court costs, plus all legal fee is incurred for collection, and submits them to jurisdiction and venue in Rock Island County, IL.

Note -- This proposal may be withdrawn by Bi-State Masonry if not accepted within **30** days

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Issuance of Purchase Order constitutes acceptance of terms stated above. Payments will be made as outlined above.

Print Name:

Company:

Signature:

Date:



SAMSUNG

OH Full Outdoor Signage

OH46B 46" | OH55A-S 55" | OH75A 75"

Stand out, outside. Night and day, rain or shine.

A sleek all-in-one display that's built for the outdoors.

Communicate clearly at all times. The Samsung OH Series outdoor solution features exceptional brightness and a slim yet rugged design. It'll get your message out 24/7, whether it's pouring rain at midnight or scorching sun at noon.



A true all-weather display

With certified IP56-rated protection, Samsung OH Series full outdoor signage is designed specifically to withstand the elements and fully perform in heat, cold, rain, snow and dust.¹



Humidity prevention

With hidden four fans in the downside of the signage, external humidity issues such as condensation are greatly reduced.



Attract attention anywhere, anytime

Samsung full outdoor signage is UL-verified for outdoor visibility, with peak brightness of up to 4,000 nits. Combined with a built-in auto brightness sensor, it'll deliver vivid content in all types of lighting, 24/7.



Bright, vivid, accurate communication

OH series signage delivers enhanced red, green and blue shades, for incredible color accuracy.



Outstanding visibility in direct sun

Samsung Magic Protection Glass features advanced anti-reflection technology, for exceptional visibility even in direct sunlight. And Samsung's circular polarizing technology means content can still be easily seen even while wearing polarized sunglasses.



Robust durability for screen safety

The Magic Protection Glass is tempered, with IK10-rated durability for advanced safety and protection against external impact and damage.² That helps protect against vandalism, and adds peace of mind.



Reliable and advanced software for effective management

The embedded MagicINFO Player S7, backed by the powerful TIZEN operating system, boosts overall performance and offers painless content management.³ Promotions and content throughout a network of signage can be easily changed. Transitions and playback are seamless, for a better experience for both customers and store managers.



Powerful, protective security

Powered by Samsung's proprietary Knox technology, the OH series employs comprehensive three-layer security protection. The secured platform helps minimize security attacks and supports application development.



3-year warranty

A 3-year warranty means extended protection and peace of mind.



samsung.com/display

OH Full Outdoor Signage

Model			OH46B	OH55A-S	OH75A
Panel	Diagonal Size	Class Measured	46"	55"	75"
	Type		45.9" / 116.8cm	54.6" / 138.7cm	74.5" / 189.2cm
	Resolution		1920 x 1080 (16:9)	120Hz E-LED BLU	60Hz D-LED Local Dim. BLU
	Brightness (Typ.)		3,500 nit (Peak 4,000 nit)	1920 x 1080 (16:9)	3840 x 2160 (16:9)
	Contrast Ratio		6000:1	3,500 nit (peak 4,000 nit)	3,500 nit (peak 4,000 nit)
	Viewing Angle (H/V)		178/178	6,000:1	1,200:1
	Color Gamut		72%	178/178	178/178
	Operation Hour		24/7	72%	24/7
Sound	Speaker Type		N/A	N/A	N/A
			N/A	N/A	N/A
Connectivity	INPUT	Video	HDMI 2.0 (2), HDBaseT	HDMI 2.0 (2), HDBaseT(LAN Common)	HDMI 2.0 (2)
		HDCP	HDCP 2.2	HDCP 2.2	HDCP 2.2
		Audio	N/A	N/A	N/A
		USB	USB 2.0 x 1	USB (1)	USB (1)
		RGB	N/A	N/A	N/A
	OUTPUT	Video	N/A	N/A	N/A
		Audio	Stereo Mini Jack	Stereo Mini Jack	Stereo Mini Jack
		USB	N/A	N/A	N/A
		External Control	RS232C(in/out), RJ45 (in/out), HDBaseT	RS232C (in/out), RJ45(in/out), HDBaseT	RS232C (in), RJ45(in)
		External Sensor	N/A	N/A	N/A
Power	Type	Internal	Internal	Internal	
	Power Supply	AC 100 – 240 V, 50/60 Hz	AC 100 – 240 V, 50/60 Hz	AC 100 – 240 V, 50/60 Hz	
Power Consumption	Max [W/h]	460	530	1,200	
	Typical [W/h]	205W	274	471	
	BTU (Max)	⌘ IEC 62087 measurement standard	⌘ IEC 62087 measurement standard	⌘ IEC 62087 measurement standard	
	Sleep mode	0.5	Less than 0.5W	Less than 0.5W	
	Off mode	N/A	N/A	N/A	
Mechanical Spec	Dimension (mm/in)	Set	1,069 x 623.6 x 85 mm / 42 x 24.5 x 3.3 in	1,260.6 x 731.4 x 85.0 mm / 49.6 x 28.7 x 3.3 in	1,774.8 x 1,053.4 x 130 mm / 69.8 x 41.4 x 5.1 in
	Weight (kg/lbs)	Set	115.4 x 71.3 x 20.0 mm / 45.5 x 28 x 3.8 in	1,358 x 845 x 230 mm / 53.4 x 33.2 x 9 in	1,932 x 1,251 x 367 mm / 76 x 49.2 x 14.4 in
	Mounting Hole	Set	36 kg / 79.3 lbs	46.1 kg / 101.6 lbs	134 kg / 295.4 lbs
	Protection Glass	Package	40.5 kg / 89.2 lbs	52.6 kg / 115.9 lbs	150 kg / 330.6 lbs
Operation	Humidity	10~100%	10~100% (Non-condensing)	10~80% (Non-condensing)	
	IP Rating	IP56	IP56	IP56	
	Key	Power-box Integrated, IP56 Outdoor,Built-in MagicInfo Player S7, SSSP 7.0	Power-box Integrated, IP56 Outdoor,Built-in MagicInfo Player S7, SSSP 7.0	Power-box Integrated, IP56 Outdoor,Built-in MagicInfo Player S7, SSSP 7.0	
	Orientation	Landscape / Portrait	Landscape / Portrait	Landscape / Portrait	
Special		IP56 Rated Simple Enclosure Outdoor, Protection Glass (IK-10 Level, Anti Graffiti, Infrared Reduce), Polarized Sun Glasses Viewable in any direction, HD Base T for Long Distance Installing, Auto Brightness Control with Ambient Brightness Sensor, Temperature Sensor, Clock Battery (80hrs Clock Keeping), Auto Source Switching & Recovery, RJ45 MDC, Kensington Lock	IP56 Rated Simple Enclosure Outdoor, Protection Glass (IK-10 Level, Anti Graffiti, Infrared Reduce), Polarized Sun Glasses Viewable in any direction, HD Base T for Long Distance Installing, Portrait / Landscape Installation Support, Lamp Error Detection, Auto Brightness Control with Ambient Brightness Sensor, Temperature Sensor, RJ45 MDC, Auto Source Switching & Recovery, Clock Battery (80hrs Clock Keeping), Kensington Lock	IP56 Rated Simple Enclosure Outdoor, Protection Glass (IK-10 Level, Anti Graffiti, Infrared Reduce), Polarized Sun Glasses Viewable in any direction, Portrait / Landscape Installation Support, Auto Brightness Control with Ambient Brightness Sensor, Temperature Sensor, RJ45 MDC, Auto Source Switching & Recovery, Clock Battery (80hrs Clock Keeping)	
Feature	Processor	Cortex A72 1.7GHz Quad-Core CPU	Cortex A72 1.7GHz Quad-Core CPU	Cortex A721.7GHz Quad-Core CPU	
		L1 Instruction Cache: 48KB	L1 Instruction Cache: 48KB	L1 Instruction Cache: 48KB	
		L1 Data Cache: 32KB	L1 Data Cache: 32KB	L1 Data Cache: 32KB	
		L2 Cache: 2MB	L2 Cache: 2MB	L2 Cache: 2MB	
	Main Memory Interface	1.7GHz	1.7GHz	1.7GHz	
		2.5GB	2.5GB	2.5GB	
	Internal Player (Embedded H/W)	LPDDR4 1.6GHz 64bit	LPDDR4 1.5GHz 64bit	LPDDR4 1.6GHz 64bit	
		Graphic resolution: 1920 x 1080	Graphic resolution: 1920 x 1080	Graphic resolution: 1920 x 1080	
	Storage (FDM)	8GB (3.88GB Occupied by O/S, 4.12GB Available)	8GB (3.88GB Occupied by O/S, 4.12GB Available)	8GB (3.88GB Occupied by O/S, 4.12GB Available)	
		Video Decoder	Video Decoder	Video Decoder	
Multimedia	FHD MFD : VP8, H.264, AVS+(60Hz)UHD MFD : HEVC, H.264, VP95K HEVC Decoder, SHVC(ATSC3.0)AVS2.0 HEVC / AVS2.0 1xUHD120p (DP, NR off, FRC bypass)	FHD MFD : VP8, H.264, AVS+(60Hz)UHD MFD : HEVC, H.264, VP95K HEVC Decoder, SHVC(ATSC3.0)AVS2.0 HEVC / AVS2.0 1xUHD120p (DP, NR off, FRC bypass)	FHD MFD : VP8, H.264, AVS+(60Hz)UHD MFD : HEVC, H.264, VP95K HEVC Decoder, SHVC(ATSC3.0)AVS2.0 HEVC / AVS2.0 1xUHD120p (DP, NR off, FRC bypass)		
	Audio Decoder - AC3 (DD), MPEG	Audio Decoder - AC3 (DD), MPEG	Audio Decoder - AC3 (DD), MPEG		
IO Ports	USB 2.0	USB 2.0	USB 2.0		
	Operating System	Tizen 5.0 (VDLinux)	Tizen 5.0 (VDLinux)	Tizen 5.0 (VDLinux)	
Certification	Safety	60950-1	60950-1	60950-1	
	EMC	Class A	Class A	Class A	
Accessories	Environment	N/A	N/A	N/A	
	Included	Quick Setup Guide, Regulatory Guide, Warranty Card, Power Cord, Remote Controller, Batteries	Quick Setup Guide, Regulatory Guide, Warranty Card, Power Cord, Remote Controller, Batteries	Quick Setup Guide, Regulatory Guide, Warranty Card, Power Cord, Remote Controller, Batteries	

Connectivity

- RS232C IN / Out
- Audio Out
- USB
- RJ45 (LAN Out)
- HDBT (LAN In)
- HDMI In 1
- HDMI In 2
- DP In (UHD 60Hz)

OH46B



OH55A-S



OH75A



OH55A-S - Front



OH55A-S - Back



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¹IP56 (Ingress Protection Rating): Degrees of protection provided by enclosures (IEC 60529). ²The IK European strength test rating uses a 0-10 scale (where 10 indicates the highest possible protection) to measure the degree of resistance against external impact. ³MagicINFO license must be purchased separately.

Annie Wittenmyer Aquatic Center

DAVENPORT
IOWA | USA



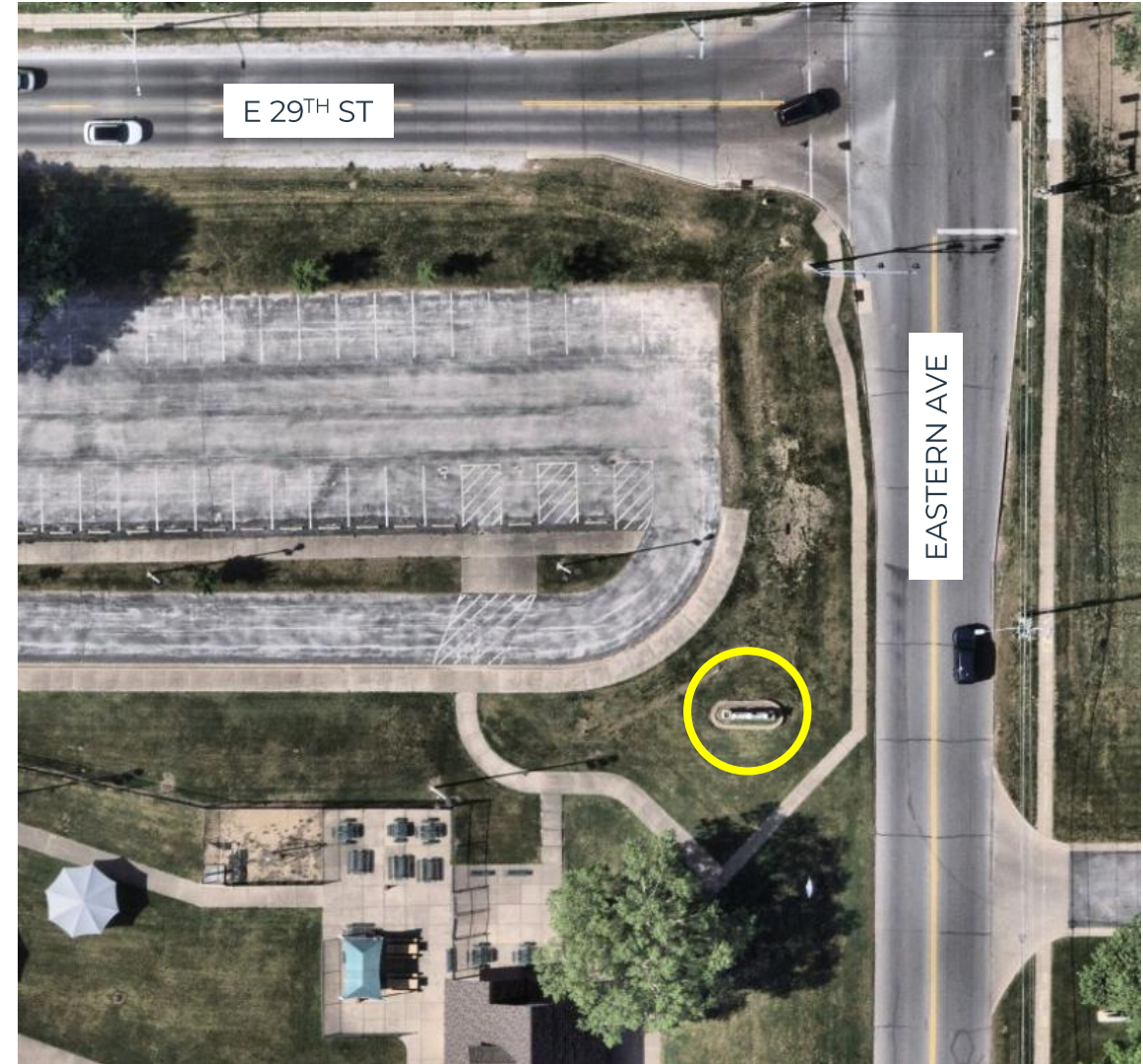
Iowa Soldiers' Orphan's Home Historic District Contributing Structures

Request

Replace the digital display screen on the freestanding monument sign with a new, matching unit.



DAVENPORT
IOWA | USA



Existing Sign



North Sign Face



South Sign Face

Scope of Work

1. Remove and properly dispose of vertical white vinyl posts and cross member.
2. Remove and salvage limestone caps for reinstallation.
3. Remove and salvage top course of brick for reinstallation.
4. Reinstall top course of brick after electronic repairs are completed by others.
5. Reinstall limestone caps after electronic repairs are completed by others.



NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 7 Page 26

Iowa Soldiers' Orphans' Home Historic District
Name of Property

Scott County, IA
State

are now covered.

- In the south façade, windows are grouped in three bays with three windows in each bay at each level. The original windows were 9/9 double-hung sash with six-light transoms beneath flat arches; all but one window is closed with plywood.
- The interior contains a swimming pool and locker rooms on the basement level and a gymnasium on the upper level. Circular metal staircases in the northeast and northwest corners connect the floors.
- Four steel ceiling trusses are widely spaced with additional I-beams between end trusses and the outer walls. Stabilizing I-beams connect the trusses parallel to the walls.
- Elevation drawings for the Gymnasium appear on the following page.

Annie Wittenmyer Family Aquatic Center (noncontributing) – Photos #25 & #26

- Annie Wittenmyer Family Aquatic Center is located in the northeast corner of the original 33-acre orphanage site in a portion of the campus historically reserved for open space and recreation uses. The area lies in the flood plain for Duck Creek, which is located north of 29th Street. The Aquatic Center is one of two nearly identical facilities operated by the City of Davenport Park and Recreation Department. Fejervary Park Family Aquatic Center opened in 1999 and the Annie Wittenmyer Family Aquatic Center opened in 2002.
- Burbach Aquatics, LLC, architects and engineers of Platteville, Wisconsin designed the facility. Contractor was Frye Builders & Associates of Muscatine, Iowa. Total cost for the facility was \$1.6 million.
- The Aquatic Center consists of three noncontributing resources – the Swimming Pool, Bathhouse, and Mechanical Building. The chain link-fenced site has the Bathhouse at the east edge facing Eastern Avenue. The grassy area used by sunbathers separates the Bathhouse from the Swimming Pool located at the west end of the site. The Mechanical Building is located immediately west of the pool. A paved L-shaped parking lot extends along the west and north sides of the Aquatic Center site.
- The Bathhouse is a one-story rectangular brick building with a steeply pitched side-gable roof. Walls are mottled red and brown-colored brick that closely matches the orphanage buildings and the gabled ends and dormers are clad in synthetic siding. The front façade (east) has an off-center entrance porch with a shed roof and a pediment above the entrance bay; details of new porch match the porch detailing on the Boys' Cottages; vertical screening is located to either side to cover the locker room entrances. The attic roof has a widely spaced pair of gabled dormers that contain semi-circular arched louvered ventilation panels. The north façade contains a contiguous gable over the concession window; a concrete patio with fixed and movable metal tables serves as a food court. The west façade has three gabled ventilation dormers in the attic level.

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 7 Page 28

Iowa Soldiers' Orphans' Home Historic District
Name of Property

Scott County, IA
State

- The principal feature of the Aquatic Center is the 6,300 square foot Swimming Pool, which has a capacity of 182,735 gallons. It is constructed of concrete with a rectangular six-lane pool in the center, a water slide area at the west end, and a shallow area in a fan shaped section at the east end. A concrete paved perimeter surrounds the pool and slide area. The bathing capacity of the pool is 354.
- The one-story brick Mechanical Building is located west of the Swimming Pool. It houses the pumps and the high rate sand filtration system that serves the pool. The building's front gable faces 29th Street with the same mottled reddish brown-colored brick used for walls and synthetic clapboard in the gabled ends. Louvered vents are installed in several walls and mechanical access doors and passage door in the south end.

Maintenance and Support

Boy's Manual Training Building & Work Shop/Carpentry Shop-Blacksmith Shop/Maintenance Building (contributing) – Photo #27

- This building is located west of the central campus along the east side of the service drive opposite the northwest corner of rear kitchen wing of the Administration Building. Its hillside location allows the lower level to open at grade.
- This utilitarian one-story work shop building has a rectangular plan, flat roof, and parapet. It measures approximately 35 feet by 85 feet. The south two-thirds was constructed prior to 1898 and the north third added after 1910. It was originally used as both a workshop for carpentry and blacksmith work and as a manual training school for orphanage boys.
- Mottled red-brown brick walls are laid up in American bond. A limestone watertable sets on top of the rubble stone foundation with concrete parging in some areas. A fully exposed basement wall is on the west side where the condition of brick and mortar is poor.
- The front (east) façade has a dentiled parapet with concrete squares inserted for decoration. Two double-wide entrances with multilight transoms are set beneath segmental arches, each fitted with early tongue-and-groove doors. Seven closely spaced window openings are spaced along the wall, each containing 4/4 double-hung sash with segmental brick arches consisting of three courses of header brick and limestone sills. Doors appear to be set at wagon height for ease of deliveries.
- The south façade has a stepped parapet with concrete coping and brick corbeling. The parged foundation has its concrete scored to look like cut-stone. The parging was probably done at the same time that the north third of the building was constructed with a poured concrete foundation. The south wall has fixed four-light windows on the basement level and 4/4 double-hung sash on the main level.
- The west façade has both original and modified window and door openings. A lumber shed attached at the south end was removed prior to 1910. On the main level, nine windows





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
6/9/2026

Subject:

Case COA26-07: Request for the rehabilitation of the front porch at 510 West 7th Street. The Carl T. and Adele (Seiffert) Beiderbecke House is a contributing structure within the Hamburg Local Landmark Historic District. Michael and Sue Schroeder, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness to reconstruct the front porch at 510 West 7th Street in accordance with the submitted material.

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

1. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
2. 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.

Background:

Property Overview:

The Carl T. and Adele (Seiffert) Beiderbecke House, located at 510 W. 7th Street, was constructed circa 1894 and is a contributing resource within the Hamburg Historic District. Architecturally, the residence is an excellent example of the Queen Anne style, a popular residential architectural form in Davenport during the late nineteenth century. The two-story wood-frame dwelling features an irregular massing, a combination hip-and-gable roof, decorative gable treatments, a dormer, and a prominent wrap-around porch supported by round wood columns. Distinctive architectural features include a rounded corner porch with a second-story balcony, decorative wood windows, and varied roof forms that contribute to the building's picturesque appearance.

The house retains a high degree of historic integrity and continues to convey the design characteristics associated with Queen Anne residential architecture. As a contributing structure within the Hamburg Historic District, the property contributes to the district's significance as one of Davenport's most intact historic residential neighborhoods.

Request:

The property owners request Historic Preservation Commission approval for the restoration and

repair of the existing wraparound porch at 510 W. 7th Street.

Project Scope:

The proposed project consists of restoration and rehabilitation work to address deterioration of the porch while preserving its historic design, dimensions, and character. No changes are proposed to the porch footprint, configuration, or overall appearance.

The project includes replacement of the nine existing porch support columns, repair and selective replacement of deteriorated railing components, and installation of a new gutter and downspout system. Approximately two-thirds of the original porch flooring remains intact and will be retained. The remaining flooring was previously replaced during a 1997 restoration and will remain unchanged.

Historic porch railing spindles will be preserved and reused. The applicants note that these original spindles were incorporated into a reconstructed railing system during a major rehabilitation completed in the early 1990s.

The existing wood porch columns have undergone multiple repairs over the past several decades, including replacement of bases and capitals and reconstruction of deteriorated lower sections using salvaged historic material. Due to the advanced deterioration of the columns, the applicants propose replacing the existing wood columns with paintable tapered fiberglass columns. Manufacturer specifications indicate that the proposed columns closely replicate the size, proportions, and appearance of the existing historic columns while providing improved durability and resistance to moisture-related deterioration.

Staff Review:

Staff finds that the proposed work is primarily restorative in nature and is intended to preserve the historic character of the porch while addressing significant material deterioration. The project retains the existing porch footprint, dimensions, architectural detailing, and historic design.

The proposal incorporates the preservation and reuse of existing historic materials where feasible, including the original porch spindles and remaining historic flooring. While the replacement of deteriorated wood columns with fiberglass columns represents a change in material, staff finds that the proposed columns closely match the existing columns in scale, profile, and appearance. Given the extensive deterioration of the existing columns and the documented history of repeated repairs, staff finds the use of compatible fiberglass replacement columns to be an appropriate treatment that maintains the historic appearance of the porch.

Staff also notes that replacing all porch columns with matching fiberglass columns will create a consistent and cohesive appearance across the porch. Fiberglass porch columns and related architectural components have been approved for use on other historic properties within the Hamburg Historic District when found to be compatible with the historic character and appearance of the structure.

Staff finds that the proposed restoration work will preserve the architectural character of the property and is consistent with the Secretary of the Interior's Standards for Rehabilitation and the design guidelines of the Historic Preservation Commission.

Attachments:

1. Application
2. Background Material & Photos
3. Historic Property Inventory Sheet
4. 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
	5/22/26	6/9/26

SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME
 510 W 7th St

BRIEF OVERVIEW OF THE PROJECT (not a scope of work)
 Front porch renovation - replacement of supporting posts

APPLICANT INFORMATION

Applicant Name | Company Name
 Mike and Sue Schroeder

Address
 510 W 7th St.

City | State | Zip
 Davenport, Ia. 52803

Phone
 563/676-0329

Secondary Phone
 563/676-0328

E-Mail Address

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

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

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

Acceptance of Applicant

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

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

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

Mike Schroeder 5/27/26
 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 checked="" type="checkbox"/>
Photos or renderings of all existing building/sign façades	<input checked="" type="checkbox"/>
Proposed color building/sign elevations to scale rendered showing existing and/or proposed building materials	<input checked="" type="checkbox"/>
Material specs: type, dimensions, color & manufacturer	<input checked="" 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
 Mike & Sue Schroeder

Address
 510 W 7th St.

Phone
 563/676-0329

Secondary Phone
 676-0328

E-Mail Address

Application Fee: **NONE**

Project Manager/Other
 Andy Love / QC General

Address

Phone
 309/373-2209

Secondary Phone

E-Mail Address

Formal Procedure

(1) Application:

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of 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: 510 w 7th St. Porch Restoration

This Scope of Work statement has been written by homeowners Mike and Sue Schroeder, with input from our contractor and from Matt Werderitch. The focus of our proposed project is to repair/restore the wrap around porch on our home. **Nothing about the original structure or dimensions of the porch will be altered.** The nine original wood supporting posts, most of which are badly deteriorated, will be replaced (more on this below), wood railings will be repaired or replaced, and a new gutter and downspouts will be installed to replace the 1980's-era gutter system which is now in place.

Original materials, most notably the railing spindles, will be reused. I have included pictures of the spindles; when the house was extensively renovated in the early 1990's, the original spindles were placed into a new railing system. About 2/3 of the original floorboards are still in place, and this existing flooring will be maintained (note: the other third of the flooring was replaced in a 1997 restoration).

We are proposing to replace the nine existing wood posts with fiberglass posts, and I am included specs on these posts with the materials submitted. The original posts have been repaired numerous times since we purchased the home in 1995. In restorations undertaken in 1997 and 2005, new bases and capitals were added at considerable expense, and the bottom 6 inches of 8 of the 9 posts were replaced by wood salvaged from other posts (these repairs will be illustrated by photos). It has gotten to the point where the existing posts can no longer be repaired, and new wooden posts of comparable size and style are no longer available. Installing paintable Duracast tapered fiberglass posts will allow us to create a more permanent, attractive, and historically compatible support system for the porch (we have included diagrams and manufacturers specs on the replacement posts).

We are hoping to gain approval for the work specified when the Historic Preservation Committee meets on June 9. Unfortunately, the homeowners and contractor Andy Love will be out of town at the time of the meeting, due to long established vacation plans, but we're hoping that the proposal and supporting materials present enough information to gain approval. Thank you for your consideration.

Measurements in inches unless otherwise noted. There may be a variance of up to 1/4" in all dimensions.

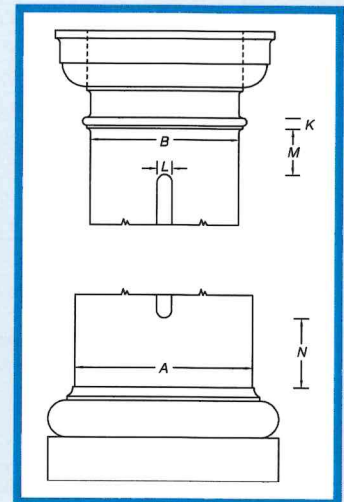
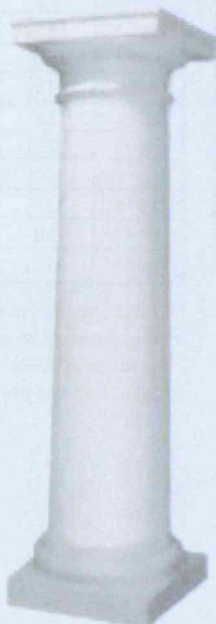
DuraCast™ Round Tapered Columns

Custom flutes available

Full Length & Knee-Wall

Column Size	Bottom Shaft Diameter	Neck Shaft Diameter	Bead	Flute Width	Top Flute	Bottom Flute	No. Flutes	Load-Bearing Capacity* (in lbs.)	Minimum Wall Thickness	Cut at Bead Loss	Length (in feet)
	A	B	K	L	M	N					
6"	5 ³ / ₈	5	1	5 ⁵ / ₁₆	1	10 ³ / ₄	16	8,000	3 ³ / ₈	3 ¹ / ₂	8
8"	7 ⁵ / ₈	6 ¹ / ₂	1	1 ¹¹ / ₁₆	1	10 ³ / ₄	24	10,000	3 ³ / ₈	4	5' 6", 6, 8, 9, 10
10"	9 ⁵ / ₈	8 ¹ / ₄	1	7 ⁷ / ₈	1	10 ³ / ₄	24	14,000	3 ³ / ₈	5	5' 6", 6, 8, 9, 10, 12
12"	11 ⁵ / ₈	9 ¹¹ / ₁₆	1	1	1	10 ³ / ₄	24	18,000	3 ³ / ₈	5 ³ / ₄	8, 9, 10, 12, 14, 16, 18
14"	13 ⁵ / ₈	11 ⁵ / ₈	7 ⁷ / ₈	1	1	10 ³ / ₄	24	20,000	1 ¹ / ₂	7	8, 9, 10, 12, 14, 16, 18
16"	15 ³ / ₄	13 ⁵ / ₈	1	1 ¹ / ₄	1 ¹ / ₄	10 ³ / ₄	24	20,000	1 ¹ / ₂	8	8, 10, 12, 14, 16, 18, 20
18"	17 ¹ / ₂	15 ³ / ₈	1 ¹ / ₈	1 ³ / ₈	1 ¹ / ₄	10 ³ / ₄	24	20,000	1 ¹ / ₂	8 ⁷ / ₈	10, 12, 14, 16, 18, 20, 22, 24, 26
20"	19 ¹ / ₂	17 ³ / ₁₆	1 ⁷ / ₁₆	1 ³ / ₈	1 ¹ / ₄	10 ³ / ₄	24	20,000	1 ¹ / ₂	9	12, 14, 16, 18, 20, 22, 24
22"	21 ⁵ / ₈	19 ¹ / ₄	1 ⁷ / ₈	1 ³ / ₄	1 ¹ / ₄	10 ³ / ₄	24	20,000	5 ⁵ / ₈	10 ¹ / ₄	16, 18, 20, 22, 24, 26
24"	23 ⁵ / ₈	21 ¹ / ₄	2 ³ / ₁₆	1 ³ / ₄	1 ¹ / ₄	10 ³ / ₄	24	20,000	5 ⁵ / ₈	11 ⁵ / ₁₆	14, 16, 18, 20, 22, 24, 26, 28, 30
28"	28	23 ¹ / ₂	2 ¹ / ₈	2	1 ¹ / ₄	10 ³ / ₄	24	20,000	5 ⁵ / ₈	11 ³ / ₄	20, 22, 24, 26, 28
30"	29 ⁵ / ₈	26 ¹ / ₂	3 ¹ / ₁₆	2	1 ¹ / ₄	10 ³ / ₄	24	20,000	5 ⁵ / ₈	14 ⁷ / ₈	20, 22, 24, 26, 28, 30

* Load-bearing capacity is dependent on the concentric loading of the column.
 NOTE: • All DuraCast™ fluted columns have adjustable flutes which can be altered.
 • Custom sizes are available. Contact Dixie-Pacific™ for more information.

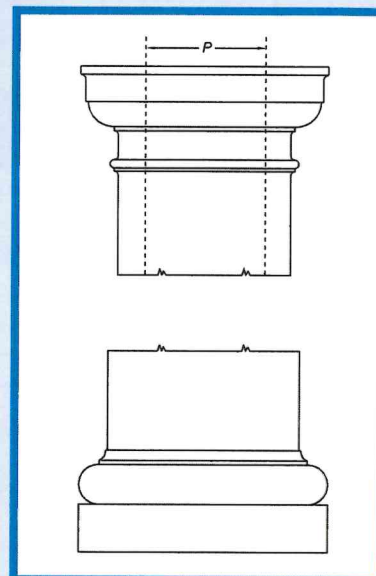
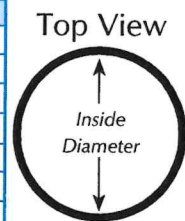


Columns to Surround Structural Supports

for DuraCast™ Round Tapered Columns

Full Length & Knee-Wall

Column Size	Inside Top Shaft Diameter
	P
6"	3 ³ / ₄
8"	5 ¹ / ₂
10"	7 ¹ / ₄
12"	8 ¹¹ / ₁₆
14"	10 ⁷ / ₈
16"	12 ⁷ / ₈
18"	14 ³ / ₈
20"	16 ⁵ / ₈
22"	18 ¹ / ₄
24"	20 ¹ / ₄
28"	22
30"	25 ¹ / ₄



NOTE: • Inside diameter may vary up to 1/8". These columns allow for saw kerf as columns are split.
 Columns that are split are non-load-bearing. Splitting a column will decrease inside dimension 1/8".
 • Specify shape and size of structural support

The Carl T. and Adele (Seiffert) Beiderbecke House

- Built circa 1894
- Prominent Davenport Family
- Contributing Structure in District
- Architectural Style: Queen Anne
- Architectural Details:
 - Wrap-around Porch
 - Round Wood Columns
 - Rounded 2nd Story Balcony
 - Decorative Windows
 - Decorative Gables
 - Dormers
 - Gable-Roof Cross Sections

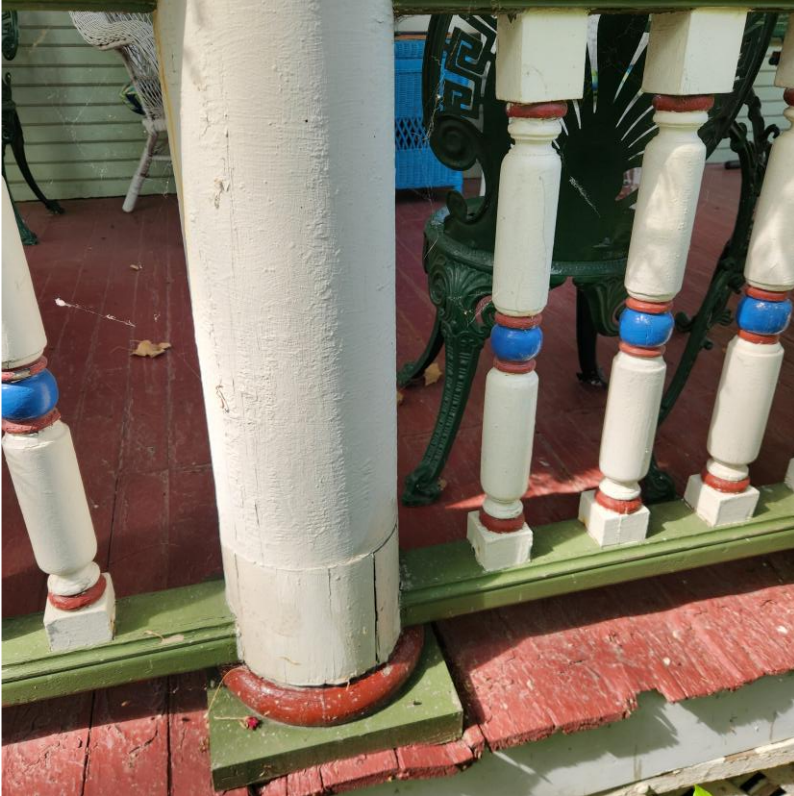


Request

- Restoration of the Wrap-Around Porch.
- Scope of Work:
 1. Replace All 9 Porch Columns
 2. Repair/Replace Wood Railings & Spindles
 3. Restore Wood Flooring
 4. Install New Gutters & Downspouts



Existing Condition: Porch Columns



Existing Condition: Railings & Spindles



Existing Condition: Flooring

DAVENPORT
IOWA | USA

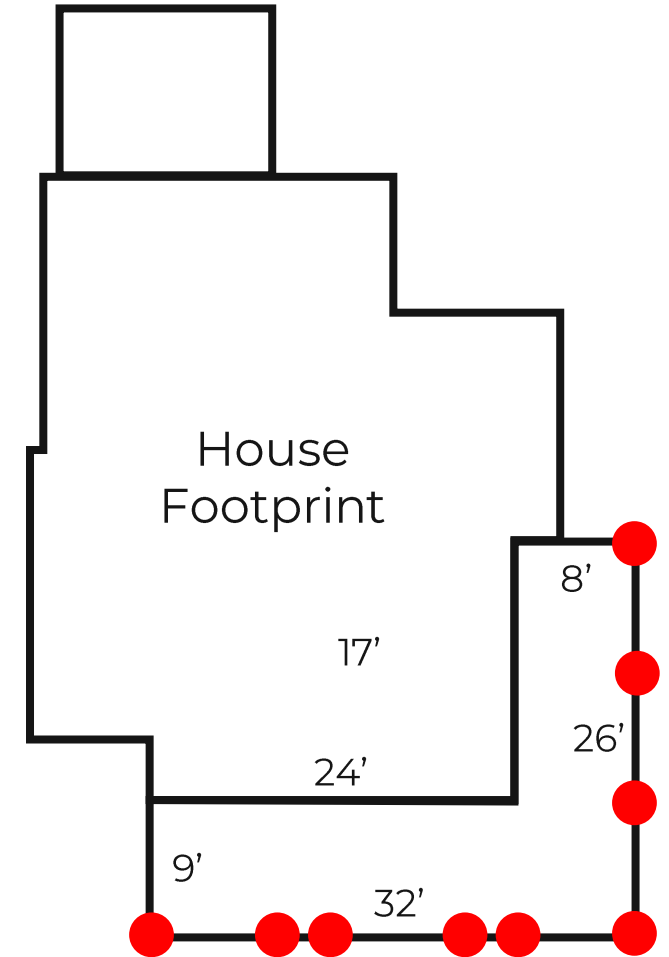


Replacement Columns

- Existing Material: Rounded Wood
- Replacement Material: Rounded Fiberglass
- Product: DuraCast Round Tapered Columns
- Replacement Product Closely Matches Scale, Profile, & Appearance of Existing.
- Column Spacing to Remain Unchanged.
- No Change in Porch Footprint.



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Approximate Column Locations

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
<p>504 W 7th St Alt: 502 W 7th St</p> <p>State #82-00617</p> <p>Map #080 Field Site #E-06 Parcel #G0044-30</p> <p>Updated district status: 1 contributing building (A, C), 1 non-contributing building</p> <p>1983 NRHP status: Contributing</p>	<p>Louis and Paula (Bruhn) Hanssen, Jr. House</p> <p>(vacant lot) c.1893-1927 - Louis (Jr) and Paula Hanssen (1890s - teller at Davenport National Bank, 1900s - president Louis Hanssen's Sons hardware) 1910 Sanborn map: house - 2 story - extant 1910 census: Hanssen, Louis (46, hardware merchant) - born in US - IA (Germany, Germany); wife: Paula (42) - born in US - IA (Germany, Germany) 1927-1939 - Paula Hanssen (widow) 1939-1964 - owned by Albert L. and Violet Offerman - lived here c.1939- c.1946, then moved into house to east - used as rental - two units by 1955, three units on 1956 map; 1964-1970s - owned by Laura Offermann 1956 Sanborn map: house (3 units) - 2 story - extant Current use: single family house - owner occupied</p>	<p>c.1893 Craftsman (2 story)</p>	<p>Walls: frame - wood Foundation: stone Roof: combination hip/gable - asphalt shingles</p> <p>Architect/builder: Hanssen, Gustav A. Porch: full porch - partially enclosed historically, brick corner columns, wood columns on brick piers Windows: 1/1 vinyl windows, some multi-light wood Architectural details: front cross gable with brackets and arch window, wide eaves, decorative gables, bay window Modifications: Historic: -; Non-historic: - Garage: detached - two car Date: c.2003 Walls: frame - wood Foundation: concrete Roof: gable-front - asphalt shingles</p> <p>Other site features: modern block retaining wall at rear of lot</p>
<p>510 W 7th St Alt: 506 W 7th St</p> <p>State #82-00618</p> <p>Map #081 Field Site #E-07 Parcel #G0044-29</p> <p>Updated district status: 1 contributing building (A, C), 1 non-contributing building</p> <p>1983 NRHP status: Contributing (key)</p>	<p>Carl T. and Adele (Seiffert) Beiderbecke House</p> <p>(vacant lot) 1894 - lot owned by Henry Otto Seiffert (Seiffert & Wiese Lumber Co) - house likely built for daughter Adele - married Carl T. Beiderbecke on 1-9-1895; 1895-1900s - Carl and Adele Beiderbecke (sec Beiderbecke-Miller Co - groceries) 1910 Sanborn map: house - 2 story - extant 1910 census: Beiderbecke, Carl (45, sec - lumber co) - born in US - IA (Germany, Germany); wife: Adele (36) - born in US - IA (Germany, Germany) 1900s-1934 - Carl T. and Adele Beiderbecke (Secretary of H O Seiffert Lumber Co) (address was 506 W.7th St in 1890s-1910s, then 510 in 1920s-30s; 1934-1940 - Charles and Theresa Fulli, also Michele and Theresa Fulli (Fulli Brothers - grocers) 1940-1950s - John and Catherine Kautz (retired); 1950s-1960s - Catherine Kautz (widow) 1956 Sanborn map: house - 2 story - extant Current use: single family house - owner occupied</p>	<p>c.1894 Queen Anne (2 story)</p>	<p>Walls: frame - wood Foundation: stone Roof: combination hip/gable - asphalt shingles</p> <p>Architect/builder: - Porch: wrap-around porch - round wood columns Windows: 1/1 wood windows Architectural details: rounded corner, porch with rounded second story balcony, decorative windows, decorative gables, dormer, gable-roof cross sections Modifications: Historic: -; Non-historic: - Garage: detached - two car Date: c.1979 Walls: frame - aluminum Foundation: concrete Roof: side gable - asphalt shingles</p> <p>Other site features: concrete retaining wall at angle at rear of lot / along alley (4 ft)</p>

City of Davenport, IA
Tuesday, March 25, 2025

Title 14. Historic Preservation

Chapter 14.01. HISTORIC PRESERVATION

14.01.060. Certificate of appropriateness review process.

[Ord. No. 2019-02 § 4]

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

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

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

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

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

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

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

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

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

City of Davenport

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

Action / Date
6/9/2026

Subject:

Case COA26-08: Request for storefront window replacement at 131 West 2nd Street. The J.H.C. Petersen and Sons Building is a locally listed historic landmark. Common Chord, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness for storefront window replacement at 131 West 2nd Street in accordance with the submitted material.

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

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.

Background:

Property Overview:

Constructed in 1909–1910, the J.H.C. Petersen's Sons Wholesale Building was designed by the prominent Davenport architectural firm Clausen & Clausen as a warehouse and distribution facility for the J.H.C. Petersen's Sons department store enterprise. The building reflected Davenport's early twentieth-century commercial growth and the increasing importance of wholesale operations along the riverfront.

Architecturally, the building was a notable example of the Chicago Commercial style. The five-story brick structure featured a functional design characterized by large rectangular window openings, broad brick arches at the upper floor and main entrance, and minimal ornamental detailing. Its emphasis on verticality, abundant natural light, and practical warehouse function reflected evolving commercial design trends of the period. The building's simple yet distinctive masonry detailing and industrial character made it a significant contributor to Davenport's historic commercial landscape.

Request:

The applicant, Common Chord, requests approval of a Certificate of Appropriateness to modify three existing storefront openings located along the interior courtyard of the Redstone Building. The proposed work is associated with the interior renovation of the former Garrison space.

Scope of Work:

The applicant proposes to remove three existing aluminum-framed storefront assemblies and replace them with new operable aluminum-framed bifold door systems. The proposed bifold doors are identified as Nanawall 640 Series units. The existing brick openings will remain intact, and no alterations are proposed to the surrounding masonry. Existing mitered trim at the storefront head and jambs will be retained.

The three storefront openings are located on the east façade within the interior courtyard area beneath an existing canopy. No modifications are proposed to the canopy or other portions of the building exterior. The new bifold door systems will be finished in a "Brick Red" color intended to match the existing storefront framing.

Staff Review:

The proposed alterations are limited in scope and occur within existing storefront openings located in a recessed courtyard area that is largely screened from public view along West 2nd Street. The project does not involve the removal or alteration of historic masonry, decorative architectural features, or significant character-defining elements of the landmark structure.

The proposed bifold door systems will be installed within the existing storefront openings, allowing the original brick openings and surrounding architectural features to remain intact. The replacement framing closely matches the color and appearance of the existing storefront system, minimizing visual impacts on the historic building. Furthermore, the proposed work is reversible, as future restoration of the storefront configuration could occur without damage to the historic masonry openings.

Staff finds that the proposed improvements are compatible with the historic character of the building and surrounding district. The project maintains the overall architectural integrity of the landmark while allowing for contemporary use of the space. As proposed, the alterations are consistent with the Secretary of the Interior's Standards for Rehabilitation, which encourage retention of historic character while permitting compatible new alterations that are distinguishable and reversible.

Attachments:

1. Application
2. Historic Property Inventory Sheet
3. 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

SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME

APPLICANT INFORMATION

Application Name | Company Name

Address

City | State | Zip

Phone

Secondary Phone

E-Mail Address

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

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

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

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

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

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

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

_____ Date

Type Applicant's Name here to serve as a signature

ALL SUBMITTALS SHALL INCLUDE: **SUBMITTED**

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

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

Material specs: type, dimensions, color & manufacturer

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

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

* Major Additions & New Buildings may require more extensive information

DEVELOPMENT TEAM

Property Owner

Address

Phone Secondary Phone

E-Mail Address

Formal Procedure Application Fee: **NONE**

(1) Application:

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

(2) Scope of Commission's Consideration:

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

(3) Post Commission Ruling:

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

Project Manager/Other

Address

Phone Secondary Phone

E-Mail Address

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

Summary

Common Chord is proposing to replace (3) of the aluminum-framed glass storefront sections that feature operable windows with (3) new aluminum-framed glass operable bifold doors. The proposed product is Nanawall 640 series bifold doors.

The storefront will be removed, leaving the brick opening fully intact. The mitered trim at the head and jambs is proposed to stay in place.

The (3) proposed openings are set back from the 2nd Street view and are located under the existing canopy. The canopy is not receiving any alterations.

The proposed new color, Brick Red, is a match to the existing storefront color.

The below materials follow this summary:

- Photos of existing facade
- Photos of each storefront section proposed for replacement
- Photo of color sample against existing framing
- Floor plan of proposed replacement locations
- Elevation of proposed replacement locations
- Framing layout and bifold operation pattern
- Color samples for new framing



Existing east facade; standing in courtyard looking west



Existing east facade; standing in courtyard looking west



Storefront section #1



Storefront section #2



Storefront section #3



Proposed color sample vs existing color

ELEVATION
DRAWING OF EAST
FACADE



1 EAST ELEVATION
A3.0 1/8" = 1'-0"

COMMON CHORD
131 WEST 2ND STREET
DAVENPORT, IOWA 52801

PERMIT SET

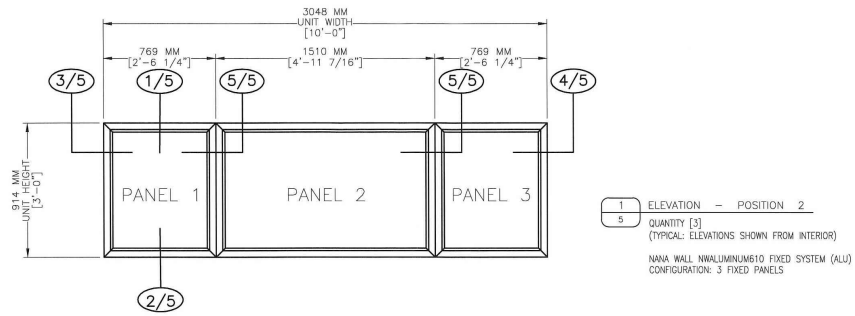
REVISION SCHEDULE

#	DATE	DESCRIPTION

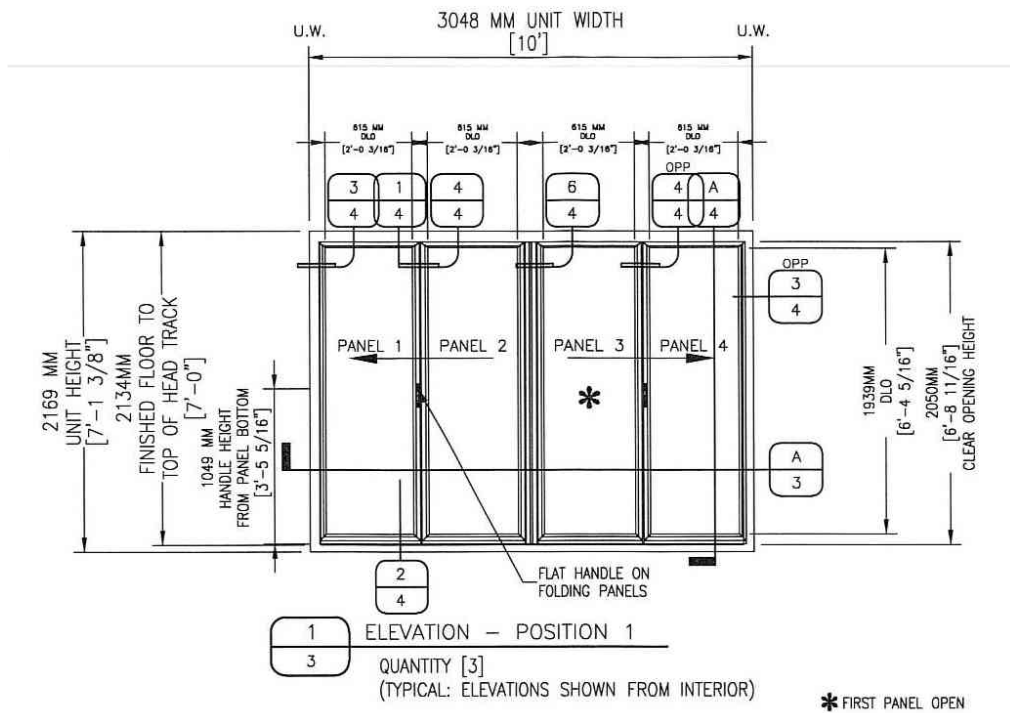
DRAWN	CHECKED
KJC	KJC
DATE	JOB NO.
4-1-2026	26-0004

BUILDING
ELEVATIONS

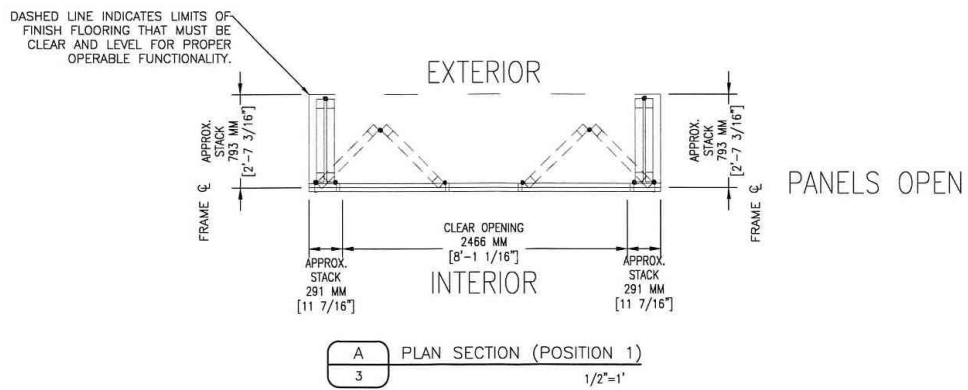
SHEET
A3.0



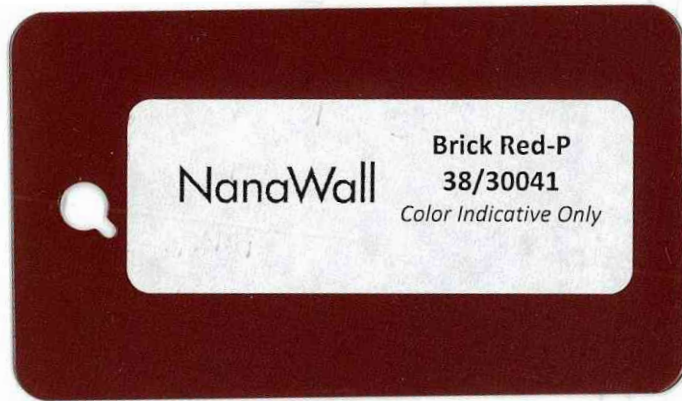
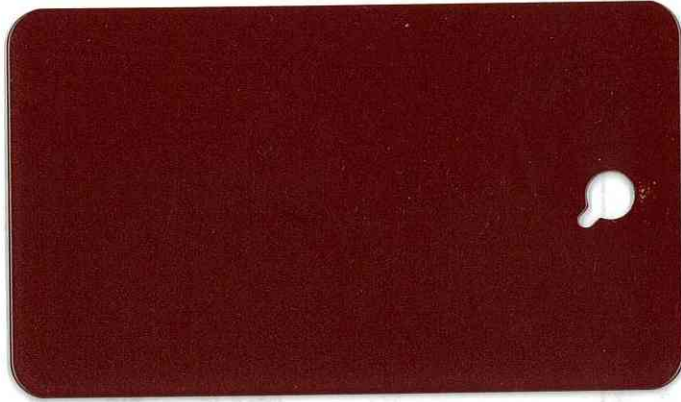
Elevation of fixed upper transom



Elevation of bifold doors



Plan view of folding pattern



Proposed color sample to match existing

82-02561

ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office
Wehner, Nowysz, Pattschull and Pfiffner
201 dev building, Iowa city, Iowa 52240

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

SITE # 82-10- RD-W122 MAP # 1

HIST. DIST. _____

NAME J.H.C. Petersen's Sons Wholesale Building (H) C

ADDRESS 122 & 124 West River Drive

LEGAL DES. LeClaire's 1st Add. 41 2 of
SUB-DIVISION BLOCK PARCEL SUB-PARCEL

UTM 2 15 792340 4599170 ACREAGE -1 ZONE C-4
EASTING NORTHING

OWNER Henry F. Petersen
131 W. 2nd St., Davenport, IA 52801

TITLE H. _____
(IF DIFF) _____



MAP

SITE SHEET

DESCRIPTION

4-story warehouse block on high basement, 3-bay symmetrical
FORM front CONST. DATE 1910
MATERIALS Brick, metal frame, concrete trim ARCH. STYLE Commercial
FENESTRATION 1/1 with transom lights; occurring in pairs and 3's
DIST. FEATURES wide parapet; entrance w/broken "pediment"
ALTERATIONS Windows boarded up
SITE & RELATED STR. _____

STATEMENT

The Petersen Warehouse, like its neighbor to the East (RD-W118), illustrates Davenport's adoption of the Chicago commercial style at the turn of the century. The internal structural system is clearly expressed in the facade, although conservatively. Clad in brick, which permits large window areas and thus better daylight illumination. Wide segmental arches at 4th floor and above the entrance are simply decorative elements - reminders of earlier forms of commercial architecture. These features, and the treatment of the entrance, give the building a slightly "dated" look, in comparison with its more frankly "modern" neighbor.

Clausen & Clausen, Architects

SOURCES

"Index of Clausen & Clausen Jobs", Typescript, N.D.

ARCHITECTURE

SIGNIFICANCE

H
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Y

DESCRIPTION

This is one of five buildings that makes up the complex of structures occupied by J.H.C. Petersen and Sons Department Store. This warehouse building was constructed in 1909-1910 during a period of expanding sales. (See J.H.C. Petersen & Sons Store, 2-W131).

SOURCES

City Directories, 1908, 1909, 1910.

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 Poor
 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. N.R.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 N.R.H.P.	<input type="checkbox"/>	<input type="checkbox"/>
NOT ELIGIBLE FOR N.R.H.P.	<input type="checkbox"/>	<input type="checkbox"/>

3. N.R.H.P. ACTION

A. STATE REVIEW COMM. APP. DISAPP. TABLED DATE _____B. FEDERAL REVIEW APP. DISAPP. TABLED DATE _____

4. D.H.P. SOURCES

COUNTY RESOURCES
 W'SHIELD SURVEY
 N.R.H.P.
 GRANT _____

 DET. OF ELIGIBILITY R. & C. _____ DAVENPORT A/H SURVEY _____ _____

5. SUBJECT TRACES

6. PHOTO

1656-8

82-010-194

ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office
Wehner, Nowysz, Pottsull and Pfiffner
901 day building, iowa city, iowa 52240

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

82-10- RD-W122



CONTINUATION

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Heritage Conservation and Recreation Service

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Continuation sheet Historical Context

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1890 in partnership with George French, which in 1909 became French and Hecht and pioneered development of pneumatic tires. A more varied product line was developed by the Davenport Machine and Foundry Co., organized in 1887. Its products included ornamental and structural iron, steam engines, and machinery for glucose works, breweries and distilleries. Other metalworking firms, including W. W. Whitehead (Davenport Locomotive Works) and Black Hawk Machine and Foundry Co., were established after 1900. These various firms provided important support services to Rock Island Arsenal and to the major agricultural implement manufacturers across the river (including John Deere) until well into the 20th century.

Davenport's success as a commercial center was based on four major factors: proximity to the Mississippi and location at the food of the Upper Rapids (which required steamboats to be relieved of both passengers and cargo before continuing upriver), subsequent location on the Chicago & Rock Island main line, and the mid-19th century population and market growth of the trans-Mississippi midwest. Out of these opportunities, Davenport's businessmen developed a variety of banking, hotel, retail and wholesale institutions that contributed substantially to the city's prosperity.

Davenport's hotel business had three phases. During the first, 1836 to the Civil War, hotels were concentrated along and near Front Street, the better to attract clientele from the steamboats - both passengers and crews. With the coming of the railroads in the late 1850's, hotel business moved further inland. One of the most notable hotels of Davenport's railroad era was the Burtis, built in 1858 with an entrance directly on the Rock Island main line. So closely associated was this hotel with the railroad that when a second railroad bridge required realignment of the line in the early 1890's, a New Burtis House was built on 4th Street with its own train platform before the main entrance. Another type of mid-19th century hotel was the "Deutsch Gast" house, most of which were located in the city's West End and catered primarily to farmers (German or otherwise) in the city on business.

Just after the turn of the century, the "tall building", Chicago style, produced an architectural revolution in local hotel construction. The first was Hotel Davenport (1907) which featured both elevators and the latest in fireproof construction. It was followed by the smaller Dempsy (1913) and landmark Black Hawk. The city's last major hotel was the Mississippi (1931).

The first retail establishments in Davenport were combination general stores and saloons. The city's first major retailer was Burrows and Prettyman, which also acted as a forwarding and commission agent for area farmers. Its failure in the panic of 1857 left the city without a large-scale retailer until 1872, when J.H.C. Petersen opened a new concern that also included wholesale activity. By the 1880's several major firms operated in Davenport, including Harned, Von Maur & Purcell's Boston Store (exclusively a retail concern) and August Steffen's Dry Goods and W. D. Wadsworth & Co., both of which were predominantly wholesalers.

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In the 1890's several local merchants adopted the then new "department store" concept, among them the Petersen and Harned-Von Maur firms. Both erected new buildings in the city center, enabling these firms to dominate the local market well into the 20th century. After World War I, the Petersen firm was sold to Von Maur. The two were operated separately, however, until they were consolidated in the Petersen building in 1928.

Other commercial activity in Davenport included a variety of grocery and hardware concerns, as well as numerous small businesses: saloons, restaurants, barbershops, pharmacies, bakeries, millineries and the like. Some of the latter located at neighborhood intersections as typical "corner stores" and continue to serve as such today, particularly on the city's west side.

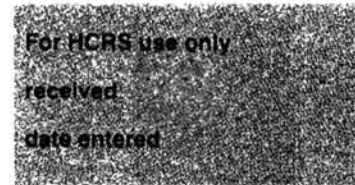
Underpinning the city's commercial life were the financial institutions. The earliest were private banks, offering local specie and an assortment of scrip, all of which suffered when the financial Panic of 1857 arrived in the midwest in 1858-59. With the establishment of the State Bank of Iowa (1859) and passage of the National Banking and Currency Act (1863), local banking resumed on a more reliable footing. In the ensuing years, the Davenport National Bank (1865), Citizens National (1867) and German and Davenport Savings banks (1869) were established as the city's major financial institutions. Another period of new bank organization occurred in the 1880's, including the Scott Co. Savings (1883) and Union Savings (1891) banks. Following passage of the Gold Standard Act of 1900, several local banks merged or were rechartered, and three more were founded. In addition, a number of the major institutions erected new buildings - large structures with modern structural systems and devoutly conservative neoclassical facades - that along with new hotel construction gave downtown Davenport a distinctly modern look.

Areas of Significance:

Settlement: Resources in this category include properties with general association, such as the Claim House (1329 College) and St. Anthony's Church (4-W116), as well as properties associated with the city's major immigrant groups. The largest and most influential group, the Germans, is represented by such resources as Saengerfest Halle (4W1012), East and Northwest Davenport Turner Halls (11-E2123, WH-1602), the Iowa Reform Building (2-W526) and numerous houses, most located in the Hamburg Historic District, that were once home to important members of the German community. The Irish, the city's second largest immigrant group, are represented primarily by St. Anthony's Church, Sacred Heart Cathedral (10-E406) Hibernia Hall (BR421) and are given further recognition in the Cork Hill Historic District. Davenport's black community, until the 1920's very small and scattered throughout the city, is represented by the 1910 Bethel A.M.E. Church (11-W325).

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Transportation: The major subthemes in this category are river and rail transportation. There are no resources directly associated with 19th century river transportation. Most resources associated with railroad developments date from the early 20th century, and include Government Bridge, the CRI&P FreightHouse, Union Station, and the CRI&P elevated track, as well as the homes of pioneer railroad promoters Ambrose Fulton (RD-E1206) and Hiram Price (BR-819).

Industry: Most of Davenport's major 19th century industrial plants are long gone, and for the most part resources under this theme are again houses associated with prominent industrial figures, such as Christian Mueller (6-W526), Willimna Renwick (TT-901), Fritz Voss (3-W1454), Henry Frahm (6-W321) and Henry Klindt (MQ824). Industrial plants include U. N. Roberts (HA-332), Eagle Brewery (5-W1235) and Bettendorf Metal Wheel/French & Hecht Co. (4-E601).

Commerce: Bank buildings from the 19th century were replaced in the first decades of the 20th, and include First National (2-W201), North Harrison Trust and Savings (HA-1601), Security Savings (2-W301) and Davenport Bank and Trust (3-W201). Several 19th century hotels remain, among them the notable Burtis-Kimball (4-E202), and Germania-Miller (2W313). The hotel boom of the early 20th century is amply represented in Hotel Davenport (MA-324), the Black Hawk (2-E206) and Mississippi (3-E110). The city's retail and wholesale trades are presented primarily by houses, such as Charles Beiderbecke's (7-W532), August Steffen, Sr.'s (6W420), J. C. Von Maur's (RD-E1800), and J.M.D. Burrows' (CV1533), and by the Petersen's Sons' store (2-W101).

Government/Politics: Houses associated with former mayor and prominent political figures such as Henry Vollmer (BR-723), C.A. Ficke (MA-1208), and Hans Reimer Claussen (6-W413) are included in this category, as are the Scott County Jail, City Hall, and a number of fire stations that, in terms of buildings, provide a graphic illustration of the extension of city fire protection to neighborhoods early in the 20th century.

Communications: Only a few buildings remain to associate with Davenport's once quite varied newspaper business, among them the Democrat and Leader building (BR-407), the Iowa Reform Building (2-W526), and the Henry Lischer (6-W520) and E. P. Adler (14-E629) houses. Telephone and telegraph systems are represented by Union Electric Telephone and Telegraph (HA-600) and the AT&T Building (MA-529) which date from the early years of telephone service in the city.

Religion: This theme has been treated primarily in terms of churches' associations with various segments of the Davenport community, and in terms of size. Thus, the Roman Catholic faith is represented by a large number of structures, associated with the German and Irish communities and with Davenport's status as seat of the Second Iowa Diocese. As Davenport is also headquarters for Protestant Episcopalianism in Iowa, Trinity Cathedral and associated structures are also included. Other denominations represented include the Methodist Episcopal (Bethel AME (11-W325)), and St. John's (BR1325), Presbyterian (IO-1702), and Lutheran (St. Paul's, MA-1402).

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Item number 8D

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nearly 3,000 Germans had settled in Davenport. This figure represented about 20% of the city's population. German immigration continued strong in Davenport through the 1880's and by the 1890's the city acquired a reputation as a German town -- politically, socially and culturally. After World War I, however, in light of the xenophobic reaction of non-Germans, the German community as a single entity lost much of its dominating influence. In addition, Davenport's 2nd and 3rd generation descendants did not have the same language and cultural reinforcement of the immigrants and thus the homogeneity of "Hamburg" never returned.

Prominent German residents of the Hamburg Historic District include Henry Lischer (624 W. 6th), owner-publisher of the German language newspaper, Der Demokrat; August E. Steffen, Sr. (420 W. 6th), founder of the prominent Steffens Dry Goods Store and his son August Steffen, Jr. (412 W. 6th), his successor; Henry Frahm (321 W. 6th), owner of one of Davenport's most successful breweries; Hans Reimer Clausen (413 W. 6th (possibly an earlier structure at this address), a state senator in the 1870's and Davenport's most outspoken German-American leader; E. C. Mueller (413 & 429 W. 6th) and Wm. L. Mueller (413 W. 6th), owners of one of the major lumber milling companies; H. H. Andressen (726 W. 6th), the founder of the German Savings Bank; Henry Koehler (817 W. 7th), partner in the Koehler & Lange Arsenal Brewery; Carl Beiderbecke (532 W. 7th), the city's most important wholesale grocery jobbers; F. Max D. Peterson (629 Brown), a partner in the major dry goods department store, J. H. C. Petersen & Sons; and William H. Weise (709 Brown), a prominent manufacturer and financier in Davenport at the turn of the century. These neighbors shared common roots from the German states of Schleswig and Holstein. In addition, they shared numerous family relationships through the intermarriage of sons and daughters of the first generation settlers.

The only institutional buildings in the Hamburg District with historical significance were the German Methodist Episcopal Church (c. 1860) at 830 W. 6th Street, and the first Iowa College building (1848) at 517 W. 7th Street. The latter was modified in the late 19th century for residential use.

Together, the historical associations of these residential and institutional structures make the Hamburg District an unusually good collection of buildings significant in Davenport's 19th century German-American community.

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Page 1

Architects In Davenport

As a major urban center, Davenport offered excellent business opportunities for professional architects. Among the earliest were Willett Carroll (1827-1892), originally from New York, who practiced here from 1853 to 1874 before moving on to Chicago; and John C. Cochrane (1835-1887), a New Englander who spent the years 1855-1859 in Davenport. Few of Carroll's buildings remain, among them the Miller and Price houses on Brady Street. Cochrane's short stay in Davenport limited his local output, but it is believed to have included the E. S. Barrows house, as well as the first Burtis Hotel, no longer extant. Cochrane is best known in Iowa for the Madison County Courthouse and the Iowa State Capitol, both designed with J. C. Picquenard.

Whereas Carroll and Cochrane eventually moved on to larger cities, most later architects came to Davenport to stay. Edward Seymour Hammatt (1856-1907) attended M.I.T. during 1875-1879, studying under William Ware. Subsequent employment included periods with Ware and Van Brunt, J. B. Snook, and Napoleon LeBrun. Following a year with Albert W. Fuller at Albany, Hammatt came to Davenport in 1888. Among his major commissions were several for the Trinity Episcopal diocese (Kemper and Sheldon Halls, a classroom building for St. Katherine's Hall), and the George French and Edward Edinger houses.

John Ross, about whom little is known, came to Davenport in 1877 from Chicago. His known works include major buildings such as the 1877 Fire King fire station (PY117), City Hall, and the no longer extant 1888 Scott County Courthouse and 1887 Masonic Temple.

Two important 19th century architect-builders were Victor Huot (1822-1904) and Thomas W. McClelland (1831-1902). Huot came to Davenport from France, via Cleveland and New Orleans, around 1865. Most of his major works were commissions from the Roman Catholic diocese here, among them St. Mary's and St. Joseph's churches, and institutional buildings for St. Ambrose College and Immaculate Conception Academy. As a builder and owner of a slate roofing firm, Huot also participated in construction of Trinity Episcopal Cathedral, the Parker-Ficke house, and the Davies house.

T. W. McClelland (1831-1902) opened a sash and blind factory in 1855, and by the early 1860's enjoyed no little prestige as the builder of Camp McClellan and the Confederate prison camp on Arsenal Island. McClelland was perhaps Davenport's most prolific 19th century builder, his known works ranging from the two-story, three-bay front gable house type found throughout the city, to the high style of the Second Empire Parker-Ficke house. His firm employed at least one "in-house" architect, Benjamin W. Gartside, who is credited with designing the Clarissa C. Cook Memorial Library (BR-528).

Davenport's premier 19th century architect was Frederick George Clausen, who came to the city from his native Germany in 1869. After a year as draftsman with T. W. McClelland, Clausen opened his own office. He practiced alone for 25 years, his work including the new Burtis Hotel (4E210) (1871), the Forrest block (BR-401) (1875), the Henry Lischer house (6W624) and the Petersen Department store of 1891 (2W123).

United States Department of the Interior
National Park Service

National Register of Historic Places
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Continuation sheet Riverview Terrace District Item number 8B Page 2

be included within the district's boundaries.

Significance:

The Riverview Terrace district is locally significant as one of several residential districts in Davenport that developed with public parks as their focal points around the turn of the century. Although small, Riverview Terrace contains a number of architecturally distinguished dwellings, including some of the city's finest examples of Italianate and Georgian/Federal Revival. Of additional historical interest is the fact that several residents were members of entrepreneurial families who originally lived in the Hamburg area, the address of choice for well-to-do German-Americans in the city during most of the 19th century.

The earliest development of the Riverview Terrace area is credited to merchant J.M.D. Burrows, whose "Clifton", a distinguished blend of Tuscan Italianate and Greek Revival, was built in 1856. The Burrows house remained alone on its bluff-edge site, as far as is known, until the 1880's. At that time, two Italianate residences were built nearby, each on its own imposing site. One (the Hoffman house, 1401 Clay) was designed in the Villa style, with gabled roofs and a tower in one of the re-entrant angles. The Henry Petersen House (1012 Marquette) featured a high hipped, almost mansard, roof as well as a three-stage tower, a combination popular for houses in this style at the time.

Gradually, more houses were built along the bluffs here, for families such as the Petersens, Schrickers, Muellers and Strucks. These names were prominent in Davenport's 19th century commercial and industrial development; members of these German-American families dominated such enterprises as wholesale and retail merchandising (Petersen), lumber milling (Mueller), banking (Struck), and pearl button manufacture (Schricker). Their entrepreneurial success was reflected in the new houses, designed by various local architects. A late Queen Anne style was favored by Max Petersen (Marycrest College) and Alfred Mueller. The Schrickers, building somewhat later, financed distinguished dwellings in the Georgian/Federal Revival style that was locally fashionable at the turn of the century. Most idiosyncratic of the group was Kuno Struck's house (1645 W. 12th), an enormous brick and stone structure of Jacobethan inspiration, designed by the local architectural firm of Clausen & Clausen. This firm was also responsible for the Max Petersen and Selma Schricker houses. The J.C. Schricker house was designed by Gustav Hanssen, also of Davenport.

This new construction coincided with the city's acquisition in 1894 of approximately three acres east of "Clifton", which was named "Lookout

(07/07/83)

- IOWA, Scott County, Davenport, House at 318—332 Marquette Street (Davenport MRA), 318—332 Marquette St. (07/07/83)
- IOWA, Scott County, Davenport, Jansen, Theodore, House (Davenport MRA), 922 Myrtle St. (07/07/83)
- IOWA, Scott County, Davenport, Kahl Building (Davenport MRA), 326 W. 3rd St. (07/07/83)
- IOWA, Scott County, Davenport, Kahl, Henry, House (Davenport MRA), 1101 W. 9th St. (07/07/83)
- IOWA, Scott County, Davenport, Kimball-Stevenson House (Davenport MRA), 116 E. 6th St. (07/07/83)
- IOWA, Scott County, Davenport, Klindt, George, House (Davenport MRA), 902 Marquette St. (07/07/83)
- IOWA, Scott County, Davenport, Koenig Building (Davenport MRA), 619 W. 2nd St. (07/07/83)
- IOWA, Scott County, Davenport, Koester, Nicholas, Building (Davenport MRA), 1353 W. 3rd St. (07/07/83)
- IOWA, Scott County, Davenport, Kuhnen, Nicholas J., House (Davenport MRA), 702 Perry St. (07/07/83)
- IOWA, Scott County, Davenport, Lerch, Gustov C., House (Davenport MRA), 2222 W. 4th St. (07/07/83)
- IOWA, Scott County, Davenport, Lippincott, John, House (Davenport MRA), 2122 W. 3rd St. (07/07/83)
- IOWA, Scott County, Davenport, Littig Brothers/Mengel & Klindt/Eagle Brewery (Davenport MRA), 1235 W. 5th St. (07/07/83)
- IOWA, Scott County, Davenport, Mallet, Joseph, House (Davenport MRA), 415 E. 10th St. (07/07/83)
- IOWA, Scott County, Davenport, Martzahn, August F., House (Davenport MRA), 2303 W. 3rd St. (07/07/83)
- IOWA, Scott County, Davenport, McBride-Hickey House (Davenport MRA), 701 Iowa St. (07/07/83)
- IOWA, Scott County, Davenport, McKinney House (Davenport MRA), 512 E. 8th St. (07/07/83)
- IOWA, Scott County, Davenport, **McManus House (Davenport MRA), 2320 Telegraph Rd. (07/07/83)
- IOWA, Scott County, Davenport, Meisner Drug Store (Davenport MRA), 1115 W. 3rd St. (07/07/83)
- IOWA, Scott County, Davenport, Miller Building (Davenport MRA), 724 Harrison St. (07/07/83)
- IOWA, Scott County, Davenport, Miller, F.H., House (Davenport MRA), 1527 Brady St. (07/07/83)
- IOWA, Scott County, Davenport, Miller, Severin, House (Davenport MRA), 2200 Telegraph Rd. (07/07/83)
- IOWA, Scott County, Davenport, Mueller Lumber Company (Davenport MRA), 501 W. 2nd St. (07/07/83)
- IOWA, Scott County, Davenport, Newcome, Daniel T., Double House (Davenport MRA), 722—724 Brady St. (07/07/83)
- IOWA, Scott County, Davenport, Newhall, Lucian, House (Davenport MRA), 526 Iowa St. (07/07/83)
- IOWA, Scott County, Davenport, Nichols, Oscar, House (Davenport MRA), 1013 Tremont St. (07/07/83)
- IOWA, Scott County, Davenport, Ochs Building (Davenport MRA), 214 Main St. (07/07/83)
- IOWA, Scott County, Davenport, Old City Hall (Davenport MRA), 514 Brady St. (07/07/83)
- IOWA, Scott County, Davenport, Pahl, Henry, House (Davenport MRA), 1946 W. 3rd St. (07/07/83)
- IOWA, Scott County, Davenport, Paulsen, Peter J., House (Davenport MRA), 705 Main St. (07/07/83)
- IOWA, Scott County, Davenport, Paustian, Henry, House (Davenport MRA), 1226 W. 6th St. (07/07/83)
- IOWA, Scott County, Davenport, Petersen's, J.H.C., Sons Store (Davenport MRA), 123—131 W. 2nd St. (07/07/83)
- IOWA, Scott County, Davenport, Petersen's, J.H.C., Sons Wholesale Building (Davenport MRA), 122—124 W. River Dr. (07/07/83)
- IOWA, Scott County, Davenport, Petersen, W.D., Memorial Music Pavilion (Davenport MRA), Beiderbecke Dr. (07/07/83)
- IOWA, Scott County, Davenport, Pierce School No. 13 (Davenport MRA), 2212 E. 12th St. (07/07/83)
- IOWA, Scott County, Davenport, Price, Hiram, /Henry Vollmer House (Davenport MRA), 723 Brady St. (07/07/83)
- IOWA, Scott County, Davenport, Prien Building (Davenport MRA), 506—508 W. 2nd St. (07/07/83)
- IOWA, Scott County, Davenport, Ranzow-Sander House (Davenport MRA), 2128 W. 3rd St. (07/07/83)
- IOWA, Scott County, Davenport, Raphael, Jacob, Building (Davenport MRA), 628—630 Harrison St. (07/07/83)
- IOWA, Scott County, Davenport, Renwick Building (Davenport MRA), 322 Brady St. (07/07/83)



ED-VONMAUR
STORE

WICKLIFF
BUILDING

WICKLIFF
BUILDING

WICKLIFF
BUILDING

INDIVIDUAL NOMINATIONS, DAVENPORT MULTIPLE RESOURCE NOMINATION

MAP NUMBER TWO

<u>Address</u>	<u>Easting</u>	<u>Northing</u>	<u>Key Reference</u>
201 W. 2nd	702,300	4,599,240	A
506-8 "	701,880	4,599,260	B
2215 "	702,330	4,599,130	C
203 W. 3rd	702,270	4,599,350	D
1119-21 "	701,110	4,599,320	E
1353 "	700,760	4,599,300	F
1531 "	700,450	4,599,300	G
2122 "	699,430	4,599,310	H
2204-10 "	699,220	4,599,300	I
2318 "	699,100	4,599,300	J
1130 W. 5th	701,060	4,599,620	K
1235 "	700,920	4,599,560	L
2143-7 "	699,360	4,599,500	M
414 E. 6th	702,840	4,599,800	N
512 "	702,950	4,599,800	O
700 "	703,220	4,599,870	P
1226 W. 6th	700,940	4,599,720	Q
406 E. 10th	702,800	4,600,260	R
407-11 Brady	702,000	4,599,240	S
514 "	702,400	4,599,700	T
732 "	702,380	4,599,960	U
1325 "	702,420	4,600,640	V
631 Franklin	703,040	4,599,870	W
728 "	703,000	4,599,980	X
909 "	703,040	4,600,130	Y
519 Fillmore	700,770	4,599,640	Z
307-9 Harrison	702,190	4,599,640	AA
602 "	702,130	4,599,760	BB
407 Main	702,330	4,599,540	CC
529 "	702,310	4,599,730	DD
309 Perry	702,560	4,599,420	EE
122-4 W. River Drive	702,340	4,599,170	FF

INDIVIDUAL NOMINATION UTM'S
DAVENPORT MULTIPLE RESOURCE
NOMINATION
MAP NUMBER TWO



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**.