

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, July 14, 2026; 5:00 PM

Police Department | 416 Harrison Street | Community Room

- I. Call to Order
- II. Secretary's Report
 - 1. Consideration of the June 9, 2026 meeting minutes.
- III. Communications
 - 1. Understanding Historic Preservation Series
 - 2. Party in the Park
- IV. Old Business
- V. New Business
 - 1. Case COA26-09: Request for five replacement windows 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].
- VI. Other Business
- VII. Open Forum for Comment
- VIII. Adjourn
- IX. Next Meeting: August 11, 2026

City of Davenport

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

Action / Date
7/14/2026

Subject:
Consideration of the June 9, 2026 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The June 9, 2026 meeting minutes are attached.

Attachments:
1. Meeting Minutes 6-9-26

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

Tuesday, June 9, 2026; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

I. Call to Order

Chairperson Kretz called the meeting to order.

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

Absent: McGivern

Staff Present: Reu, Werderitch

II. Secretary's Report

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

Motion by Hoff, second by Hustedde, to approve the May 12, 2026 meeting minutes. Minutes were unanimously approved by voice vote (6-0).

III. Communications

1. Understanding Historic Preservation Series
2. Party in the Park
3. Commissioner Hustedde summarized his experience at the Preserve Iowa Summit.

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]

Staff presented the request, which includes consideration of an alternative siding material. Staff explained that, following review of the proposed Ascend Composite Cladding System, the product does not meet the intent of the Commission's previously established condition regarding acceptable replacement siding materials. Accordingly, staff does not have authority to approve the proposed substitute material administratively, and the request was therefore forwarded to the Historic Preservation Commission for review and action.

The petitioner was not present.

The Commission discussed the appropriateness of the proposed Ascend Composite Cladding and compared it to other commonly utilized replacement siding materials, including LP SmartSide and fiber cement products, with respect to material

composition, appearance, durability, cost, and compatibility with historic preservation standards.

The Commission noted that the structure no longer retains its original wood siding. Members further characterized the proposed work as the replacement of one non-original siding material (asbestos siding) with another non-original material. The Commission acknowledged that each application must be evaluated on its own merits and within the context of the individual property. Considering the building's modest architectural character and associated economic factors, the Commission found the Ascend Composite Cladding to be an acceptable substitute material that supports the continued maintenance of the structure and contributes to the overall vitality of the historic district.

Motion by Gomez, second by Adams, to approve the use of Ascend Composite Cladding in Case COA26-05. Motion carried by a roll call vote (6-0).

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]

Staff provided a summary of the request to upgrade the freestanding monument sign serving the Annie Wittenmyer Aquatic Center. 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 made a recommendation 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:

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

Becca Niles, Parks and Recreation Department, was in attendance to explain the project and answer questions.

Commissioners discussed the scope of the project and sought clarification regarding the available display options for the digital screen.

Motion by Adams, second by Gomez, to approve Case COA26-06 in accordance with the submitted materials. Motion carried by a roll call vote (6-0).

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]

Staff provided a summary of the request to restore and repair the wraparound porch. Staff found 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.

Staff made a recommendation 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:

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

Morgan Schroeder, representative of the petitioner, was in attendance to discuss the project scope.

Commissioners discussed the appropriateness of the fiberglass porch columns. Furthermore, the Commission praised the owner for the preservation and maintenance of the home.

Motion by Eaton, second by Hustedde, to approve Case COA26-07 in accordance with the submitted materials. Motion carried by a roll call vote (6-0).

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]

Staff summarized the request 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. Staff found 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.

Staff made a recommendation 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:

- a. 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.

A representative from Common Chord and Estes Construction were in attendance to answer questions.

The Commission inquired whether the existing openings were original to the structure, since there was historically a building immediately abutting the east elevation.

Motion by Gomez, second by Adams, to approve Case COA26-08 in accordance with the submitted materials. Motion carried by a roll call vote (6-0).

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

Motion by Gomez, second by Hoff, to adjourn the meeting. Motion passed by voice vote (6-0). The meeting was adjourned at 5:55 pm.

IX. Next Meeting: July 14, 2026

City of Davenport

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

Action / Date
7/14/2026

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
7/14/2026

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
7/14/2026

Subject:

Case COA26-09: Request for five replacement windows at 724 West 8th Street. The Charles Hill House is a contributing structure in the Hamburg Local Historic Landmark District. Pat Scranton, Petitioner [Ward 3].

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness for five replacement windows at 724 West 8th Street in accordance with the submitted material, subject to the following condition:

1. The replacement windows shall maintain the existing double-hung configuration and match the existing windows in size, proportions, operation, and exterior appearance. Final product selection shall be subject to review and approval by City Staff.

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.

Background:

Property Overview:

The Charles Hill House was constructed in 1873 and is listed as a contributing resource in the Hamburg Local Landmark Historic District. The property has remained in residential use throughout its history and continues to function as a single-family residence.

Architecturally, the house is a two-story, three-bay brick residence exhibiting characteristics of the McClelland house type. The primary façade features a front-facing gable roof, a prominent first-story bay window, and an arched entry with a segmental-arch transom. Character-defining features include 1-over-1 wood double-hung windows with segmental-arch brick lintels, a round window within the front gable, wide frieze boards beneath the eaves, and original solid brick walls resting on a stone foundation. A full-width front porch, added circa 1910, features square wood columns supported by brick piers and is considered a historic modification that contributes to the building's architectural character.

Request:

The proposed project includes the replacement of five existing window units and associated surrounding framework on the east elevation of the residence. The replacement windows are

proposed to maintain the existing double-hung configuration and will consist of wood windows with an exterior aluminum cladding, finished in white. At this time, the petitioner has not identified a specific window manufacturer or product line.

Project Scope:

The proposed work includes:

1. Removal of five existing window units and surrounding framework on the east elevation.
2. Installation of five new double-hung aluminum-clad wood windows.
3. New windows to be painted white (or finished with white cladding).
4. Replacement windows to maintain the existing window style and operation.

Staff Review:

Property owners are encouraged to repair and retain existing historic windows. However, 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.

According to the historic property inventory sheet, the residence retains 1-over-1 wood double-hung windows with wood surrounds. The applicant has provided documentation demonstrating that the existing windows have deteriorated beyond practical repair. Based on the submitted photographs and supporting information, staff concurs that replacement of the five windows is warranted.

The proposed project consists of replacing five existing windows on the east elevation while maintaining the existing double-hung configuration. Although the applicant has not yet identified a specific window manufacturer or product line, the proposed replacement windows will consist of wood windows with exterior aluminum cladding. Since the applicant has not yet selected a specific replacement product, staff recommends a condition requiring City staff to review and approve the final window specifications prior to installation.

In recent years, the Historic Preservation Commission has approved wood windows with exterior aluminum cladding for other designated landmarks within the Hamburg Historic District. This window type has been recognized as an appropriate compromise that enhances durability and energy efficiency while maintaining the historic character of the structure. Provided the replacement windows match the existing windows in design, dimensions, operation, profiles, and exterior color, staff finds the proposal to be consistent with the Commission's established review practices and the Davenport Historic Preservation Design Guidelines.

The Secretary of the Interior's Standards for Rehabilitation support replacing historic windows that are too deteriorated to repair with in-kind replacements when the original form and detailing remain evident. The Standards further state that when replacement using the same material is not technically or economically feasible, a compatible substitute material may be considered.

Based on the information submitted, staff finds the proposed use of wood windows with exterior aluminum cladding to be consistent with the Secretary of the Interior's Standards for Rehabilitation and the Davenport Historic Preservation Ordinance.

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

APPLICANT INFORMATION			
Application 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: <i>A Certificate of Appropriateness must be submitted & approved PRIOR to the commencement of the following:</i> - 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. _____ _____ Type Applicant's Name here to serve as a signature Date		ALL SUBMITTALS SHALL INCLUDE: 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	SUBMITTED
DEVELOPMENT TEAM			
Property Owner			
Address			
Phone	Secondary Phone		
E-Mail Address			
Project Manager/Other			
Address			
Phone	Secondary Phone		
E-Mail Address			
Formal Procedure			
Application Fee: NONE			
(1) Application: - Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process. - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. <u>Inaccurate or incomplete applications may result in delay of applicant's scheduled meetings.</u>			
(2) Scope of Commission's Consideration: - Only work described in the application may be approved. - If insufficient information exists to make a proper judgment on the application, the Commission may continue the consideration a maximum of 60 days, excluding applicant's continuances.			
(3) Post Commission Ruling: - An approved Cert. of Appropriateness does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities. - Appeals to determinations are \$75 made to City Council and shall be in writing submitted to the Zoning Administrator within 30 calendar days of Commission's decision.			
Submit this form with attachments to: planning@davenportiowa.com			

Scope of Work for 724 W 8th St Application Submission

The scope of work we are requesting is at 724 W 8th St . We are proposing the replacement of 5 exterior windows and surrounding framework on the Eastside. The proposed replacements would be the same double-hung window style that is currently there. The material would be aluminum-clad wood windows, painted white.











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
724 W 8th St State #82-00708 Map #156 Field Site #H-02 Parcel #G0045-51 Updated district status: 1 contributing building (A, C), 1 non- contributing building 1983 NRHP status: Contributing (key)	Charles and Cathrina (Erine) Hill House	c.1873 Gable-front - 2 story, 3 bay (McClelland type) (2 story)	Walls: brick (solid) Foundation: stone Roof: gable-front - asphalt shingles
	1874-1907 - Charles and Catherine Hill (furniture manufacturer, later retired), also daughter Laura 1880 census: Hill, Charles (52, furniture) - born in Germany - Hessen (Germany - Hessen, Germany - Hessen); wife: Catherine (44) - born in Germany - Baden (Germany - Baden, Germany - Baden) 1907-1923 - Laura Hill (single), also 2nd unit as rental 1910 Sanborn map: house - 2 story - extant 1910 census: Hill, Laura (50, single) - born in US - IA (Germany, Germany) 1923-1933 - Gerhard T. and Emma Harms (baker for H. Korn Baking Co); 1933-35 - owned by Reconstruction Finance Corp - used as rental; 1935-1942 - owned by Katherine Geweye 1942-1946 - owned by Tom Rokenas - used as rental; 1946-1953 - owned by James E. and Iva Mae Bryant - used as rental; 1960s - owned by Jack and Marjorie Crabbs et al - used as rental 1956 Sanborn map: house (3 units) - 2 story - extant Current use: single family house - owner occupied		Architect/builder: - Porch: full porch - square wood columns on brick piers, wide eaves (c.1910s) Windows: 1/1 wood window - segmental arch brick lintel Architectural details: entry with segmental arch transom, round window in front gable, first story bay window, wide frieze boards Modifications: Historic: c.1910s - front porch; Non-historic: - Garage: detached - two car Date: c.2011 Walls: frame - vinyl Foundation: concrete Roof: gable-front - asphalt shingles Other site features: -
730 W 8th St State #82-00709 Map #157 Field Site #H-03 Parcel #G0045-50 Updated district status: 1 contributing building (A, C) 1983 NRHP status: Contributing (key)	William H. and Susan B. (Tanner) Korn House	c.1910 Dutch Colonial / Craftsman (2 story)	Walls: frame - stucco/wood shingles on 2nd Foundation: stucco Roof: gambrel roof - asphalt shingles
	(lot owned with property to east at 724) 1904 - lot bought by William Korn, moved here in 1910; 1910-1922 - William H. and Susan B. Korn (manager of Korn Baking Co) 1910 Sanborn map: vacant - lot 1910 census: Korn, William (43, manager of Korn Baking Co) - born in US - IA (Germany, Germany); wife: Susie B. (43) - born in US - IA (Switzerland, Switzerland) 1923-1942 - Dr. Frank O. and Laura M. Burk (physician) - built garage c.1924; 1942-44 - Laura Burk (widow) 1944-1960 - owned by Hugo V. and Adela L. Rasche - used as rental - Marilyn Fink here by 1955 - then owned in 1960s-70s 1956 Sanborn map: house - 2 story - extant Current use: single family house - owner occupied		Architect/builder: - Porch: full porch - square brick columns with stepped capitals Windows: multi/1 wood windows - some 12/1, 9/1 Architectural details: gambrel roof, gable-roof dormers, bay window, sleeping porch with brackets Modifications: Historic: c.1924 - attached garage built at rear facing Brown - sunken; Non-historic: - Garage: attached - two car Other site features: -
730 Brown St State #82-01379 Map #158 Field Site #F-28 Parcel #G0046-09 Updated district status: 1 contributing building (A), 1 non-contributing building 1983 NRHP status: Contributing	Jochim and Sohpie Boehl Apartments	c.1865 Greek Revival / Italianate (2 story)	Walls: frame - EIFS Foundation: stone (EIFS) Roof: hip roof - asphalt shingles
	Feb 1864 - property bought by carpenter Jochim Boehl - likely constructed building - appears built as 4 units - listing identified here by 1874 - four families lived here per 1880 census, including Jochim and Sophia Boehl (carpenter) and their children 1880 census: Boehl, Jochim (50, carpenter) - born in Germany - Mecklenburg (Germany - Mecklenburg, Germany - Mecklenburg); wife: Sophia (50) - born in Germany - Mecklenburg (Germany - Mecklenburg, Germany - Mecklenburg) 1880s-1900s - four families lived here, including Jochim Boehl (owned until 1913) - daughter Emily married Gustav A Thiering in 1901 - lived in one unit with Jochim (widower by 1910) 1910 Sanborn map: house - 2 story - extant 1910 census: 4 units, owner: Boehl, Jochim (79, retired) - born in Germany (Germany, Germany) 1913-1972 - owned by Emily Thiering - continued to live in one unit with husband Gustav after Jochim's death total of four apartments in 1920s-30s, five apartments by 1945 and on 1956 map 1956 Sanborn map: flats (apartments) (5 units) - 2 story - extant Current use: apartments (4 units)		Architect/builder: - Porch: two-story porch - square wood columns Windows: 1/1 wood windows - segmental arch lintels Architectural details: symmetrical façade, wide eaves Modifications: Historic: -; Non-historic: - Garage: detached - two car Date: c.1930 Walls: concrete block Foundation: concrete Roof: gable-front - asphalt shingles Other site features: -

ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office

Wehner, Nowysz, Pattschull and Pfiffner
201 day building, Iowa city, Iowa 52240DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

SITE SHEET

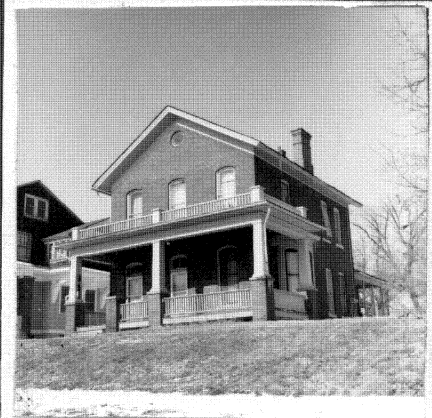
ARCHITECTURE

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

HIST. DIST. Hamburg

NAME Charles Hill House H C

ADDRESS 724 W. 8th Street

LEGAL DES. Forrest & Dillon's Add. 7 Lot 2 and E4' of
SUB-DIVISION lot 1 BLOCK PARCEL SUB-PARCELUTM 15 7101580 4599980 ACREAGE -1 ZONE R-6M
EASTING NORTHINGOWNER Marjorie L. Crabbs
111 Custer Tr., Bettendorf, IA 52722TITLE H.
(IF DIFF.)

DESCRIPTION

FORM 2 story, front gable w/3-bay front, veranda c. 1900 CONST. c. 1875

MATERIALS Brick ARCH. DATE
STYLE Vernacular Greek Revival

FENESTRATION Segmental arch; segmental brick arches

DIST. FEATURES Wood polygonal bay, east side

ALTERATIONS Aluminum sash in 1st floor front windows

SITE & RELATED STR. Elevated lot

STATEMENT

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

SOURCES

SIGNIFICANCE

HISTORY

DESCRIPTION

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

SOURCES

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

ARCHITECTURAL HISTORIAN: Martha Bowers

HISTORIAN: MARLYS SVENDSEN - ROESLER

SURVEY COMP 1981

EVALUATION

ARCHITECTURAL

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

LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☒ LOCAL ☐ N. ELIG.

HISTORICAL

I. THEME(S) OF SIGNIFICANCE:

A. PRIMARY _____
B. SECONDARY _____

II. LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☐ LOCAL

III. 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.	☐	☐
NOT ELIGIBLE FOR N.R.H.P.	☐	☐

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☒ NRHP 11/18/63☐ GRANT _____☐ DET. OF ELIGIBILITY☐ R. & C. _____☒ DAVENPORT A/H SURVEY☐ _____☐ _____

5. SUBJECT TRACES

6. PHOTO

1625-10

City of Davenport, IA
Tuesday, March 25, 2025

Title 14. Historic Preservation

Chapter 14.01. HISTORIC PRESERVATION

14.01.060. Certificate of appropriateness review process.

[Ord. No. 2019-02 § 4]

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

in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence; and

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

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

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

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

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

- H. Appeal fee. A fee of \$75 shall be paid by the petitioner at the time of filing a written appeal to said determination with the City Clerk.
- I. Appeal criteria. The City Council, after hearing all of the evidence, shall review the commission's decision and base its ruling on the following criteria:
1. Whether the commission has exercised its powers and followed the guidelines established by law and ordinance; and
 2. Whether the commission's actions were patently arbitrary and capricious.
- J. Appeal — Public meeting. The City Council shall, by simple majority of the members present, approve or disapprove the issuance of the certificate of appropriateness based upon the appeal criteria described in Section **14.01.040I**.