

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, August 11, 2026; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Call to Order
- II. Secretary's Report
 - 1. Consideration of the July 14, 2026 meeting minutes.
- III. Communications
- IV. Old Business
- V. New Business
 - 1. Case COA26-10: Request for rehabilitation of the auto house at 627 Ripley Street. The Louis P. and Clara L. (Krause) Best House is a contributing structure in the Hamburg Local Landmark Historic District. David Cordes and Bryan Pattschull, petitioner. [Ward 3]
- VI. Other Business
- VII. Open Forum for Comment
- VIII. Adjourn
- IX. Next Meeting: September 8, 2026

City of Davenport

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

Action / Date
8/11/2026

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

Recommendation:
Approve the minutes.

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

Attachments:
1. Meeting Minutes 7-14-26

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

Tuesday, July 14, 2026; 5:00 PM

Police Department | 416 Harrison Street | Community Room

I. Call to Order

Chairperson Kretz called the meeting to order.

Present: McGivern, Hustedde, Eaton, Hoff, Adams

Absent: Gomez, Kretz

Staff Present: Werderitch

II. Secretary's Report

1. Consideration of the June 9, 2026 meeting minutes.

Motion by Hustedde, second by Hoff, to approve the June 9, 2026 meeting minutes. Minutes were unanimously approved by voice vote (5-0).

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].

Staff provided a summary of the 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.

Staff made a recommendation 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:

- a. 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:

- 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.

Pat Scranton, petitioner, was present to answer questions from the Commission. She discussed the challenges of securing a qualified contractor to complete the proposed work and indicated her acceptance of the staff-recommended condition.

Commissioners asked questions regarding the proposed replacement product and its potential impact on the surrounding trim. The Commission also expressed concern that the proposal was conceptual in nature, noting that a more detailed scope of work and project plan is preferred when reviewing window replacement requests.

Motion by McGivern, second by Hustedde, to approve Case COA26-09 in accordance with the submitted materials and staff recommended condition. Motion carried by a roll call vote (5-0).

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

Motion by Hoff, second by McGivern, to adjourn the meeting. Motion passed by voice vote (5-0). The meeting was adjourned at 5:25 pm.

IX. Next Meeting: August 11, 2026

City of Davenport

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

Action / Date
8/11/2026

Subject:

Case COA26-10: Request for rehabilitation of the auto house at 627 Ripley Street. The Louis P. and Clara L. (Krause) Best House is a contributing structure in the Hamburg Local Landmark Historic District. David Cordes and Bryan Pattschull, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness for the rehabilitation of the auto house at 627 Ripley 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. 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
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 subject property is located at 627 Ripley Street and contains the Louis P. and Clara L. (Krause) Best House and its associated auto house. Constructed in 1909-1910, the property is a contributing resource within the Hamburg Local Landmark Historic District and is notable for its Spanish Mission architectural style. The detached auto house retains significant architectural and engineering features, including its original arcade, decorative masonry, chauffeur's apartment, and early twentieth-century garage design. Over time, alterations associated with the property's conversion to apartments in 1928 and 1951 substantially modified the building's exterior and interior, including infilling the open arcade, enclosing garage door openings, replacing original windows, and constructing an apartment within the first-floor garage space. The proposed project seeks to rehabilitate the auto house by reversing many of these non-historic alterations and restoring character-defining features from the property's period of significance.

2018 Certificate of Appropriateness:

The Historic Preservation Commission approved a Certificate of Appropriateness (Case COA18-04) on June 12, 2018, for the rehabilitation of the auto house through restoration of its original exterior appearance and interior configuration. The approved work included removal of non-historic alterations dating from 1928 and 1951, restoration of original architectural features, and installation of historically compatible replacement elements where original materials no longer

existed.

Request & Project Scope:

This request serves as an amendment to a previously approved Certificate of Appropriateness. The proposed revisions include the following:

1. Revise the previously approved garage door design to utilize wood overhead doors that more closely replicate the appearance of the original carriage-style doors through the use of wood construction, tongue-and-groove boards, true divided-lite glazing, and applied crossbuck detailing while maintaining modern overhead operation. A recessed stucco filler panel will be installed above each door.
2. Provide additional construction details for the restoration of the west elevation window openings, including replacement of the non-historic windows with new wood four-over-four windows matching the original masonry openings and historic millwork profiles while retaining the existing stone sills.
3. Remove the two non-historic window openings installed in the former north garage door openings during the 1951 apartment conversion. The openings will be infilled with concrete masonry units finished with stucco to match the surrounding wall while retaining the existing pedestrian entrance.
4. Replace the non-historic first-floor windows on the east elevation with historically appropriate wood windows that restore the original size and proportions of the masonry openings.
5. Repair and reconstruct deteriorated portions of the first-floor east wall and the east corner of the north wall, including relocating the entrance to the apartment to its original historic location based on existing physical evidence and historic documentation.

Iowa State Historic Preservation Office

The project was reviewed and approved by the Iowa State Historic Preservation Office (SHPO) through the Iowa Historic Preservation Tax Credit Program. SHPO determined that the proposed rehabilitation work is consistent with the historic character of the property and meets the Secretary of the Interior's Standards for Rehabilitation.

The following summarizes the application and review process administered by SHPO.

1. **Part 1 - Evaluation of Significance:** Building and site information is submitted through the ESHPO system to determine whether the property is historic and eligible for the tax credit program.
2. **Part 1.5 - Pre-Application Meeting:** A collaborative meeting with SHPO and Iowa Economic Development Authority (IEDA) staff to review the proposed rehabilitation and provide preliminary feedback before final plans are prepared.
3. **Part 2 - Description of Rehabilitation:** Architectural drawings, specifications, and supporting documentation are submitted for review to determine compliance with the Secretary of the Interior's Standards for Rehabilitation.
4. **Part 2B - Registration Application:** The project's financial feasibility and readiness are evaluated through IowaGrants.gov to reserve available state historic tax credits.
5. **Agreement:** A legal agreement is executed establishing the operational and preservation requirements associated with the state historic tax credit allocation.
6. **Part 3 - Certification of Completed Work:** Following construction, final

documentation, project expenses, and post-construction photographs are submitted to certify the completed rehabilitation and authorize issuance of the tax credits.

7. **Post Part 3 Amendment:** A formal request submitted after completion of the project to modify approved rehabilitation details before final tax credit execution. **(Completed in 2026)**

Staff Review:

The Historic Preservation Commission previously approved the comprehensive rehabilitation of the auto house under Case COA18-04 in 2018. The current request does not alter the overall rehabilitation strategy but instead refines several components of the approved project through additional restoration details and minor design modifications.

Staff finds the proposal represents a carefully researched rehabilitation that restores the auto house to its appearance during its period of significance. The application is supported by extensive historic photographs, architectural documentation, and existing physical evidence uncovered within the building, including remnants of the original arch openings, masonry, window openings, and garage configuration. These materials provide sufficient documentation to accurately restore significant character-defining features rather than relying on conjecture.

Staff finds the proposed amendments continue to advance the objectives of the previously approved rehabilitation by more accurately restoring historic features and removing incompatible alterations dating from the building's apartment conversion. The revised garage door design more closely reflects the appearance of the original carriage doors while accommodating modern operational requirements. Likewise, the additional details provided for the west elevation windows, replacement of the non-historic east elevation windows, removal of the non-historic north elevation windows, and relocation of the apartment entrance are supported by historic documentation and existing physical evidence within the structure. These revisions improve the historical accuracy of the project and enhance the building's integrity.

The project has also been reviewed and approved by the Iowa State Historic Preservation Office through the Iowa Historic Preservation Tax Credit Program, which determined that the rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. Staff concurs with that determination and finds the proposed work is consistent with the standards for review contained in Historic Preservation Ordinance. Overall, the project will significantly enhance the historic integrity of this contributing resource while preserving its character-defining features for continued use.

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	
Applicant Name Company Name	David L. Cordes & Bryan W. Pattschull
Address	816 20th Street
City State Zip	Rock Island, IL 61201
Phone	(563) 676-4669
Secondary Phone	(563) 505-8207
E-Mail Address	
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements. I understand I am responsible for attendance at the meeting as shown on the historic preservation commission calendar. The City reserves the right to require further site studies as necessary. By checking this box and typing my name below, I am electronically signing this application. ☒ <u>David L Cordes</u> <u>07/28/2006</u> Type Applicant's Name here to serve as a signature Date	
DEVELOPMENT TEAM	
Property Owner Bryan W. Pattschull & David L. Cordes	
Address 816 20th St, Rock Island IL 61201	
Phone	Secondary Phone
(563) 676-4669	(563) 505-8207
E-Mail Address	
Project Manager/Other Structural engineer, Matt Dotson, IMEG Engineering	
Address 1717 State Street Suite 201 Bettendorf, IA 52722	
Phone	Secondary Phone
(563) 607-5379	
E-Mail Address	
RESOURCE TYPE Local Hamburg Distrcit	
SUBMITTAL DATE 07/30/2026	MEETING DATE 08/11/2026
SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME 627 Ripley, Louis P and Clara K Best Residence an	
BRIEF OVERVIEW OF THE PROJECT (not a scope of work) Removal of apartment, which was created in original 3-car garage in 1951. Rehabilitation of garage, restoration of archways and windows, new garage doors reflective of original character.	
APPLICABILITY PRIOR to any work on applicable Historic Resources: A Certificate of Appropriateness must be submitted & approved PRIOR to the commencement of the following: - Any Building or Sign Permit changing the exterior (except demo) - New construction/Addition or exterior alteration of a structure - Sign installation or alteration Demolition of any local or national historic resources shall require a Historic Demolition Request Application	
ALL SUBMITTALS SHALL INCLUDE: 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	
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. <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.	
Application Fee: NONE	
Submit this form with attachments to: planning@davenportiowa.com	



David Cordes <davidlcordes@gmail.com>

18-82-010 - Best Residence and Auto House - Post Part 3 Amend 1 - Approved

2 messages

annie.greening@email.iowaeda.com <annie.greening@email.iowaeda.com>

Tue, Jun 16, 2026 at 9:18 AM

To: "davidlcordes@gmail.com" <davidlcordes@gmail.com>

Cc: "shpotaxcredit@iowaeda.com" <shpotaxcredit@iowaeda.com>, "Nick.Sorensen@IowaEDA.com" <nick.sorensen@iowaeda.com>

Date: 6/16/2026

Historic Property Name: Best Residence and Auto House

State Project Number: 18-82-010

Application: Post-Part 3 Amendment 1 (case 00037451, A-0001109)

Decision: Approved

Good morning,

Thank you for your submission to Iowa's Historic Preservation Tax Credit Program. Your amendment for the above-referenced project has been reviewed, and we are writing to inform you that it has been approved.

It has been determined that the rehabilitation described within the amendment is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project will meet the Secretary of the Interior's Standards for Rehabilitation.

If you have questions about this determination or need more information about the Historic Preservation Tax Credit Program and state application requirements, please refer to the [SHPO/IEDA](#) website or send an email to SHPOtaxcredit@iowaeda.com. Please reference your project's state tax credit number in all communications.

Kind regards,

Annie Greening
Technical Preservation Reviewer
State Historic Preservation Office
annie.greening@iowaeda.com | +1 (515) 348-6218 | culture.iowaeda.com/shpo

Iowa Economic Development Authority

David Cordes <davidlcordes@gmail.com>

Tue, Jun 16, 2026 at 10:24 AM

To: "annie.greening@email.iowaeda.com" <annie.greening@email.iowaeda.com>

Cc: "shpotaxcredit@iowaeda.com" <shpotaxcredit@iowaeda.com>, "Nick.Sorensen@IowaEDA.com" <nick.sorensen@iowaeda.com>

Thank you very much for the update.

Dave

[Quoted text hidden]

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David L. Cordes

Name: Best, Louis P. and Clara L. K., Residence and Auto House,
Address: 627 Ripley Street, Davenport, IA

NPS Project Number:
SHPO Number: STC18-82-010

Number: 1	Feature: Filled-in Arches, Auto House	Date of Feature: 1910, modified 1928, 1951.
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Describe existing feature and its condition:

The Auto House originally had three elliptical arches on the south elevation and a round top arch on both the west and east elevations, forming an open arcade at the first floor of the south elevation. The second floor extends out over the arcade, and the garage doors are in the back wall of the arcade. When the main residence was converted to apartments in 1928 the arches on the west and east elevations were filled in with tile block and stucco was applied to the exterior to match the surrounding stucco. At the same time, the original doors were moved forward from their original locations to the south facing elliptical arches and in doing so a small portion of the outer two or three wythes of brick were removed to square up the openings. The wythes (assumed three) inside of the door jamb were left unaltered. In 1951, according to the building permit, the garage space was converted into an apartment. The garage doors were removed, and the part of the openings inside of the door jambs were filled with CMU (concrete block) and covered with stucco with various windows and doors inserted into them as needed.

Describe work and impact on feature:

The proposed treatment is to open up the arches to their original appearance during the period of significance, 1910-1926. Any damage to the masonry and stucco will be repaired to match the surrounding material. The impact will be to restore the appearance and the function to the original condition. Not only is this important in restoring the garage space to its original function, but it perhaps is even more important on a visual basis, because it will restore a very important architectural element that played a significant part in the overall Spanish mission style of the structures. Note: there is a detailed description of the stucco analysis and method of stucco repair approved in the Part 2 Application.

	Drawings: Plan Drawing 1, pages 1-11 and pages 15-21
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Number: 2	Feature: Original Garage Door Openings, Auto house, South elevation.	Date of Feature: 1909 modified 1928 and 1951
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Describe existing feature and its condition:

The three garage door openings on the south side of the building had both the doors and door frames removed in 1928, leaving bare brick surfaces. When the apartment was created in 1951 the brick piers beside the original door locations were surrounded by framing and sheetrock. They remain concealed by the walls that were built around them and thus they are not possible to photograph. A small exploratory opening to view the brick pier was created back in 2019. We were planning on proceeding with garage restoration at that time. But unexpected events put a halt to the work. The sheetrock was patched without any photos being taken.

Describe work and impact on feature:

The treatment for the three door openings on the south elevation is to provide and install new overhead garage doors constructed in a style and detail to closely resemble the original out-swing doors. It will be

Name: Best, Louis P. and Clara L. K., Residence and Auto House,
Address: 627 Ripley Street, Davenport, IA

NPS Project Number:
SHPO Number: STC18-82-010

necessary to install an infill panel across the top. The sides of the opening will be covered with smooth stucco to match other door and windows openings on both buildings. The doors to be constructed of wood with vertical tongue and groove facing boards and also with wood applied as an overlay to create perimeter framing and cross bucks in the lower section. True divided lite windows in a pattern similar to the original doors will be included, using single pane, clear glass. The doors and the fill panels above will be painted white to match the historic appearance. The original garage door openings are 9'5" in height. Because of interior obstructions, 8' is the tallest door that will fit. (Standard height for modern garage doors is 7'). Recreating replicas of the original outswing doors was explored, but the cost was prohibitive at over \$75,000. The placement of the doors within the area of the arcade tends to partially conceal them, their placement being in the shadowed background of the arcade. The doors that are proposed will appear appropriate to the casual eye with only an expert realizing that 1910 doors would not have been overhead type and that the original doors would have gone to the top of the 9' 5" masonry opening. The proposed doors will be harmonious and in keeping with the style and feeling of the original doors.

	Drawings: Plan drawing 1. Pages 12-14, Page 9, Page 4
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Number: 3	Feature: North elevation in-filled garage doors with windows and doors.	Date of Feature: 1951
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Describe existing feature and its condition:

On the north elevation there were originally two outward opening garage doors serving the west and center garage bays. Interior configuration of the stairway to second floor as well as exterior topographical features made it impossible to construct garage door on the east bay. The two north doors provided a drive-through feature, which was important at the time because many autos did not have a reverse gear. L. P. Best's primary auto was a 1908 Stevens Duryea limousine, which the Daily Times proclaimed was the first six-cylinder car in the vicinity and the finest car in the Tri-cities. It did have a reverse gear. However, many cars did not and the accommodation for those without a reverse gear was the norm at the time.

In 1951 when the garage was converted to an apartment, the two north doors were filled in with CMUs with two windows and a pedestrian door installed within the infill to provide for the needs of the apartment. As with all interior surfaces of the garage, the CMU walls are covered with sheetrock.

Describe work and impact on feature:

The work plan is to leave the CMU infill walls in place, but the two 1951 window units would be removed, filled with CMU and covered with stucco to match the surrounding area. The pedestrian door in the middle of the north wall would remain to provide pedestrian access to the garage space. See Page 33, which shows X marks through the windows to be removed.

	Drawings: Plan drawing 1. Pages 32-33
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Name: Best, Louis P. and Clara L. K., Residence and Auto House,
Address: 627 Ripley Street, Davenport, IA

NPS Project Number:
SHPO Number: STC18-82-010

Number: 6	Feature: Windows	Date of Feature: 1951
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Describe existing feature and its condition:

There were four original window locations on the first floor, two on the west and two on the east. The windows presently on the south and north elevations are to be eliminated as already discussed. The original windows on the west were replaced in 1951 with small window units. The space above the replacement window as well as the space below the window down to the original stone sill have been filled in with brick or wood material and covered with stucco. On the east side of the building, the two original windows were also replaced with shorter window units in 1951. They rest on the original stone sills with the space between the top of the jam and the top of the original masonry opening being filled with stucco covered wood material. The replacement windows look out of place and are improper proportioned. They are in moderate condition. They are covered with very poor-quality mill finish aluminum storm windows and screens.

Describe work and impact on feature:

The proposed work will replace the four 1951 window units with windows that properly fit the original 1909 masonry openings. Original stone sills will be retained. Sash profiles will be matched to the shape used in the chauffeur's apartment on the second floor of the auto house building. Brick mold will be matched to the second-floor windows. Thickness of the window jambs will be adjusted to fit the actual masonry wall including the recess for the weight pockets. The impact of the work will be to return the first-floor windows to the original 1909 design and will aid the overall restoration of the auto house building. We are not planning to put storm windows on these windows but we do plan for full length, wood frame screens, which will be made to match the width the visible rails and stiles on the windows.

	Drawings: Plan drawing 1. Pages 26-31, 34-42
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Number 7	Feature: East and Northeast Wall	Date of Feature: 1910
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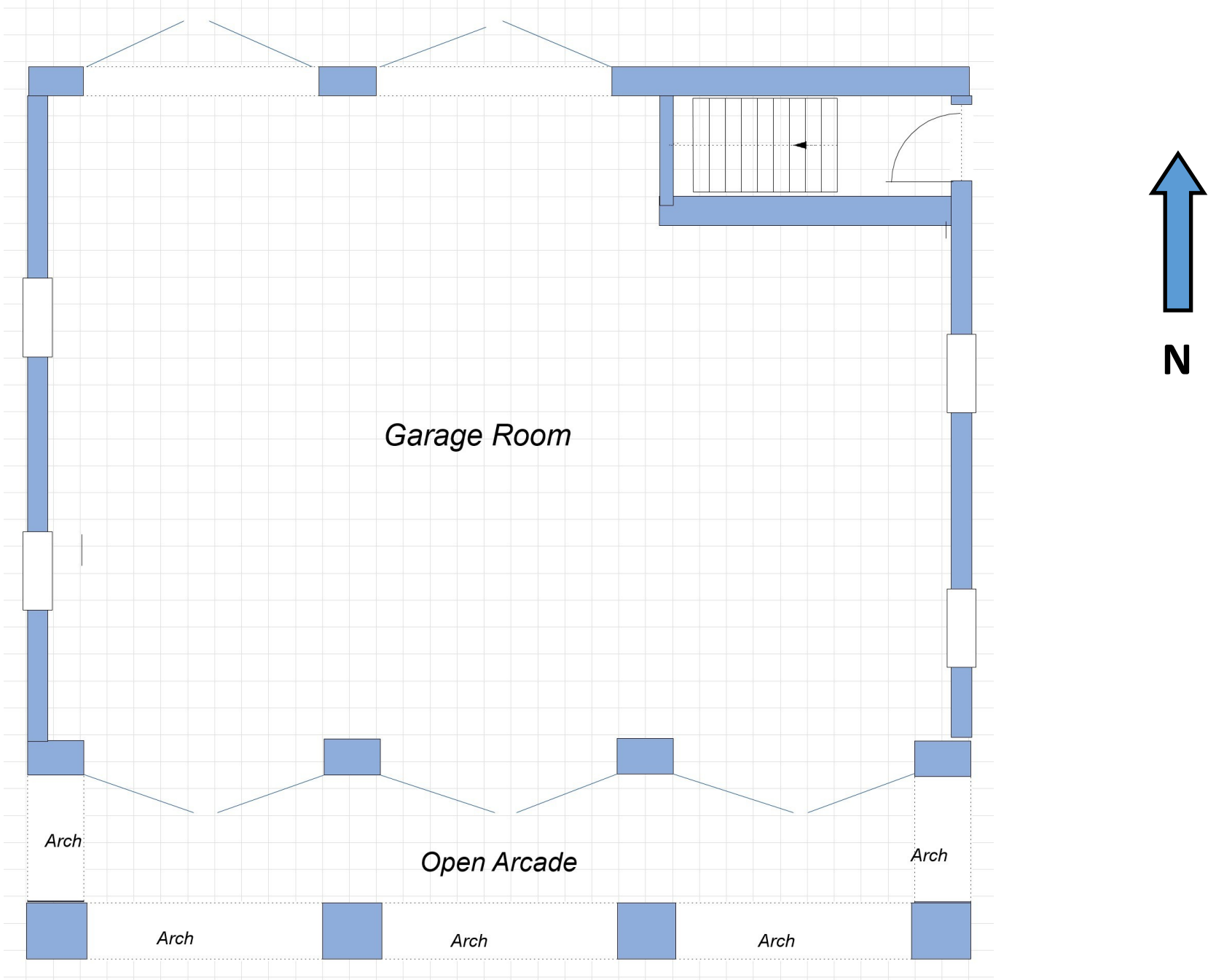
Existing Condition:

The east wall has been subjected to forces caused by earth movement beginning in 1920. Substantial work was completed in 1950 to stabilize the foundation and structure. Parts of this work began to fail over time. Additional stabilization work, which was quite substantial was completed in 2012. This work has caused any movement in the structure and its elements to cease. However, the effects of previous movement over time have left the first story level of the stucco covered masonry wall distorted with the lower part of the wall flared out to a noticeable degree. No new movement has occurred for about 13 years.

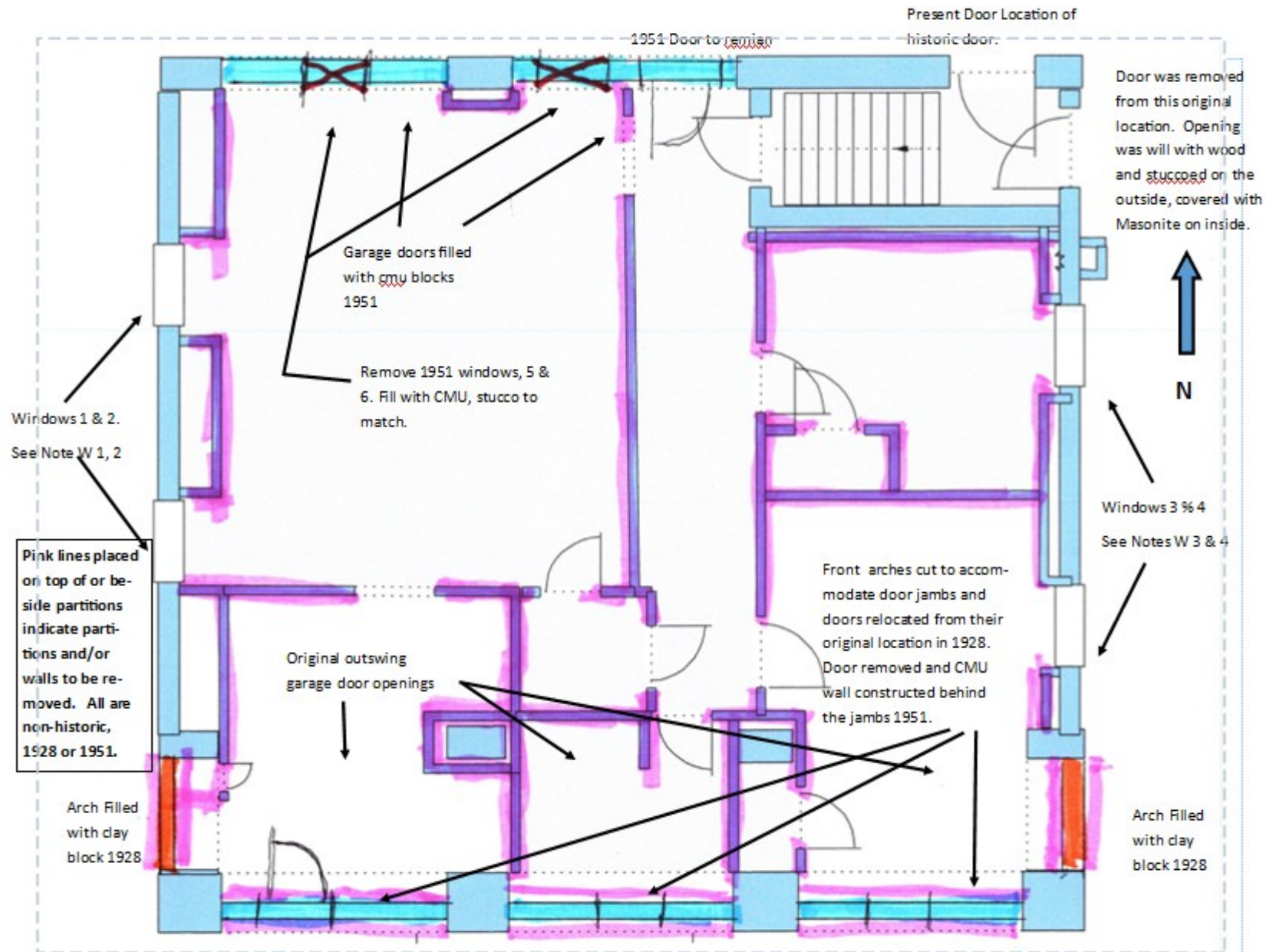
Plan of work

The upper wall will be supported by needle beams and temporary posts as necessary. Portions of the wall will be dismantled and reconstructed, a small portion at a time, restoring proper alignment of the overall wall. Original window openings will be maintained in exact location and exact size. This is a repair and not an alteration. When completed, the wall will look the same as it does now except it will be straight and plumb. Exterior stucco and paint will be matched, etc. Interior white and brown finish brick will be reused.

This matter was discussed with the SHPO but was not directly addressed as an item for approval as it is not an alteration to the property, but rather a repair. It was acknowledged that at least some repairs would be required. The subject of moving the entrance door back to its original location was discussed, and that it might be the advice of the engineer to restore it to its original location, and such advice should be followed. At this time, the engineer does advise that the structure would be slightly improved by moving the door to its original location. Therefore, that is the plan of action.



Best, Louis P & Clara L K, Auto House.
Plan Drawing 1, Page 1
Floor Plan as originally constructed. 1910



Best, Louis P & Clara L K, Auto House.

Plan drawing 1, page 2

Existing floor plan showing past modifications and proposed treatment.

L P Best Auto House, various dimensions from exploratory investigation**Dimensions of original openings, now in the interior and hidden by sheetrock.****Original Garage Door Locations, S. Elev. (3 like this)**

West garage door width	8' 9.5" brick to brick	(4.5+4.5+8' 0.5") 816 20 th (grg dr width 8'10",9'dr)
West garage door height	113" 9' 5"	(14.5"+8'2.5")
Height of garage ceiling	114.5" 9' 6.5"	(16"+8'2.5")
Height of arcade ceiling	124.5" 10'4"	(26"+8'2.5")
Steam Pipes Obstruction	103.5" 8'9.5" ht. above floor	
Proposed Overhead Door	96" ht. 8' ht. Opening.	
Proposed Overhead Door	104" w 8' 8" width	

Original Arch Locations S. Elev. (3 like this)

Height of arch, south elevation, western most.	112" 9'4"	(13.5"+8'2.5")
Thickness of arch, south elevation, left, western most.	26.5"	(6"+7"+2.5"+11")
Piers between arches (width not including door jambs)	26"	
Width of Jamb material inserted in arch opening.	10"	
Width of arch exposed inside.	6" .	

Dimensions of exterior features

Exterior garage door jamb opening (in arch) 9' height from floor level.
 Piers between arches (not including door jamb) 26"
 Arch openings width, So. Elev. (excluding door jamb) 8'9"
 SW cor of bldg. to west arch opening fill line 26" each direction.
 West Arch width. 56"
 West Arch height. 8'9"
 East Arch same assumed the same as above.

NOTES W 1&2

West Windows, first floor. 100" h x 35" w (original exterior opening)
 Sill is 12" above floor. (therefor, top of window = top of door openings)

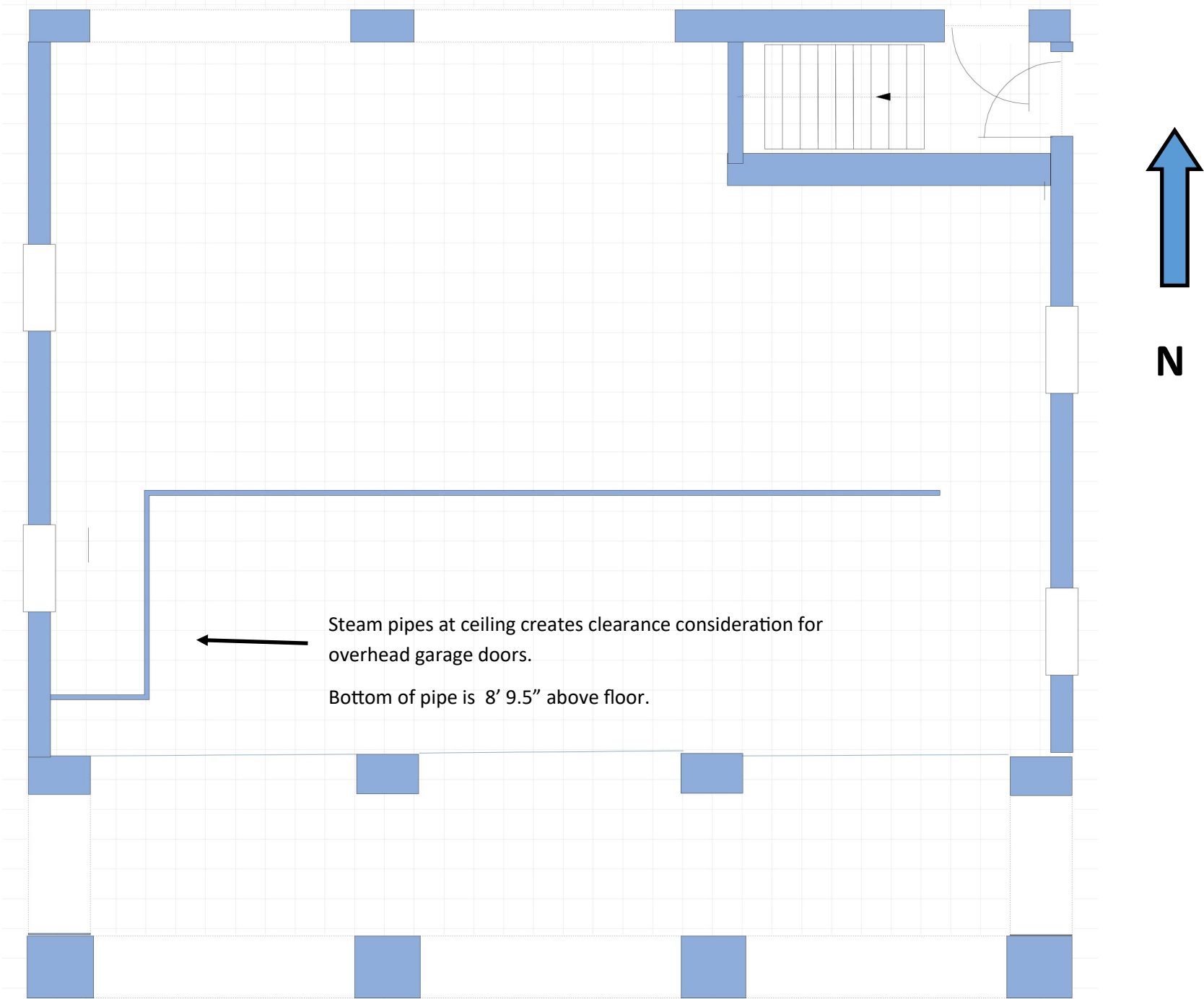
NOTES W 3&4

East Windows, first floor. 71" h x 35" w (original exterior opening)

Best, Louis P & Clara L K, Auto House.

Plan drawing 1, page 3

Table of various dimensions.



Best, Louis P & Clara L K, Auto House.
Plan drawing 1, Page 4
Floor Plan showing steam pipe obstruction.



Best, Louis P & Clara L K, Auto House.

Plan drawing 1, page 5.

South Elevation. Shows where garage doors were filled in. The original arches were squared to accommodate the garage doors in 1928, then filled-in in 1951. Photo 2026.



Best, Louis P & Clara L K, Auto House.

Plan drawing 1, page 6.

Partial south elevation. The garage door jambs left in place are visible. Photo 1988.



Best, Louis P & Clara L K, Auto House.

Plan drawing 1, page 7.

Panoramic photo taken from downtown Davenport, camera facing NW. Arrow points to Best Residence & Auto House. Photo 1910.



Best, Louis P & Clara L K, Auto House.

Plan drawing 1, page 8.

Zoom view from previous page. Shows south elevation of auto house and a clear shape of the arches because of the nearly perpendicular view. Photo 1910.



Best, Louis P & Clara L K, Auto House.

Plan drawing 1, page 9.

Camera facing NE. Shows open arcade with garage doors placed in backset wall. Photo November 1923.



Best, Louis P & Clara L K Auto House.

Plan drawing 1, page 10

Camera facing NE. Cropped from a photo of adjacent house. Looking through the porte cochere of the adjacent house, the arches and doors of the Best auto house are clearly visible. Photo 1911.



Best, Louis P & Clara L K, Residence and Auto House.

Plan Drawing 1, Page 11.

Best property in the distance showing garage with arches and partially obscured garage doors behind. Foreground is Phillip Steffen at Overview mansion, 412 W 6th St. Camera facing NE. Ca. 1910.



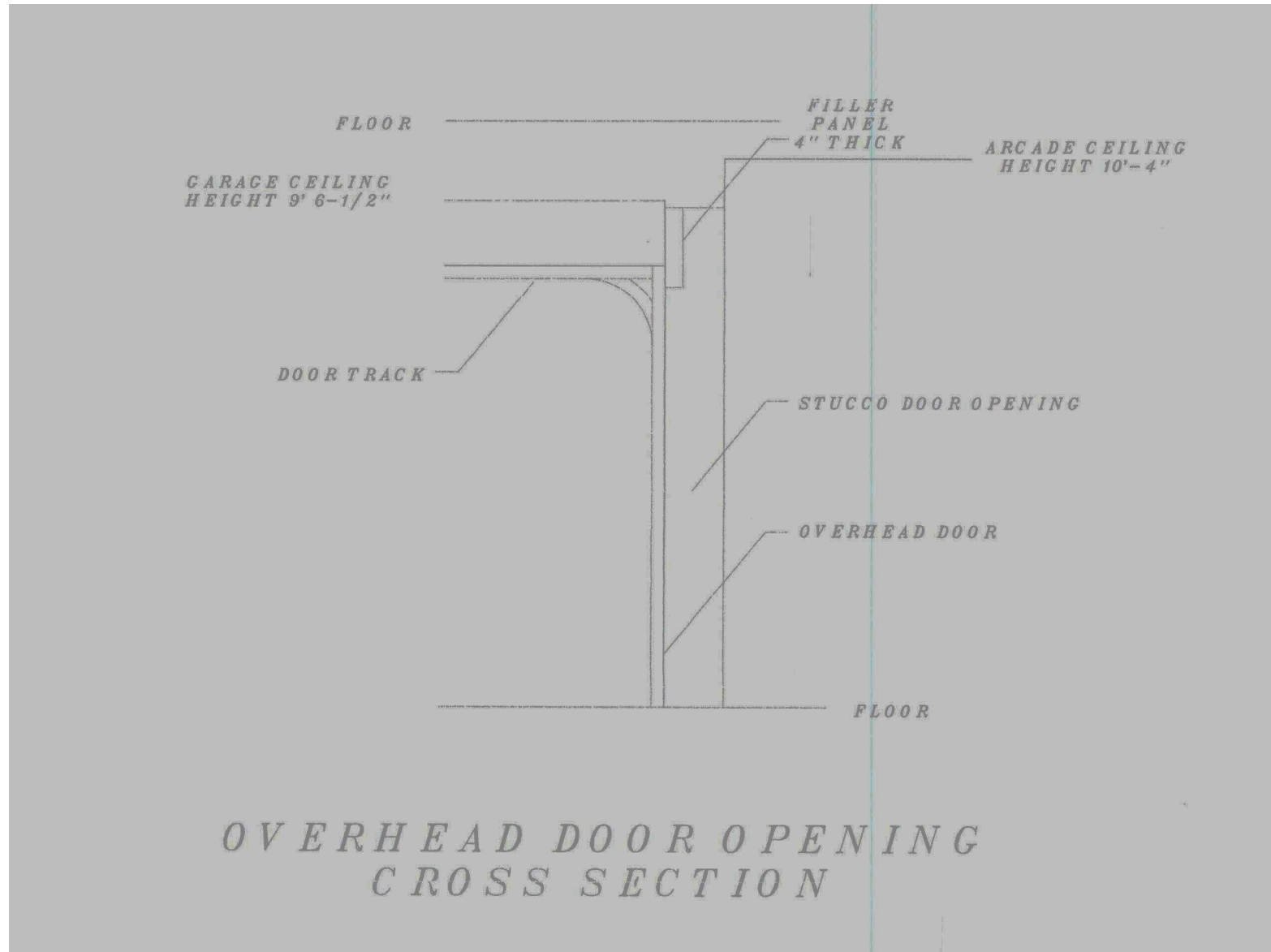
Proposed replacement overhead garage doors to be installed in the original location of the original outswinging doors. Wood construction, true divided lite, tongue and groove overlay plus crossbuck and frame overlay on top of t&g. In-fill panel above 8 ft door. In-fill to be 4" thick set to the back of 14" thick smooth stuccoed masonry opening. Image April 2026.



Best, Louis P & Clara L K, Auto House.

Plan Drawing 1, Page 13.

Elevation view of garage door opening with proposed overhead door and filler panel at top. Also shown are the ceiling heights of garage and arcade, and floor level above. Drwg. 2026.



Best, Louis P & Clara L K, Auto House.

Plan Drawing 1, Page 14.

Cross section view of garage door opening with proposed overhead door and filler panel at top. Opening to be covered with smooth stucco the same as original window openings. Also shown is ceiling heights of garage and arcade, concrete beam above opening, and 2nd floor level.

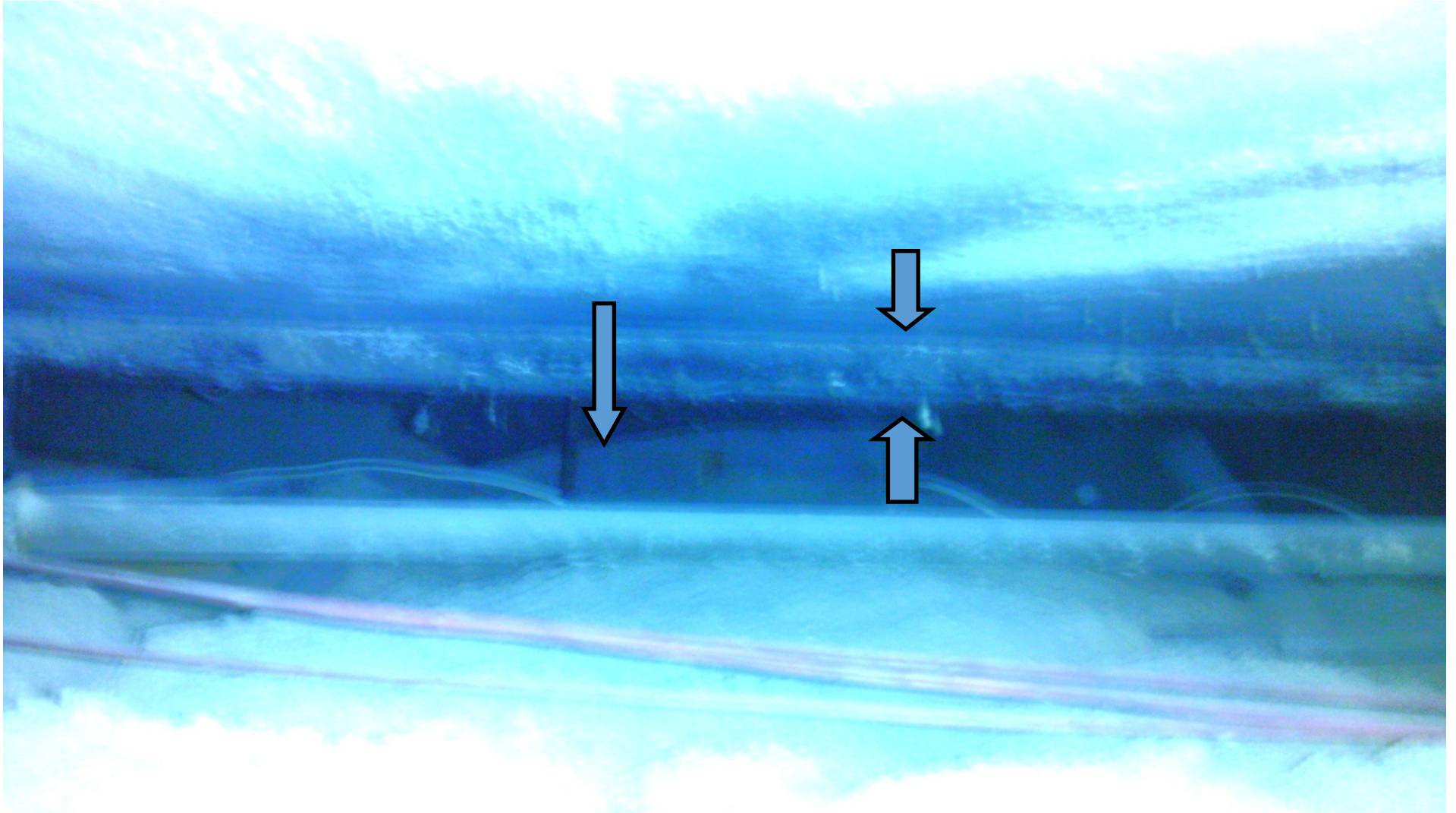
Drwg. 2026.



Best, Louis P & Clara L K, Auto House.

Plan drawing 1, Page 15.

South Elevation, photo taken 2026. Drawn lines to depict location of original openings with door jambs removed and arch corners repaired. Arches to be restored to this shape and size as guided by physical evidence. Photo & Drwg 2026



Best, Louis P & Clara L K, Auto House.

Plan drawing 1, Page 16.

View is in space above dropped ceiling and below original garage ceiling. Camera facing south. Single arrow points to a visible part of filled-in arch. Wall section (1-1/2") above original door opening is between two arrows. Photo taken during repairs ca. 2013.



Best, Louis P & Clara L K, Auto House.

Plan drawing 1, Page 17.

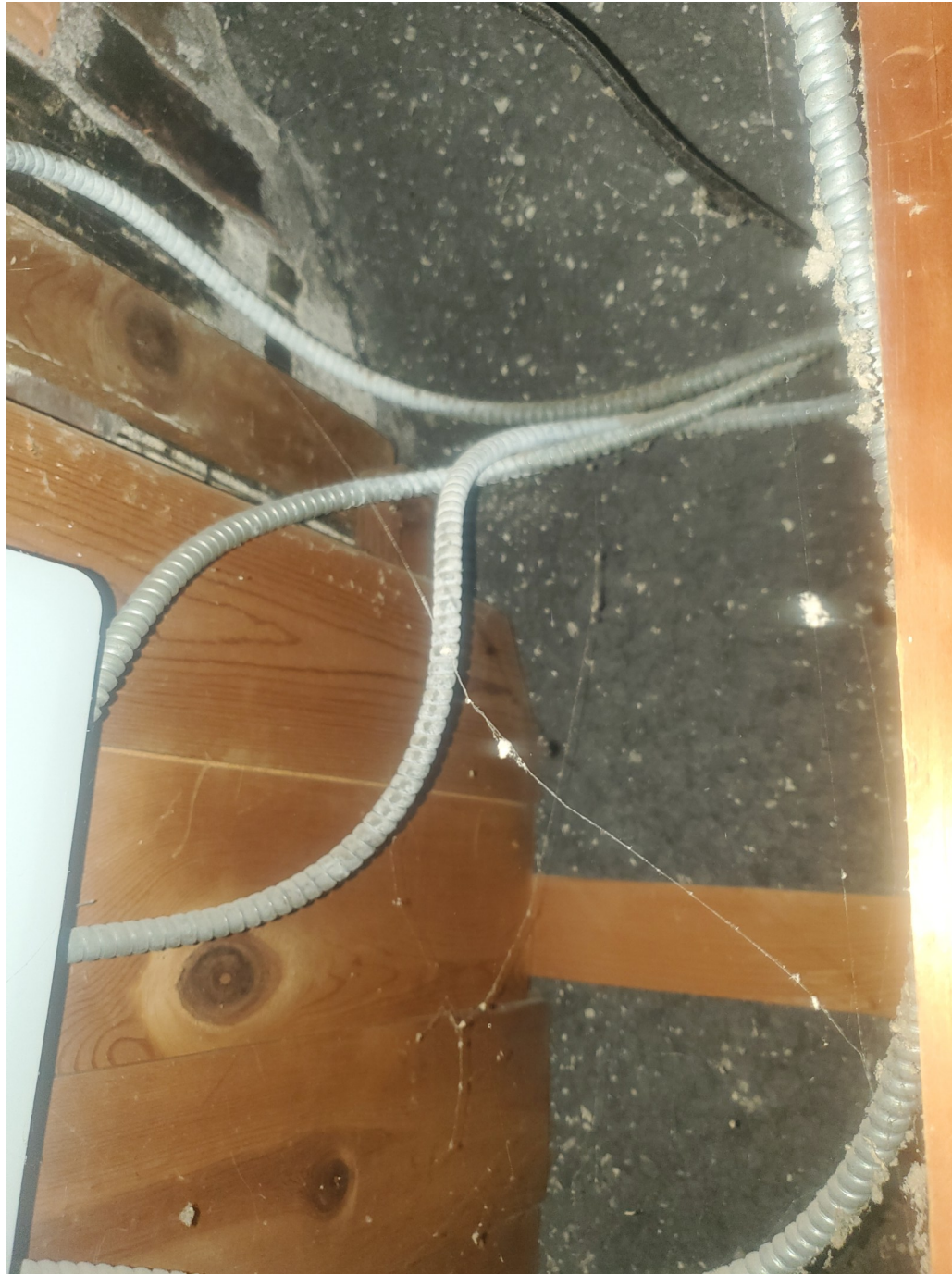
View is in space directly below previous photo. Corners of arch are visible at ceiling corners. Photo ca 2018.



Best, Louis P & Clara L K, Auto House.

Plan drawing 1, Page 18.

Wall on opposite side of room is infilled arch and garage door. Refrigerator and pantry cabinet on right are placed in west side arch. Upper access cabinet above fridge allow viewing unfinished wall as parts of arch as shown in following images. Photo ca. 2019



Best, Louis P & Clara L K, Auto House.

Plan drawing 1, Page 19.

View looking to right side of filled-in arch approximately at the spring line. Photo 2026.



Best, Louis P & Clara L K, Auto House.

Plan drawing 1, Page 20.

View is of filled-in side arch. Center of arch is at left. Arch opening still retains rough stucco, now very dirty and dark. Opening is filled in with tile block and brick. Photo 2026.



Best, Louis P & Clara L K, Auto House.

Plan drawing 1, Page 21.

View is of filled-in side arch. Left side of arch is at left. Arch opening still retains rough stucco, now very dirty and dark.

Opening is filled in with tile block and brick. Photo 2026.



Best, Louis P & Clara L K, Auto House.
Plan drawing 1, Page 22.

View is of west wall with sheetrock removed for repairs. Deeply furrowed wall is visible as well as brown and white brick, the original surface of the garage interior. Photo 2013.



Best, Louis P & Clara L K, Auto House.

Plan drawing 1, Page 23.

View is of part of west wall and ceiling with sheetrock down for repair. Photo 2013.



Best, Louis P & Clara L K, Auto House.

Plan drawing 1, Page 24.

View is of west and north wall with some demo done in 2019. Original Electrical Service location is in this location. Small hole in sheetrock on side shows concrete block as fill material in original north garage doors. Photo 2019.



Best, Louis P & Clara L K, Auto House.

Plan drawing 1, Page 25.

View is of west wall at north corner and also of the pier on the north wall at the juncture with the west wall.

Photo 2019



Best, Louis P & Clara L K, Auto House.

Plan drawing 1, Page 26

View is of west elevation, south part. Filled in side arch is marked by arrow. Overhead arch structure in the foreground impacts ability so view west elevation in one photo. Over head arch provides pathway for steam main serving the auto house. Photo 2026.



Best, Louis P & Clara L K, Auto House.

Plan drawing 1, Page 27.

West elevation. View shows original openings for very tall garage windows, (west elev. north and west elev. South), which were partially filled in and fitted with smaller windows in the apartment conversion in 1951. Photo 2026.



Best, Louis P & Clara L K, Auto House.

Plan drawing 1, Page 28.

Detail view, west elevation, north window. Original stone sill still in place. Photo 2026.



Best, Louis P & Clara L K, Auto House.

Plan drawing 1, Page 29.

Detail view, west elevation, north window. Partially filled in opening with 1951 window. Original stone sill in place. Photo 2026.



Best, Louis P & Clara L K, Auto House.

Plan drawing 1, Page 30.

View of service court, arch, and west elevation of auto house. Children L to R, Gretchen Best and cousin Kay Karlowa. Original garage windows are visible. Historic Photo ca. 1910.



Best, Louis P & Clara L K, Auto House.

Plan drawing 1, Page 31.

West elevation, detail view original four-over-four windows. Photo 2026.



Best, Louis P & Clara L K, Auto House.

Plan drawing 1, Page 32.

North elevation. Original driveway aligns to location of original north garage doors. Center door and two windows were added in 1951 when the garage doors were filled in with CMUs. Original door at left was relocated from its original location just around the corner on east elevation. Photo 2026.



Best, Louis P & Clara L K, Auto House.

Plan drawing 1, Page 33.

North elevation, proposed alterations. Remove the two 1951 windows in former garage doors. Fill with CMU and stucco to match. Leave added door in middle for access to garage. Photo 2026.



Best, Louis P & Clara L K, Auto House.

Plan drawing 1, Page 34.

East elevation, camera facing south. Photo 2026.



Best, Louis P & Clara L K, Auto House.

Plan drawing 1, Page 35.

South and East elevation. Camera facing north. Photo 2026.



Best, Louis P & Clara L K, Auto House.

Plan drawing 1, Page 36.

East elevation on the right. View shows two window openings, partially filled in, smaller windows installed 1951. Photo 2026.



Best, Louis P & Clara L K, Auto House.

Plan drawing 1, Page 37.

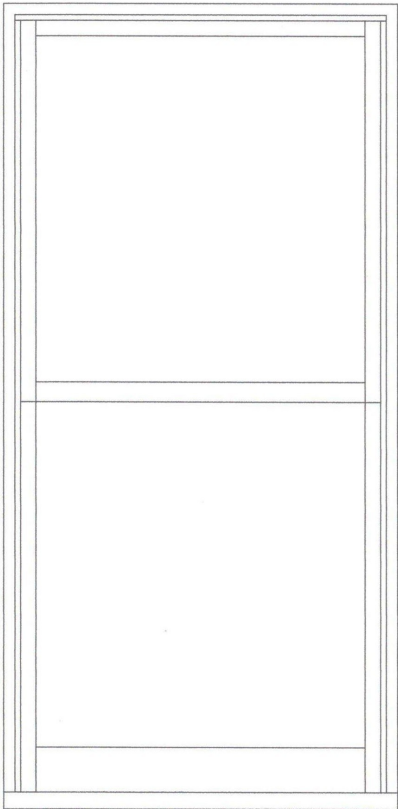
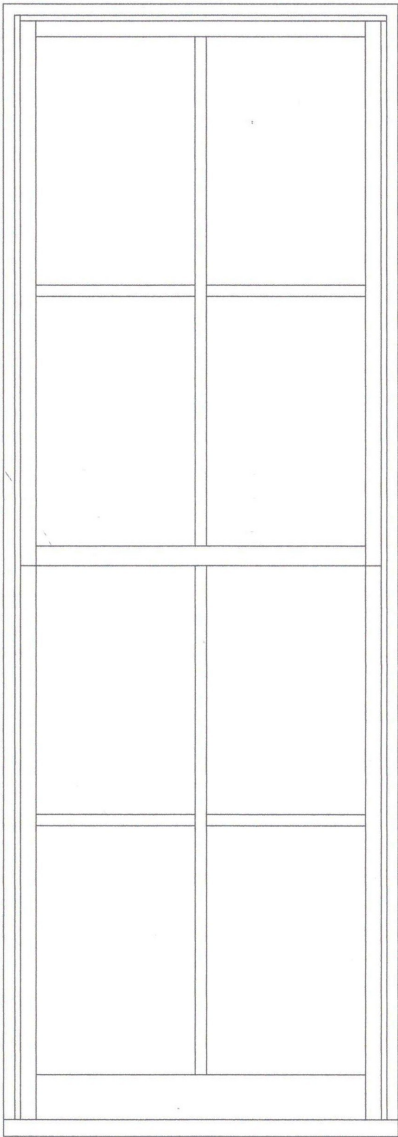
South window on east elevation. Photo 2026.



Best, Louis P & Clara L K, Auto House.

Plan drawing 1, Page 38.

East elevation, north window. Smaller window with infill above installed in 1951. Photo 2026.



Best, Louis P & Clara L K, Auto House.
Plan drawing 1, Page 39.

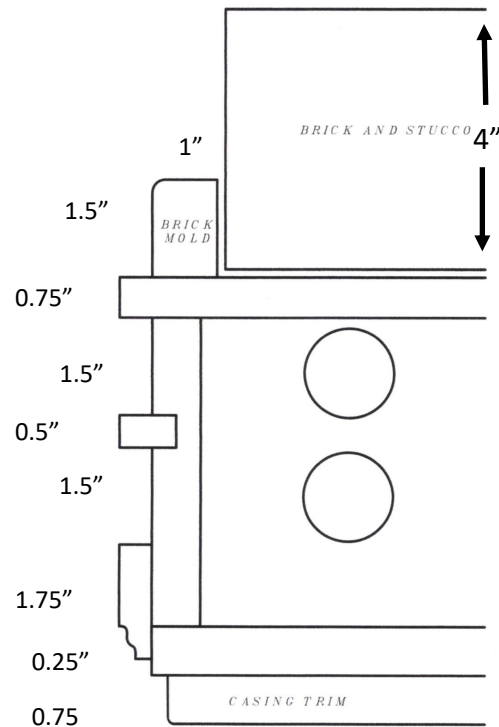
Single glass, clear, with a VLT of 90% or more.

Full window screens to be provided. No storm windows. Window screens constructed of wood frames and metal, black colored, low sheen screen wire.

WEST WINDOWS
TO FIT BRICK
OPENINGS
35"W X 100"H
DIMENSIONS TO
BE VERIFIED

EAST WINDOWS
TO FIT BRICK
OPENINGS
35"W X 71"H
DIMENSIONS TO
BE VERIFIED

*AUTO HOUSE
2ND FLOOR WINDOW JAMB DETAIL*



Best, Louis P & Clara L K, Auto House.

Plan drawing 1, Page 40.

Detail of window jamb details of auto house second floor windows. Adapt as necessary to fit wall thickness in garage west and east windows.



Best, Louis P & Clara L K, Auto House.

Plan drawing 1, Page 41.

Mill profile detail of second floor windows. Included in this view are sash profile, stop profile, interior casing, and position of the stop and casing at the corner edge of the weight box. This information provides clear guidance for constructing the first floor garage windows. Photo 2026.



Best, Louis P & Clara L K, Auto House.

Plan drawing 1, Page 42.

Mill profile detail of second floor windows. Sample of new sash profile material. This to be used on first floor garage windows. Photo 2026.

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
627 Ripley St State #82-02495 Map #065 Field Site #C-12 Parcel #G0054-10B Updated district status: 2 contributing buildings (A, C) 1983 NRHP status: Contributing (key)	Louis P. and Clara L. (Krause) Best House	c.1909 Spanish Mission Revival (2 story)	Walls: stucco Foundation: stucco Roof: hip roof - asphalt shingles
	(earlier one-story house on lot) 1910 Sanborn map: house - 2 1/2 story - extant 1910 census: Best, Louis P (62, own income) - born in Germany (Germany, Germany); wife: Clara (46) - born in Germany (Germany, Germany) c.1909 - current house built for Louis P. Best; 1909-1927- Louis P. and Clara Best (The Robert Krause Co, retired businessman); 1927-1937 - owned by Thomas and Frida Agar - 1928 permit to remodel into apartments - listed after as Grandview Apartments 1937-1943 - series of owners (insurance co) - Grandview Apartments; 1943-1960s - owned by Archie Swanson - Grandview Apartments - 8 units, 1951 - permit to convert 3-car portion of garage to additional apt (one already on 2nd) 1956 Sanborn map: flats (apartments) (9 units - 2 1/2 story - extant Current use: apartments (7 units + 2 units in garage)		Architect/builder: Clausen & Clausen Porch: entry porch - stucco columns Windows: 1/1 wood windows Architectural details: decorative parapets and columns, brackets under eaves, dormer, stucco Modifications: Historic: -; Non-historic: - Garage: detached - converted to apts Date: c.1909 Walls: frame - stucco Foundation: concrete Roof: hip roof - asphalt shingles Notes: detailing similar to house, dormer, arch connects house to garage Other site features: -
633 Ripley St State #82-02497 Map #066 Field Site #C-13 Parcel #G0054-09 Updated district status: 2 contributing buildings (A, C) 1983 NRHP status: Contributing	Louis and Clara (Heuer) Naeckel House	c.1901 Queen Anne (2 story)	Walls: frame - wood Foundation: stone Roof: combination hip/gable - asphalt shingles
	(earlier 1 1/2 story house on lot - vacated W. 7th St) c.1901 - house built for Louis and Clara Naeckel 1910 Sanborn map: house - 2 1/2 story - extant 1910 census: Naeckel, Louis (45, paint store) - born in US - IA (Germany, Germany); wife: Clara (42) - born in US - IA (Germany, Germany) c.1902-1938 - Louis and Clara Naeckel (Charles Naeckel and Sons - paint/wallpaper/glass) 1938-1948 - Louis Naeckel (president, Charles Naeckel and Sons); 1950-1960s - owned by R.M. Van Atta - used as rental - remodeled to duplex in 1950 1956 Sanborn map: house (2 units) - 2 1/2 story - extant Current use: single family - rental		Architect/builder: - Porch: entry porch - round wood columns on brick piers Windows: 1/1 wood windows - wood surrounds Architectural details: double-door entry, oriel window, bay windows, chamfered corner with brackets, dormers, decorative windows, decorative gables, porches Modifications: Historic: -; Non-historic: 1950 - remodeled to duplex Garage: detached - frame Date: c.1920s Walls: frame - wood Foundation: concrete Roof: shed roof - asphalt shingles Notes: windows Other site features: -
703 Ripley St State #82-02498 Map #067 Field Site #C-14 Parcel #G0043-41B Updated district status: 1 contributing building (A, C) 1983 NRHP status: Contributing (key)	Struck-Herzog House	c.1897 Queen Anne (2 story)	Walls: frame - wood Foundation: stone Roof: combination hip/gable - asphalt shingles
	(earlier 1 story house on lot) c.1896-98 - house built for Henry C. Struck Jr and wife Johanna at 625 Ripley (two lots to south); 625: 1898-1908 - Henry and Johanna Struck (cashier - Davenport Savings Bank) 1910 Sanborn map: house - 2 1/2 story - extant 1910 census: Herzog, Theodore (43, cigar salesman) - born in US - IA (Germany, Germany); wife: Ida (41) - born in US - IA (Germany, Germany) 1909 - 625 lot bought by Louis Best for new house - bought this lot in 3-1909 and moved house - sold to Herzog in 8-1909; 1909-1920 - Theodore and Ida Herzog (cigar salesman) 1920-1943 - Otto and Caroline Rohr (furnished rooms); owned by Richard H. Muehlenberg - used as rental/rooms 1956 Sanborn map: house - 2 1/2 story - extant 1974 - converted from duplex to 1 unit with five sleeping rooms; 1981 - converted to single family Current use: single family house - owner occupied		Architect/builder: Aufderhiede, Benjamin (architect) Porch: full porch - Corinthian columns - extended into porte cochere to north in 1992 - Corinthian columns Windows: 1/1 wood windows - wood surrounds Architectural details: corner round tower, octagonal turret, decorative windows, decorative gables Modifications: Historic: -; Non-historic: - Garage: attached carport - frame Other site features: -

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**.