

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, SEPTEMBER 14, 2021; 5:00 PM

DAVENPORT POLICE DEPARTMENT, 416 N HARRISON ST, COMMUNITY ROOM

I. Call to Order

II. Secretary's Report

A. Consideration of the August 10, 2021 meeting minutes.

III. Communications

A. National Alliance of Preservation Commissions Workshop

IV. Old Business

A. Case COA21-08: Request for exterior alteration of the Friederich Hartmann House located at 604 West 5th Street. Hamburg Local Landmark Historic District. Brett McCausland of Bush Construction, petitioner, on behalf of Dr. Tonia Rogers. [Ward 3]

V. New Business

A. Case COA21-20: Request for the construction of a freestanding deck and gazebo in the rear yard at 723 Brown Street. The home is located within the Hamburg Local Landmark Historic District. Craig Canfield, petitioner. [Ward 3]

B. Case COA21-21: Request for repair of the existing retaining wall and site improvements at 512 East 6th Street. The Henry H. Smith-J.H. Murphy House is a locally listed historic landmark. Donna Martin, petitioner. [Ward 3]

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Commission Meeting: October 12, 2021

City of Davenport
Historic Preservation Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
9/14/2021

Subject:
Consideration of the August 10, 2021 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The August 10, 2021 meeting minutes are attached.

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 8-10-21

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	8/20/2021 - 12:19 PM

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, AUGUST 10, 2021; 5:00 PM

CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

I. Call to Order

Chairperson McGivern called the meeting to order.

Present: McGivern, Franken, Sage, Powers, and Miranda

Excused: Wilga, Lesthaeghe

Staff Present: Laura Berkley, Matt Werderitch, Jake Ralfs

II. Secretary's Report

A. Consideration of the July 13, 2021 Meeting Minutes.

Motion by Franken, second by Sage to approve the June 8, 2021 meeting minutes.

Minutes were unanimously approved by voice vote (5-0).

III. Communications

A. National Alliance of Preservation Commissions Workshops

Werderitch announced the conference will take place in Van Horne, Iowa on October 2nd. Commissioners should contact City staff if interested in attending.

Werderitch also updated the Commission on the progress of the masonry work being performed at 1208 Main Street.

IV. Old Business

V. New Business

A. Case COA21-08: Request for exterior alteration of the Friederich Hartmann House located at 604 West 5th Street. Hamburg Local Landmark Historic District. Brett McCausland of Bush Construction, petitioner, on behalf of Dr. Tonia Rogers. [Ward 3]

Werderitch introduced the case and discussed the progress made since this item was first introduced to the Commission at the May 11, 2021 Work Session. Representatives of Bush Construction and the property owner were in attendance to speak on behalf of the proposed exterior alterations. Custom doors are proposed to match the existing window design.

Commissioners questioned the need for a fire escape and setting a precedent for future cases. Ralfs stated residential building code only requires one exit door per home. Bedrooms are required to have at least one egress window.

Jeffrey Gomez, 630 West 5th Street, spoke in opposition to the proposed window conversions citing irreversible damage to the historic brick exterior.

Chairperson McGivern questioned the PVC material proposed for the column wraps on the west deck addition. Commissioner Sage recommended using a darker color for the fascia and column wraps.

Staff made a recommendation to approve the following project components and materials as presented in the Application for a Certificate of Appropriateness at 604 West 5th Street:

1. The structural area of rescue above the east porch and proposed building materials.
2. The deck and fire escape addition to the west building elevation with submitted building materials. (brick, composite flooring, aluminum railings, composite fascia boards, and PVC column wraps)
3. The installation of a new door on the second floor of the non-historic addition.

Staff made a recommendation to table the two second floor window conversions on the east porch and west deck addition. The purpose is to allow the applicant additional time to explore window options that fit the existing openings while still enabling safe egress from the structure in the event of an emergency. Extending the height of the opening by removing brick down to the finished second floor will destroy the historic brick and cause irreversible alteration to the building.

Motion by Franken, second by Sage to accept staff recommendation for Case COA21-08. Motion to approve staff recommendation passed by a roll call vote (5-0).

- B. Case COA21-17: Request for installation of new windows at 630 West 5th Street. The John Ruch House is located within the Hamburg Local Landmark Historic District. Duane Timm, petitioner. [Ward 3]

Werderitch provided an overview of the proposed window replacements. Duane Timm and Jeffrey Gomez were in attendance to answer questions.

Staff made a recommendation to approve the Certificate of Appropriateness to install seven new windows at 630 West 5th Street in accordance with the submitted material.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060C 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. 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.

Motion by Powers, second by Miranda to approve staff recommendation for approval of Case COA21-17. Motion to approve staff recommendation passed by a roll call vote (5-0).

- C. Case COA21-18: Request for reconstruction of the east porch at 1208 Main Street. The J. Monroe Parker-Ficke House is a locally designated historic landmark and located within the College Square Historic District. Casey Haas, petitioner, on behalf of Delt 100 Alumni Counsel LLC. [Ward 3]

Werderitch provided an overview of the proposed east porch reconstruction. The applicant appeared before the Commission at their April 13, 2021 Work Session. Since that time, Staff have met with the applicant on site to discuss methods for preservation. Architect, Greg Gowey of Studio 483, was hired to prepare plans for the reconstruction. Casey Haas, petitioner, was in attendance to answer questions.

Commissioners inquired about the proposed porch floor board material, durability, and dimensions.

Staff made a recommendation to approve the Certificate of Appropriateness to reconstruct the east porch at 1208 Main Street in accordance with the submitted materials.

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

- c. 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.
- d. 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.
- e. Materials. Historic or original architectural features, or replacement elements which in all ways replicated the original, should be repaired whenever possible.

Motion by Franken, second by Powers to approve staff recommendation with the following condition: The dimensions of the PVC tongue and groove porch flooring shall be submitted to City Staff for review and approval. Floor board dimensions shall be consistent with the Second Empire architectural style and those used during its original construction in 1881. Motion to approve staff recommendation and added condition passed by a roll call vote (5-0).

- D. Case COA21-19: Request for the installation of a new roof at 511 Gaines Street. Hamburg Local Landmark Historic District. Jonathan Pham, petitioner. [Ward 3]

Staff provided an overview of the proposed roof replacement. The City issued a Notice and Order to the owner to make repairs to the exterior of the structure, which is in a state of severe deterioration. The owner, Jonathan Pham, was in attendance to answer questions.

A recommendation is made to approve the Certificate of Appropriateness to install a new roof at 511 Gaines Street in accordance with the submitted material.

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

- a. 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.
- b. 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.

Motion by Powers, second by Franken to approve staff recommendation for approval of Case COA21-19. Motion to approve staff recommendation passed by a roll call vote (5-0).

VI. Other Business

A. Pending Items and Updates

Werderitch updated the Commission on the status of the historic retaining wall at 512 East 6th Street.

VII. Open Forum for Comment

A resident at 521 West 6th Street spoke under public comment to express the need for reinvestment in Davenport's historic neighborhoods.

VIII. Adjourn

Motion by Sage, second by Powers to adjourn the meeting. Motion passed by a voice vote (5-0). The meeting adjourned at 6 pm.

IX. Next Commission Meeting: September 14, 2021

City of Davenport
Historic Preservation Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
9/14/2021

Subject:
National Alliance of Preservation Commissions Workshop

Background:
The National Alliance of Preservation Commissions (NAPC) has decided to postpone the October 2, 2021 CAMP Workshop in Van Horne, Iowa. The workshop will be held in a virtual format at a yet to be determined date. Staff will share more details when they become available.

ATTACHMENTS:

Type	Description
▢ Backup Material	CAMP Flyer
▢ Backup Material	CAMP Workshop Agenda

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	9/7/2021 - 9:01 AM

NATIONAL ALLIANCE OF PRESERVATION COMMISSIONS



WORKSHOP

OCTOBER 2, 2021

VAN HORNE COMMUNITY CENTER

508 1ST Ave. Van Horne, IA 52346

9:00 am to 4:30 pm

\$45.00 registration fee

Includes all sessions, lunch and snacks

Please register through [tickettailor.com](https://www.tickettailor.com)

<https://buytickets.at/bentoncountyhistoricpreservationcommission>

Sponsored by the

BENTON COUNTY HISTORIC PRESERVATION COMMISSION

Questions? Historicpres@bentoncountya.gov (319) 436-0446

The activity that is the subject of this project has been financed in part with Federal funds from the National Park Service, U.S.
Department of the Interior



**CAMP Benton County Agenda
October 2, 2021**

9:00 - 9:15

Welcome and Introduction

9:15 - 10:15

Preservation Incentives and Benefits *Kim Trent*

10:15 - 11:15

Identifying and Designating Historic Resources *Abbey Christman*

11:15 - 11:30 **Break**

11:30 - 12:15

Preservation Planning *Abbey Christman*

12:15 - 12:45 **Lunch**

12:45 - 1:45

Disaster Preparedness & Recovery Planning *Lisa Craig*

1:45 - 3:00

Community Engagement and Building Public Support *Kim Trent*

3:00 - 3:15 **Break**

3:15 - 4:00

Public Engagement in Disaster Planning & Recovery *Lisa Craig*

4:00 - 4:15

Wrap-up *with Kim Trent facilitating*

CAMP Trainer Bios



Abigail Christman is a Senior City Planner in Landmark Preservation at the City and County of Denver. Abigail has a varied background having previously worked for consulting firms, Colorado Preservation, Inc., and the University of Colorado Denver. Her experience includes Section 106n consultation, reconnaissance and intensive-level surveys, National Register nominations, HABS/HAER/HALS documentation, neighborhood pattern books, preservation tax credit certification, interpretation, public outreach, and serving on the Denver Landmark Commission.

Abigail also teaches a graduate course for CU Denver titled Historic Buildings in Context. Abigail holds a B.A. in History from the University of South, a M.A. in Public History/Historic Preservation from Middle Tennessee State University, and a M.A. in Histories and Theories of Architecture from the Architectural Association School of Architecture in London, England.

Email: abichristman@gmail.com



Kim Trent serves as principal at Preservation Strategies where she works with commercial developers of historic properties to access financial incentives for their preservation projects. In addition, she works with non-profit preservation organizations to develop their capacity to save historic places across the country. Her background in historic preservation, community development banking, community organizing, and marketing provides valuable insights and long-term benefits for her clients.

She formerly served as the Executive Director of Knox Heritage and has spent more than 25 years working in the field of preservation. She started as a neighborhood volunteer who led the effort to establish a local historic district in her Knoxville neighborhood. She went on to become board president of Knox Heritage and then became its first executive director. Working with a dedicated volunteer board and staff, they have changed the culture of the community to one that understands and appreciates preservation more than it ever has before and transformed Knox Heritage into one of the most effective and respected preservation organizations in the country. Throughout that time, she has worked cooperatively with the Historic Zoning Commission to protect Knoxville's historic fabric. She served on the board of the National Trust for Historic Preservation and has spoken at National Trust and statewide preservation conferences multiple times over the last two decades. She has also mentored multiple preservation organizations across the country and shared her experiences with others across our field. **Email:** kim@kimtrentpreservationstrategies.com



Lisa Craig serves as Principal for The Craig Group, LLC. In this role she leads a team of design and planning professionals to support community leaders, local government and nonprofit organizations ingrowing the economic value and protecting the architectural and cultural integrity of historic communities. Her experience in historic preservation, community engagement and resiliency planning has made her a popular speaker and trainer. Previous to

starting her own firm, Ms. Craig served for seven years as Chief of Historic Preservation for the City of Annapolis.

She led historic research, design, commission training, legislation and procedures drafting, grant writing, community engagement, and production of educational materials and programs for the City. She spearheaded the Weather It Together initiative, a Cultural Resource Hazard Mitigation Plan identified by the National Trust for Historic Preservation as a national model for resiliency planning. Previous to her work in Annapolis, Ms. Craig worked as project executive with Forest City Military Communities, Washington, DC leading property development activities for the \$82 million housing privatization project at the United States Air Force Academy.

As well, she provided technical assistance on design, development, maintenance, Section 106 and historic tax credit activities for more than 350 historic properties within the Company's historic property portfolio. Ms. Craig's background also includes contract consulting to Lord Cultural Resources Planning & Management on historic preservation, cultural tourism and corridor planning projects; serving as State Historic Preservation Officer for the District of Columbia; and working for the National Trust for Historic Preservation as the head of the Southern Field Office and Director of Preservation Partnerships. Ms. Craig has published numerous articles and presented dozens of public talks on topics ranging planning for the impacts of climate change on historic properties, to historic military housing to conservation districts. Ms. Craig graduated summa cum laude with a Bachelor of Fine Arts in Historic Preservation from the Savannah College of Art & Design and went on for Master's work at the University of Oregon in Historic Preservation. Nationally, she serves as Chair of the Cultural Heritage and Climate Change Committee on the Board of the US International Committee on Monuments and Sites.

Email: lcraiggroup@gmail.com

City of Davenport
Historic Preservation Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
9/14/2021

Subject:

Case COA21-08: Request for exterior alteration of the Friederich Hartmann House located at 604 West 5th Street. Hamburg Local Landmark Historic District. Brett McCausland of Bush Construction, petitioner, on behalf of Dr. Tonia Rogers. [Ward 3]

Recommendation:

Staff cannot recommend approval of the Certificate of Appropriateness to convert the two second floor windows into doors on the east porch and west deck addition. Removing original brick on a historic structure is generally discouraged.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060 C and D of the Davenport Municipal Code. The alteration of the window openings on the historic brick portion of the structure fail to comply with the following standards:

- 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.
- 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.

Background:

The City of Davenport Historic Preservation Commission granted a Certificate of Appropriateness for the following project components at 604 West 5th Street at its August 10, 2021 meeting:

1. The structural area of rescue above the east porch and proposed building materials.
2. The deck and fire escape addition to the west building elevation with submitted building materials. (brick, composite flooring, aluminum railings, composite fascia boards, and PVC column wraps)
3. The installation of a new door on the second floor of the non-historic addition.

The Historic Preservation Commission voted to table the two second floor window conversions on the east porch and west deck addition. The purpose was to provide the applicant with additional time to explore window options that fit the existing openings while still enabling safe egress from the structure in the event of an emergency.

At this time, the applicant is requesting to proceed with the originally submitted custom door design. The only alternative identified by the petitioner is to manufacture a custom window. However, this option is not desired by the applicant and will not be brought forth to the Commission for consideration. Therefore, no additional window designs have been submitted for review. Attached to this report is a written letter from the applicant requesting the Commission to reconsider the custom door design.

August 10, 2021 Staff Report:

The safety of the residents is the primary purpose for the two proposed exterior alterations. The predominant concern is the ability for the residents to safely exit the second floor should a fire start anywhere on the main level.

In the event of an emergency, the following two projects are proposed:

- The first project is to establish an area of rescue above the porch on the east side of the building. The existing south facing window above the porch will be removed. The existing window opening will be modified in height only to extend down to the finished second floor. A new pine door, with the appearance of the existing window, will be installed. (Tabled)

With access provided to the roof of the porch, the structure is essentially converted into a balcony. A structural engineering report has been submitted verifying the integrity of the existing porch roof to support the additional weight of the alteration. Composite decking will be installed over the existing roof membrane to create a flat surface. For safety, black aluminum railings will be installed surrounding the perimeter of the porch roof. As part of the project, the remaining porch structure will be painted white. (Approved)

- The second project is the addition of a deck on the west side of the dwelling. The deck addition will span the length of the non-historic rear addition and portions of the original brick structure. A new door will be cut into the west side (non-historic addition) portion of the structure on the second floor. The proposed door will be centered directly above the existing door on the first floor to create additional symmetry. (Approved)

The existing window on the second floor, furthest south, will be replaced with a new door containing the appearance of a window. Similar to the east porch, the width of the door will not be altered, but the new opening will be cut down to the finished second floor. (Tabled)

The deck will be at the 2nd floor level (approximately 10'-10" above finished grade). The approximate deck size is 24' long x 9' wide. The deck will be constructed from treated lumber. The treated lumber will be concealed by brick and composite wood. A composite wood material is to be used for the deck boards and for the steps. The railings for the deck and the steps will be a black aluminum. (Approved)

New brick will be laid around the bottom of the stair landing to give the appearance of the stairs being an original part of the house. Since the existing colored brick is not a single solid color, a blend of different red bricks will be mixed to better match the historic character of the home. (Approved)

The existing windows on the building are non-original white vinyl windows. While the proposed door and casing contain a similar muntin grid design, the removal of brick at the base will cause irreversible alteration to the structure. Instead of extending the height of the opening down to the finished second floor, alternative window designs should be further explored that would match the existing opening while still accommodating emergency egress. Cutting new entrances on a primary structure is generally discouraged on structures when it would destroy historic material. (Tabled)

However, the proposed door opening on the second floor of the non-original addition is deemed compatible with the size, massing, scale, and architectural features of the adjacent windows. Given its placement in the rear of the building and the preservation of historic brick, the new door opening

is deemed acceptable. (Approved)

In addition, the project was reviewed for conformance with The Secretary of the Interior's Standards for Rehabilitation. The alteration of the window openings on the historic brick portion of the structure fail to comply with the following standard, "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment." (Tabled)

Alternatively, the proposed east porch and west deck addition comply with the following Secretary of the Interior's Standard for Rehabilitation, "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired." (Approved)

ATTACHMENTS:

Type	Description
▢ Backup Material	Review Determination Letter from 8-10-21 Meeting
▢ Backup Material	Written Request for Reconsideration
▢ Backup Material	Door Detail
▢ Backup Material	Background Material & Photos
▢ Backup Material	Application
▢ Backup Material	Historic Property Inventory Sheet
▢ Backup Material	Historic Preservation Ordinance Review Criteria

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	9/10/2021 - 10:22 AM



DAVENPORT

DEVELOPMENT &
NEIGHBORHOOD SERVICES

August 13, 2021

Dr. Tonia Rogers
604 West 5th Street
Davenport, IA 52801

Re: Historic Preservation Commission Review Determination – Case COA21-08

Dear Dr. Rogers,

The City of Davenport Historic Preservation Commission granted a Certificate of Appropriateness for the following project components at 604 West 5th Street at its August 10, 2021 meeting:

1. The structural area of rescue above the east porch and proposed building materials.
2. The deck and fire escape addition to the west building elevation with submitted building materials. (brick, composite flooring, aluminum railings, composite fascia boards, and PVC column wraps)
3. The installation of a new door on the second floor of the non-historic addition.

The Historic Preservation Commission voted to table the two second floor window conversions on the east porch and west deck addition. The purpose is to provide you with additional time to explore window options that fit the existing openings while still enabling safe egress from the structure in the event of an emergency.

When additional window options have been explored and submitted to staff, this item can be brought before the Commission for formal review and approval. The intent is to find an option that will not require removal of brick down to the finished second floor.

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

If you have any questions, please contact me directly at (563) 888-2221 or matt.werderitch@davenportiowa.com.

Sincerely,

Matt Werderitch
Planner II

Werderitch, Matt

From: Brett McCausland <bmcclusland@bushconstruct.com>
Sent: Friday, September 10, 2021 9:42 AM
To: Werderitch, Matt
Subject: [EXT] FW: Letter for Matt

Matt,

I am forwarding you the email that I have received from the Rogers about their windows. See below:

Thanks,

Brett McCausland, CM-BIM | Project Engineer | Bush Construction
Phone: (563) 344-3791 | Mobile: (563) 484-9158 | Direct: (563) 441-2139
5401 Victoria Avenue, Davenport, IA 52807

Good afternoon Matt,

I thank you for your quick follow up with mother and me. We would like to thank both you, and the members of the Historic Preservation Commission for working with us at such a detailed level.

Your immediate and helpful correspondence throughout this entire project has been greatly appreciated and necessary.

Mother and I thank you for your patience with us and the representatives of Bush Construction, Brett and Amy. You have guided us well over the past several months in regards to the West deck and East area of rescue. You have been a key liaison between us, as homeowners, and the Commission.

Mother and I are greatly appreciative to you for the recommendation you gave to the Commission at the work session last month. By the Commission members voting in favor of your recommendation, Matt; this allowed us to move forward while we had more time to further consider other options for the doors.

After further review and lengthy discussion of alternative window options; Mother and I have decided that leaving a barrier in the doorway will not accomplish our goals of easy and most of all, safe access.

After replacing all of the severely distressed windows on our home several years ago with the Commission's permission; we are not willing to pay for two more custom windows in these same areas. The purpose of these doors is to provide safe access from the upstairs of our home for my elderly mother and myself. Climbing out of a window, especially when under duress, is simply not a safe option, especially at her age. Therefore, we will not be pursuing the egress window option as we are unwilling to create this potential hazard.

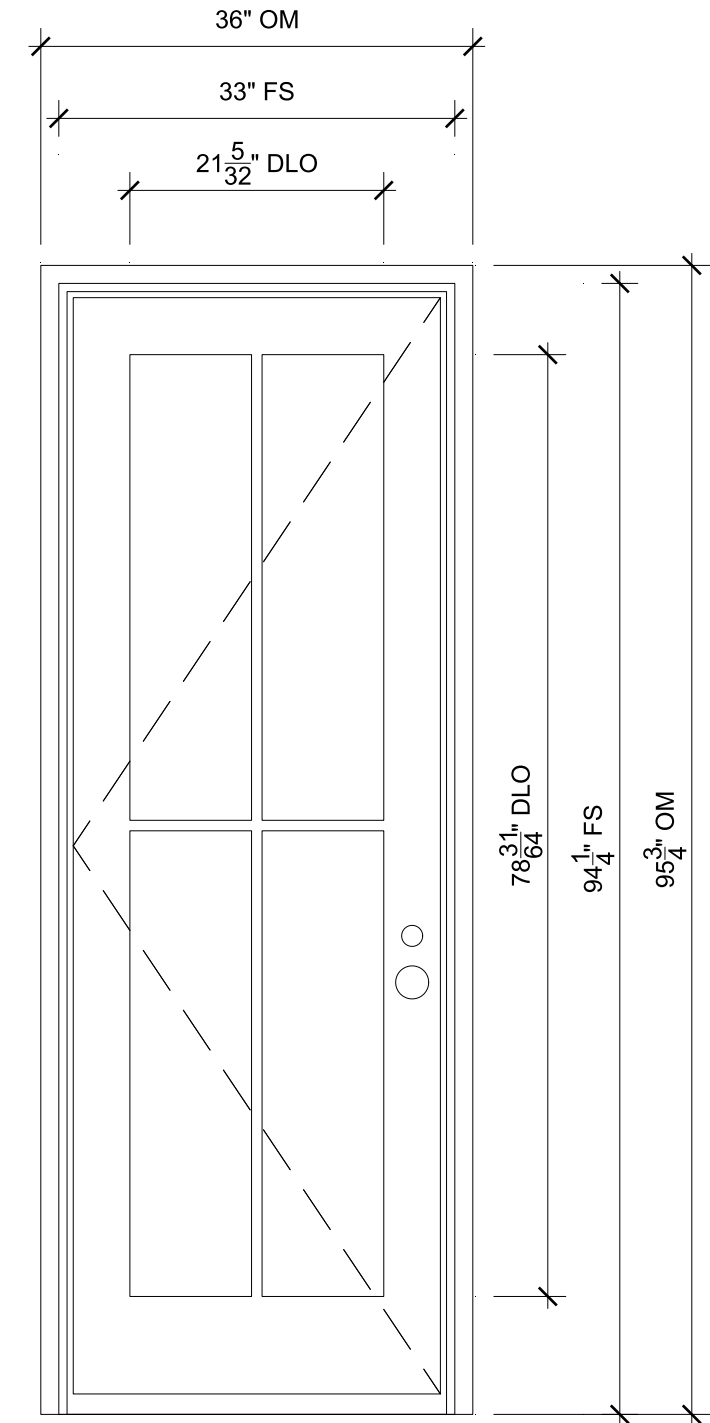
We have made the commitment to honor the historic nature and integrity of our home by planning to build and install high-end, expensive custom-made, period-style doors that shall match the City's pattern to replace the two vinyl windows in these areas. The company that BUSH has chosen pride themselves in historic restoration projects and are quite familiar with the demands that must be met for these requirements. We feel that this demonstrates our commitment to making our home more aesthetically accurate to the period while allowing safe and ease of access to the outside for mother and myself. Per the request of the Historic Commission, we will be keeping to the period of the

home so these doors will appear as if they were, if fact, originally built with the home in the Greek-style 1800 time period.

Matt, again, we thank you and each and every Commission member for the open communication, and really listening to our needs on this journey. We do pray that you will understand the importance of our request and support mother's and my needs.

Thank you and God bless you,

Tonia and O'delia



DOOR WITH CASING

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Mark Unit: Door with casing
Product Line: Ultimate
Unit Description: Outswing French Door G2
Frame Size: 33" X 94 1/4"
Masonry Opening: 36 1/2" X 96"
Exterior Finish: Stone White
Species: Pine
Interior Finish: Painted Interior Finish - White
Unit Type: Outswing French Door G2, X, Right Hand
Glass Information: Tempered Low E1 w/Argon, Black
Divider Type: 7/8" Rectangular SDL W/ Spacer - Black
Jamb Depth: 6 13/16"
Exterior Casing: 1 1/2" (A3069) Clad Flat Casing, Stone White
Subsill: None

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warrad, Minnesota 56763. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

PROJ/JOB: Tonia Rogers / Historical renovation
DIST/DEALER: SEIFFERT LUMBER CO
DRAWN: JEREMY DEVOL
QUOTE#: VSWGZ5 PK VER:0003.09.00
CREATED: 07/29/2021 REVISION:

Project Overview:

August 10th Meeting

Items Approved:

1. The structural area of rescue above the east porch and proposed building materials.
2. The deck and fire escape addition to the west building elevation with submitted building materials. (brick, composite flooring, aluminum railings, composite fascia boards, and PVC column wraps)
3. The installation of a new door on the second floor of the non-historic addition.

Item Tabled:

1. Table the two second floor window conversions on the east porch and west deck addition. The purpose is to allow the applicant additional time to explore window options that fit the existing openings while still enabling safe egress from the structure in the event of an emergency.



Request

Reconsider Originally Submitted Custom Door Design

The only alternative identified by the petitioner is to manufacture a custom window. However, this option is not desired by the applicant and will not be brought forth to the Commission for consideration.

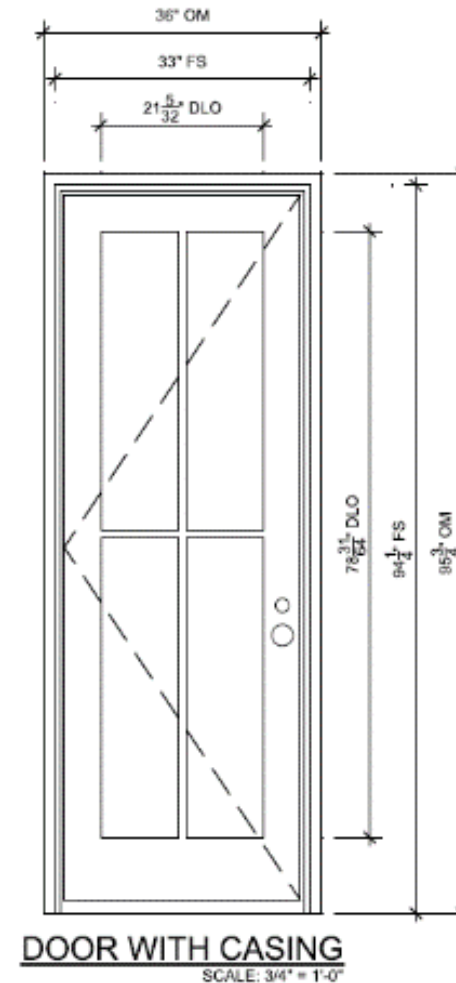
Therefore, no additional window designs have been submitted for review.



SPECIFICATIONS

Mark Unit: Door with casing
Product Line: Ultimate
Unit Description: Outswing French Door G2
Frame Size: 33" X 94 1/4"
Masonry Opening: 36 1/2" X 96"
Exterior Finish: Stone White
Species: Pine
Interior Finish: Painted Interior Finish - White
Unit Type: Outswing French Door G2, X, Right Hand
Glass Information: Tempered Low E1 w/Argon, Black
Divider Type: 7/8" Rectangular SDL W/ Spacer - Black
Jamb Depth: 6 13/16"
Exterior Casing: 1 1/2" (A3069) Clad Flat Casing, Stone White
Subsill: None

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



Friederich Hartmann House

604 West 5th Street – Project Scope

DAVENPORT
IOWA | USA



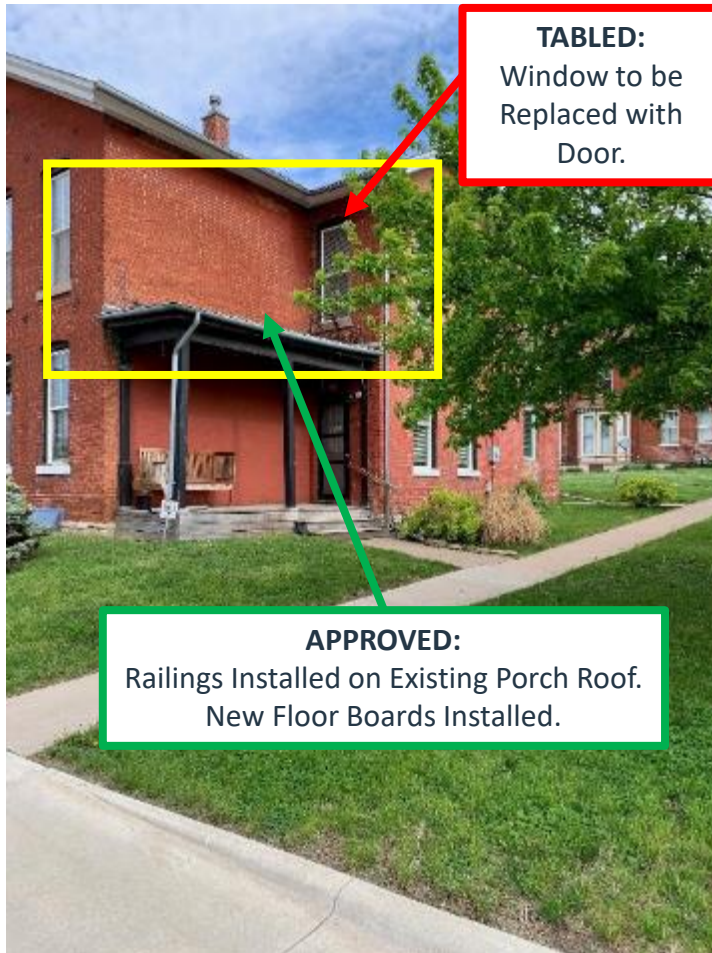
Area of Proposed Alterations



South Elevation

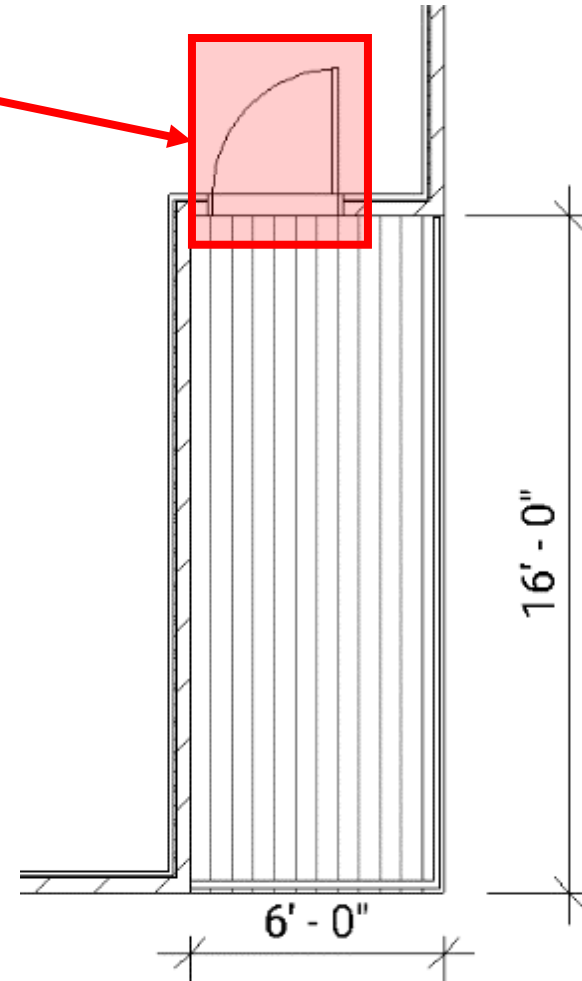
Friederich Hartmann House

604 West 5th Street – East Porch



TABLED:
Window to be
Replaced with
Door.

APPROVED:
Railings Installed on Existing Porch Roof.
New Floor Boards Installed.

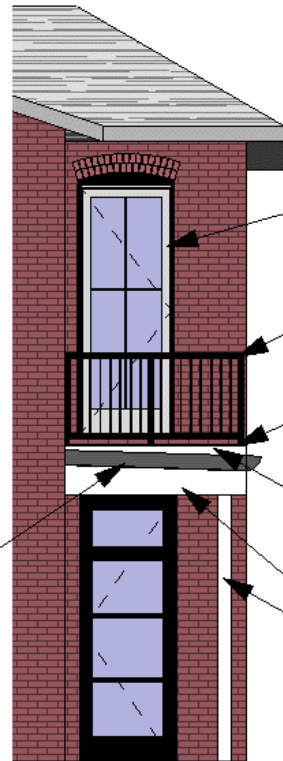


East Elevation

Friederich Hartmann House

604 West 5th Street – East Porch

DAVENPORT
IOWA | USA



Request to Reconsider
Custom Door as Originally
Submitted.

NEW ALUMINUM CLAD
DOOR AND TRIM

NEW BLACK
ALUMINUM RAILING
NEW COMPOSITE DECK
BOARDS OVER NEW 2x
FRAMING AND EXISTING
MEMBRANE ROOFING

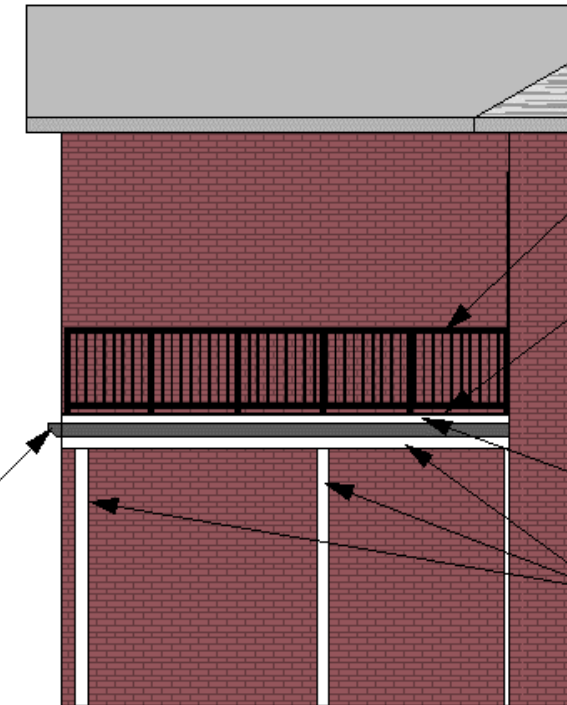
NEW COMPOSITE
FASCIA BOARD

PAINT EXISTING PORCH
STRUCTURE WHITE

EXISTING GUTTERS
TO REMAIN

EXISTING GUTTERS
TO REMAIN

South Elevation



NEW BLACK
ALUMINUM RAILING

NEW COMPOSITE DECK
BOARDS OVER NEW 2x
FRAMING AND EXISTING
MEMBRANE ROOFING

NEW COMPOSITE
FASCIA BOARD

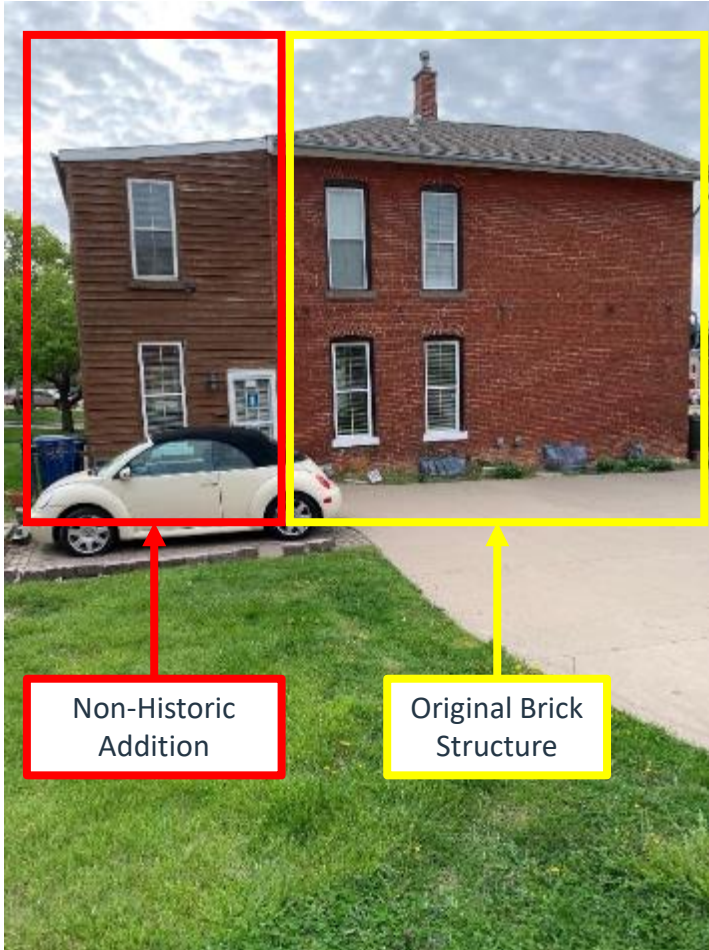
PAINT EXISTING PORCH
STRUCTURE WHITE

East Elevation

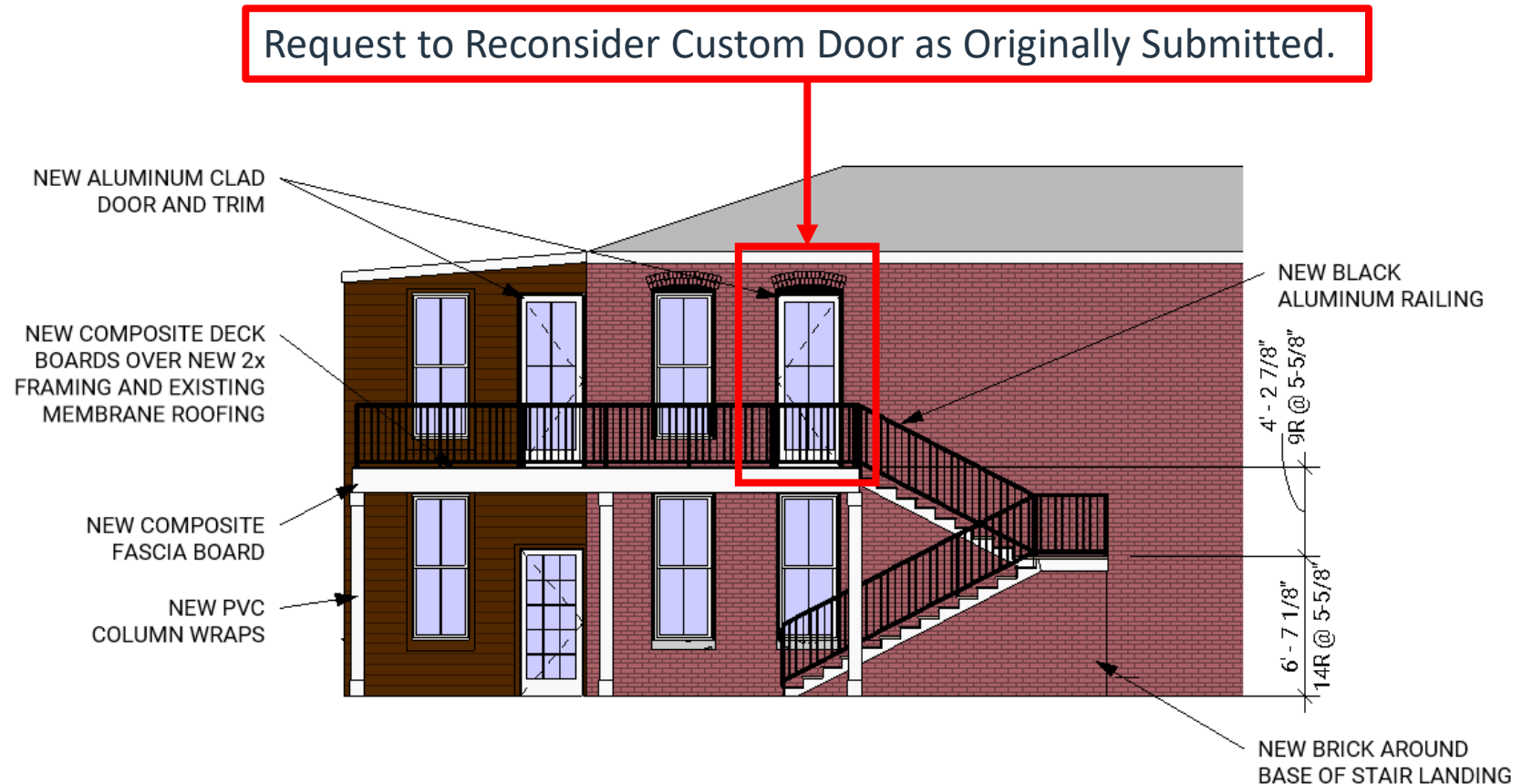
Friederich Hartmann House

604 West 5th Street – West Deck

DAVENPORT
IOWA | USA



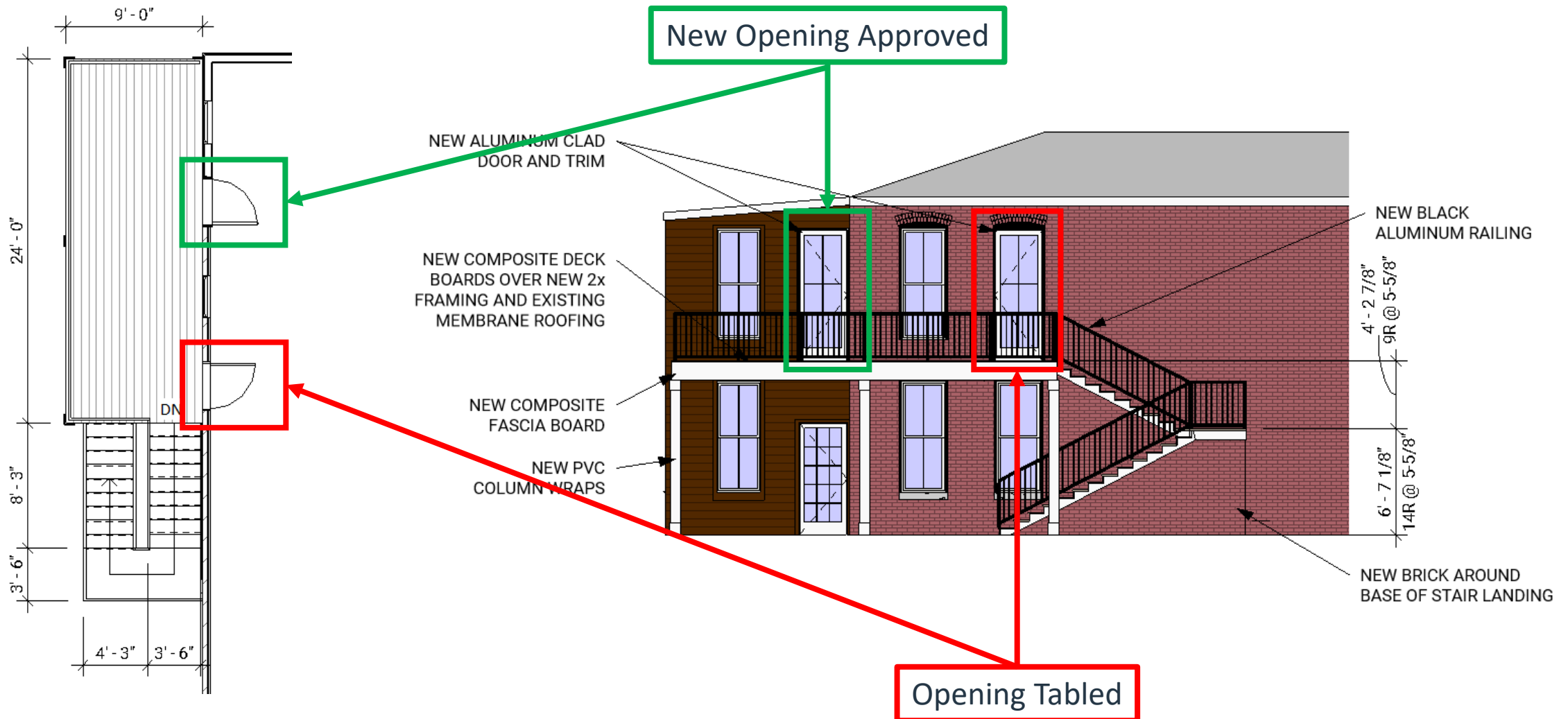
West Elevation



Friederich Hartmann House

604 West 5th Street

DAVENPORT
IOWA | USA





Complete application can be emailed to planning@davenportiowa.com

Property Address*

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

Applicant (Primary Contact)

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

Application Form Type:

Plan and Zoning Commission

Zoning Map Amendment (Rezoning)	<input type="checkbox"/>
Planned Unit Development	<input type="checkbox"/>
Zoning Ordinance Text Amendment	<input type="checkbox"/>
Right-of-way or Easement Vacation	<input type="checkbox"/>
Voluntary Annexation	<input type="checkbox"/>

Owner (if different from Applicant)

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

Zoning Board of Adjustment

Zoning Appeal	<input type="checkbox"/>
Special Use	<input type="checkbox"/>
Hardship Variance	<input type="checkbox"/>

Design Review Board

Design Approval	<input type="checkbox"/>
Demolition Request in the Downtown	<input type="checkbox"/>
Demolition Request in the Village of East Davenport	<input type="checkbox"/>

Engineer (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness	<input type="checkbox"/>
Local Landmark Nomination	<input type="checkbox"/>
Demolition Request	<input type="checkbox"/>

Architect (if applicable)

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

Administrative

Administrative Exception	<input type="checkbox"/>
Health Services and Congregate	
Living Permit	<input type="checkbox"/>

Attorney (if applicable)

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

Historic Resource:

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- ☐ Iowa Soldier's Orphans' Historic District
- ☐ Marycrest College Historic District
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Historic Resources requiring a Certificate of Appropriateness are mapped with a  or .

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When is a certificate of appropriateness required?

Prior to the commencement of the work.

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

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- Incomplete applications will not be accepted.

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

Submittal requirements for specific types of requests:

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

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

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

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- Elevation drawings, in color and drawn to scale, of the front, sides, rear, and roof lines of all proposed buildings or structures, illustrating the appearance and treatment of required screening elements for roof-mounted equipment, where deemed necessary by the development official.
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(1) Application:

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
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Applicant: Date:

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

Received by: Date:

Planning staff

Date of the Public Meeting:

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

Work Plan

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

Add additional pages in needed.

**City of Davenport Zoning Historic Preservation Commission
2021 Meeting and Submittal Calendar**

Local Landmark Nomination Application	Local Landmark HPC Commission Meeting	All Other Historic Preservation Applications	All Other Historic Preservation Applications HPC Meeting
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1200 E 46th St	226 W 4th St	1200 E 46th St	226 W 4th St
Davenport IA, 52807	Davenport IA, 52801	Davenport IA, 52807	Davenport IA, 52801
11/30/2020	1/12/2021	12/31/2020	1/12/2021
12/23/2020	2/9/2021	1/29/2021	2/9/2021
1/22/2021	3/9/2021	2/26/2021	3/9/2021
2/26/2021	4/13/2021	4/5/2021	4/13/2021
3/26/2021	5/11/2021	4/30/2021	5/11/2021
4/23/2021	6/8/2021	5/28/2021	6/8/2021
5/28/2021	7/13/2021	7/2/2021	7/13/2021
6/25/2021	8/10/2021	7/30/2021	8/10/2021
7/30/2021	9/14/2021	9/3/2021	9/14/2021
8/27/2021	10/12/2021	10/1/2021	10/12/2021
9/24/2021	11/9/2021	10/29/2021	11/9/2021
10/29/2021	12/14/2021	12/3/2021*	12/14/2021

Location/Date/Time are subject to change. Contact planning@davenportiowa.com to confirm meeting date/time/location.

ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office

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

SITE #82-10- 5-W605 MAP # 1

HIST. DIST. Hamburg

NAME Friederich Hartmann House (H) C

ADDRESS 604 W. 5th Street

LEGAL DES. Original Town 29 S70' of Lot 4
SUB-DIVISION BLOCK PARCEL SUB-PARCELUTM 15 710 1780 4599640 ACREAGE -1 ZONE M-1
EASTING NORTHINGOWNER Maria Angeles Perez Kuck
1714 Belle Ave., Davenport, IA 52803TITLE H. Maurice J. Lofgren
(IF DIFF)

MAP

SITE SHEET

DESCRIPTION

FORM 2 story, L-plan, front-gable, w/2-story addition at rear CONST. DATE 1868

MATERIALS Brick in 6-course common bond on stone fnd. ARCH STYLE Vernac. Greek Revival

FENESTRATION Segmental arched, with stone sills

DIST. FEATURES Starbolts above 1st & 2nd story windows, gable-end oculi, eutase porch
with chamfered bracketted posts and spindle balustrades

ALTERATIONS

SITE & RELATED STR Slightly elevated lot in area of similar houses

STATEMENT

This is a representative example of a distinctive Davenport house type, here expressed in a cross-gable form. Segmental brick arches, gable end oculus, and 3-bay division of the main facade are characteristic features. Note the single-bay entrance porch with scroll brackets and small pendant.

ARCHITECTURE

SOURCES

SIGNIFICANCE

HISTORY

DESCRIPTION

Friederich Harmann was the original owner of this house and because Hartmann worked as a brick mason, he probably built this house as well. The Hartmanns resided here from 1868 until 1899.

SOURCES

Scott County Auditor's Deed Transfer Books, Vol. 4:32.
City Directories, 1866, 1867, 1868-69, 1873, 1876, 1878, 1881, 1884-85, 1888-89, 1890-91.

ARCHITECTURAL HISTORIAN: Martha Bowers

HISTORIAN: MARLYS SVENDSEN - ROESLER

SURVEY COMP 1981

EVALUATION

ARCHITECTURAL

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

LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☐ LOCAL ☐ N. ELIG.

HISTORICAL

I. THEME(S) OF SIGNIFICANCE:

A. PRIMARY _____

B. SECONDARY _____

II. LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☐ LOCAL

III. N.R.H.P.

ELIGIBLE ☐ NOT ELIGIBLE ☐

HISTORIC DISTRICT CLASSIFICATION

☒ A. ☐ B. ☐ C.

FOR DIVISION OF HISTORIC PRESERVATION USE ONLY

1. DATE RECEIVED _____

2. DATE OF STAFF EVALUATION _____

	A. ARCHITECTURAL	B. HISTORICAL
ELIGIBLE FOR N.R.H.P.	<input type="checkbox"/>	<input type="checkbox"/>
NOT ELIGIBLE FOR N.R.H.P.	<input type="checkbox"/>	<input type="checkbox"/>

3. N.R.H.P. ACTION

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

4. D.H.P. SOURCES

☐ COUNTY RESOURCES☐ W'SHIELD SURVEY☒ N.R.H.P. 11/18/83☐ GRANT _____☐ DET. OF ELIGIBILITY☐ R. & C. _____☒ DAVENPORT A/H SURVEY☐ _____☐ _____

5. SUBJECT TRACES

6. PHOTO

1612-5

Historic Preservation Ordinance

Section 14.01.060 Certificate of Appropriateness Review Process

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 wet blasting 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.

City of Davenport
Historic Preservation Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
9/14/2021

Subject:

Case COA21-20: Request for the construction of a freestanding deck and gazebo in the rear yard at 723 Brown Street. The home is located within the Hamburg Local Landmark Historic District. Craig Canfield, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness for the construction of a freestanding deck and gazebo at 723 Brown Street in accordance with the submitted material.

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

- 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.
- Site improvements. Landscaping and other site improvements, including off-street parking, should have as minimal of an impact as possible to the designated property's original plan/layout and its visual character.

Background:

The scope of the proposed project includes constructing a free standing 20 ft. by 20 ft. deck in the rear yard with an 8 ft. by 10 ft. gazebo placed on top.

The flooring, railings, and posts of the deck will be made of black locust, with the substructure pressure treated. Due to the gradings of the backyard, the deck will be at grade level on the west side and elevated approximately six feet above grade on the east side.

The gazebo will be purchased from Forever Redwood, a manufacturer of high quality redwood pergolas, pavilions, and outdoor furniture. The proposed gazebo design will compliment the architectural elements of the home.

The freestanding deck and gazebo will be located in the rear yard, north of the detached garage. The freestanding deck and gazebo will have minimal impact on the historic character of the Hamburg Local Landmark Historic District due to its limited visibility from the public right-of-way. With the placement behind the home and the existing landscaping, the gazebo will not be noticeable from Brown Street. However, the gazebo may be slightly visible from West 8th Street given the large vacant yard at 732 Gaines Street. The structure will be setback roughly 100 feet from West 8th Street, which should not detract from the historic neighborhood.

ATTACHMENTS:

Type	Description
□ Backup Material	Application

- ▢ Backup Material
- ▢ Backup Material

Background Material-Photos

Historic Preservation Ordinance Review Criteria

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	8/20/2021 - 3:28 PM



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

planning@davenportiowa.com

Complete application can be emailed to planning@davenportiowa.com

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Planned Unit Development ☐
Zoning Ordinance Text Amendment ☐
Right-of-way or Easement Vacation ☐
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Zoning Appeal ☐
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Phone:
Email:

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Design Approval ☐
Demolition Request in the Downtown ☐
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Name:
Company:
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City/State/Zip:
Phone:
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Historic Preservation Commission

Certificate of Appropriateness ☐
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Administrative Exception ☐
Health Services and Congregate Living Permit ☐

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Received by: Date:
Planning staff

Date of the Public Meeting:

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

Work Plan

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

Want to build a freestanding deck and place gazebo onto of deck. Deck will be over a small ravine in our back yard.

- * Size of deck will be upto 20'x20'. Exact size is still to be determined.
- * Flooring, railings and posts of deck is expected to be made of black locust
- * Substructure of deck is expected to be pressure treated
- * Deck will be at grade level on West side and upto 6' from ground on East side-again final size will determine height from grade
- * Photos of location are enclosed
- * Photo titled Looking South-deck will be on the right side of the picture and be located in the wild flower area. Deck will not extend past wild flower area into the grass.
- * Mid American Energy will bury service for 721 West 8th Street under grassy area as seen in photo titled Looking South. Currently electrical service for 721 West 8th Street is overhead and would be in the way of the gazebo.
- * Deck and gazebo will have electricity

- * Gazebo will be 8'x10'
- * Gazebo will be manufactured by <https://www.foreverredwood.com>
- * Gazebo is expected to be made of red wood
- * Photo of an example of gazebo is included

Add additional pages in needed.

**City of Davenport Zoning Historic Preservation Commission
2021 Meeting and Submittal Calendar**

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4/23/2021	6/8/2021	5/28/2021	6/8/2021
5/28/2021	7/13/2021	7/2/2021	7/13/2021
6/25/2021	8/10/2021	7/30/2021	8/10/2021
7/30/2021	9/14/2021	9/3/2021	9/14/2021
8/27/2021	10/12/2021	10/1/2021	10/12/2021
9/24/2021	11/9/2021	10/29/2021	11/9/2021
10/29/2021	12/14/2021	12/3/2021*	12/14/2021

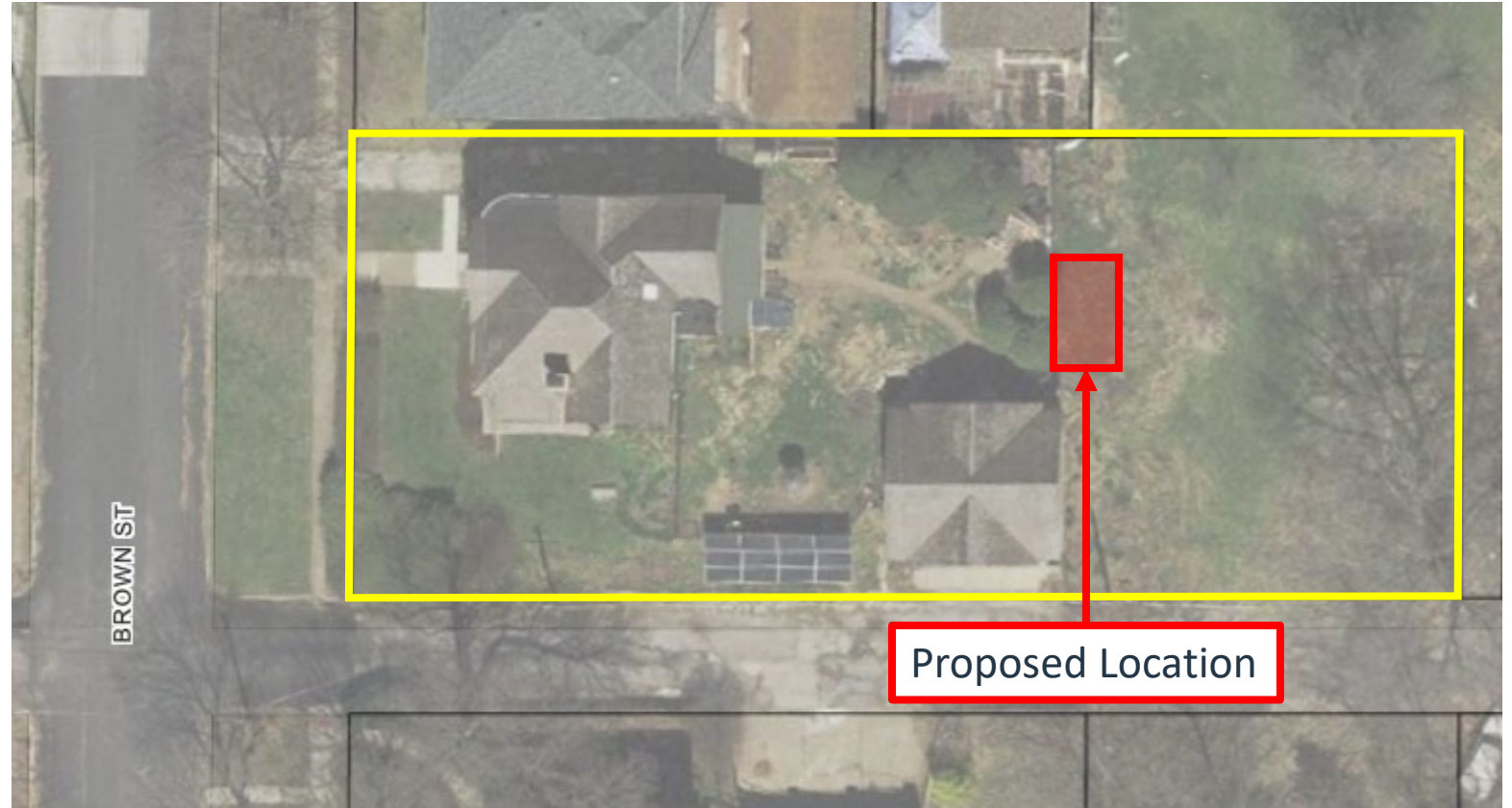
Location/Date/Time are subject to change. Contact planning@davenportiowa.com to confirm meeting date/time/location.

723 Brown Street

DAVENPORT
IOWA | USA

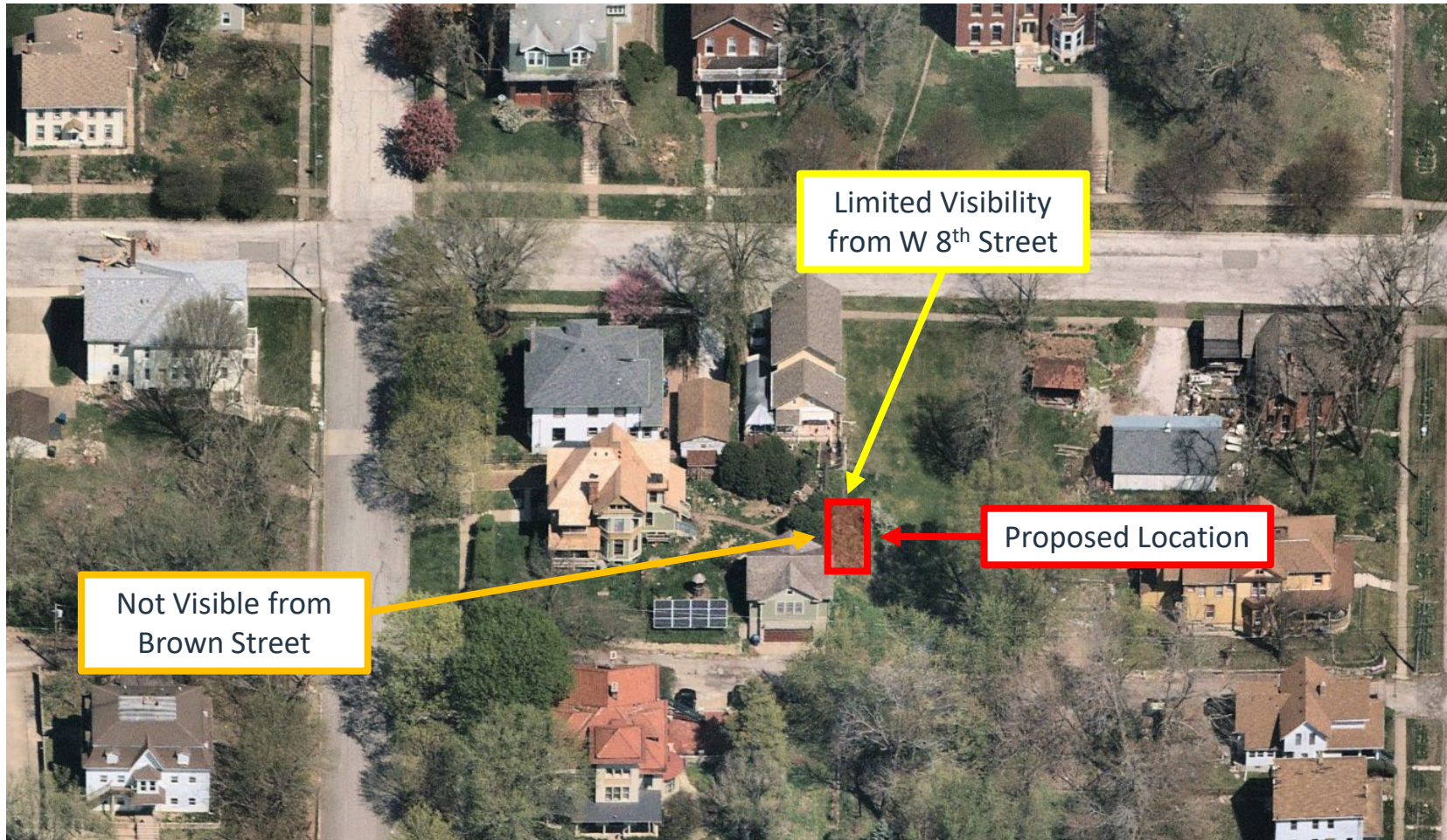


View from Intersection of
Brown Street & Alley



Visibility

DAVENPORT
IOWA | USA



View from West 8th Street

723 Brown Street

DAVENPORT
IOWA | USA



Rear Yard – General Location & Sight Lines

723 Brown Street

DAVENPORT
I O W A | U S A



Sun Gazebo with Sliding Doors

Deck

- 20 ft. by 20 ft.
- Material: Black Locust
- Gazebo to be Placed on Deck

Gazebo

- 8 ft. by 10 ft.
- Manufacturer: Forever Redwood
- Material: Redwood
- Electricity Provided to Gazebo

Historic Preservation Ordinance

Section 14.01.060 Certificate of Appropriateness Review Process

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 wet blasting 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.

City of Davenport
Historic Preservation Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
9/14/2021

Subject:

Case COA21-21: Request for repair of the existing retaining wall and site improvements at 512 East 6th Street. The Henry H. Smith-J.H. Murphy House is a locally listed historic landmark. Donna Martin, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness for the repair of the existing retaining wall and site improvements at 512 East 6th Street in accordance with the submitted material, subject to the following condition:

1. The Public Works Department shall have final approval over any work within the public right-of-way.
2. No wall projections are permitted into the public right-of-way.

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

- 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;
- 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.
- Site improvements. Landscaping and other site improvements, including off-street parking, should have as minimal of an impact as possible to the designated property's original plan/layout and its visual character.

Background:

The Historic Preservation Commission was first introduced to this project at their July 13, 2021 Work Session. The property owner sought direction from the Commission for appropriate methods to repair and reconstruct the existing historic retaining wall located along the south property line. The general feedback from the Commission at the July Work Session was to present a solution that would structurally repair the wall while still maintaining the historic character on the surface.

The applicant's initial project proposal involved placing large concrete bin blocks in front the retaining wall and constructing columns at regular intervals for reinforcement. After multiple site visits with City Staff, it was determined that the proposed blocks and columns would encroach within the 6th Street right-of-way. City policy prohibits significant infrastructure from being placed within public right-of-way. Therefore, the plans had to be modified into the current application.

Staff believe the existing wall is made from limestone. However, the surface of the wall was parged at some unknown time in the past, which concealed the appearance of the limestone and diminished the character of the wall.

The petitioner is proposing to repair existing cracks with Vinyl Cement Patch and parge the entirety of the wall to give it a uniform appearance. The large openings on the west end of the wall will be filled with concrete and given the same exterior parge finish. When completed, the original limestone caps will be reset and straightened on top of the wall. Since the appearance of the wall has been compromised from its original construction, the repair of the wall with sympathetic materials is considered appropriate.

In addition to repairing the retaining wall, the petitioner is also proposing to replace the missing steps leading from the public sidewalk to the front door. The steps will be set in concrete and include a 2 inch metal handrail.

The Historical Survey includes an image of the home from 1983, which details the staircase. It is unclear when or why the staircase was removed. However, the original staircase in the photo extends inwards, towards the house. The proposed staircase will extend outward from the wall, towards the city sidewalk. The extension of the staircase into the public right-of-way will require review and approval from the Public Works Department.

ATTACHMENTS:

Type	Description
▢ Backup Material	Application
▢ Backup Material	Site Plan
▢ Backup Material	Background Material & Photos
▢ Backup Material	Historic Property Inventory Sheet
▢ Backup Material	Historic Preservation Ordinance Review Criteria

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	9/10/2021 - 1:11 PM



Complete application can be emailed to planning@davenportiowa.com

Property Address* 512 E 6th St, Davenport, IA 52803
*If no property address, please submit a legal description of the property.

Applicant (Primary Contact)

Name: Donna J. Martin
Company:
Address: 420 W Garonne St
City/State/Zip: Blue Grass, IA 52726
Phone: 563-343-9164
Email: martindj.martin@gmail.com

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Zoning Board of Adjustment

- Zoning Appeal ☐
Special Use ☐
Hardship Variance ☐

Engineer (if applicable)

Name: N/A
Company:
Address:
City/State/Zip:
Phone:
Email:

Design Review Board

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

Historic Preservation Commission

- Certificate of Appropriateness ☐
Local Landmark Nomination ☐
Demolition Request ☐

Architect (if applicable)

Name: N/A
Company:
Address:
City/State/Zip:
Phone:
Email:

Administrative

- Administrative Exception ☐
Health Services and Congregate Living Permit ☐

Attorney (if applicable)

Name: N/A
Company:
Address:
City/State/Zip:
Phone:
Email:

Historic Resource:

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

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

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

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

When is a certificate of appropriateness required?

Prior to the commencement of the work.

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

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

Submittal requirements

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

Submittal requirements for all types of requests:

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

Submittal requirements for specific types of requests:

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

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

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

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

Work Plan

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

Please see attached drawing, noting areas in green for the focus of work:

1. The existing wall is stacked rock covered with plain surfaced parge coating to seal it;
 - a. Repair creaks with concert repair called "Vinyl Cement Patch". Picture of the needed repair.
 - b. Finishing with a top coat of the "Vinyl Cement Patch" as shown
 1. The product used in the repair and the parge finish.
 2. The repaired test wall.
 3. The parge finish in process.
 4. Close up of the dry parge finish.
 5. The test area from the street.
 - c. When complete the large repair will be filled with concrete and coated with the parge finish.
 - d. The original limestone caps reset to straighten.
2. Front steps:
 - a. Replace missing steps using concrete.
 - b. The main steps will have a 6 inch concrete edge and a 2 inch metal handrail.

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

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

Formal Procedure

(1) Application:

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

(2) Historic Preservation consideration of the request:

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

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

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

Applicant: Donna J. Martin Date: 8-30-21

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

Received by: _____ Date: _____

Planning staff

Date of the Public Meeting: AUG 30, 2021

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

13725

MADE IN USA



VINYL CEMENT PATCH

All Purpose Concrete Repair



Coverage: 1 sq. ft. per lb. at 1/2" thick
Max thickness: 1 1/2" thick

add water, mix, and use!
For small or medium concrete repair projects
Specifically formulated for superior bond and
trowelability

10

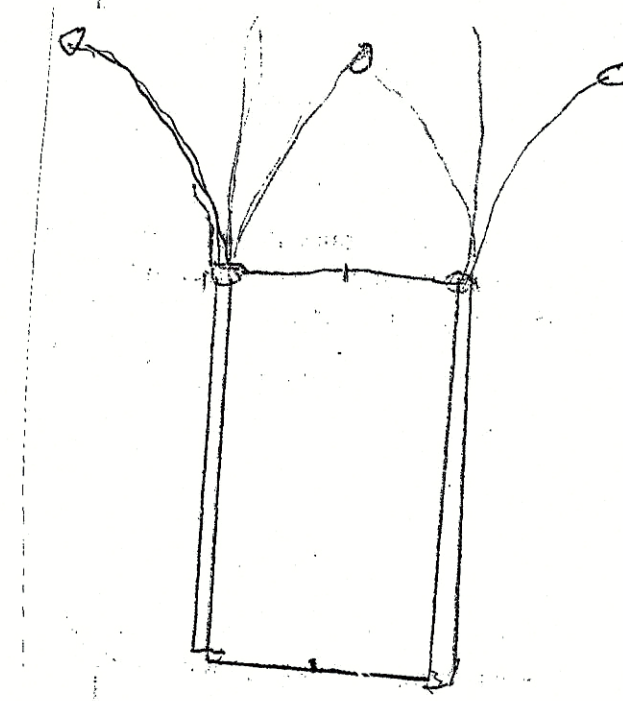
WARNING: MUST WEAR PROTECTIVE GLOVES
CAUSES SKIN IRRITATION.
Read warnings on back of bag.





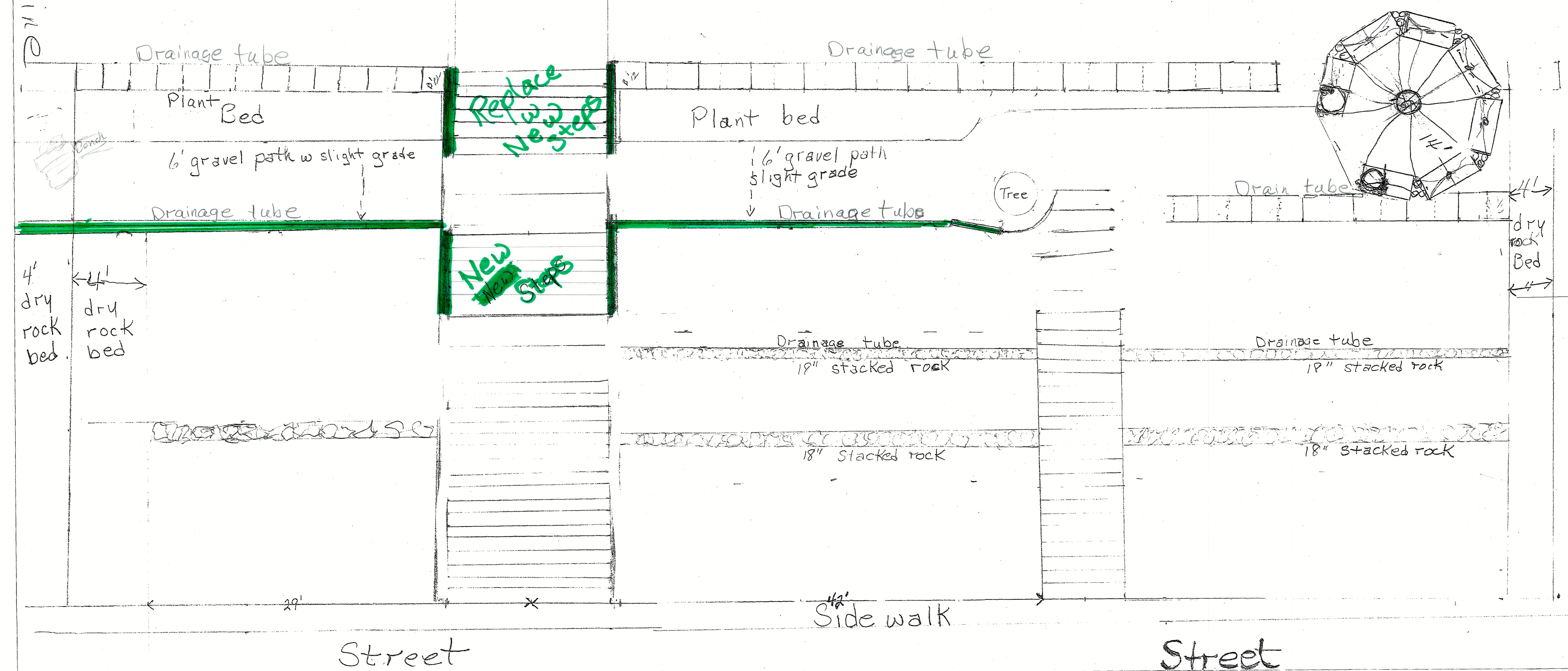






Property Line

Property line



Henry H. Smith-J.H. Murphy House

512 East 6th Street

DAVENPORT
IOWA | USA

- Built: 1854
- 2 Story; 8 Sided House
- Architectural Style: Italianate
- Elevated Lot w/ Concrete Retaining Wall



512 East 6th Street

Project Overview

1. July 13, 2021 Work Session
2. Staff Meet with Applicant On Site
3. Refined Project Scope



512 East 6th Street

Project Scope:

1. Repair Existing Cracks with Vinyl Cement Patch
2. Fill Large Holes with Concrete
3. Parge Entire Wall Surface for a Uniform Appearance
4. Reset & Straighten Original Limestone Caps on Top of Wall
5. Reconstruct Missing Steps with Concrete & Install a Metal Railing



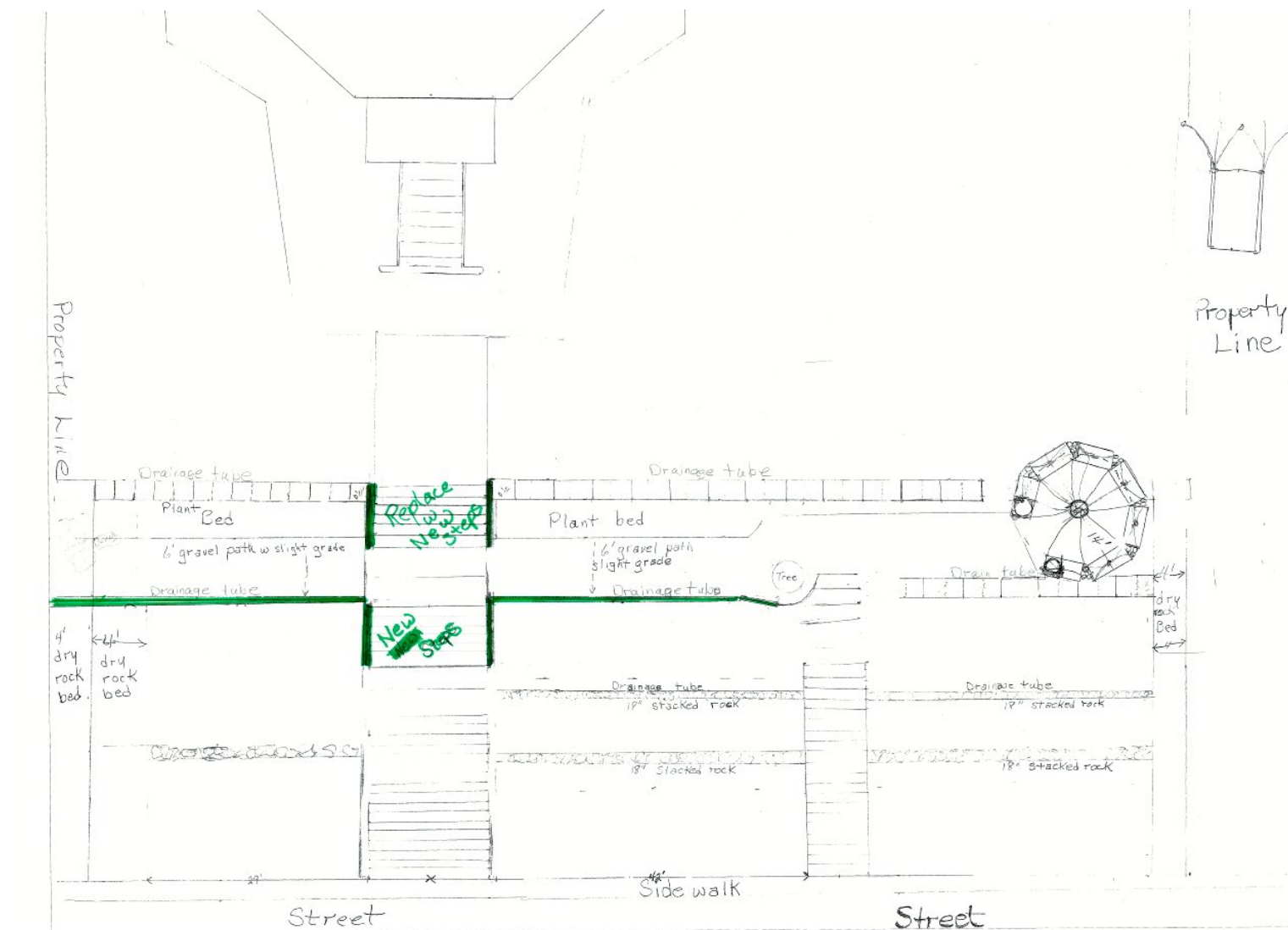
512 East 6th Street

Existing Retaining Wall

1. Limestone with a parged surface
2. Unknown when parge was applied to wall
3. Limestone Caps



Site Improvements



ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

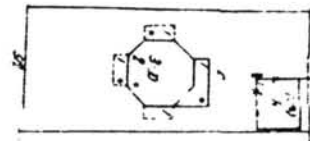
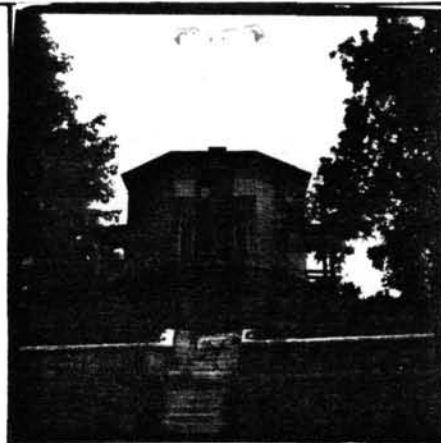
The Architects Office

Wehner, Nowysz, Pottschull and Pfiffner

201 day building, Iowa city, Iowa 52240

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATIONSITE #82-10- 6-E512 MAP # 4

HIST. DIST. _____

NAME Henry H. Smith-J.H. Murphy House H CADDRESS 512 E. 6thLEGAL DES. LeClaire's 6th Add. 79 2 E 62'
SUB-DIVISION BLOCK PARCEL SUB-PARCELUTM 15 71021950 45199800 ACREAGE -1 ZONE R-6M
EASTING NORTHINGOWNER Ronald F. Duncan, Eileen A. Duncan512 E. 6th, Davenport, IATITLE H. George H. Rettig
(IF DIFF.)

DESCRIPTION

FORM 2 story, 8-sided house CONST. DATE 1854

MATERIALS Wood, stone foundation ARCH. STYLE Italianate

FENESTRATION Rectangular, in plain surrounds w/small cornices

DIST. FEATURES Shape

ALTERATIONS Brackets & belyedere removed; modern siding; foundation faced by concrete

SITE & RELATED STR. Elevated lot w/concrete retaining wall

STATEMENT

The Smith-Murphy House is one of the few remaining octagon houses in Iowa, and the earliest of those that survive built to the precepts of Orson Fowler, the octagon's most influential proponent. This house uses Fowler's recommended "plank wall" construction and a plan adapted from the Howland House, published by Fowler in A Home For All in 1853. Alterations have obscured the original Italianate stylisms, but the basic form remains.

Willett Carroll, Architect

SOURCES

Oszuscik, Philippe, "A History of the Architecture and Urbanization of Nineteenth Century Davenport, Iowa," Ph.D. Dissertation, University of Iowa, 1979, p. 176.

SITE SHEET

ARCHITECTURE

SIGNIFICANCE

This building was associated with one of the city's earliest entrepreneurs - Henry H. Smith. Because so few buildings remain from the 1850's boom period, the value of this structure is enhanced. The house's second occupant, J. H. Murphy, was insignificant attorney.

HISTORY

DESCRIPTION

Henry H. Smith came to Davenport with his wife Mary in 1850. They opened a general store, "Smith's Philadelphia Variety Store," a short time later. As assistant manager, Mary was the city's first female clerk. In 1867 the Smith's sold the variety store and moved to East Davenport to dabble in agriculture. J.H. Murphy, a partner in the law firm, Martin, Murphy and Suksdorf, moved in after a brief vacancy.

SOURCES

City Directories, 1856-57, 1858-59, 1861-62, 1870-71.
History of Scott County, Iowa, Inter-State Publishing Co., 1882.

ARCHITECTURAL HISTORIAN: Martha Bowers

HISTORIAN: MARLYS SVENDSEN - ROESLER

SURVEY COMP 1981

EVALUATION

ARCHITECTURAL

I. ARCH. EVALUATION Good
II. ENVIR. STATURE Tissue
III. INT. OF CONTEXT Good
IV. INT. OF FABRIC Fair

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. NRHP

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 NRHP ☐☐NOT ELIGIBLE FOR NRHP ☐☐

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

5. SUBJECT TRACES

6. PHOTO

1690-3

75/2

- IOWA, Scott County, Davenport, Renwick House (Davenport MRA), 1429 Brady St. (07/07/83)
- IOWA, Scott County, Davenport, Riepe Drug Store/G. Ott Block (Davenport MRA), 403 W. 2nd St. (07/07/83)
- IOWA, Scott County, Davenport, Roslyn Flats (Davenport MRA), 739 Perry St. (07/07/83)
- IOWA, Scott County, Davenport, Saengerfest Halle (Davenport MRA), 1012 W. 4th St. (07/07/83)
- IOWA, Scott County, Davenport, Schauder Hotel (Davenport MRA), 126 W. River Dr. (07/07/83)
- Henry. IOWA, Scott County, Davenport, Schebler, Richard, House (Davenport MRA), 1217 W. 7th St. (07/07/83)
- IOWA, Scott County, Davenport, Schick's Express and Transfer Co. (Davenport MRA), 118—120 W. River Dr. (07/07/83)
- IOWA, Scott County, Davenport, Schmidt Block (Davenport MRA), 115 E. 3rd St. (07/07/83)
- IOWA, Scott County, Davenport, Schmidt, F. Jacob, House (Davenport MRA), 2143 and 2147 W. 5th St. (07/07/83)
- IOWA, Scott County, Davenport, Schricker, John C., House (Davenport MRA), 1446 Clay St. (07/07/83)
- IOWA, Scott County, Davenport, Schroeder Bros. Meat Market (Davenport MRA), 2146 W. 3rd St. (07/07/83)
- IOWA, Scott County, Davenport, Scott County Jail (Davenport MRA), 428 Ripley St. (07/07/83)
- IOWA, Scott County, Davenport, Sharon, Fred B., House (Davenport MRA), 728 Farnan St. (07/07/83)
- ✓ IOWA, Scott County, Davenport, Shields Woolen Mill (Davenport MRA), 1235 E. River Dr. (07/07/83)
- IOWA, Scott County, Davenport, Simpson, Charles S., House (Davenport MRA), 1503 Farnan St. (07/07/83)
- IOWA, Scott County, Davenport, Sitz, Rudolph H., Building (Davenport MRA), 2202 W. 3rd St. (07/07/83)
- IOWA, Scott County, Davenport, Smith, Alvord I., House (Davenport MRA), 2318 W. 3rd St. (07/07/83)
- IOWA, Scott County, Davenport, Smith, Henry H., -J.H. Murphy House (Davenport MRA), 512 E. 6th St. (07/07/83)
- IOWA, Scott County, Davenport, St. John's Methodist Church (Davenport MRA), 1325—1329 Brady St. (07/07/83)
- IOWA, Scott County, Davenport, St. Joseph's Catholic Church (Davenport MRA), W. 6th and Marquette Sts. (07/07/83)
- IOWA, Scott County, Davenport, St. Luke's Hospital (Davenport MRA), 121 W. 8th St. (07/07/83)
- IOWA, Scott County, Davenport, St. Paul's English Lutheran Church (Davenport MRA), 1402 Main St. (07/07/83)
- IOWA, Scott County, Davenport, Stewart, J.W., House (Davenport MRA), 212 E. 6th St. (07/07/83)
- IOWA, Scott County, Davenport, Swan, George B., House (Davenport MRA), 909 Farnan St. (07/07/83)
- IOWA, Scott County, Davenport, Swedish Baptist Church (Davenport MRA), 700 E. 6th St. (07/07/83)
- IOWA, Scott County, Davenport, Taylor School (Davenport MRA), 1400 Warren St. (07/07/83)
- IOWA, Scott County, Davenport, Templeton, I. Edward, House (Davenport MRA), 1315 Perry St. (07/07/83)
- IOWA, Scott County, Davenport, Tevoet, Lambert, House (Davenport MRA), 2017 W. 2nd St. (07/07/83)
- IOWA, Scott County, Davenport, Union Electric Telephone & Telegraph (Davenport MRA), 602 Harrison St. (07/07/83)
- IOWA, Scott County, Davenport, Union Savings Bank and Trust (Davenport MRA), 229 Brady St. (07/07/83)
- IOWA, Scott County, Davenport, Union Station and Burlington Freight House (Davenport MRA), 120 S. Harrison St. (07/07/83)
- IOWA, Scott County, Davenport, Walter-Gimbel House (Davenport MRA), 1232 W. 6th St. (07/07/83)
- IOWA, Scott County, Davenport, Warner Apartment Building (Davenport MRA), 414—416 E. 6th St. (07/07/83)
- IOWA, Scott County, Davenport, Worley, Philip, House (Davenport MRA), 425 Brady St. (07/07/83)
- IOWA, Scott County, Davenport, Wupperman Block/I.O.O.F. Hall (Davenport MRA), 508—512 Brady St. (07/07/83)
- IOWA, Scott County, Davenport, Zoeller Bros-Independent Malting Co. (Davenport MRA), 1801 W. 3rd St. (07/07/83)



INDIVIDUAL NOMINATIONS, DAVENPORT MULTIPLE RESOURCE NOMINATION

MAP NUMBER TWO

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



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

Historic Preservation Ordinance

Section 14.01.060 Certificate of Appropriateness Review Process

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 wet blasting 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.