

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, MAY 10, 2022; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

II. Secretary's Report

A. Consideration of the April 12, 2022 meeting minutes.

III. Communications

A. Davenport Public Library-How to Research Your Home

B. Downtown Davenport Architectural Walking Tour

C. Davenport DREAM Plus

D. Certificate of Public Hazard-Annie Wittenmyer Garage Building

IV. Old Business

V. New Business

A. Case COA22-05: Request for exterior alteration of the Lindsay Park restroom building, located at East River Drive and East 11th Street. City of Davenport Parks and Recreation Department, petitioner. [Ward 5]

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Commission Meeting: June 14, 2022

City of Davenport  
Historic Preservation Commission

Department: Development & Neighborhood Services  
Contact Info: Matt Werderitch 563.888.2221

**Date**  
**5/10/2022**

**Subject:**  
Consideration of the April 12, 2022 meeting minutes.

**Recommendation:**  
Staff recommend approval of the April 12, 2022 meeting minutes.

**Background:**  
The April 12, 2022 meeting minutes are attached.

**ATTACHMENTS:**

Type	Description
▢ Backup Material	Meeting Minutes 4-12-22

**REVIEWERS:**

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	5/5/2022 - 9:38 AM

# **HISTORIC PRESERVATION COMMISSION MEETING MINUTES**

## **CITY OF DAVENPORT, IOWA**

**TUESDAY, APRIL 12, 2022; 5:00 PM**

**CITY HALL | 226 WEST 4<sup>TH</sup> STREET | COUNCIL CHAMBERS**

### **I. Call to Order**

Chairperson McGivern called the meeting to order.

Present: McGivern, Franken, Miranda, Powers, Lesthaghe

Excused: Sage

Staff Present: Berkley, Werderitch

### **II. Secretary's Report**

#### **A. Consideration of the March 8, 2022 meeting minutes.**

Motion by Powers, second by Franken to approve the March 8, 2022 meeting minutes. Minutes were unanimously approved by voice vote (5-0).

### **III. Communications**

#### **A. NAPC CAMP Workshop**

Werderitch announced the upcoming training workshop on April 30<sup>th</sup> in Van Horne, Iowa. Staff will register interested Commissioners for virtual attendance.

#### **B. Davenport DREAM PLUS**

Werderitch provided an overview of the Davenport DREAM Plus program, which offers financial assistance to property owners for interior and exterior improvements. Portions of the Hamburg Local Landmark Historic District are included within the program.

### **IV. Old Business**

### **V. New Business**

#### **A. Case COA22-04: Request for exterior alteration at 630 West 5th Street. The John Ruch House is located within the Hamburg Local Landmark Historic District. Duane Timm, petitioner. [Ward 3]**

Werderitch presented an overview of the project scope, which included three separate components: an east porch addition, rear porch addition, and demolition of a non-original east addition. The applicant, Duane Timm, was present at the meeting to discuss the project. Mr. Timm brought a sample replacement brick and drawing of the proposed porch brackets.

Staff made a recommendation to approve the Certificate of Appropriateness for exterior alteration at 630 West 5th Street in accordance with the submitted material, subject to the following conditions:

1. The northern hip roof profile on the east elevation shall be preserved.
2. Both the east and north porch shall be attached to the structure using the least invasive means possible to best preserve the brick exterior.
3. The gutters along the east and north porch roofline shall match the style, material, and profile of the main structure.
4. The replacement window, behind the east bump-out addition, shall match the Marvin windows that were approved by the Historic Preservation Commission at its August 10, 2021 meeting. Return the window opening to its original dimensions to match the adjacent first floor window.
5. Provide replacement brick samples to city staff for review and approval. Replacement brick shall match the dimension, composition, and color of the existing brick exterior.

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:

1. New additions and related new construction shall not be discouraged when such improvements do not destroy historic material and such design is compatible with the size, massing, scale, color, materials and character of the property, neighborhood and district, if applicable.
2. A proposed alteration, construction, reconstruction or addition should not negatively impact the scale of the designated property.

The removal of the northern hip profile roof does not meet the following standards:

1. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration.
2. Roof shape. The roof design and shape should remain consistent with its original configuration and character.

Motion by Powers, second by Miranda, to approve staff recommendation for approval of Case COA22-04. Motion to approve staff recommendation passed by a roll call vote (5-0).

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

Motion by Miranda, second by Lesthaghe to adjourn the meeting. Motion passed by a voice vote (5-0). The meeting adjourned at 5:20 pm.

IX. Next Commission Meeting: May 10, 2022



City of Davenport  
Historic Preservation Commission

Department: Development & Neighborhood Services  
Contact Info: Matt Werderitch 563.888.2221

**Date**  
**5/10/2022**

Subject:  
Davenport Public Library-How to Research Your Home

**Background:**

The Davenport Public Library is hosting a How to Research Your Home Event on Wednesday, May 18th. The event will be held in the Main Street Library-Large Meeting Room from 6:30 to 7:30pm.

**ATTACHMENTS:**

Type	Description
Backup Material	How to Research Your Home Event

**REVIEWERS:**

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	5/6/2022 - 2:46 PM



Davenport Public Library / LibCal / Main

**The Library | MAIN**  
 521 Main Street  
 Davenport, IA 52801

**The Library | EASTERN**  
 6000 Eastern Avenue  
 Davenport, IA 52807

**The Library | FAIRMOUNT**  
 3000 N. Fairmount Street  
 Davenport, IA 52804  
 p: (563) 326-7852 | [www.davenportlibrary.com](http://www.davenportlibrary.com)



## How to Research Your Home Online

Join the Richardson-Sloane Special Collections Center in celebrating National Preservation Month with the Historic Preservation Commission of the City of Davenport by exploring how you can research the history of your home or building with resources from its collections. We will also present examples of home research projects.

This program is best suited to adults and teens.

This program is hosted indoors. Please observe social distancing and follow local COVID-19 safety recommendations. This program is subject to COVID-19 safety protocol updates. Please check back here for updates.

**Date:**

Wednesday, May 18, 2022

**Time:**

6:30pm - 7:30pm

**Location:**

Main Street - Large Meeting Room

**Branch:**

Main

**Audience:**

Adults    Teens

**Categories:**

Educational    Local History

Registration is required. There are 28 in-person seats available. There are 91 online seats available.

**Registration Type** ⓘ

- ☐ In-Person Registration  
☐ Online Registration

**Number of people attending?**

1



Begin Registration

More events like this...

«

May 2022

»

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Upcoming Events:

Scott County Iowa Genealogical Society: Genealogical Presentation with Josh Taylor

(<https://davenportlibrary.libcal.com/event/8869993>)

5/7/2022 1:00pm

Rock Island Arsenal 160th Anniversary Series: The Bridges of Rock Island Arsenal

(<https://davenportlibrary.libcal.com/event/8869993>)

5/11/2022 6:00pm

How to Research Your Home

Search for event...

Search



City of Davenport  
Historic Preservation Commission

Department: Development & Neighborhood Services  
Contact Info: Matt Werderitch 563.888.2221

**Date**  
**5/10/2022**

Subject:  
Downtown Davenport Architectural Walking Tour

Background:  
See attached flyer.

ATTACHMENTS:

Type	Description
▢ Backup Material	Downtown Davenport Walking Tour Details

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	5/6/2022 - 3:03 PM



**The Library | MAIN**  
 521 Main Street  
 Davenport, IA 52801

**The Library | EASTERN**  
 6000 Eastern Avenue  
 Davenport, IA 52807

**The Library | FAIRMOUNT**  
 3000 N. Fairmount Street  
 Davenport, IA 52804  
 p: (563) 326-7832 | [www.davenportlibrary.com](http://www.davenportlibrary.com)

Davenport Public Library / LibCal / Community Outreach & Off-Site Events

## The Heart of Downtown Davenport: Architectural Styles and Stories

Join architectural historian and guide, Ellen Shapley, for this informative and fun tour. Meet and greet the old, the new, and the rehabbed on a walkabout through this outdoor gallery of architectural designs. Learn about the two centuries of artistic and historical trends that influenced the local and world-renowned architects who shaped our cities and our sense of place. And, finally, be amazed at all the creative details you've probably never noticed.

This event will start at The Library | Main. The walking tour will run for about 2 hours. Please wear appropriate attire: comfortable shoes and clothing.

This program is offered in partnership with the Richardson-Sloane Special Collections Center of the Davenport Public Library and the City of Davenport's Historic Preservation Commission.

**Date:**

Saturday, June 25, 2022

**Time:**

10:00am - 12:00pm

**Location:**

Main Street Building

**Branch:**

Main

**Audience:**

Adults    Teens

**Categories:**

Educational    Genealogy    Local History

Registration is required. There are 20 seats available.

**Number of people attending?**

1



Begin Registration

An architectural aside about The Library | Main is that it was designed by Edward Durell Stone in 1968 in Mid-Century Modern style.

More events like this...

«

May 2022

»

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Upcoming Events:

QC Made: Linwood Mining

(<https://davenportlibrary.libcal.com/hs=a>)

5/16/2022 6:00pm

Search for event...

Search



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[Login to LibApps](#)

English

▼

City of Davenport  
Historic Preservation Commission

Department: Development & Neighborhood Services  
Contact Info: Matt Werderitch 563.888.2221

**Date**  
**4/12/2022**

Subject:  
Davenport DREAM Plus

Background:  
The Davenport DREAM Plus application period has closed. Staff have received several inquiries from historic property owners regarding potential improvements. Please see the attached DREAM Plus brochure for additional information.

See attached DREAM Plus informational sheet for more information.

ATTACHMENTS:

Type	Description
Backup Material	DREAM Plus Program

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	5/5/2022 - 9:53 AM

## DREAM PLUS

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DREAM Plus is an extension of the Davenport DREAM Project and is available to both homeowners and rental property owners in the Gaines Street corridor area for exterior and interior property improvements.

DREAM Plus will continue to inspire renewed interest in the unique architecture and character found in the neighborhoods of the City of Davenport, focusing on a concentrated area within The Davenport DREAM Project.

### What's NEW :

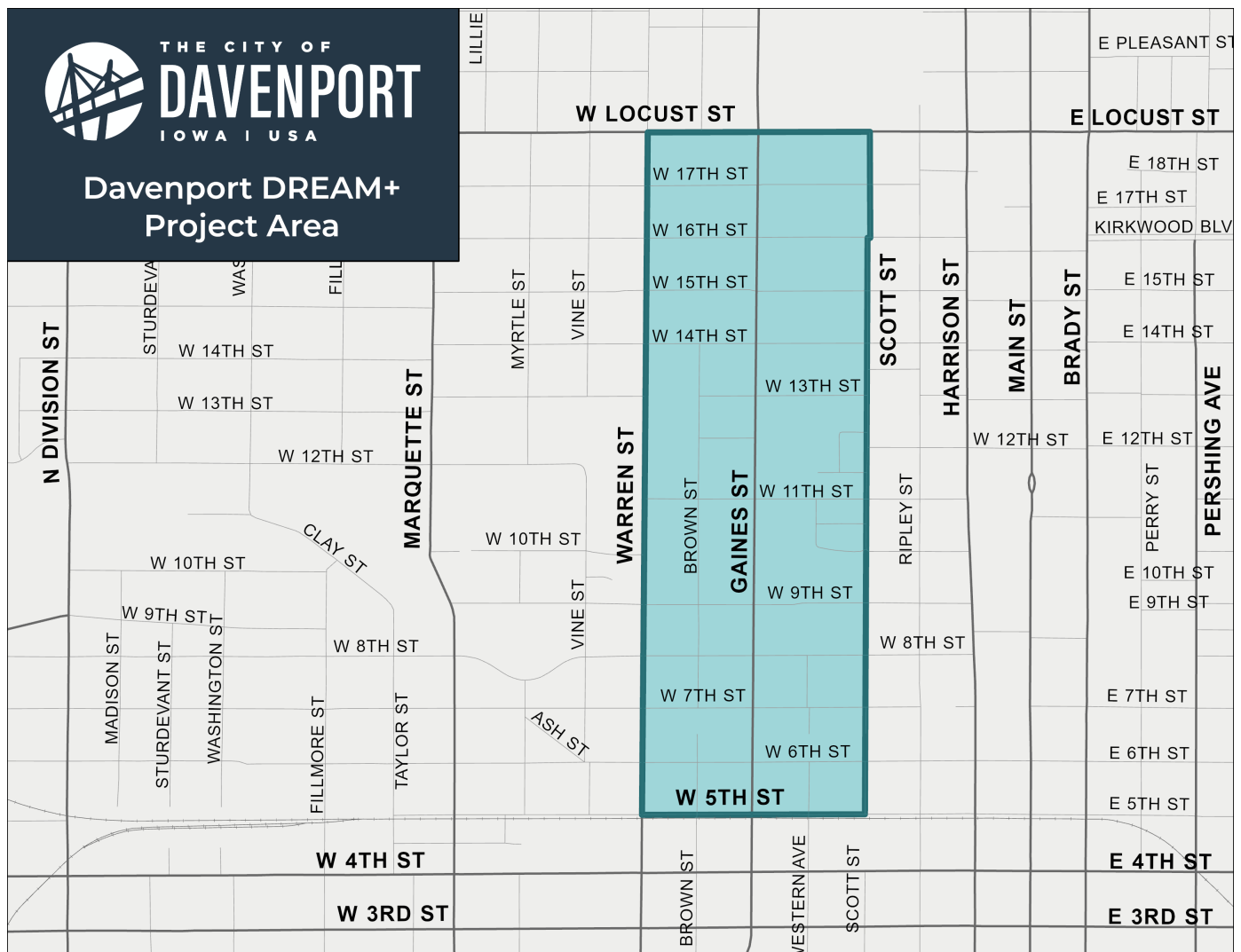
- Additional investment and increased incentives specific to the DREAM Plus area
- Concentrated, defined area in the Gaines Street corridor
- Expanded options of eligible rehab work, to include both exterior and interior work
- Current home owners and rental properties are eligible

Through DREAM Plus, funding is available to turn your dream into reality. Effective April 4, 2022, \$2 million will be available for awarded applicants in the DREAM Plus area.

Applications are now being accepted until April 29, 2022. [Click below to get started.](#)

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[Click here to get started](#)



## Existing Homeowner Assistance

Participants rehabilitating a home in the DREAM Plus area will be eligible for a grant of up to \$50,000, forgiven over five years. The property must remain owner-occupied during this period. \$40,000 of the grant can be used for exterior improvements with an additional \$10,000 for interior major mechanical improvements.

Eligible improvements in the DREAM Plus area include:

- Windows
- Siding
- Exterior Paint
- Doors
- Gutters/soffits/fascia
- Roofs
- Porches

- Garages
- Fences
- Retaining walls
- Hardscaping
- Dead or disease tree removal
- Furnace
- A/C units
- Water heaters

### **Interested in moving to the Dream Plus area?**

New homeowners looking to purchase property in the Dream Plus area are eligible to apply for funding! Applicants are eligible to apply with proof of purchase agreement of a property within the area. If awarded, applicants will have 60 days upon notification of award to close on the property.

### **Rental Property Owner Assistance**

Owners of rental properties rehabilitating a rental property in the DREAM Plus area will be eligible for a grant of up to \$20,000, forgiven over five years, for exterior improvements.

Eligible improvements include

- Siding
- Exterior Paint
- Doors
- Windows
- Gutters/soffits/fascia
- Porches
- Roofs

### **Process**

The City of Davenport's Community and Economic Development (CED) staff will be administering DREAM Plus and will provide assistance for residents who would like to apply for the program. If needed, a Rehabilitation Specialist will meet interested participants at their property to understand the scope of the project and identify any other property needs prior to completing the application.

Once a project has been approved, Rehabilitation Specialists will assist in a more thorough consultation on eligible scope of work and requirements. They will also assist the resident in receiving quotes from licensed contractors to complete the work. The resident will then choose their contractor, and payments will be made directly to the contractor after the work has been completed.

### **Applicant Requirements**

To qualify for a Davenport DREAM Plus grant, current homeowner applicants must provide proof of current homeowners insurance. The property, or any other property owned by the applicant within the City of Davenport, must have no outstanding City liens. Contract owners are not eligible to apply.

Applicants are eligible to apply with proof of purchase agreement of a property within the area. If awarded, applicants will have 60 days upon notification of award to close on the property.

Rental property owners must provide proof of record of ownership as of December 1, 2021, appropriate rental licensing and insurance and be in good standing with the City of Davenport. The property, or any other property owned by the applicant within the City of Davenport, must have no outstanding City liens.

Preference will be given to applications with projects scopes that address the following areas: mechanical measures, health and safety measures, building shell measures and electric baseload measures.

Fair Housing Amendments Act of 1988.

The City of Davenport Community & Economic Development does business in accordance with Federal Fair Housing Laws. It is illegal to discriminate against any person because of race, color, religion, sex, sexual orientation, handicap, familial status or national origin. In the City of Davenport, you may not be denied housing because of your race, color, religion, sex, sexual orientation, marital status, familial status, national origin, creed, age, gender identity or disability. In addition, persons are prohibited from threatening, coercing, intimidating or interfering with a person who is exercising, or helping someone exercise, any fair housing rights provided in fair housing laws.

Interpretive services are available at no charge.

Servicios interpretativos libres estan disponibles.

If you need accommodations for any reason, please contact our office.



City of Davenport  
Historic Preservation Commission

Department: Development & Neighborhood Services  
Contact Info: Matt Werderitch 563.888.2221

**Date**  
**5/10/2022**

**Subject:**  
Certificate of Public Hazard-Annie Wittenmyer Garage Building

**Recommendation:**  
No formal action required.

**Background:**  
A Notice of Public Hazard was issued by the Fire Marshal and Chief Building Official recommending the emergency deconstruction of the garage building at 2800 Eastern Avenue in the interest of public safety. The building is located within the Iowa Soldiers' Orphan's Home Historic District (Annie Wittenmyer).

Typically the Commission approves demolition within historic districts. However, Section 14.01.090 of the Historic Preservation Ordinance provides for an exclusion when a certificate of public hazard is issued. The ordinance states,

"If emergency circumstances affect a designated property which requires immediate relief, including demolition, the fire marshal and chief building official shall certify that such conditions exist and said conditions shall be eliminated as quickly as is practicable. Emergencies are defined as life or health-threatening conditions requiring immediate attention. A certificate of public hazard may be issued after the fact documenting the reasons for loss of the designated property. This section shall apply only in cases where it is impractical for the commission to consider a certificate of economic hardship prior to demolition."

The Certificate of Public Hazard is attached.

**ATTACHMENTS:**

Type	Description
▣ Backup Material	Certificate of Public Hazard
▣ Backup Material	Annie Wittenmyer Garage Building

**REVIEWERS:**

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	5/5/2022 - 3:44 PM



# DAVENPORT

DEVELOPMENT &  
NEIGHBORHOOD SERVICES

April 19<sup>th</sup>, 2022

City of Davenport  
226 W 4<sup>th</sup> Street  
Davenport IA 52801

Re: Certificate of Public Hazard for Garage Building  
2800 Eastern Ave  
Davenport IA  
Parcel C0025-01A

Field inspection of the above referenced property has shown that the following conditions were found to exist that render the building unsafe:

- Outward observation indicates structural deterioration to the extent that entry into the building is unsafe
- First floor west walls have started to collapse
- Brick lintel on the southwest garage door opening has been gradually falling apart, jeopardizing structural integrity of this wall
- Significant deformation was observed in all the lintels on this side of the building
- Foundation and brick wall have started to weaken and crack on the south side
- East wall has multiple cracks on the brick mortar joints
- Bricks at the corners have started to spall from the building, weakening support for the parapet
- Interior first floor concrete slab and beam has been spalling
- Chunks of concrete are missing on the floor slab exposing steel and weakening the structure
- Windows and doors on the west walls have deteriorated beyond repair allowing ideal drafting conditions which presents a significant fire hazard

Given the unsafe structural condition and the sizeable amount of fuel load, this property presents a danger to our first responders and the potential for severe damage to the adjoining buildings.

We order emergency deconstruction of this property in the interest of public safety.

Respectfully:

Trishna R. Pradhan  
Chief Building Official  
City of Davenport

Concurred With By:

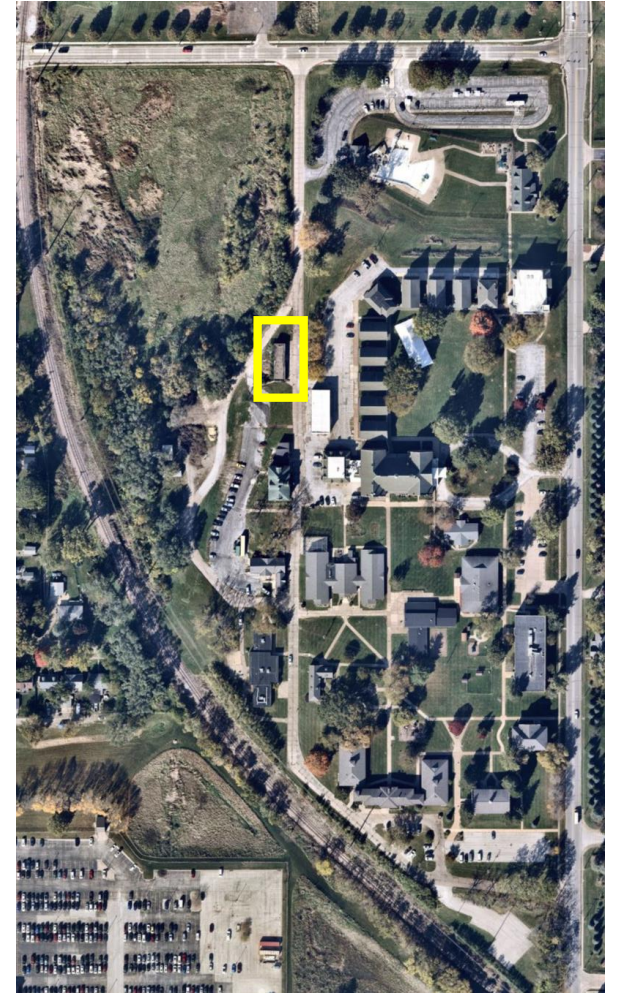
Assistant Chief Jim Morris  
Fire Marshal  
City of Davenport



# Demolition

## 2800 Eastern Avenue

- Certificate of Public Hazard issued by Chief Building Official & Fire Marshal
- Annie Wittenmyer/Iowa Soldier's Orphans Home Historic District



DAVENPORT  
IOWA | USA

City of Davenport  
Historic Preservation Commission

Department: Development & Neighborhood Services  
Contact Info: Matt Werderitch 563.888.2221

**Date**  
**5/10/2022**

**Subject:**

Case COA22-05: Request for exterior alteration of the Lindsay Park restroom building, located at East River Drive and East 11th Street. City of Davenport Parks and Recreation Department, petitioner. [Ward 5]

**Recommendation:**

A recommendation is made to approve the Certificate of Appropriateness for exterior alteration of the Lindsay Park restroom facility in accordance with the submitted material, subject to the following conditions:

1. The beaded plywood soffit and siding shall be replaced with a durable alternative wood material, approved by City staff.
2. To determine the gentlest means possible, a masonry surface cleaning test shall be conducted prior to the universal application of the muriatic acid wash. The test shall be observed over a sufficient period of time so that both the immediate effects and the long range effects are known.

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:

- 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.
- 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.
- 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.

**Background:**

The City of Davenport Parks and Recreation Department is proposing to make exterior improvements to the Lindsay Park public restroom building, located to the west of the softball field and basketball court. This is the only building located on the park property. Per Scott County Assessor's Office, the structure was built in 1950.

Lindsay Park is a locally designated historic landmark within the Village of East Davenport National Historic District. According to the nomination sheet, the significance of the park is its association with Camp McClellan, now known as McClellan Heights subdivision. Camp McClellan played a significant role in Iowa's history as a majority of men from the state that served in the Civil War were trained here. Since the park remains undeveloped, the integrity from that time period remains high. Therefore, the main concern is ensuring any exterior alterations will retain a similar

appearance, since the visual qualities of the restroom facility still impacts the character of the historic district.

The project scope includes the following work:

1. Remove wood soffit and replace with beaded plywood siding.
2. Remove wood fascia and replace with pine boards.
3. Remove the wood fascia and wood siding on each of the two gables, and replace with pine board fascia and bead board siding.
4. Remove existing wooden doors, and replace with metal hollow core doors.
5. Paint newly replaced soffit, fascia, gables, and touch up existing painted brick.
6. Acid wash existing brick.
7. Remove and replace existing asphalt shingle roof with a stone-coated metal roof.

The existing structure contains wood fascia, flush wood soffit, and wood siding at each gable end. Staff are favorable of the wood fascia board being replaced with 1x8 pine boards. The new fascia will match the material and dimensions of the existing. However, the proposed 3/8 inch thick beaded plywood soffit and siding causes concern. Beaded plywood is typically used under porches or areas of a building that are shielded from the elements. The City's Building Department does not recommend the proposed material based on its lack of durability when installed under the eaves.

The newly replaced soffit, fascia, gables, and already painted top tier of bricks are to be painted white and cadet blue. The beaded soffit and fascia will be painted a bright white, using semi-gloss paint. The face of the gables will be painted cadet blue. Only the top tier of brick, which has been previously painted, will be touched up. The remainder of the brick structure will be cleaned with acid wash and left unpainted.

While the proposed bright white and cadet blue may be incompatible with the existing brown and orangish brick tones, the Historic Preservation Commission does not regulate paint color. Staff encourage the Parks and Recreation Department to utilize a color palette that is more compatible with Lindsay Park and the the Village of East Davenport Historic District.

The existing exterior wood doors have a simple flush design. It is likely these doors are not part of the original construction. Typically, replacement doors should match the old in design, color, texture, and materials. However, given the deterioration of the wooden doors on this public building, staff agree the metal hollow core doors will offer greater security and durability.

The existing asphalt architectural shingles are starting to show signs of deterioration. The City is seeking a durable and cost effective substitute material. The Parks and Recreation Department is proposing to replace the asphalt architectural shingle roof with DECRA Metal Shingle Roofing. The stone coated metal shingle was selected for its reduced maintenance cost, affordability, and overall aesthetics. The metal shingles will be stone coated to better match the texture, scale, and other visual qualities of asphalt shingles. The Commission approved the same stone coated metal roof at the Annie Wittenmyer Aquatic Center at its November 9, 2021 meeting.

DECRA offers several different color schemes that can be utilized to compliment the historic character of the Village of East Davenport Historic District. Metal roofs have a lifespan of 50 years, which is 2-3 times longer than traditional roofing materials like asphalt. DECRA Metal Shingle is known for its durability while providing the same aesthetics of asphalt shingles. The metal product can withstand 120 mph wind and hail up to 2.5 inches in diameter.

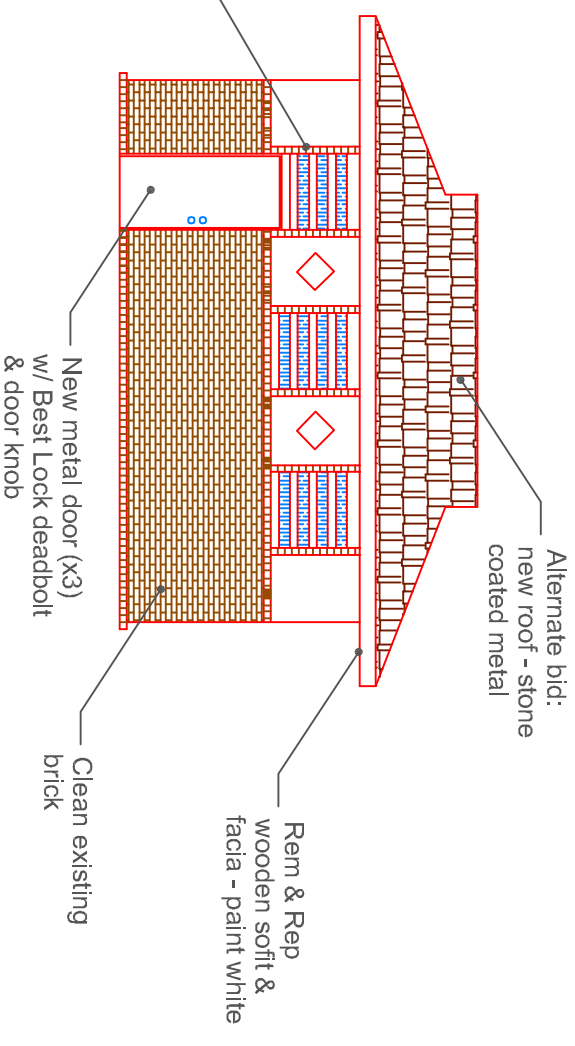
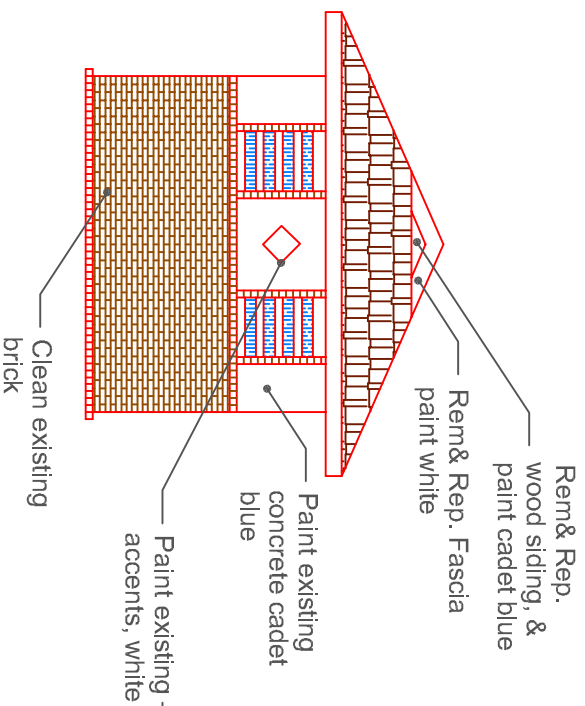
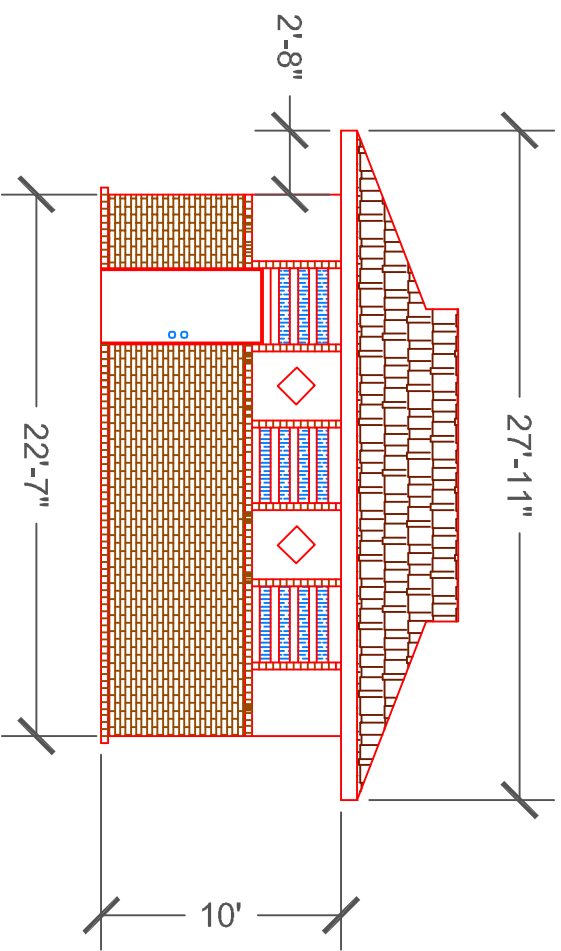
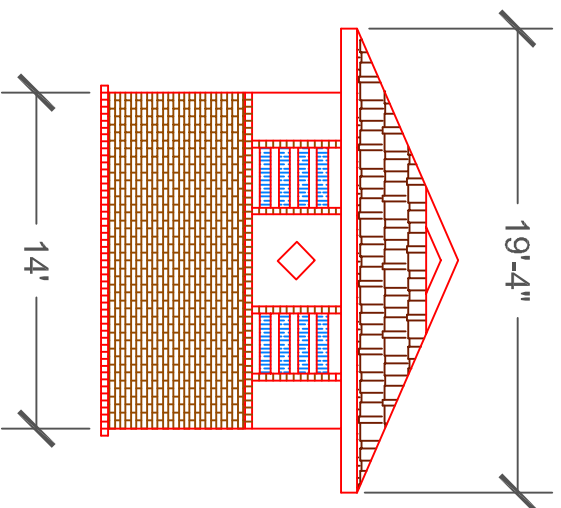


**ATTACHMENTS:**

Type	Description
▣ Backup Material	Restroom Elevations
▣ Backup Material	Background Materials & Photos
▣ Backup Material	Project Scope-Special Provisions
▣ Backup Material	Application
▣ Backup Material	Stone Coated Steel Roof
▣ Backup Material	Historic Preservation Ordinance-Review Standards
▣ Backup Material	Lindsay Park Historic Nomination Form

**REVIEWERS:**

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	5/6/2022 - 2:10 PM



SCALE: 1/8"=1'

# LINDSAY PARK RESTROOM IMPROVEMENTS

NO.

REVISIONS:

DATE:

HISTORIC PRESERVATION

MAY, 10, 2022

APPROVED:

DATE:



# Lindsay Park

Village of East Davenport  
National Historic District



DAVENPORT  
IOWA | USA





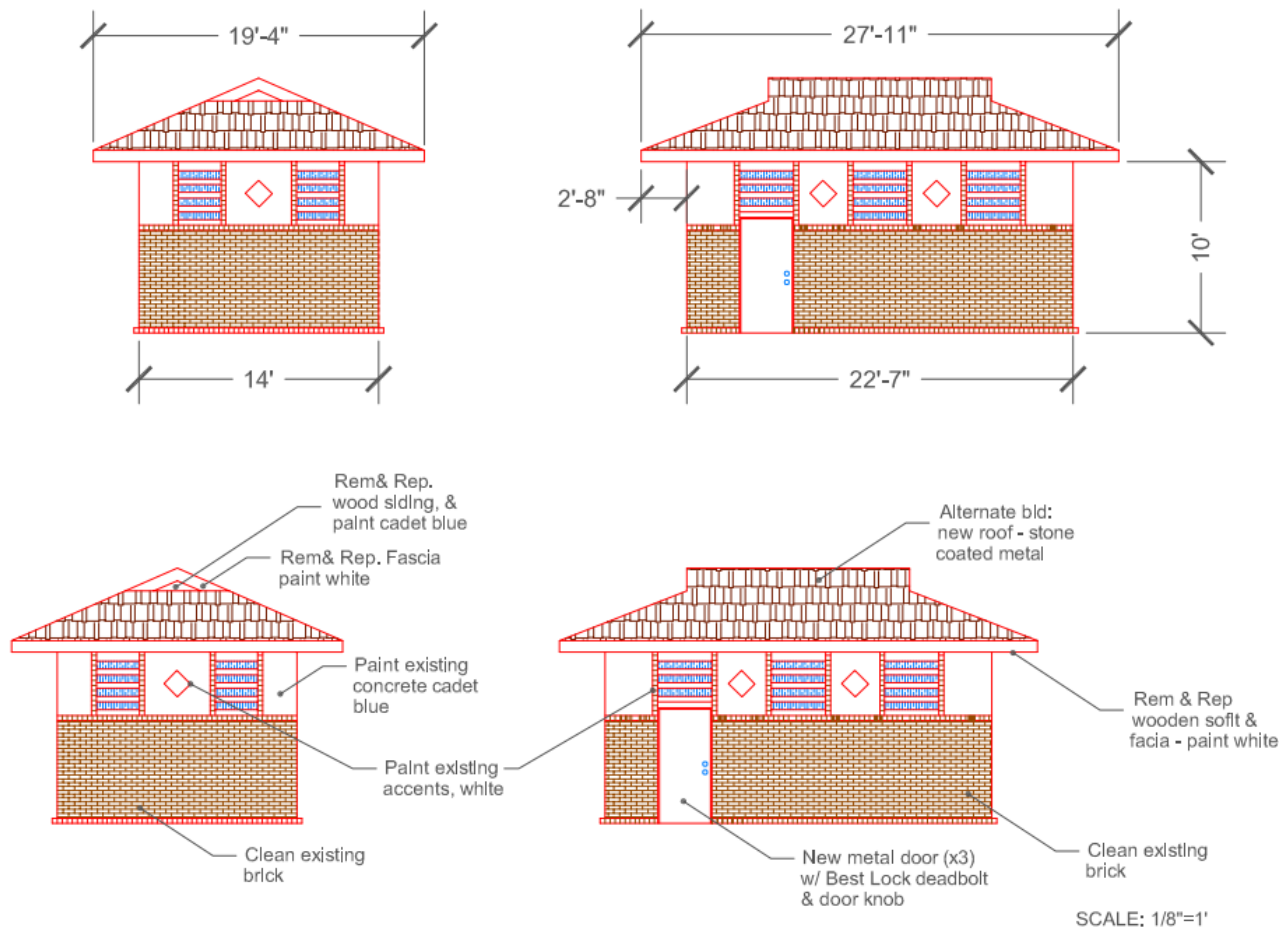
# Project Scope

1. Remove wood soffit and replace with beaded plywood.
2. Remove wood fascia and replace with pine boards.
3. Remove the wood fascia and wood siding on each of the two gables, and replace with pine board fascia and bead board siding.
4. Remove existing wooden doors, and replace with metal hollow core doors.
5. Paint newly replaced soffit, fascia, gables, and touch up existing painted brick.
6. Acid wash existing brick.
7. Remove and replace existing asphalt shingle roof with a stone-coated metal roof.

DAVENPORT  
IOWA | USA



# Project Scope



Stone Coated Metal Roof



Beaded Plywood Soffit & Siding

LINDSAY PARK RESTROOM  
IMPROVEMENTS

NO.	REVISIONS:	DATE:

HISTORIC PRESERVATION  
MAY, 10, 2022

APPROVED:  
DATE:



# Lindsay Park Restroom

DAVENPORT  
IOWA | USA





# Lindsay Park Restroom

DAVENPORT  
IOWA | USA



**SPECIAL PROVISIONS**  
**Lindsay Park Restroom Repair Project**

This program shall be constructed in accordance with the City of Davenport Standard Specifications for Public Improvements, Universal Building Code, and all current General Supplemental Specifications, Supplemental Specifications and Materials Instructional Memorandums (I.M.'s) except as modified by the Special Provisions.

In the event of any conflict between the Special Provisions and the other Specifications, Proposal Form or Instruction to Bidders, the Special Provisions shall govern.

A. **Project Manager**

The Park Operations Manager or his designated representative shall be the Project Manager.

B. **Description and Completion of Work**

The primary purpose of the project is to rejuvenate the restroom facility at Lindsay Park by replacing worn lumber with new, replacing dilapidated doors, refreshing the paint, and cleaning the brick.

All work on this project shall be completed on or before 30 working days. Liquidated damages of \$200/ day shall be charged to the Contractor for each working day over the specified time. If any additional work is added to the contract, additional working days will be added appropriately.

C. **Monthly Progress Payments**

Due to the short term nature of this project, monthly Progress payments will not be made under this contract. The project will be paid upon completion.

A five percent (5%) retainage will be held at the completion of the project until the contractor and park manager have performed a walk-through, and a final punch-list is completed.

D. **Project Supervision, Quality Control**

It is required that City inspector(s) be used on this project to insure compliance to the specifications or other directives issued. The Contractor shall be cooperative in allowing City inspectors access to the site, and notify the building department 24 hours prior to inspections.

E. **Limitations of Operations**

The Contractor shall conduct the work so as to create a minimum amount of inconvenience to traffic. Every effort shall be made to maintain access to all businesses whenever possible and to provide a safe alternative route for pedestrians during the construction process.

F. **Waste Sites and Salvage**

All material such as soffit, fascia, doors, and similar materials which are to be incorporated into the project shall be disposed of in a legal manner outside of the limits of the job site at a location chosen by the Contractor and approved by the Park Operations Manager, at the Contractor's expense.

G. **Utilities**

The Contractor shall be responsible for ascertaining the exact location of all utilities and services from the utility companies before starting construction and coordinating all construction activities with the utility companies.



All utilities shall remain in service during construction, unless authorization has been obtained from the Utility Company.

A. Field Location

Utility Location Service (Iowa One Call) (800) 292-8989 or 811

MidAmerican Energy

CenturyLink

Mediacom

Iowa-American Water Co.

City of Davenport

2. Administration

Name/ Address of Utility

Type

MidAmerican Energy

Gas: Jeff Berry

Electric: Karl Derrick

106 E. 2nd Street

(309) 793-3833

(309) 793-3696

Davenport, IA 52801

Century Link

Telephone: Antonio Glessner

528 Main Street

(563) 355-6402

Davenport, IA 52801

Mediacom

Cable T.V.: Mitch Hancock

3900 26<sup>th</sup> Avenue

(309) 743-4735

Moline, IL 61265

Iowa American Water Co.

Water: Julie Dubois, Rich Oswald

5201 Grand Avenue

(563) 468-9222

Davenport, IA 52805

Paetec

Telephone: Mike Braughton

1 Martha's Way

(319) 533-3218

Hiawatha, IA 52233

City of Davenport

Engineering:

1200 E. 46<sup>th</sup> Street

(563) 326-7704

Davenport, Iowa 52807

City of Davenport Fire Department

Administration

331 Scott Street

(563) 326-7906

Davenport, Iowa 52801

H. City Signs

The Contractor shall be responsible for providing a twenty-four (24) hour notice to the Park Operations Manager or his representative of any street name signs or traffic control signs that will

conflict with construction operations. The City will remove, collect, and store said signs until construction operations are complete at which time the City will replace them.

Without proper notification the Contractor shall be responsible for the cost associated with the replacement of City signs.

Payment for this work shall be considered incidental to this contract.

I. Inlet Protection

The Contractor shall provide and maintain inlet protection devices at all times during the course of this project to ensure no concrete slurry, silt or other undesirable debris enters the City storm sewer system, creeks or other natural waterways. Upon completion of paving and site stabilization, the Contractor shall clean the storm sewer system within the project limits in a manner acceptable to City of Davenport. Inlet protection and cleaning shall be considered incidental to this contract.

J. Hours of Work and Public Advisory

The Contractor shall coordinate the anticipated hours of work during the pre-construction meeting. At no time shall construction begin prior to 7:00 a.m. when near residences. In all other areas, working times shall be daylight hours.

K. Submittals

Submit certification of compliance indicating the materials incorporated into this program comply with the Contract Documents.

L. Construction Staking

The City of Davenport will provide all necessary construction staking for this project.

M. Repair of Pavement

1. The Contractor shall protect pavement and appurtenances from damage at all times and shall repair any damaged pavement at the Contractor's expense.
2. The Contractor shall not operate equipment with metal tracks, metal bucket blades, or metal motor patrol blades directly on new paving. The Contractor shall not unload soil or granular materials, including base rock for storage and future reloading directly onto new paving.

N. Final Cleanup

Before final acceptance of the work, the Contractor shall remove all unused material and rubbish from the site of the work, clean out intakes, catch basins and manholes of all debris within the project limits, remedy any objectionable conditions the Contractor may have created on private property, and leave the right-of-way in a neat and presentable condition. The Contractor shall not make agreements which allow salvaged or unused material to remain on private property within view of a road except when consistent with previous land use.

All ground occupied by the Contractor in connection with the work, which is within view of or adjacent to a road, shall be restored. Restoration shall include appropriate smoothing to its original condition and may include making the area suitable for cultivation and, where vegetation has been disturbed, seeding of the area. All material removed from the work site due to final cleaning shall become the property of the Contractor.

Final cleanup shall be subject to approval of the Park Operations Manager and in accordance with applicable regulations.

O. Site Access and Staging

Access to the site shall be from the south parking area off Mound Street. The contractor shall be responsible any grading shaping necessary for access and shall restore all areas to original conditions when work is complete.

A limited area on the south half of the basketball court may be used for storage and staging; however, if this area is used, it must be fenced off at the contractor's expense. Any damage to storage and staging area shall be repaired at the contractor's expense.

## B. Estimate Reference Information

### Bid Item No. 1 – Mobilization

This item shall include all required labor, equipment, and material necessary for the Contractor to access the site as well as to operate and stage equipment necessary for successful completion of the project.

Payment for this item will be made at the contract lump sum price.

### Bid Item No. 2 – Remove & Replace Soffit, 3/8 in 4 x 8 bead board

This item shall include all labor, equipment, and material necessary to remove roughly 100 linear feet of existing wood soffit and replace with 3/8 in. thick beaded plywood siding as detailed within the plans at the Lindsay Park restroom. Material to be approved by the project manager prior to its use within the site.

Payment for this item will be at the contract lump sum price.

### Bid Item No. 3 – Remove & Replace Fascia, 1 x 8 pine.

This item shall include all labor, equipment, and material necessary to remove roughly 100 linear feet of existing wood fascia, and replace with 1x8 pine boards. Material to be approved by the project manager prior to its use within the site.

Payment for this item shall be made at the contract lump sum price.

### Bid Item No. 4 – Remove & Replace Fascia and Wood Siding.

This item shall include all labor, equipment, and material necessary to remove the wood fascia and siding on each of the two gables, and replace with 1x8 pine board fascia and 3/8 inch bead board siding. Material to be approved by the project manager prior to its use within the site.

Payment for this item shall be made at the contract lump sum price.

### Bid Item No. 5 – Remove & Replace Exterior Doors

This item shall include all labor, equipment, and material necessary to remove the existing wooden exterior doors, and replace with metal hollow core doors as detailed within the plans. (2) 3-0 x 6-8 hollow metal frame. (1) 3-0 x 7-0 hollow metal frame. Doors shall include the installations of the door knob, and a Best Lock deadbolt. The intent is to remove the existing doors and jams only, and replace leaving the existing wood louvers above in place.

Payment for this item shall be made at the contract unit price per each.

### Bid Item No. 6 – Floor Resurfacing

This item shall include all labor, equipment, and material necessary to repair and re-surface the interior floors of the men's and women's restroom areas. Finished floor surface should be a polyaspartic polyurea. Any imperfections or cracks should be ground off or filled.

Payment for this item shall be made at the contract lump sum price

### Bid Item No. 7 – Exterior Paint

This item shall include all labor, equipment and material necessary to paint the newly replaced soffit, fascia, gables, along with any touchups to the existing painted brick. The beaded soffit, and fascia will be painted a bright white, using outdoor semi-gloss paint. The face of the gables will be painted cadet blue to match the existing painted concrete.

Payment for this item shall be made at the contract lump sum.

Bid Item No. 8 – Acid Wash the Existing Brick (non-painted)

This item shall include all labor, equipment and material necessary to professionally wash the existing, non-painted portion of brick with a muriatic acid wash, or approved equal. This portion of the contract shall be completed by a professional familiar with the process as to prevent damage to the existing brick. Protections will be required to keep excess wash from leaving the site, and entering the storm sewer system. Any areas found unacceptable shall be repaired at the Contractor's expense.

Payment for this item shall be made at the contract lump sum.

Bid Item No. 9 – ALTERNATE: Remove and Replace Roof

This item shall include all labor, equipment, and materials to remove the existing asphalt shingles and replace them with a stone-coated metal roof. The roof is approximately seven square of material.

Payment for this item shall be made at the contract unit price per lump sum.



1200 East 46<sup>th</sup> Street  
Davenport, Iowa 52807  
(563) 326-6198

[planning@davenportiowa.com](mailto:planning@davenportiowa.com)

Complete application can be emailed to [planning@davenportiowa.com](mailto:planning@davenportiowa.com)

**Property Address\***

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

**Applicant (Primary Contact)**

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

*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:   
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 ☐

**Architect** (if applicable)

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

**Historic Preservation Commission**

Certificate of Appropriateness ☐  
Local Landmark Nomination ☐  
Demolition Request ☐

**Attorney** (if applicable)

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

**Administrative**

Administrative Exception ☐  
Health Services and Congregate Living Permit ☐

## 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](mailto: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](mailto: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.

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:  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 4<sup>th</sup> 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.



Tilcor Barkwood

5 of 8

none. The G-30 shingle and accompanying accessories are engineered to interlock and overlap to resist wind lifting and keep out nature's elements.

[Click here to see all Tilcor colors](#)

[VIEW RELATED FILES](#)

[Click image to enlarge](#)

## **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

Nomination No. 98-002

"INDIVIDUAL PROPERTY" NOMINATION  
for the  
DAVENPORT REGISTER OF HISTORIC PROPERTIES

Historic Preservation Commission  
City of Davenport, Iowa

Please provide the following information: (Please type or print)

Address of the Property: North of River Drive, between Mound, E. 11th Street  
and River Street, excluding River Drive right-of-way  
and the I&M Rail link right-of-way.

Legal Description of the Property: Subd. Name: \_\_\_\_\_

Please see the continuation sheet Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Historic Name (or proposed historic name): Lindsay Park

Date listed on National Register of Historic Places (if applicable): 3-17-80  
(If listed, NRHP Site No. #82-10- None

NRHP Historic District (if applicable): Village of East Davenport

Who is PETITIONER for Nomination: Owner(s) of Record: XX  
HPC: \_\_\_\_\_

Owner(s) of Record: City of Davenport

Owner(s) Address: (Name) City of Davenport

(Street) 226 West 4th Street

(City, State & ZIP) Davenport, Iowa 52801

Owner(s) Telephone Numbers: Work: 326-7765 Home: N/A

Current Use of the Property: Public Park

Original Function of the Property: N/A

The Petitioner shall submit the following information:

- (1) Four 4" x 6" photographs showing all elevations (These will become part of the Commission's permanent file and can not be returned.)
- (2) Any historical photographs, if available. (Clear photocopies of the photographs are acceptable at the time of application as long as petitioner brings reprints and/or slides of historical photographs to the meeting for HPC review. These will be returned after consideration of the nomination is complete.)

(3) Physical Description of Property: (May use a continuation sheet)

Date of Construction: \_\_\_\_\_ Architectural Style: \_\_\_\_\_

Building Materials: Foundation: \_\_\_\_\_ Walls: \_\_\_\_\_

Roof: \_\_\_\_\_ Other: \_\_\_\_\_

Distinctive Features: Please refer to the continuation sheet for details

Alterations: \_\_\_\_\_

- (4) A narrative describing why the property satisfies the "Designation Criteria" listed in Section 17.23.060(2) of the 1990 Municipal Code. Please describe both the property's present and historic physical appearance as it relates to the definitions of Architectural and Historical Significance as contained in Section 17.23.030-1.

The "Designation Criteria" are defined in the 1990 Municipal Code as follows:

Designation Criteria: Section 17.23.060(2). The Commission shall, after such investigation as it deems necessary, make a recommendation to the City Council as to whether a nominated structure or district qualifies for the Local Register. To qualify, a property must satisfy one or more of the following criteria:

- (A) It is associated with events or persons that have made a significant contribution to the broad patterns of history of the city, county, state and/or nation; and/or
- (B) It embodies the distinctive characteristics of an architectural style valuable for the study of a type, period or method of construction; and/or
- (C) It represents the work of a master builder, craftsman, architect, engineer or landscape architect or possesses high artistic values.

- (5) A list of major bibliographical references

-----  
"I, petitioner for the nomination of the aforementioned property to the Davenport Register of Historic Properties, do hereby state that all the information contained herein is, to the best of my knowledge, accurate and that there are no negligent or fraudulent misrepresentations of fact. I also understand that fraudulent misrepresentations of fact contained in this nomination form shall be sufficient cause to immediately nullify the nomination process."

5-6-98

\_\_\_\_\_  
Owner(s) of Record or Authorized Agent

\_\_\_\_\_  
Date

1. Definitions of Architectural and Historical Significance can be found in Sections 17.23.030(19) respectively.



Please return the completed application to the:

Historic Preservation Commission  
Community & Economic Development Department  
226 West 4th Street  
Davenport, Iowa 52801

Direct your questions to the Commission Secretary at 326-7765 or 326-6170.

Your Nomination for Designation will be considered by the Historic  
Preservation Commission at its public meeting scheduled for:  
May 12, 1998

---

All Historic Preservation Commission Public Meetings are held in the first  
floor City Council Chambers at City Hall on the 2nd Tuesday of every month  
at 5:00 p.m. unless otherwise notified.

Staff will keep the original signed nomination form and will return to the  
petitioner a photocopy of the application with staff comments.

PLEASE NOTE: The owner(s) of record, or an agent acting on their behalf  
(petitioner), should plan to attend the Commission meeting in person. It  
is important for someone to be present to respond to the Commission's  
inquiries and comments. If no one is present, the nomination process may  
be delayed indefinitely.

-----  
For Staff Only:

Received by: Kenneth Ostrom

Commission Secretary or Designee

5-6-98

Date

Is application complete? Yes X No     

If not, explain:  
\_\_\_\_\_

Historic Preservation Commission  
City of Davenport, Iowa  
Nomination for the Davenport Register of Historic Properties  
-----

Continuation Sheet:

(3) General Description of the Property

The subject property is unique in that it is not a building, structure or object. It is a public park. Therefore, a description of the architectural details are inappropriate.

The site's topography varies but it consists mainly of two tiers; one in "Upper Lindsay" and is located east of the Jersey Ridge Road extended, and two, the lower area west of Jersey Ridge Road where the softball diamond, basketball court and municipal parking lot are located. (A former wagon road separates the two tiers.) The entire site is commonly referred to as Lindsay Park. At the far east end is an out-cropping of limestone indicating where the bluff once met the water's edge.

A local landmark (#93-006), Hose Station #4, 2301 E. 11th Street, is located within Lindsay Park.

(4) Significance of the Property

Architectural: Not applicable

Historical: References to the area known as Lindsay Park can be found in almost all local histories of Davenport. Located at a large eddy at the foot of the Rock Island or Upper Rapids, the bluff overlook was first used as a landmark for trappers, traders, riverboat captains and other river travelers. The Lindsay Park area (because of the eddy) became a popular resting places as travelers sought safety from the river's rocky rapids. Lt. Zebulon Pike noted in his diary on August 28, 1805 the location of the eddy, the topography of the surrounding terrain and the existence of the rapids.

The first white inhabitant of record was James Stubbs, a former army officer assigned to Ft. Armstrong. In 1834, he retired and lived in a former Indian burial mound or cave located near the far western edge of the proposed nominated area. In 1848, Ambrose Cowperwaite Fulton built a log cabin just west of Lindsay Park establishing the first permanent settlement in the area. Shortly thereafter, Robert Christie constructed a flour/saw mill located near the northeast corner of Mound Street and River Drive. The sawmill became the impetus for the establishment of the Village of East Davenport in 1851. (The village existed as a separate settlement until it was absorbed by Davenport eight years later.) Operating as the Lindsay & Phelps Saw Mill, the western part of the nominated area was the site of one of the most important 19th Century lumber operations on the upper Mississippi. In 1912 after the northern timber became depleted, Lindsay & Phelps Company sold the land

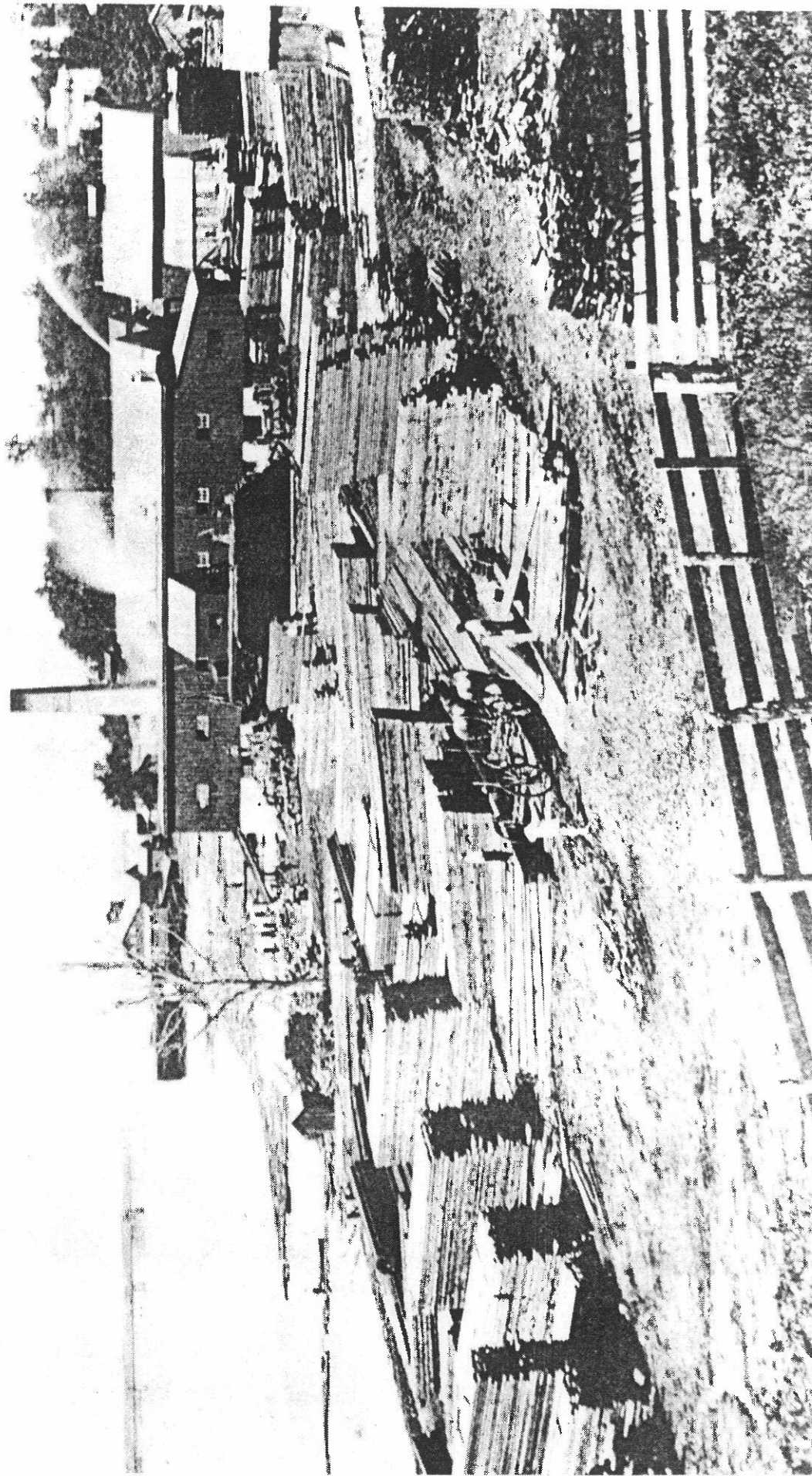


encompassing about half of the nominated area to the City's Park Board. It has been used as a public park since that time.

The significance of the upper park is in its association with Camp McClellan, the residential subdivision known today as McClellan Heights. The upper park served as the camp's main parade grounds. Camp McClellan played a significant role in the state's history as most of the men from Iowa who served in the Civil War were trained and then later were mustered out of the service there at war's end. Because it remains undeveloped today, the site's integrity from that time period remains high. This increases its value as a public education tool for local history.

(5) Major Bibliographical References

1. Nomination Form, National Register of the Historic Places, 1980
2. "A Community Preservation & Revitalization Study for the Village of East Davenport", John Milner Associates, Architects and Planners, 1977.
3. Karen Anderson, "Stubb's Eddy and the Village of East Davenport", 1973.



c. 1880 View of Lindsay-Phelps sawmill

*Pre-1872*

*(Look at bridge in background)*

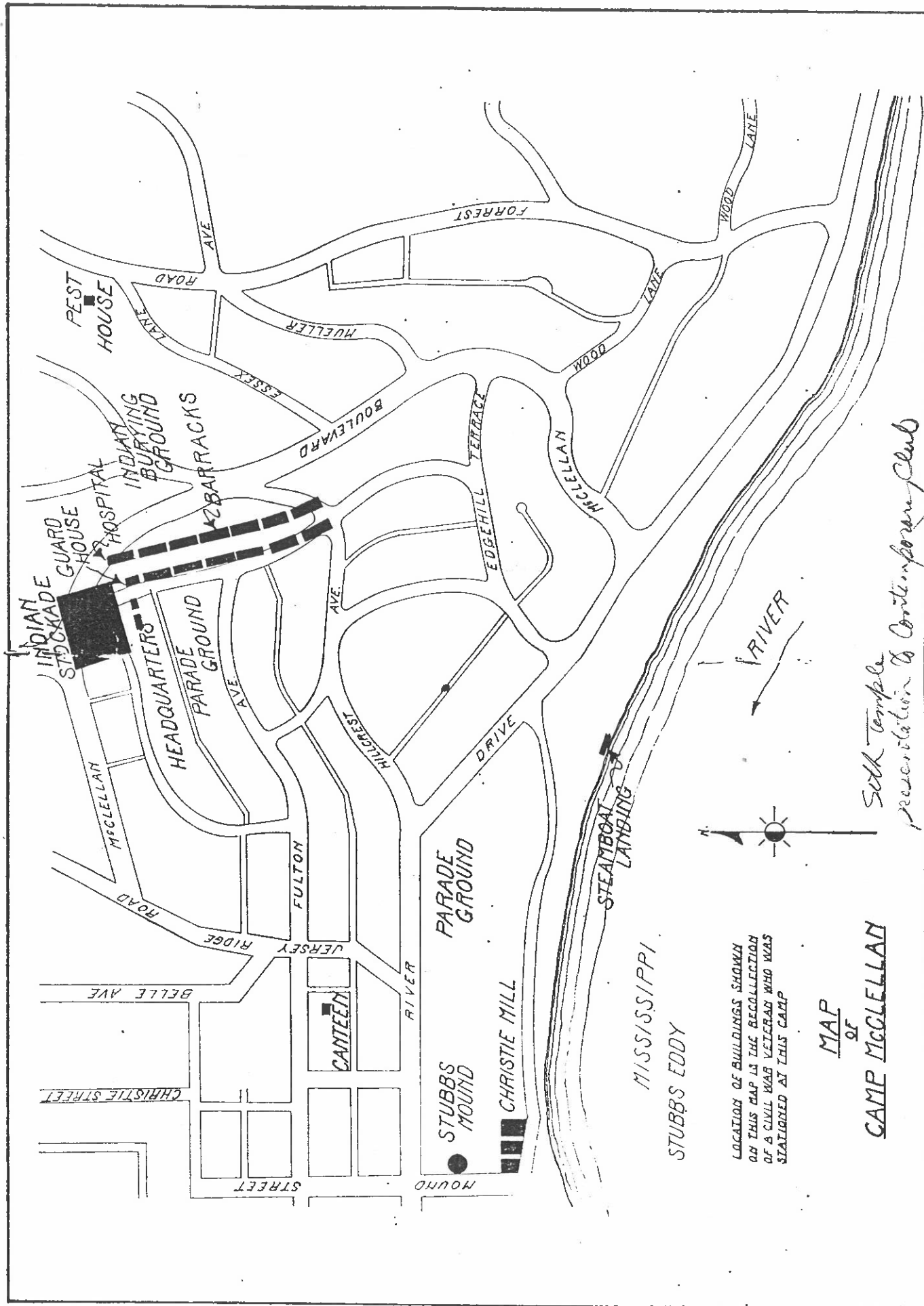


EXHIBIT A

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input checked="" type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input checked="" type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-1910	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

The Village of East Davenport Historic District is essentially significant as an historical district where both topography and the built environment (which stresses the era from 1848-1910) attest to a special sense of place. The early industrial plants are no longer extant but their influence has been translated into well preserved neighborhoods of working class housing and coincidental commercial buildings. Overall, the district visibly relates to the Mississippi River, the resource which inspired its industrial beginnings.

Relating to a narrow bedrock bench on the west and north banks of the Mississippi River, the district is set in a crescent-shaped valley scoured out of the limestone cliff by the great river as it turned in direction. In the past, this turn also created a harbor-like eddy, apart from the agitating rapids which were long famous in this section of the stream.

An Indian camping ground once occupied the lowlands near this eddy. By 1834 a rustic settlement called Stubbs' Eddy was recorded here, opposite Rock Island's Fort Armstrong. The area first experienced structured settlement in 1851 when the Village of East Davenport was platted north of a waterfront spot where the Stubbs' Eddy sawmill had already been built.

Envisioned at a time when steam was the major motive power for industry, as well as rail and river transportation, the Village on the eddy was a favorable location for a steam sawing operation which served the logging ventures started in the 1840's in Wisconsin and Minnesota. In contrast to the eastern methodology which favored mill seats in the forests, the logs were rafted downriver from the upper Mississippi hinterlands to mills nearer accessible markets. At East Davenport, the eddy served as a storage area for the rafts which could be floated only a few times a year.

The Stubbs' Eddy steam sawmill was a limestone structure built by Robert Christie, who himself had logging investments in the Upper Mississippi region. Christie had also run a mill in LeClaire, Iowa before he moved south to Stubbs' Eddy. In 1854, he built a substantial framed Italianate style mansion on a prominent spot northeast of his mill. The two story Robert Christie house, topped by a bracketed belvedere, survives as a major landmark of the district (#9). Other mansions were built by early millers or professionals who came to the Village before 1855. More modest than the Christie house, but nonetheless pretentious, is the Italianate residence known as the Dr. Cyrus Blood House. This rectangular framed home still stands at the summit of the ridge above the Village at 1803 E. 13th Street (#18).

Simple but substantial homes were also built by the working men who before 1860

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came from Britain, the European continent, New England, Pennsylvania and Ohio to work in the growing Village. These early homes were most often constructed on the north side of the streets which parallel the river, their high limestone foundations built into the protective hillside. Favoring a form of "raised cottage" plan, these straightforward structures feature porches across their south facades which provided not only summer-time protection but also a platform for a river vista. Extant examples include the John Lockwood house at 1906 E. 12th Street (#17) and the Patrick Hassett house at 1930 E. 11th (#11). While these homes probably took advantage of the local lumber supply, some early domestic structures were built of logs in a fashion similar to the method used in Pennsylvania well into the nineteenth century. Ambrose Fulton, an immigrant from Pennsylvania by 1848, built such a banked log tenement on a limestone foundation near what he called Eldorado Spring. Such construction is still visible in the residence at 1919 E. 11th Street, the Log/Frame House (#10).

While industrialization of Stubbs' Eddy was interrupted by the Panic of 1857 and by natural disasters such as fire and flood, it was given encouragement by the Civil War, even after the Village was annexed by the City of Davenport in 1857. The Stubbs' Eddy Mill was burned in 1862 but a training camp for Iowa's Union soldiers had been established in 1861 on the wooded hills east of the Village, and a canteen built in the Village. Land near the eddy was used as parade grounds for this post, known as Camp McClellan (Lindsay Park, #2). Coincidentally, a brewery begun in 1863 by immigrant Germans, adapted a part of the stone Hildreth and Dallam Flour Mill, built in 1854, to new use and the natural limestone caves near the eddy were eventually used as lagering vaults.

After Camp McClellan closed in 1865, new investment in lumbering was initiated when the Lindsay and Phelps sawmill was built on the site of the pioneer Stubb's Eddy Mill in 1866. Employing new technologies, Lindsay and Phelps incorporated a gang saw into their operation by 1867 and installed a band saw by 1880. This mill supported the Village even after the northern forests were depleted and raw material had to be shipped in from southern sources.

With the growth of the Lindsay and Phelps operation, the commercial section of the Village developed near the crossroads of Mound Street and Eddy Street (11th Street). Boarding houses, saloons, and two hotels were built near smithies and wagonworks, and butchers and grocers. Pivotal structures which survive from this heyday of the logging era are the Frey Brothers' house at 2118-2120 E. 11th Street (#5) and the Kuehl Hotel at 1020 Mound Street (#4).

Although the early sawmills relied on rafting logs from the St. Anthony Falls area to the Iowa shore, eventual dependency on railroad transportation

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was an inevitable part of the growth of the industry. The first bridge ever to cross the Mississippi was an iron and timber railroad structure which connected Rock Island to Davenport about a mile south of the Village. Completed by 1858, this bridge brought railroading to the Village by the 1860's and by 1872 a spur to the inland farm area was developed immediately west of the commercial section of the Village (#3). A six-bent timber trestle was built on an earth berm over a one thousand foot section of the lowland area, connecting the riverside trackage with a cut in the north hill which led to an inland valley near Duck Creek. Still in use today, this monumental structure demonstrates the impact the "scale" of industry once had on the local landscape. Once local lumbering interests moved to Arkansas and Louisiana, the more compressed industrial aspects of the Village gave way to publicly owned park lands in much of the area now dominated by the trestle.

The Village of East Davenport Historic District has visually survived as a model of a nineteenth century residential working class neighborhood with its parks a visual reminder of past events. The Village has also remained a closely knit community where descendents of the pioneer settlers now live with newcomer neighbors who have been attracted to the Village by its historicity and its community pride. Each spring and fall for the past few years the residents have enjoyed community dances in the neighborhood "Turners' Hall", a 1910 gymnasium and social club which itself harkens to the long-time influence of the German residents.

Specific preservation and restoration efforts geared to the Village are noted at both the private and public levels. In addition to individual preservation and restoration activities, the Davenport Department of Community Development, in cooperation with the State Historical Department of Iowa, in 1976 contracted for a Community Preservation and Revitalization study of a sixty block area of East Davenport. Plans call for eventual use of this study which has provided an inventory of buildings and sites, guidelines for architectural preservation, recommendations on land use, and schematic site designs, as well as identification of an historic district, eligible for Register nomination.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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Village of East Davenport Historic District  
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**Addenda to Description:**

The Village of East Davenport forms a distinct enclave within a much larger urban area. It is older than the residential areas to the north, east and west, and buildings are on a much smaller scale and generally much less elaborate. The Village is further defined by having its own commercial core, which also acts as the physical heart of the community, due to its location at the base of the "bowl" formed by the surrounding hills.

The question of including the riverfront area is in some respects difficult to address. This area is separated rather decisively from the Village proper by the four lanes of East River Drive, and its present state (unimproved landfill) does not present an attractive sight. However, the area's inclusion in the district fosters the historical connection between the Village and the river, and local parties feel such inclusion would discourage high-rise development that would effectively block the view of the river from many points in the Village. The existing marina structures are intrusive in the sense that they play no historical or positive visual role, but they are of very low scale and minimal construction, and do not impede seriously views of the river from the Village.

**Note on maps/photographs:**

The photographs originally submitted by the consultant have been rearranged. They are grouped by street, and organized from west to east, and south to north. The map indicates both street addresses and structure ratings. Numbered arrows in red indicate the views of the 8X10 streetscapes.

The list of property owners has been updated. See attachment to original owner list.



**9) MAJOR BIBLIOGRAPHICAL REFERENCES**

Anderson, Karen. "Stubb's Eddy and the Village of East Davenport." 1974.  
 (Copy on file at the Davenport Department of Community Development.)

Atlas of Scott County, Iowa. Davenport: Huebinger Survey and Map Publishing  
 Co., 1905. (cont.)

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY 72 E:15/704360 4600680  
 UTM REFERENCES

A	1,5	7,0,4,9,6,0	4,6,0,0,6,0,0	B	1,5	7,0,5,3,1,0	4,6,0,0,2,4,0
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C	1,5	7,0,4,6,1,0	4,6,0,0,0,1,0	D	1,5	7,0,4,3,8,0	4,6,0,0,4,0,0

**VERBAL BOUNDARY DESCRIPTION**

Beginning at a point on the west (north) bank of the Mississippi River, south of the southern terminus of Spring Street proceed north along the center of Spring Street to the corner of E. 11th Street. Then proceed west along the center of E. 11th Street, turning north at Judson Street. Proceed north along the center of Judson Street to the corner of E. 13th Street. Turn east on E. 13th to 1830, follow north on the property line between 1828 and 1830 to the alley north of 1308 Spring Street. Follow (cont.)

**LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES**

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

**11 FORM PREPARED BY**

NAME / TITLE

Alice Kent Schooler, Director of Research

ORGANIZATION

John Milner Associates

STREET &amp; NUMBER

309 N. Matlack Street

CITY OR TOWN

West Chester

DATE

TELEPHONE

(215) 436-9000

STATE

Pennsylvania

**12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION**

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL     STATE     LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*Alice Kent Schooler*

TITLE

Director, Division of Historic Preservation

DATE

10/19/78

**FOR NPS USE ONLY**

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER



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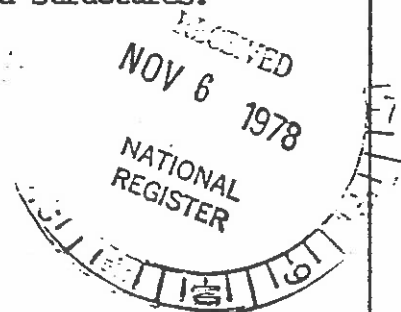
10 page 2

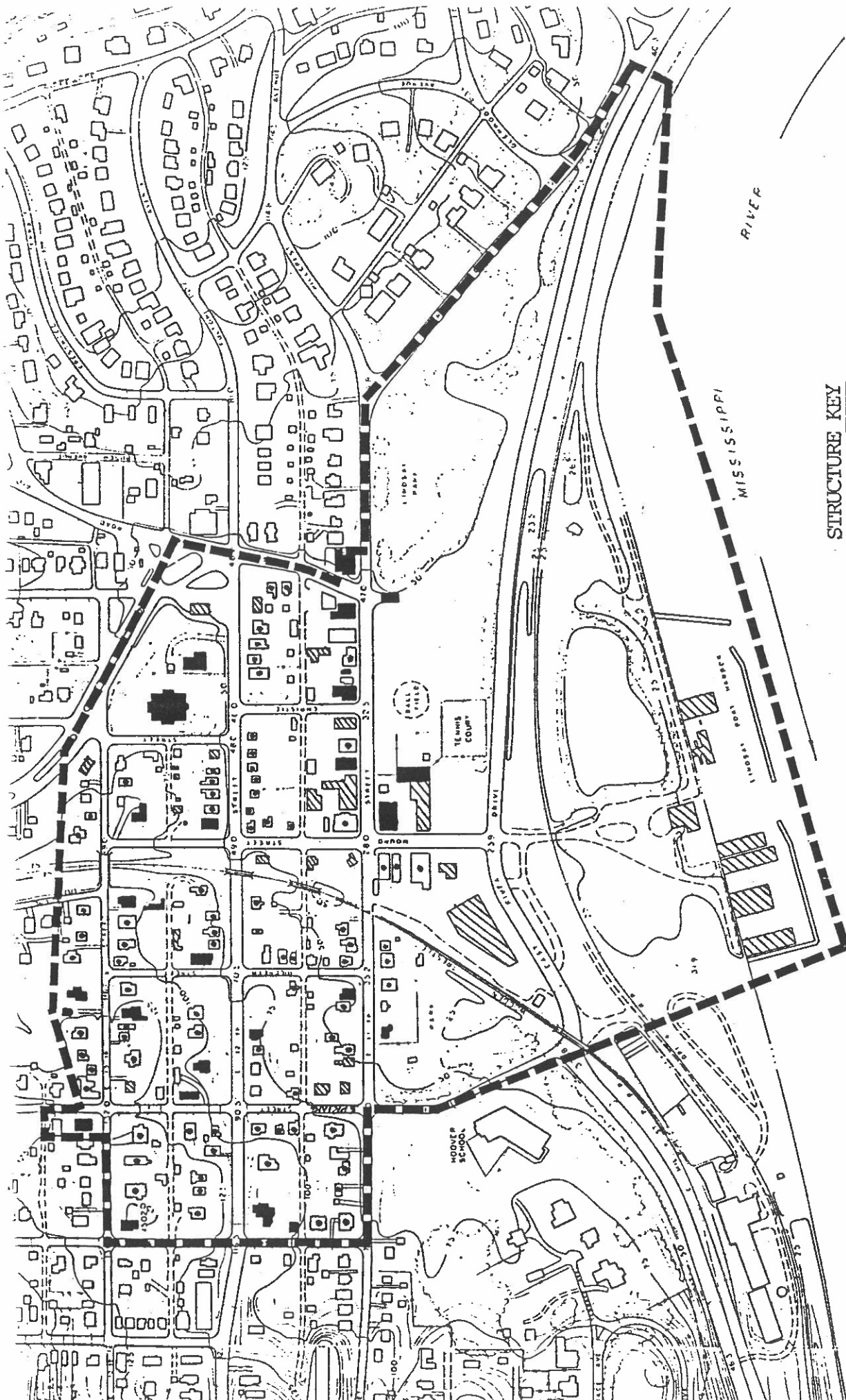
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the rear property lines of the block from 1902-2020 E. 13th Street, crossing the railroad cut and continuing to Kirkwood Boulevard. Follow Kirkwood west to Jersey Ridge Road proceed south on Jersey Ridge to the alley north of 2302 E. 11th Street. Following the north and east property lines here, then cross E. 11th east of 2302, and continue south to E. 11th Street. Go east on 11th Street to the junction of Hillcrest Avenue and River Drive, then southeast down River Drive to East River Drive. The south boundary of the district is a straight line down from the easternmost point at Lindsay Park west and south to the SW extremity of the Lindsay marina structures.





**STRUCTURE KEY**

- INDIVIDUALLY SIGNIFICANT AND/OR PIVOTAL STRUCTURE
- STRUCTURE CONTRIBUTING TO THE SIGNIFICANCE OF AN HISTORIC DISTRICT
- NEUTRAL STRUCTURE
- INTRUSIVE STRUCTURE

VILLAGE OF EAST DAVENPORT HISTORIC DISTRICT