

HISTORIC PRESERVATION COMMISSION WORK SESSION

CITY OF DAVENPORT, IOWA

TUESDAY, FEBRUARY 14, 2023; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

II. Topics for Discussion

- A. Case DNRHP23-02: Request for demolition of 1528 Clay Street. The Henry Leemhuis House is an individually significant and pivotal structure in the Riverview Terrace National Historic District. Christine Quinlan, petitioner. [Ward 3]
- B. Riverview Terrace Park Site Improvements
- C. Davenport School District Project

III. Adjourn

IV. Next Commission Meeting: March 14, 2023

City of Davenport  
Historic Preservation Commission Work Session

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

**Date**  
**2/14/2023**

**Subject:**

Case DNRHP23-02: Request for demolition of 1528 Clay Street. The Henry Leemhuis House is an individually significant and pivotal structure in the Riverview Terrace National Historic District. Christine Quinlan, petitioner. [Ward 3]

**Recommendation:**

No staff recommendation at this time.

**Background:**

This is a work session to discuss a demolition request for the Henry Leemhuis House at 1528 Clay Street. The home is listed as an individually significant and pivotal structure in the Riverview Terrace National Historic District.

**Architectural Significance:**

"This house is an excellent example of domestic building in the Craftsman style, and a contributing element in the Riverview Terrace District. Major features include the low profile, simple rectangular plan, double front gables and straightforward use of a variety of materials: red-brown brick, stucco, and wood trim. Unpretentious, the house nonetheless conveys an air of simple comfort and harmony with its natural surroundings, both features characteristic of the Craftsman style." - Davenport Survey 1982

**Property Background:**

1528 (formerly 1538) Clay Street was built 1907 – 1908. The house was designed by Claussen & Claussen and built by Bargholz & Ingwersen for Henry T. Leemhuis and family.

Mr. Leemhuis was most well known for introducing physical education into the Oshkosh, WI school system. He also taught physical education at the Northwest Davenport Turner Society for years. He was a Jewel Tea salesman and then was a salesman in local department stores. The Leemhuis family owned the house until Mr. Leemhuis died in 1945.

Ray Rapheal family and then the Bert Allender family were long time owners after the Leemhuis family.

Historical Permits don't indicate any major changes besides updating furnaces, reroofing, and building/rebuilding a garage.

The building's local historical importance is largely related to its design by Clausen and Claussen.

**Demolition Request:**

There was a fire at the home on May 28, 2022. The fire started on the main level and worked its way to the upper area of the home. No one was injured in the fire. The Davenport Fire Department responded to the scene and had the fire under control in about 15-20 minutes.

The Chief Building Official and Fire Marshall did not issue a Certificate of Public Hazard, since there was no structural damage. The owner wishes to have the house demolished rather than rehabilitated.

Attached are the submitted application materials. This item will be scheduled for consideration at the March 14, 2022 Historic Preservation Commission meeting.

**ATTACHMENTS:**

Type	Description
▢ Backup Material	Application
▢ Backup Material	Photos of Damage
▢ Backup Material	Quad City Times News Article
▢ Backup Material	Auto-Owners Insurance Letter
▢ Backup Material	Insurance Estimate
▢ Backup Material	Insurance Policy Letter 2022
▢ Backup Material	Insurance Policy Letter
▢ Backup Material	Scott County Parcel Report
▢ Backup Material	Historic Property Inventory Sheet-1528 Clay Street
▢ Backup Material	Historic Preservation Ordinance

**REVIEWERS:**

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	2/9/2023 - 8:17 AM



**CITY OF DAVENPORT**  
Development & Neighborhood  
Services – Planning  
1200 W. 46<sup>th</sup> St  
Davenport, IA 52807

Office 563.326.6198  
planning@davenportiowa.com

APPLICATION FOR  
**DEMOLITION REQUEST**  
HISTORIC PRESERVATION COMMISSION

APPLICANT INFORMATION	
APPLICANT NAME	BRIEF OVERVIEW OF THE PROJECT (not a scope of work)
ADDRESS	
CITY, STATE, ZIP	<b>APPLICABILITY</b> PRIOR to a demolition permit for a Historic Resource: <b>A Demolition Request must be reviewed &amp; approved by the HPC PRIOR to the commencement of any demolition work per 14.01.070.</b> <ul style="list-style-type: none"><li>Demolition of a designated local landmark or a property within a designated historic district shall be prohibited unless the Historic Preservation Commission receives a request and approves said request with the issuance a certificate of economic hardship</li><li>Owners of record or the City may apply for a demolition permit</li></ul>
PHONE	
SECONDARY PHONE	
E-MAIL ADDRESS	
<b>Acceptance of Applicant</b> I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.  In addition to the application fee, I understand I am responsible for attendance at the meeting as shown on the historic preservation commission calendar. The City reserves the right to require further site studies as necessary.  Type Applicant's Name _____  Applicant's Signature _____ Date _____	
<b>ALL SUBMITTALS SHALL INCLUDE:</b>  Scope of Work for all demo processes, attached as .PDF Photos of all existing building/sign façades/elevations Evidence of 'Economic Hardship' <ul style="list-style-type: none"><li>Professional's structural soundness &amp; reuse suitability report</li><li>Assessed Value &amp; taxes paid, prior 2 years</li><li>Appraisals regarding purchase, financing &amp; ownership</li><li>Property listings of sale/rent prices &amp; offers received</li><li>Building/Fire/Housing/State/Federal code violations &amp; nuisances</li><li>Estimated market value post demolition &amp; post reuse renovation</li></ul> If used as an income property: (prior 2 years) <ul style="list-style-type: none"><li>Annual gross income</li><li>Operating/maintenance expenses</li><li>Annual cash flow</li><li>Proof of efforts to obtain reasonable return on investment (over the entire ownership time frame)</li></ul>	
<b>DEVELOPMENT TEAM</b>	
<b>Property Owner</b>	
Address	
Phone	Secondary Phone
E-Mail Address	
<b>Project Manager/Other</b>	
Address	
Phone	Secondary Phone
E-Mail Address	
<b>Formal Procedure 17.01.070.</b> A. Application Process No demolition permits shall be issued for local landmarks or properties within designated historic districts prior to the Commission, or the City Council upon appeal, issuing a certificate of economic hardship, with the exception of Section 14.01.090 Exclusions. B. Review Criteria The Commission shall request and receive from the applicant all information it deems necessary to adequately consider the demolition. C. Notification The Commission agenda shall be posted on first floor City Hall no less than one business day prior to the scheduled time of the meeting and shall serve as notice to the general public of the meeting. D. Review Process The Commission shall review all the evidence and information submitted by the applicant and receive testimony from other interested parties. If the Commission finds that the building substantially violates the City Building, Fire, and or Housing Codes, or the property owner cannot obtain a reasonable economic return therefrom, then the Commission shall authorize the issuance of the demolition permit by the Building Department. The Commission shall act on each application within 60 days after receipt of a completed application. E. Notice of Determination The Commission shall notify the owner(s) of record within 15 days of the Commission's decision.	
Application Fee: <b>NONE</b>	
Submit this form with attachments to: <a href="mailto:planning@davenportiowa.com">planning@davenportiowa.com</a>	



# HPC Meeting Calendar | 2023

HISTORIC PRESERVATION COMMISSION | CITY OF DAVENPORT IOWA

*The Applicant and/or their representatives are required to attend the HPC Meeting*

*Meetings are generally held the 2<sup>nd</sup> Tuesday of each month*

## Submittal

Friday (12:00 PM)

Email application to: [planning@davenportiowa.com](mailto:planning@davenportiowa.com)

or deliver application to: Planning | Public Works

1200 E 46th St | Davenport IA 52807

## Meeting

Tuesday (5:00 PM)

Meeting Appearance is REQUIRED at:

Council Chambers | City Hall

226 W 4th St | Davenport IA 52801

## General Business Requests

(certificates, demolition reviews, national nominations)

12/30/22	01/10/23
02/03/23	02/14/23
03/03/23	03/14/23
03/31/23	04/11/23
04/28/23	05/09/23
06/02/23	06/13/23
06/30/23	07/11/23
07/28/23	08/08/23
09/01/23	09/12/23
09/29/23	10/10/23
11/03/23	11/14/23
12/01/23	12/12/23

## Local Landmark Requests

11/25/22	01/10/23
12/30/22	02/14/23
01/27/23	03/14/23
02/24/23	04/11/23
03/24/23	05/09/23
04/28/23	06/13/23
05/26/23	07/11/23
06/23/23	08/08/23
07/28/23	09/12/23
08/25/23	10/10/23
09/29/23	11/14/23
10/27/23	12/12/23

*\* Date changed due to observed holiday | Any and all Date/Location/Time are subject to change*

Contact [planning@davenportiowa.com](mailto:planning@davenportiowa.com) to submit completed applications or to confirm meeting date/time

Phone Contact: 563.326.6198



# 1528 Clay Street

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IOWA | USA





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IOWA | USA





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IOWA | USA







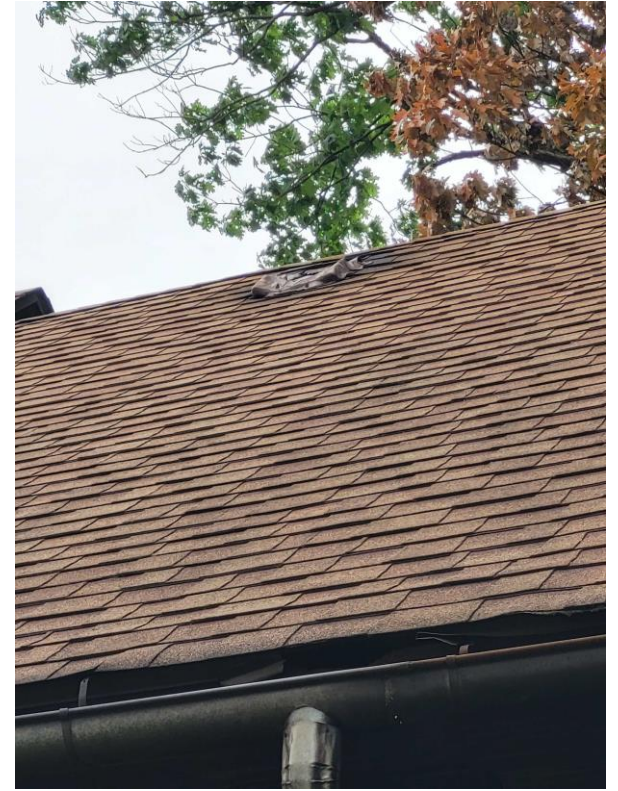
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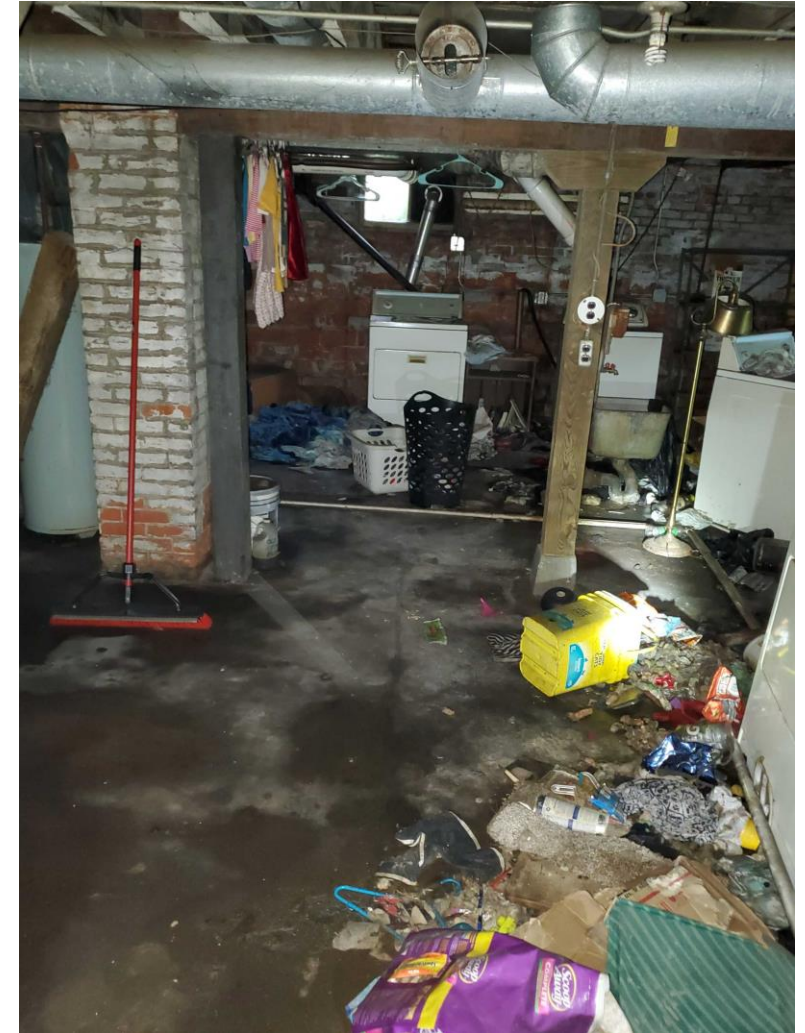
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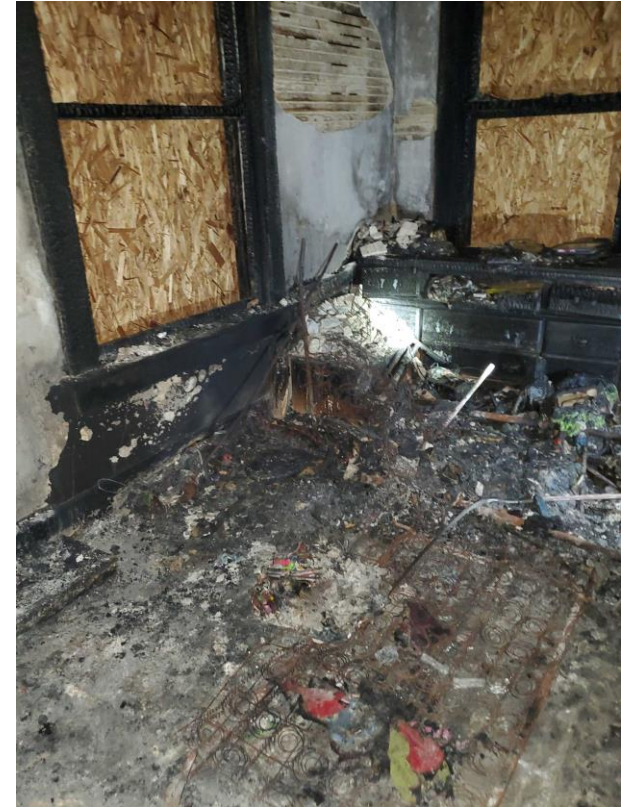
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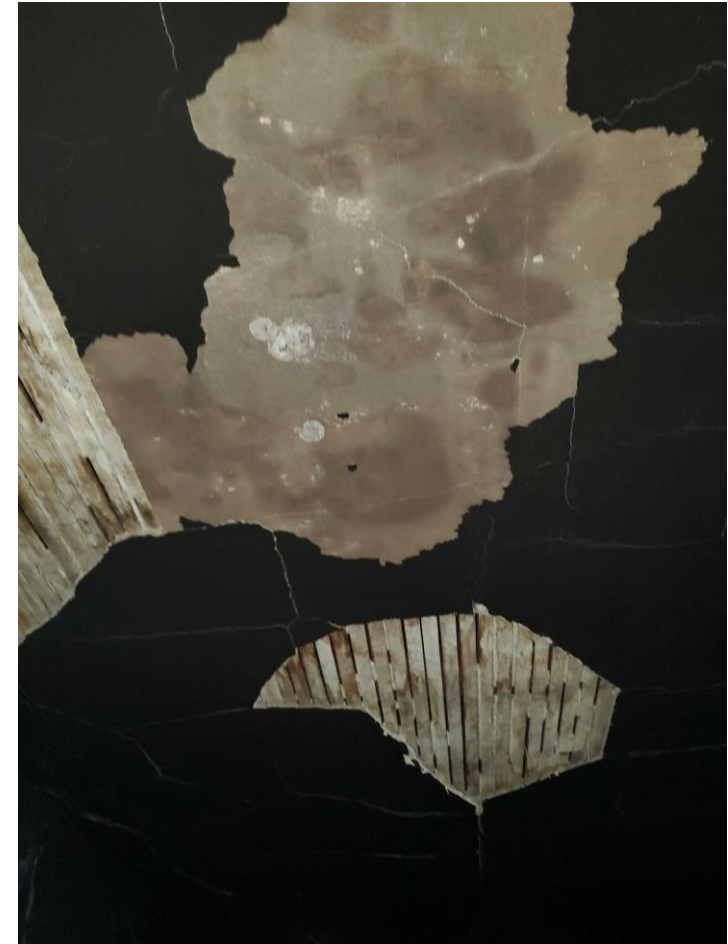
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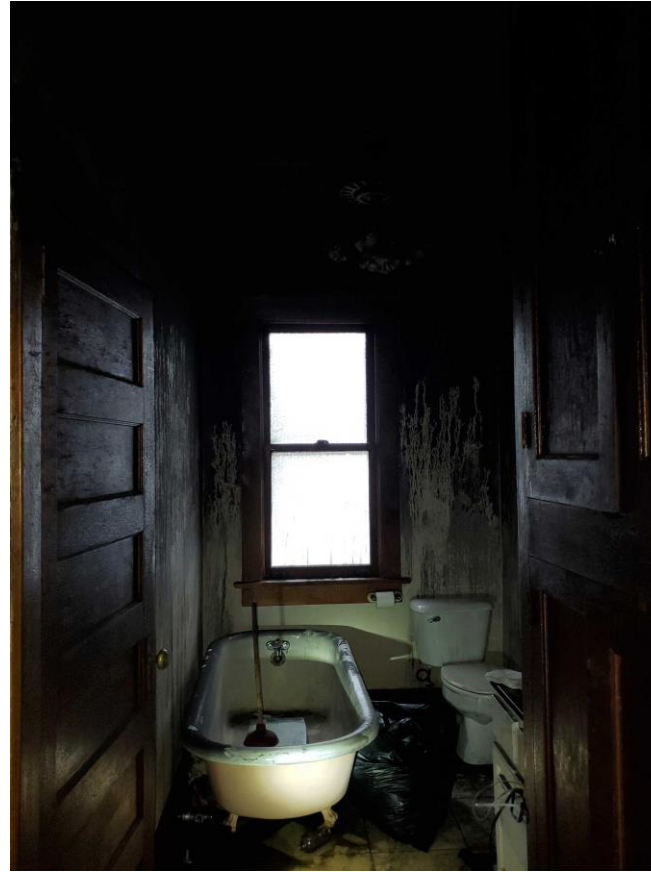
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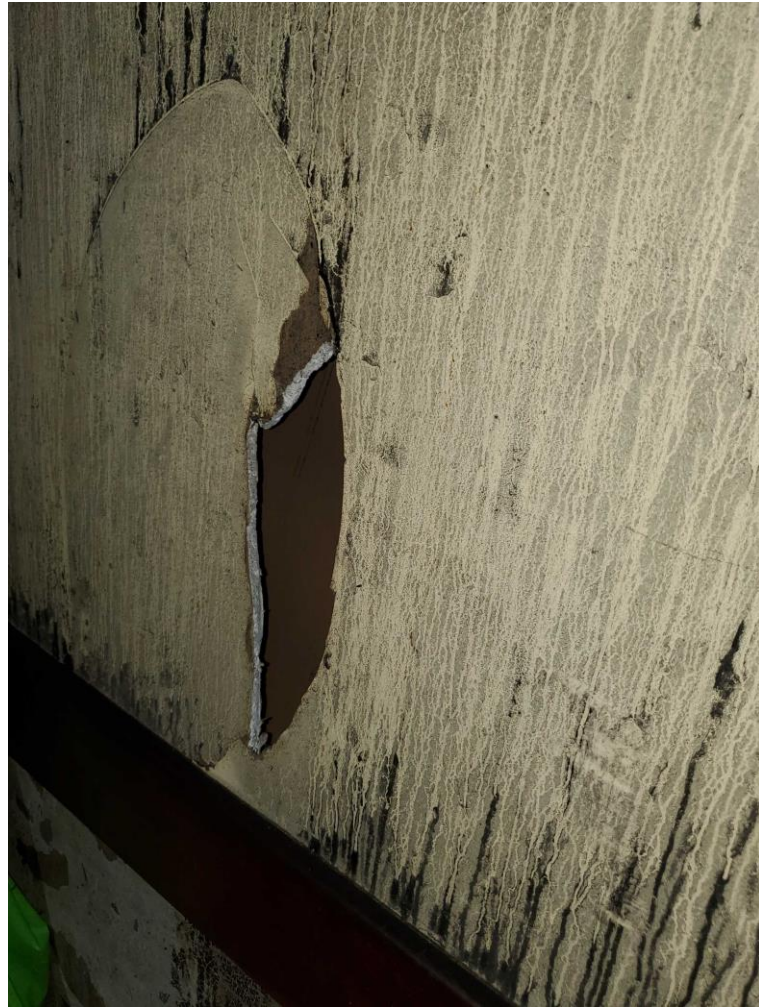
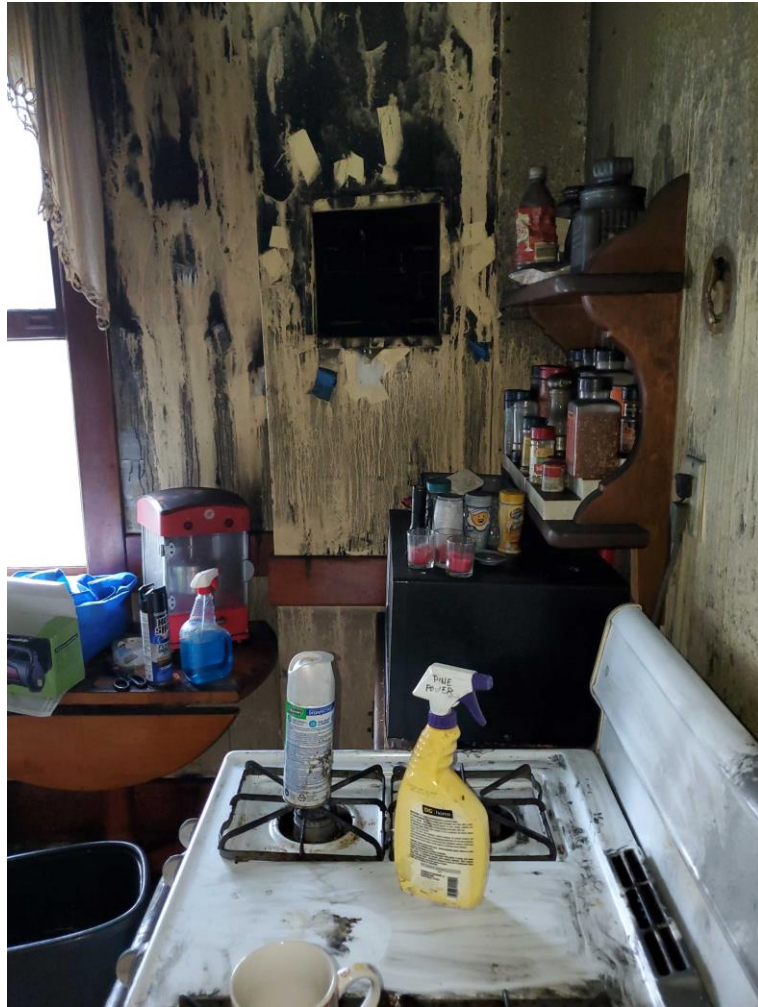


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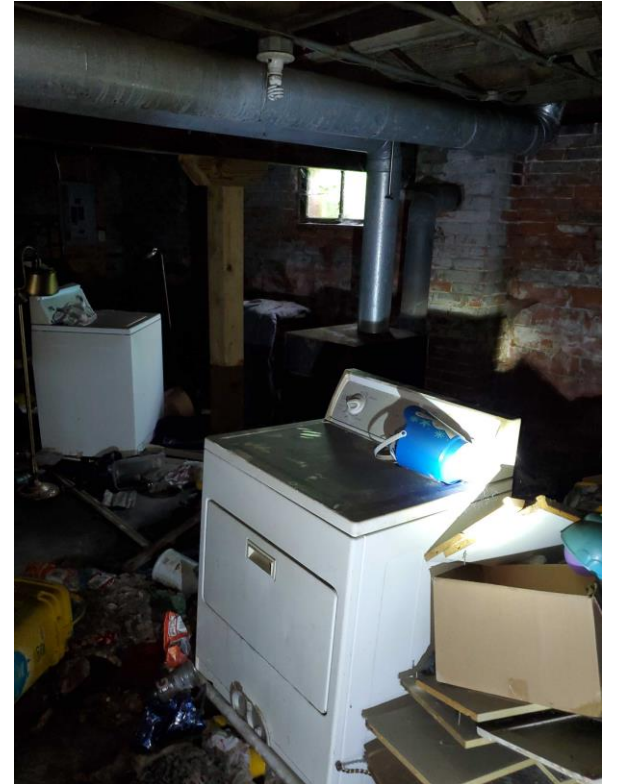
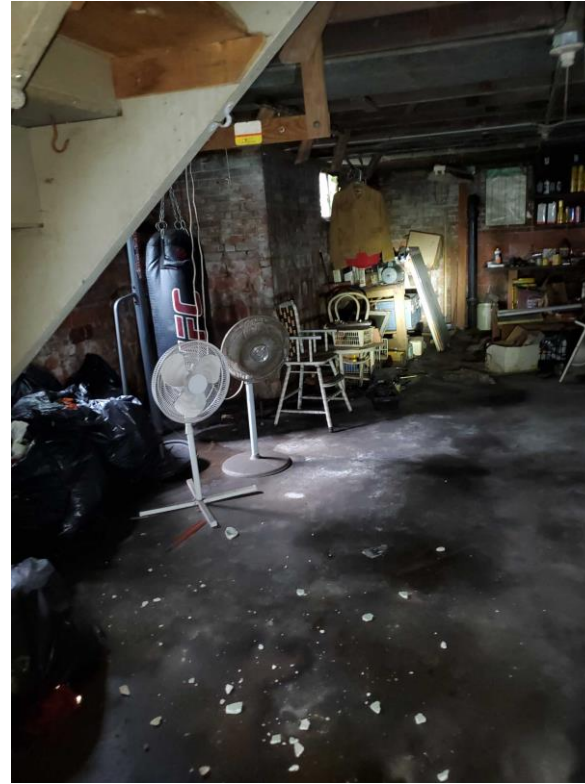
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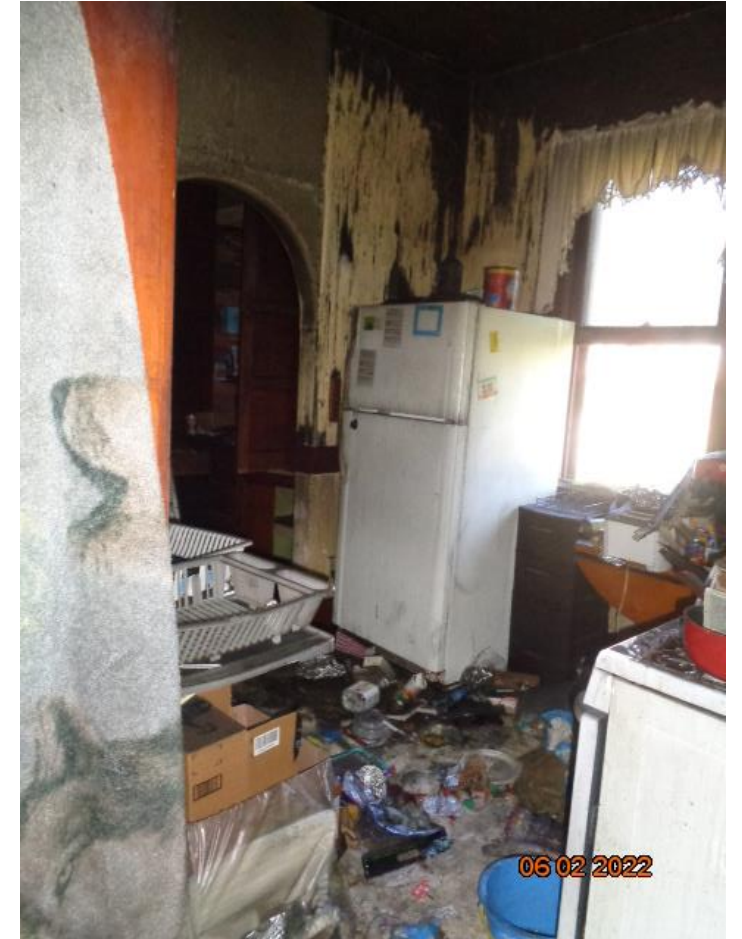
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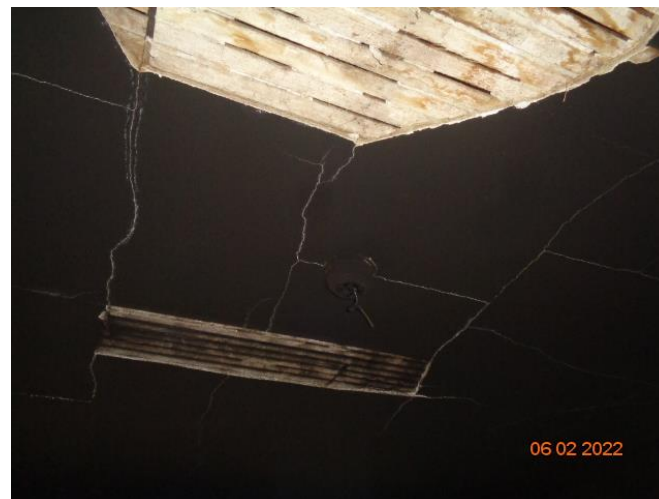
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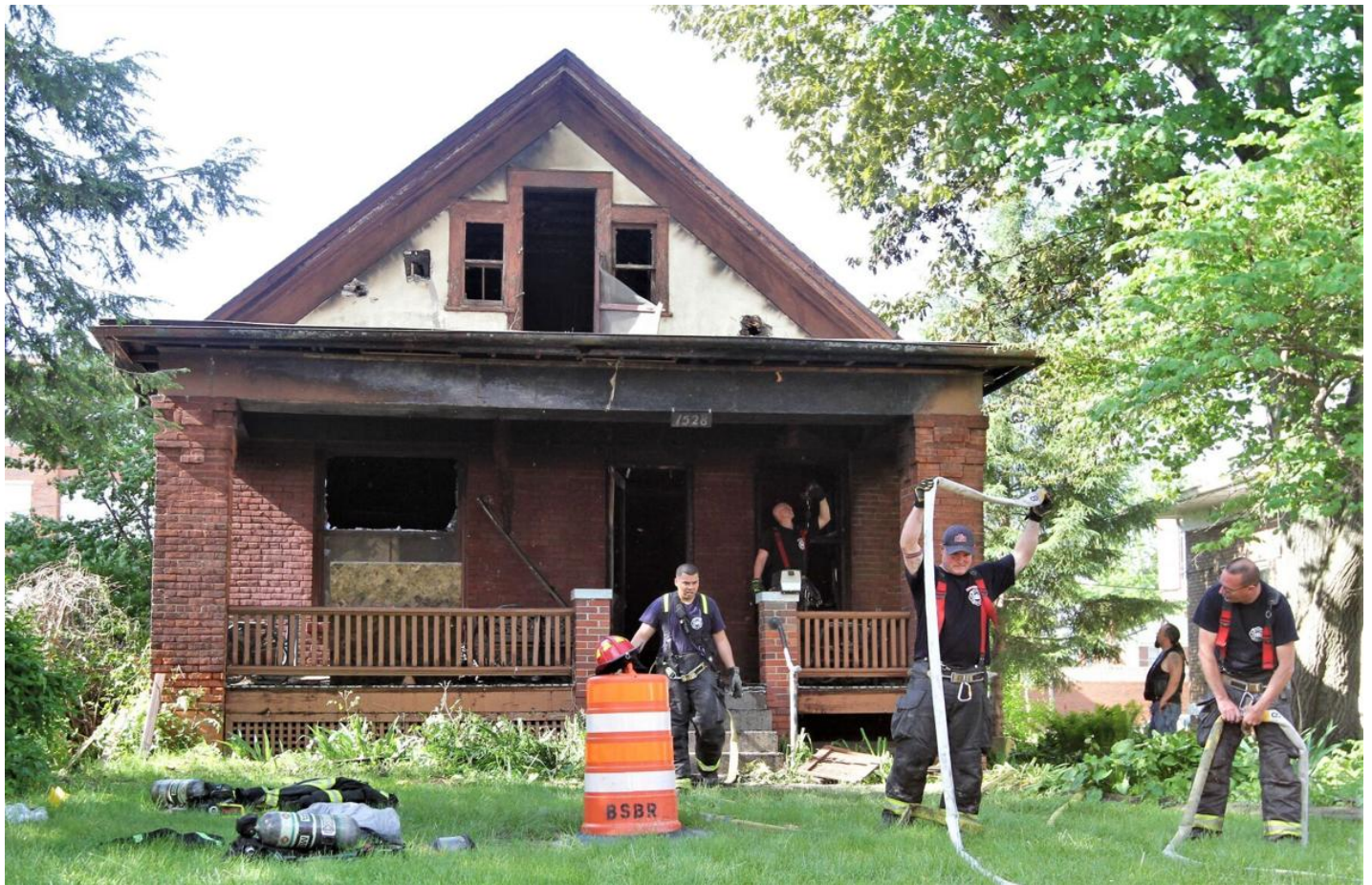
[https://qctimes.com/news/local/crime-and-courts/fire-damages-117-year-old-davenport-home/article\\_1fc66a12-b129-509f-9423-ce571eeb4cfb.html](https://qctimes.com/news/local/crime-and-courts/fire-damages-117-year-old-davenport-home/article_1fc66a12-b129-509f-9423-ce571eeb4cfb.html)

TOPICAL ALERT TOP STORY

## Fire damages 117-year-old Davenport home

**Thomas Geyer**

May 28, 2022



Davenport firefighters clean up after putting out a fire Saturday at this 117-year-old home at 1528 Clay St. in Davenport. District Fire Chief Paul Hartman said the call for the fire was received at 2:13 p.m. and that the fire was under control in about 15-20 minutes. The fire was able to work its way to the upper area of the home, Hartman said. No one was injured. The cause of the fire remains under investigation. According to the Scott County Assessor's electronic records, the single-family, one-story brick home was built in 1905.

Thomas Geyer

Thomas Geyer

**D**avenport firefighters on Saturday were investigating what sparked a fire that severely damaged a 117-year-old home.

District Fire Chief Paul Hartman said the call for the fire was received at 2:13 p.m. and that the fire was under control in about 15-20 minutes.

The fire was able to work its way to the upper area of the home, Hartman said. No one was injured.

The cause of the fire remains under investigation.

According to the Scott County Assessor's electronic records, the single-family, one-story brick home was built in 1905.

**By Thomas Geyer**

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# ***Auto-Owners*** **INSURANCE**

LIFE • HOME • CAR • BUSINESS

## West Des Moines Claims Branch

PO Box 65440 | West Des Moines IA 50265-0440

1621 West Lakes Pkwy | West Des Moines IA 50266-8212

p. 800.258.5519 | f. 515.225.4372 | [auto-owners.com](http://auto-owners.com)

[Westdesmoines.clm@aois.com](mailto:Westdesmoines.clm@aois.com)

July 6, 2022

City of Davenport Iowa  
City Clerk  
226 West 4th Street  
Davenport, IA 52801

Re:      Claim No.:      300-0312177-2022  
         Insured:           Christine Quinlan  
         Loss Location:    1528 Clay Street, Davenport, IA 52804  
         Loss Date:        5-28-22

**Certified Mail – Return Receipt Requested and Regular Mail**

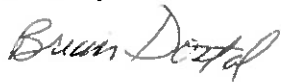
Dear City Clerk:

In compliance with section 515.139 of the Code of Iowa, be advised that Auto-Owners Insurance Company is in receipt of the above captioned claim for which a demolition cost reserve is been established. The insured has incurred a fire loss at this dwelling. The dwelling is unlivable and has sustained serious damage.

Auto Owners is holding in reserve \$10,000 the amount required under 515.150 to satisfy incurred demolition costs.

Once the property is demolished and cleaned up to the city's satisfaction, our office will need a letter to release this reserve. Under the statute, the city has 180 days to from the date of loss to make claim on the reserve if our insured has not moved forward with repairs or demolition. If you have any questions, please feel free to call me.

Sincerely,



Brian Dostal  
Field Claim Representative

Cc:     Christine Qinlan

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Insured: XM8 ONLINE  
Property: 1528 CLAY ST  
DAVENPORT, IA 52804

Claim Rep.: Dostal Brian

Business: (319) 393-0043 x 50079  
E-mail: dostal.brian@oains.com

Estimator: Dostal Brian

Business: (319) 393-0043 x 50079  
E-mail: dostal.brian@oains.com

**Claim Number:** 300-0312177-2022

**Policy Number:** 43-527100-00

**Type of Loss:** Fire

Date Contacted: 6/30/2022 10:07 AM

Date of Loss: 5/28/2022 10:08 AM

Date Inspected: 6/30/2022 10:07 AM

Date Received: 6/30/2022 10:08 AM

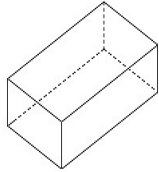
Date Entered: 6/30/2022 9:57 AM

Price List: IADA8X\_JUN22  
New Construction

Estimate: QUINLAN\_  
CONVERTEDEST

**NOTICE:** This is a repair estimate only and not an offer of settlement. All estimate figures may be subject to additional company review and approval. This is not an authorization to repair or guarantee of payment. Authorization to repair and/or guarantee of payment must come from the owner of the property. The insurer assumes no responsibility for the quality nor any deficiencies in repairs.

### QUINLAN\_CONVERTEDEST



StructureLevelLineItems

Formula 0" x 0" x 0"

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
107. Seal & paint window sill	125.00 LF	1.76	2.28	222.28	(0.00)	222.28
106. Window sill - stain grade	125.00 LF	3.10	16.36	403.86	(0.00)	403.86
105. Seal & paint wood window (per side)	50.00 EA	38.26	21.32	1,934.32	(0.00)	1,934.32
103. Wood window - double hung, 9-12 sf	25.00 EA	662.08	1,004.54	17,556.54	(0.00)	17,556.54
102. Smoke detector	1.00 EA	53.92	2.10	56.02	(0.00)	56.02
101. Fluorescent - two tube - 4' - fixture w/lens	1.20 EA	96.16	5.04	120.43	(0.00)	120.43
100. Clothes dryer vent - installed	1.00 EA	60.01	2.30	62.31	(0.00)	62.31
99. Stain & finish handrail - wall mounted	15.00 LF	1.56	0.45	23.85	(0.00)	23.85
98. Handrail - detailed profile - softwood - wall mounted	15.00 LF	10.52	6.51	164.31	(0.00)	164.31
96. Stairway - 3' wide (8' rise plus joist)	1.00 EA	562.00	24.59	586.59	(0.00)	586.59
95. Joist - floor or ceiling - 2x6 - w/blocking - 16" oc	1,795.00 SF	2.49	213.61	4,683.16	(0.00)	4,683.16
94. Sheathing - spaced 1" x 6"	3,418.00 SF	3.49	624.47	12,553.29	(0.00)	12,553.29
93. Rafters - 2x10 - 24" OC (3-5/12 Gable, per SF of floor)	2,243.76 SF	4.09	450.77	9,627.75	(0.00)	9,627.75
92. 3 tab - 25 yr. - composition shingle roofing - incl. felt	25.00 SQ	238.96	201.08	6,175.08	(0.00)	6,175.08
91. Drip edge	187.00 LF	2.50	14.53	482.03	(0.00)	482.03
89. Masonry chimney and flue	9.00 LF	350.83	67.66	3,225.13	(0.00)	3,225.13
88. Flexible gas supply line connector - 1/2" - 25" to 48"	1.00 EA	37.95	2.13	40.08	(0.00)	40.08
87. Water heater - 40 gallon - Gas - 6 yr	1.00 EA	943.90	46.10	990.00	(0.00)	990.00
86. Black pipe with fitting and hanger, 1"	50.39 LF	11.30	11.29	580.70	(0.00)	580.70
85. Furnace vent - rain cap and storm collar, 5"	1.00 EA	58.95	1.77	60.72	(0.00)	60.72
84. Furnace vent - double wall, 5"	9.00 LF	28.82	11.30	270.68	(0.00)	270.68
83. Exterior faucet / hose bibb	2.00 EA	49.13	1.11	99.37	(0.00)	99.37
82. Seal & paint wood shelving, 12"- 24" width	20.00 LF	3.11	0.71	62.91	(0.00)	62.91
81. Shelving - 16" - in place	20.00 LF	8.88	7.41	185.01	(0.00)	185.01
80. Seal/prime then paint the surface area (2 coats)	104.00 SF	0.70	1.38	74.18	(0.00)	74.18
79. 1/2" drywall - hung, taped, floated, ready for paint	104.00 SF	1.75	4.08	186.08	(0.00)	186.08
78. Door knob - interior	1.00 EA	38.68	1.50	40.18	(0.00)	40.18
77. Interior door unit	1.00 EA	257.53	15.64	273.17	(0.00)	273.17
76. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	22.13	0.68	44.94	(0.00)	44.94
75. Paint door slab only - 2 coats (per side)	2.00 EA	27.21	1.12	55.54	(0.00)	55.54
74. Stud wall - 2" x 6" - 16" oc	200.00 SF	3.95	36.12	826.12	(0.00)	826.12
73. Stud wall - 2" x 4" - 16" oc	1,323.46 SF	2.92	184.36	4,048.86	(0.00)	4,048.86
72. Batt insulation - 6" - R19 - paper / foil faced	2,157.27 SF	1.09	108.73	2,460.15	(0.00)	2,460.15



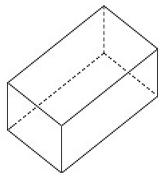
**CONTINUED - StructureLevelLineItems**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
71. Batt insulation - 10" - R30 - paper / foil faced	1,795.00 SF	1.61	145.75	3,035.70	(0.00)	3,035.70
69. Blown-in insulation - 14" depth - R38	1,795.00 SF	1.54	143.24	2,907.54	(0.00)	2,907.54
68. Furnace - forced air - 125,000 BTU	1.00 EA	2,288.89	114.34	2,403.23	(0.00)	2,403.23
67. Ductwork system - hot or cold air - 1200 to 1599 SF home	1.00 EA	4,224.78	137.79	4,362.57	(0.00)	4,362.57
66. Thermostat - High grade	1.00 EA	132.89	6.42	139.31	(0.00)	139.31
65. Condensate drain line	1.00 EA	47.66	0.60	48.26	(0.00)	48.26
63. Central air conditioning system - 4 ton - up to 13 SEER	1.00 EA	3,515.37	172.08	3,687.45	(0.00)	3,687.45
62. Sheathing - OSB - 3/4" - tongue and groove	1,974.50 SF	2.76	272.28	5,721.90	(0.00)	5,721.90
61. Joist - floor or ceiling - 2x10 - w/blocking - 16" oc	1,795.00 SF	4.78	449.83	9,029.93	(0.00)	9,029.93
60. 2" x 6" lumber - redwood (1 BF per LF)	196.12 LF	6.43	72.90	1,333.95	(0.00)	1,333.95
59. 110 volt copper wiring run, box and outlet	1.00 EA	58.71	1.28	59.99	(0.00)	59.99
58. Ground fault interrupter (GFI) outlet	1.00 EA	27.88	1.20	29.08	(0.00)	29.08
57. Drain/Vent line - PVC pipe with fitting and hanger, 2"	35.00 LF	10.03	4.29	355.34	(0.00)	355.34
56. Sump pump basin	1.00 EA	62.59	2.76	65.35	(0.00)	65.35
54. Sump pump - 1/2 hp - up to 1 1/2" discharge	1.00 EA	475.85	21.98	497.83	(0.00)	497.83
53. Ceiling fan without light	3.00 EA	195.36	18.38	604.46	(0.00)	604.46
52. Exterior light fixture	3.00 EA	78.16	8.82	243.30	(0.00)	243.30
51. Door lockset & deadbolt - exterior	3.00 EA	80.58	12.09	253.83	(0.00)	253.83
50. Exterior door - metal - insulated - flush or panel style	3.00 EA	308.65	54.07	980.02	(0.00)	980.02
49. Stud wall - 2" x 4" - 16" oc	2,157.27 SF	2.92	300.51	6,599.74	(0.00)	6,599.74
47. Gutter / downspout - galvanized - up to 5"	248.12 LF	7.86	56.27	2,006.49	(0.00)	2,006.49
46. Prime & paint exterior fascia - wood, 4"- 6" wide	184.00 LF	1.15	2.19	213.79	(0.00)	213.79
45. Prime & paint exterior soffit - wood	184.00 SF	1.60	5.54	299.94	(0.00)	299.94
44. Soffit & fascia - wood - 2' overhang	184.00 LF	17.91	100.46	3,395.90	(0.00)	3,395.90
43. Roof vent - turtle type - Metal	3.64 EA	53.33	4.12	198.24	(0.00)	198.24
41. Attic vent - gable end - vinyl	2.00 EA	141.35	11.56	294.26	(0.00)	294.26
40. Roofing felt - 15 lb.	5.50 SQ	29.88	2.98	167.32	(0.00)	167.32
39. 1" x 8" lumber (.667 BF per LF)	539.32 LF	2.96	67.58	1,663.97	(0.00)	1,663.97
38. Synthetic stucco - additional charge for raised trim	80.90 LF	4.59	7.87	379.20	(0.00)	379.20
36. Metal lath & stucco	539.32 SF	4.96	45.30	2,720.33	(0.00)	2,720.33
35. Brick - Add for soldier or sailor course	316.67 LF	2.92	0.00	924.68	(0.00)	924.68
33. Roofing felt - 15 lb.	16.50 SQ	29.88	8.93	501.95	(0.00)	501.95
31. Brick veneer - Standard grade (i.e., concrete)	1,617.95 SF	12.80	437.17	21,146.93	(0.00)	21,146.93
29. 1" x 8" lumber (.667 BF per LF)	1,617.95 LF	2.96	202.73	4,991.86	(0.00)	4,991.86
28. Corbel - wood - 2" to 4" wide w/ intricate detail	8.00 EA	102.81	48.97	871.45	(0.00)	871.45
27. Phone, TV, or speaker outlet	2.00 EA	15.10	0.75	30.95	(0.00)	30.95



**CONTINUED - StructureLevelLineItems**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
26. Grounding rod - copper clad with clamp, 8'	1.00 EA	84.03	1.25	85.28	(0.00)	85.28
25. Breaker panel - 200 amp	1.00 EA	1,087.18	29.76	1,116.94	(0.00)	1,116.94
24. Meter mast for overhead power - 2" conduit	1.00 EA	454.90	12.69	467.59	(0.00)	467.59
23. Meter base and main disconnect - 200 amp	1.00 EA	405.30	13.58	418.88	(0.00)	418.88
22. Phone / low voltage copper wiring	40.00 LF	0.82	0.28	33.08	(0.00)	33.08
21. Trunk cable - aluminum - 4 wire 4/0	40.00 LF	12.42	15.93	512.73	(0.00)	512.73
20. Phone, TV, or speaker outlet	4.00 EA	15.10	1.51	61.91	(0.00)	61.91
19. Exterior outlet or switch	2.00 EA	19.43	1.36	40.22	(0.00)	40.22
18. Rewire - average residence - copper wiring	1,795.00 SF	2.80	74.13	5,100.13	(0.00)	5,100.13
16. Phone / low voltage copper wiring	40.00 LF	0.82	0.28	33.08	(0.00)	33.08
15. Dumpster load - Approx. 30 yards, 5-7 tons of debris	4.00 EA	547.00	0.00	2,188.00	(0.00)	2,188.00
14. Seal & paint wood shelving, 12"- 24" width	4.00 LF	3.11	0.14	12.58	(0.00)	12.58
13. Shelving - 16" - in place	4.00 LF	8.88	1.48	37.00	(0.00)	37.00
11. Closet rod	4.00 LF	3.35	0.44	13.84	(0.00)	13.84
10. Seal/prime then paint the surface area (2 coats)	104.00 SF	0.70	1.38	74.18	(0.00)	74.18
8. 1/2" drywall - hung, taped, floated, ready for paint	104.00 SF	1.75	4.08	186.08	(0.00)	186.08
6. Door knob - interior	1.00 EA	38.68	1.50	40.18	(0.00)	40.18
4. Wood door - panel - solid pine	1.00 EA	258.93	15.44	274.37	(0.00)	274.37
3. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	22.13	0.68	44.94	(0.00)	44.94
1. Paint door slab only - 2 coats (per side)	2.00 EA	27.21	1.12	55.54	(0.00)	55.54
<b>Totals: StructureLevelLineItems</b>			<b>6,213.10</b>	<b>161,138.23</b>	<b>0.00</b>	<b>161,138.23</b>



**EntryFoyer**

**Formula 7' 10" x 5' 10" x 10'**

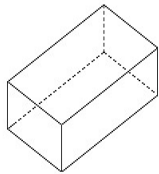
273.33 SF Walls  
319.03 SF Walls & Ceiling  
5.08 SY Flooring  
78.33 SF Long Wall  
27.33 LF Ceil. Perimeter

45.69 SF Ceiling  
45.69 SF Floor  
27.33 LF Floor Perimeter  
58.33 SF Short Wall

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
123. Outlet	2.00 EA	11.42	0.24	23.08	(0.00)	23.08
122. Light fixture	1.00 EA	59.53	2.31	61.84	(0.00)	61.84
121. Seal/prime then paint the surface area (2 coats)	273.33 SF	0.70	3.64	194.97	(0.00)	194.97
120. Thin coat plaster over 1/2" gypsum core blueboard	273.33 SF	4.18	17.79	1,160.31	(0.00)	1,160.31

**CONTINUED - EntryFoyer**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
119. Paint baseboard, oversized - two coats	27.33 LF	1.09	0.38	30.17	(0.00)	30.17
118. Baseboard - 6" w/shoe - stain grade	27.33 LF	6.87	9.57	197.33	(0.00)	197.33
116. Two coat plaster over 1/2" gypsum core blueboard	45.69 SF	6.31	5.63	293.93	(0.00)	293.93
115. Seal the surface area w/latex based stain blocker - one coat	45.69 SF	0.44	0.26	20.36	(0.00)	20.36
114. Paint the surface area - one coat	45.69 SF	0.50	0.42	23.27	(0.00)	23.27
113. Sand & finish wood floor (natural finish)	13.71 SF	3.52	0.77	49.03	(0.00)	49.03
111. Oak flooring - #1 common - no finish	13.71 SF	9.34	6.03	134.08	(0.00)	134.08
110. Carpet pad	36.78 SF	0.62	1.31	24.11	(0.00)	24.11
108. Carpet	36.78 SF	3.88	7.88	150.59	(0.00)	150.59
<b>Totals: EntryFoyer</b>			<b>56.23</b>	<b>2,363.07</b>	<b>0.00</b>	<b>2,363.07</b>



**Bath**

**Formula 7' 10" x 4' 11" x 10'**

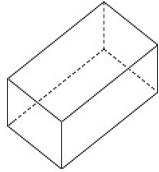
255.00 SF Walls	38.51 SF Ceiling
293.51 SF Walls & Ceiling	38.51 SF Floor
4.28 SY Flooring	25.50 LF Floor Perimeter
78.33 SF Long Wall	49.17 SF Short Wall
25.50 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
170. Mortar bed for tile	55.00 SF	5.74	6.97	322.67	(0.00)	322.67
168. Tile tub surround - up to 60 SF	1.00 EA	949.09	29.25	978.34	(0.00)	978.34
167. Towel bar	1.00 EA	26.62	1.06	27.68	(0.00)	27.68
166. Seal & paint wood shelving, 12"- 24" width	12.00 LF	3.11	0.43	37.75	(0.00)	37.75
165. Shelving - 16" - in place	12.00 LF	8.88	4.44	111.00	(0.00)	111.00
164. Towel ring	1.00 EA	26.66	1.06	27.72	(0.00)	27.72
163. Toilet paper holder	1.00 EA	23.89	0.87	24.76	(0.00)	24.76
162. Outlet	2.00 EA	11.42	0.24	23.08	(0.00)	23.08
160. Mirror - 1/4" plate glass	6.00 SF	16.43	4.96	103.54	(0.00)	103.54
159. Rough in plumbing - per fixture	0.75 EA	507.75	7.16	387.97	(0.00)	387.97
158. Rough in plumbing - per fixture	0.75 EA	507.75	7.16	387.97	(0.00)	387.97
157. Rough in plumbing - per fixture	0.25 EA	507.75	2.39	129.33	(0.00)	129.33
156. Rough in plumbing - per fixture	0.25 EA	507.75	2.39	129.33	(0.00)	129.33
155. Toilet seat - High grade	1.00 EA	72.67	3.87	76.54	(0.00)	76.54
154. Toilet - High grade	1.00 EA	599.30	31.38	630.68	(0.00)	630.68



**CONTINUED - Bath**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
153. Bathtub - High grade	1.00 EA	871.50	38.72	910.22	(0.00)	910.22
152. Shower curtain rod	1.00 EA	29.10	1.23	30.33	(0.00)	30.33
151. Tub/shower faucet - High grade	1.00 EA	344.22	15.75	359.97	(0.00)	359.97
150. Ductwork - flexible - non-insulated - 3" round	10.00 LF	4.94	0.71	50.11	(0.00)	50.11
149. Bathroom ventilation fan	1.00 EA	99.41	4.42	103.83	(0.00)	103.83
148. Light bar - 5 lights	1.00 EA	86.07	3.13	89.20	(0.00)	89.20
147. Door knob - interior	1.00 EA	38.68	1.50	40.18	(0.00)	40.18
146. Paint door slab only - 2 coats (per side)	2.00 EA	27.21	1.12	55.54	(0.00)	55.54
145. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	22.13	0.68	44.94	(0.00)	44.94
144. Wood door - panel - solid pine	1.00 EA	258.93	15.44	274.37	(0.00)	274.37
143. Ground fault interrupter (GFI) outlet	1.00 EA	27.88	1.20	29.08	(0.00)	29.08
142. Vanity	3.00 LF	209.36	38.58	666.66	(0.00)	666.66
141. 4" backsplash for flat laid countertop	3.00 LF	7.41	1.14	23.37	(0.00)	23.37
139. Countertop - flat laid plastic laminate	3.00 LF	38.11	6.14	120.47	(0.00)	120.47
138. Sink faucet - Bathroom	1.00 EA	191.33	9.43	200.76	(0.00)	200.76
137. Rough in plumbing - per fixture - w/PEX	0.75 EA	441.43	4.74	335.81	(0.00)	335.81
136. Rough in plumbing - per fixture - w/PEX	0.25 EA	441.43	1.58	111.94	(0.00)	111.94
135. Sink - single	1.00 EA	234.93	11.04	245.97	(0.00)	245.97
134. Seal/prime then paint the surface area (2 coats)	255.00 SF	0.70	3.39	181.89	(0.00)	181.89
133. Thin coat plaster over 1/2" gypsum core blueboard	255.00 SF	4.18	16.60	1,082.50	(0.00)	1,082.50
132. Paint baseboard, oversized - two coats	12.75 LF	1.09	0.18	14.08	(0.00)	14.08
131. Baseboard - 6" w/shoe - stain grade	12.75 LF	6.87	4.46	92.05	(0.00)	92.05
130. Two coat plaster over 1/2" gypsum core blueboard	38.51 SF	6.31	4.74	247.74	(0.00)	247.74
129. Seal the surface area w/latex based stain blocker - one coat	38.51 SF	0.44	0.22	17.16	(0.00)	17.16
128. Paint the surface area - one coat	38.51 SF	0.50	0.35	19.61	(0.00)	19.61
127. Sand & finish wood floor (natural finish)	11.55 SF	3.52	0.65	41.31	(0.00)	41.31
126. Oak flooring - #1 common - no finish	11.55 SF	9.34	5.08	112.96	(0.00)	112.96
125. Carpet pad	31.00 SF	0.62	1.11	20.33	(0.00)	20.33
124. Carpet	31.00 SF	3.88	6.64	126.92	(0.00)	126.92
<b>Totals: Bath</b>			<b>303.60</b>	<b>9,047.66</b>	<b>0.00</b>	<b>9,047.66</b>



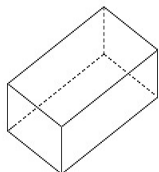
### LaundryRoom

Formula 6' 10" x 4' 11" x 10'

235.00 SF Walls  
268.60 SF Walls & Ceiling  
3.73 SY Flooring  
68.33 SF Long Wall  
23.50 LF Ceil. Perimeter

33.60 SF Ceiling  
33.60 SF Floor  
23.50 LF Floor Perimeter  
49.17 SF Short Wall

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
192. Washing machine outlet box with valves	1.00 EA	176.83	2.24	179.07	(0.00)	179.07
191. 220 volt outlet	1.00 EA	26.88	0.75	27.63	(0.00)	27.63
190. Ground fault interrupter (GFI) outlet	1.00 EA	27.88	1.20	29.08	(0.00)	29.08
189. Outlet	1.00 EA	11.42	0.12	11.54	(0.00)	11.54
188. Rough in plumbing - per fixture	1.00 EA	507.75	9.55	517.30	(0.00)	517.30
187. Light fixture - Standard grade	1.00 EA	43.67	1.20	44.87	(0.00)	44.87
186. Door knob - interior	1.00 EA	38.68	1.50	40.18	(0.00)	40.18
185. Paint door slab only - 2 coats (per side)	2.00 EA	27.21	1.12	55.54	(0.00)	55.54
184. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	22.13	0.68	44.94	(0.00)	44.94
183. Interior door unit	1.00 EA	257.53	15.64	273.17	(0.00)	273.17
182. Cabinetry - upper (wall) units	3.00 LF	146.42	25.36	464.62	(0.00)	464.62
181. Seal/prime then paint the surface area (2 coats)	235.00 SF	0.70	3.13	167.63	(0.00)	167.63
180. Thin coat plaster over 1/2" gypsum core blueboard	235.00 SF	4.18	15.30	997.60	(0.00)	997.60
179. Paint baseboard, oversized - two coats	23.50 LF	1.09	0.33	25.95	(0.00)	25.95
178. Baseboard - 6" w/shoe - stain grade	23.50 LF	6.87	8.23	169.68	(0.00)	169.68
177. Two coat plaster over 1/2" gypsum core blueboard	33.60 SF	6.31	4.14	216.16	(0.00)	216.16
176. Seal the surface area w/latex based stain blocker - one coat	33.60 SF	0.44	0.19	14.97	(0.00)	14.97
175. Paint the surface area - one coat	33.60 SF	0.50	0.31	17.11	(0.00)	17.11
174. Sand & finish wood floor (natural finish)	10.08 SF	3.52	0.56	36.04	(0.00)	36.04
173. Oak flooring - #1 common - no finish	10.08 SF	9.34	4.43	98.58	(0.00)	98.58
172. Carpet pad	27.05 SF	0.62	0.97	17.74	(0.00)	17.74
171. Carpet	27.05 SF	3.88	5.79	110.74	(0.00)	110.74
<b>Totals: LaundryRoom</b>			<b>102.74</b>	<b>3,560.14</b>	<b>0.00</b>	<b>3,560.14</b>



### UtilityRoom

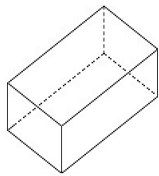
Formula 9' 9" x 7' 10" x 10'

351.67 SF Walls  
428.04 SF Walls & Ceiling  
8.49 SY Flooring  
97.50 SF Long Wall  
35.17 LF Ceil. Perimeter

76.38 SF Ceiling  
76.38 SF Floor  
35.17 LF Floor Perimeter  
78.33 SF Short Wall



DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
211. Outlet	6.00 EA	11.42	0.72	69.24	(0.00)	69.24
210. Seal & paint wood shelving, 12"- 24" width	17.00 LF	3.11	0.61	53.48	(0.00)	53.48
209. Shelving - 16" - in place	17.00 LF	8.88	6.30	157.26	(0.00)	157.26
208. Light fixture - Standard grade	1.00 EA	43.67	1.20	44.87	(0.00)	44.87
207. Door knob - interior	1.00 EA	38.68	1.50	40.18	(0.00)	40.18
206. Paint door slab only - 2 coats (per side)	2.00 EA	27.21	1.12	55.54	(0.00)	55.54
205. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	22.13	0.68	44.94	(0.00)	44.94
204. Wood door - panel - solid pine	1.00 EA	258.93	15.44	274.37	(0.00)	274.37
203. Seal/prime then paint the surface area (2 coats)	351.67 SF	0.70	4.68	250.85	(0.00)	250.85
202. Thin coat plaster over 1/2" gypsum core blueboard	351.67 SF	4.18	22.89	1,492.87	(0.00)	1,492.87
201. Paint baseboard, oversized - two coats	35.17 LF	1.09	0.49	38.83	(0.00)	38.83
200. Baseboard - 6" w/shoe - stain grade	35.17 LF	6.87	12.31	253.93	(0.00)	253.93
199. Two coat plaster over 1/2" gypsum core blueboard	76.38 SF	6.31	9.41	491.37	(0.00)	491.37
198. Seal the surface area w/latex based stain blocker - one coat	76.38 SF	0.44	0.43	34.04	(0.00)	34.04
197. Paint the surface area - one coat	76.38 SF	0.50	0.70	38.89	(0.00)	38.89
196. Sand & finish wood floor (natural finish)	22.91 SF	3.52	1.28	81.92	(0.00)	81.92
195. Oak flooring - #1 common - no finish	22.91 SF	9.34	10.07	224.05	(0.00)	224.05
194. Carpet pad	61.48 SF	0.62	2.19	40.31	(0.00)	40.31
193. Carpet	61.48 SF	3.88	13.17	251.71	(0.00)	251.71
<b>Totals: UtilityRoom</b>			<b>105.19</b>	<b>3,938.65</b>	<b>0.00</b>	<b>3,938.65</b>



### WalkInCloset

Formula 6' 10" x 4' 11" x 10'

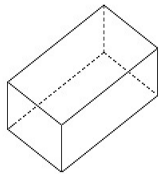
235.00 SF Walls  
268.60 SF Walls & Ceiling  
3.73 SY Flooring  
68.33 SF Long Wall  
23.50 LF Ceil. Perimeter

33.60 SF Ceiling  
33.60 SF Floor  
23.50 LF Floor Perimeter  
49.17 SF Short Wall

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
231. Outlet	2.00 EA	11.42	0.24	23.08	(0.00)	23.08
230. Seal & paint wood shelving, 12"- 24" width	11.00 LF	3.11	0.39	34.60	(0.00)	34.60
229. Shelving - 16" - in place	11.00 LF	8.88	4.07	101.75	(0.00)	101.75
228. Closet rod	11.00 LF	3.35	1.21	38.06	(0.00)	38.06
227. Light fixture - Standard grade	1.00 EA	43.67	1.20	44.87	(0.00)	44.87
226. Door knob - interior	1.00 EA	38.68	1.50	40.18	(0.00)	40.18
225. Paint door slab only - 2 coats (per side)	2.00 EA	27.21	1.12	55.54	(0.00)	55.54
224. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	22.13	0.68	44.94	(0.00)	44.94
223. Interior door unit	1.00 EA	257.53	15.64	273.17	(0.00)	273.17
222. Seal/prime then paint the surface area (2 coats)	235.00 SF	0.70	3.13	167.63	(0.00)	167.63

**CONTINUED - WalkInCloset**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
221. Thin coat plaster over 1/2" gypsum core blueboard	235.00 SF	4.18	15.30	997.60	(0.00)	997.60
220. Paint baseboard, oversized - two coats	23.50 LF	1.09	0.33	25.95	(0.00)	25.95
219. Baseboard - 6" w/shoe - stain grade	23.50 LF	6.87	8.23	169.68	(0.00)	169.68
218. Two coat plaster over 1/2" gypsum core blueboard	33.60 SF	6.31	4.14	216.16	(0.00)	216.16
217. Seal the surface area w/latex based stain blocker - one coat	33.60 SF	0.44	0.19	14.97	(0.00)	14.97
216. Paint the surface area - one coat	33.60 SF	0.50	0.31	17.11	(0.00)	17.11
215. Sand & finish wood floor (natural finish)	10.08 SF	3.52	0.56	36.04	(0.00)	36.04
214. Oak flooring - #1 common - no finish	10.08 SF	9.34	4.43	98.58	(0.00)	98.58
213. Carpet pad	27.05 SF	0.62	0.97	17.74	(0.00)	17.74
212. Carpet	27.05 SF	3.88	5.79	110.74	(0.00)	110.74
<b>Totals: WalkInCloset</b>			<b>69.43</b>	<b>2,528.39</b>	<b>0.00</b>	<b>2,528.39</b>



**FamilyRoom**

**Formula 13' 8" x 9' 9" x 10'**

468.33 SF Walls  
601.58 SF Walls & Ceiling  
14.81 SY Flooring  
136.67 SF Long Wall  
46.83 LF Ceil. Perimeter

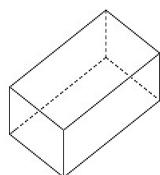
133.25 SF Ceiling  
133.25 SF Floor  
46.83 LF Floor Perimeter  
97.50 SF Short Wall

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
244. Outlet	8.00 EA	11.42	0.96	92.32	(0.00)	92.32
243. Light fixture	1.00 EA	59.53	2.31	61.84	(0.00)	61.84
242. Seal/prime then paint the surface area (2 coats)	468.33 SF	0.70	6.23	334.06	(0.00)	334.06
241. Thin coat plaster over 1/2" gypsum core blueboard	468.33 SF	4.18	30.49	1,988.11	(0.00)	1,988.11
240. Paint baseboard, oversized - two coats	46.83 LF	1.09	0.66	51.70	(0.00)	51.70
239. Baseboard - 6" w/shoe - stain grade	46.83 LF	6.87	16.39	338.11	(0.00)	338.11
238. Two coat plaster over 1/2" gypsum core blueboard	133.25 SF	6.31	16.42	857.23	(0.00)	857.23
237. Seal the surface area w/latex based stain blocker - one coat	133.25 SF	0.44	0.75	59.38	(0.00)	59.38
236. Paint the surface area - one coat	133.25 SF	0.50	1.21	67.84	(0.00)	67.84
235. Sand & finish wood floor (natural finish)	39.98 SF	3.52	2.24	142.97	(0.00)	142.97
234. Oak flooring - #1 common - no finish	39.98 SF	9.34	17.57	390.98	(0.00)	390.98
233. Carpet pad	107.27 SF	0.62	3.83	70.34	(0.00)	70.34
232. Carpet	107.27 SF	3.88	22.98	439.19	(0.00)	439.19



**CONTINUED - FamilyRoom**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
<b>Totals: FamilyRoom</b>			<b>122.04</b>	<b>4,894.07</b>	<b>0.00</b>	<b>4,894.07</b>

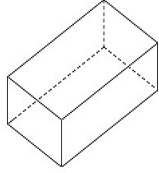


**Bedroom2**

**Formula 13' 8" x 11' 8" x 10'**

506.67 SF Walls	159.44 SF Ceiling
666.11 SF Walls & Ceiling	159.44 SF Floor
17.72 SY Flooring	50.67 LF Floor Perimeter
136.67 SF Long Wall	116.67 SF Short Wall
50.67 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
267. Smoke detector	1.00 EA	53.92	2.10	56.02	(0.00)	56.02
266. Seal & paint wood shelving, 12"- 24" width	5.00 LF	3.11	0.18	15.73	(0.00)	15.73
265. Shelving - 16" - in place	5.00 LF	8.88	1.85	46.25	(0.00)	46.25
264. Closet rod	5.00 LF	3.35	0.55	17.30	(0.00)	17.30
263. Outlet	6.00 EA	11.42	0.72	69.24	(0.00)	69.24
262. Light fixture	1.00 EA	59.53	2.31	61.84	(0.00)	61.84
261. Door knob - interior	1.00 EA	38.68	1.50	40.18	(0.00)	40.18
260. Paint bifold door set - slab only - 2 coats (per side)	2.00 EA	38.12	2.19	78.43	(0.00)	78.43
259. Bifold door set - Colonist - Double	1.00 EA	260.58	13.76	274.34	(0.00)	274.34
258. Paint door slab only - 2 coats (per side)	2.00 EA	27.21	1.12	55.54	(0.00)	55.54
257. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	22.13	0.68	44.94	(0.00)	44.94
256. Wood door - panel - solid pine	1.00 EA	258.93	15.44	274.37	(0.00)	274.37
255. Seal/prime then paint the surface area (2 coats)	506.67 SF	0.70	6.74	361.41	(0.00)	361.41
254. Thin coat plaster over 1/2" gypsum core blueboard	506.67 SF	4.18	32.98	2,150.86	(0.00)	2,150.86
253. Paint baseboard, oversized - two coats	50.67 LF	1.09	0.71	55.94	(0.00)	55.94
252. Baseboard - 6" w/shoe - stain grade	50.67 LF	6.87	17.73	365.83	(0.00)	365.83
251. Two coat plaster over 1/2" gypsum core blueboard	159.44 SF	6.31	19.64	1,025.71	(0.00)	1,025.71
250. Seal the surface area w/latex based stain blocker - one coat	159.44 SF	0.44	0.89	71.04	(0.00)	71.04
249. Paint the surface area - one coat	159.44 SF	0.50	1.45	81.17	(0.00)	81.17
248. Sand & finish wood floor (natural finish)	47.83 SF	3.52	2.68	171.04	(0.00)	171.04
247. Oak flooring - #1 common - no finish	47.83 SF	9.34	21.03	467.76	(0.00)	467.76
246. Carpet pad	128.35 SF	0.62	4.58	84.16	(0.00)	84.16
245. Carpet	128.35 SF	3.88	27.49	525.49	(0.00)	525.49
<b>Totals: Bedroom2</b>			<b>178.32</b>	<b>6,394.59</b>	<b>0.00</b>	<b>6,394.59</b>



### Kitchen

### Formula 10' 9" x 9' 9" x 10'

410.00 SF Walls  
514.81 SF Walls & Ceiling  
11.65 SY Flooring  
107.50 SF Long Wall  
41.00 LF Ceil. Perimeter

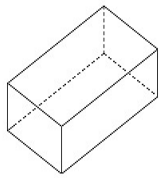
104.81 SF Ceiling  
104.81 SF Floor  
41.00 LF Floor Perimeter  
97.50 SF Short Wall

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
301. 220 volt outlet	1.00 EA	26.88	0.75	27.63	(0.00)	27.63
300. Ground fault interrupter (GFI) outlet	2.00 EA	27.88	2.39	58.15	(0.00)	58.15
299. Outlet	4.00 EA	11.42	0.48	46.16	(0.00)	46.16
298. Outlet	2.00 EA	11.42	0.24	23.08	(0.00)	23.08
297. Rough in plumbing - per fixture	1.00 EA	507.75	9.55	517.30	(0.00)	517.30
296. Sink faucet - Kitchen	1.00 EA	236.33	12.58	248.91	(0.00)	248.91
295. Sink - double basin	1.00 EA	352.54	18.88	371.42	(0.00)	371.42
294. Fluorescent - two tube - 4' - fixture w/lens	1.20 EA	96.16	5.04	120.43	(0.00)	120.43
293. Seal/prime then paint the surface area (2 coats)	32.00 SF	0.70	0.43	22.83	(0.00)	22.83
292. Two coat plaster over 1/2" gypsum core blueboard	32.00 SF	6.31	3.94	205.86	(0.00)	205.86
291. 2" x 4" lumber (.667 BF per LF)	64.00 LF	2.49	6.14	165.50	(0.00)	165.50
290. Cabinetry - lower (base) units	6.00 LF	225.17	83.79	1,434.81	(0.00)	1,434.81
289. Appliance water line - 1/4"	1.00 EA	67.70	2.47	70.17	(0.00)	70.17
288. Cabinet knob or pull	28.00 EA	7.17	6.94	207.70	(0.00)	207.70
287. Custom cabinets - wall units - 30" tall	14.00 LF	156.16	125.36	2,311.60	(0.00)	2,311.60
286. Cabinetry - lower (base) units	16.00 LF	225.17	223.45	3,826.17	(0.00)	3,826.17
285. Countertop - flat laid plastic laminate - Premium grade	18.00 LF	53.05	55.69	1,010.59	(0.00)	1,010.59
284. Countertop - post formed plastic laminate	6.00 LF	48.50	16.26	307.26	(0.00)	307.26
283. 110 volt copper wiring run, box and outlet	1.00 EA	58.71	1.28	59.99	(0.00)	59.99
282. Garbage disposer	1.00 EA	210.37	9.03	219.40	(0.00)	219.40
281. Range hood	1.00 EA	170.47	7.69	178.16	(0.00)	178.16
280. Dishwasher	1.00 EA	568.39	33.18	601.57	(0.00)	601.57
279. Range - freestanding - gas	1.00 EA	1,009.43	63.00	1,072.43	(0.00)	1,072.43
278. Seal/prime then paint the surface area (2 coats)	410.00 SF	0.70	5.45	292.45	(0.00)	292.45
277. Thin coat plaster over 1/2" gypsum core blueboard	410.00 SF	4.18	26.69	1,740.49	(0.00)	1,740.49
276. Paint baseboard, oversized - two coats	20.50 LF	1.09	0.29	22.64	(0.00)	22.64
275. Baseboard - 6" w/shoe - stain grade	20.50 LF	6.87	7.18	148.02	(0.00)	148.02
274. Two coat plaster over 1/2" gypsum core blueboard	104.81 SF	6.31	12.91	674.26	(0.00)	674.26
273. Seal the surface area w/latex based stain blocker - one coat	104.81 SF	0.44	0.59	46.71	(0.00)	46.71
272. Paint the surface area - one coat	104.81 SF	0.50	0.95	53.36	(0.00)	53.36
271. Sand & finish wood floor (natural finish)	31.44 SF	3.52	1.76	112.43	(0.00)	112.43
270. Oak flooring - #1 common - no finish	31.44 SF	9.34	13.82	307.47	(0.00)	307.47
269. Carpet pad	84.37 SF	0.62	3.01	55.32	(0.00)	55.32
268. Carpet	84.37 SF	3.88	18.07	345.43	(0.00)	345.43



**CONTINUED - Kitchen**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
<b>Totals: Kitchen</b>			<b>779.28</b>	<b>16,905.70</b>	<b>0.00</b>	<b>16,905.70</b>



**Bedroom3**

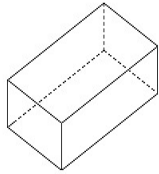
**Formula 15' 7" x 13' 8" x 10'**

585.00 SF Walls	212.97 SF Ceiling
797.97 SF Walls & Ceiling	212.97 SF Floor
23.66 SY Flooring	58.50 LF Floor Perimeter
155.83 SF Long Wall	136.67 SF Short Wall
58.50 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
324. Smoke detector	1.00 EA	53.92	2.10	56.02	(0.00)	56.02
323. Seal & paint wood shelving, 12"- 24" width	5.00 LF	3.11	0.18	15.73	(0.00)	15.73
322. Shelving - 16" - in place	5.00 LF	8.88	1.85	46.25	(0.00)	46.25
321. Closet rod	5.00 LF	3.35	0.55	17.30	(0.00)	17.30
320. Outlet	6.00 EA	11.42	0.72	69.24	(0.00)	69.24
319. Light fixture	1.00 EA	59.53	2.31	61.84	(0.00)	61.84
318. Door knob - interior	1.00 EA	38.68	1.50	40.18	(0.00)	40.18
317. Paint bifold door set - slab only - 2 coats (per side)	2.00 EA	38.12	2.19	78.43	(0.00)	78.43
316. Bifold door set - Colonist - Double	1.00 EA	260.58	13.76	274.34	(0.00)	274.34
315. Paint door slab only - 2 coats (per side)	2.00 EA	27.21	1.12	55.54	(0.00)	55.54
314. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	22.13	0.68	44.94	(0.00)	44.94
313. Wood door - panel - solid pine	1.00 EA	258.93	15.44	274.37	(0.00)	274.37
312. Seal/prime then paint the surface area (2 coats)	585.00 SF	0.70	7.78	417.28	(0.00)	417.28
311. Thin coat plaster over 1/2" gypsum core blueboard	585.00 SF	4.18	38.08	2,483.38	(0.00)	2,483.38
310. Paint baseboard, oversized - two coats	58.50 LF	1.09	0.82	64.59	(0.00)	64.59
309. Baseboard - 6" w/shoe - stain grade	58.50 LF	6.87	20.48	422.38	(0.00)	422.38
308. Two coat plaster over 1/2" gypsum core blueboard	212.97 SF	6.31	26.24	1,370.08	(0.00)	1,370.08
307. Seal the surface area w/latex based stain blocker - one coat	212.97 SF	0.44	1.19	94.90	(0.00)	94.90
306. Paint the surface area - one coat	212.97 SF	0.50	1.94	108.43	(0.00)	108.43
305. Sand & finish wood floor (natural finish)	63.89 SF	3.52	3.58	228.47	(0.00)	228.47
304. Oak flooring - #1 common - no finish	63.89 SF	9.34	28.09	624.82	(0.00)	624.82
303. Carpet pad	171.44 SF	0.62	6.12	112.41	(0.00)	112.41
302. Carpet	171.44 SF	3.88	36.72	701.91	(0.00)	701.91

**CONTINUED - Bedroom3**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
<b>Totals: Bedroom3</b>			<b>213.44</b>	<b>7,662.83</b>	<b>0.00</b>	<b>7,662.83</b>



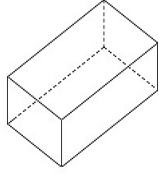
**Bedroom**

**Formula 9' 9" x 9' 9" x 10'**

390.00 SF Walls	95.06 SF Ceiling
485.06 SF Walls & Ceiling	95.06 SF Floor
10.56 SY Flooring	39.00 LF Floor Perimeter
97.50 SF Long Wall	97.50 SF Short Wall
39.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
347. Smoke detector	1.00 EA	53.92	2.10	56.02	(0.00)	56.02
346. Seal & paint wood shelving, 12"- 24" width	5.00 LF	3.11	0.18	15.73	(0.00)	15.73
345. Shelving - 16" - in place	5.00 LF	8.88	1.85	46.25	(0.00)	46.25
344. Closet rod	5.00 LF	3.35	0.55	17.30	(0.00)	17.30
343. Outlet	6.00 EA	11.42	0.72	69.24	(0.00)	69.24
342. Light fixture	1.00 EA	59.53	2.31	61.84	(0.00)	61.84
341. Door knob - interior	1.00 EA	38.68	1.50	40.18	(0.00)	40.18
340. Paint bifold door set - slab only - 2 coats (per side)	2.00 EA	38.12	2.19	78.43	(0.00)	78.43
339. Bifold door set - Colonist - Double	1.00 EA	260.58	13.76	274.34	(0.00)	274.34
338. Paint door slab only - 2 coats (per side)	2.00 EA	27.21	1.12	55.54	(0.00)	55.54
337. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	22.13	0.68	44.94	(0.00)	44.94
336. Wood door - panel - solid pine	1.00 EA	258.93	15.44	274.37	(0.00)	274.37
335. Seal/prime then paint the surface area (2 coats)	390.00 SF	0.70	5.19	278.19	(0.00)	278.19
334. Thin coat plaster over 1/2" gypsum core blueboard	390.00 SF	4.18	25.39	1,655.59	(0.00)	1,655.59
333. Paint baseboard, oversized - two coats	39.00 LF	1.09	0.55	43.06	(0.00)	43.06
332. Baseboard - 6" w/shoe - stain grade	39.00 LF	6.87	13.65	281.58	(0.00)	281.58
331. Two coat plaster over 1/2" gypsum core blueboard	95.06 SF	6.31	11.71	611.54	(0.00)	611.54
330. Seal the surface area w/latex based stain blocker - one coat	95.06 SF	0.44	0.53	42.36	(0.00)	42.36
329. Paint the surface area - one coat	95.06 SF	0.50	0.87	48.40	(0.00)	48.40
328. Sand & finish wood floor (natural finish)	28.52 SF	3.52	1.60	101.99	(0.00)	101.99
327. Oak flooring - #1 common - no finish	28.52 SF	9.34	12.54	278.92	(0.00)	278.92
326. Carpet pad	76.53 SF	0.62	2.73	50.18	(0.00)	50.18
325. Carpet	76.53 SF	3.88	16.39	313.33	(0.00)	313.33
<b>Totals: Bedroom</b>			<b>133.55</b>	<b>4,739.32</b>	<b>0.00</b>	<b>4,739.32</b>





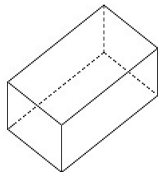
### LivingRoom

Formula 19' 6" x 13' 8" x 10'

663.33 SF Walls  
929.83 SF Walls & Ceiling  
29.61 SY Flooring  
195.00 SF Long Wall  
66.33 LF Ceil. Perimeter

266.50 SF Ceiling  
266.50 SF Floor  
66.33 LF Floor Perimeter  
136.67 SF Short Wall

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
360. Outlet	8.00 EA	11.42	0.96	92.32	(0.00)	92.32
359. Light fixture	1.00 EA	59.53	2.31	61.84	(0.00)	61.84
358. Seal/prime then paint the surface area (2 coats)	663.33 SF	0.70	8.82	473.15	(0.00)	473.15
357. Thin coat plaster over 1/2" gypsum core blueboard	663.33 SF	4.18	43.18	2,815.90	(0.00)	2,815.90
356. Paint baseboard, oversized - two coats	66.33 LF	1.09	0.93	73.23	(0.00)	73.23
355. Baseboard - 6" w/shoe - stain grade	66.33 LF	6.87	23.22	478.91	(0.00)	478.91
354. Two coat plaster over 1/2" gypsum core blueboard	266.50 SF	6.31	32.83	1,714.45	(0.00)	1,714.45
353. Seal the surface area w/latex based stain blocker - one coat	266.50 SF	0.44	1.49	118.75	(0.00)	118.75
352. Paint the surface area - one coat	266.50 SF	0.50	2.43	135.68	(0.00)	135.68
351. Sand & finish wood floor (natural finish)	79.95 SF	3.52	4.48	285.90	(0.00)	285.90
350. Oak flooring - #1 common - no finish	79.95 SF	9.34	35.15	781.88	(0.00)	781.88
349. Carpet pad	214.53 SF	0.62	7.66	140.67	(0.00)	140.67
348. Carpet	214.53 SF	3.88	45.95	878.33	(0.00)	878.33
<b>Totals: LivingRoom</b>			<b>209.41</b>	<b>8,051.01</b>	<b>0.00</b>	<b>8,051.01</b>



### Patio

Formula 10' 11" x 10' 11" x 10'

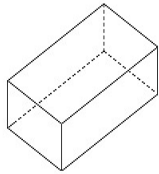
436.67 SF Walls  
555.84 SF Walls & Ceiling  
13.24 SY Flooring  
109.17 SF Long Wall  
43.67 LF Ceil. Perimeter

119.17 SF Ceiling  
119.17 SF Floor  
43.67 LF Floor Perimeter  
109.17 SF Short Wall

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
374. Stain/finish deck handrail	32.75 LF	5.18	3.64	173.29	(0.00)	173.29
373. Deck guard rail - redwood	32.75 LF	44.45	73.41	1,529.15	(0.00)	1,529.15
372. Outlet	1.00 EA	11.42	0.12	11.54	(0.00)	11.54
371. Ground fault interrupter (GFI) outlet	1.00 EA	27.88	1.20	29.08	(0.00)	29.08
370. Exterior light fixture - Standard grade	1.00 EA	60.91	1.73	62.64	(0.00)	62.64
369. Prime & paint exterior soffit - wood	119.17 SF	1.60	3.59	194.26	(0.00)	194.26
368. Soffit - wood	119.17 SF	7.73	22.27	943.45	(0.00)	943.45
367. 1" x 8" lumber (.667 BF per LF)	214.00 LF	2.96	26.81	660.25	(0.00)	660.25

**CONTINUED - Patio**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
366. 2" x 4" lumber (.667 BF per LF)	44.85 LF	2.49	4.30	115.98	(0.00)	115.98
365. 2" x 6" lumber (1 BF per LF)	21.83 LF	2.91	2.74	66.27	(0.00)	66.27
364. Truss - 4/12 slope	76.42 LF	7.48	30.92	602.54	(0.00)	602.54
363. 3 tab - 25 yr. - composition shingle roofing - incl. felt	2.00 SQ	238.96	16.09	494.01	(0.00)	494.01
362. 6" x 6" square wood post (3 BF per LF)	33.00 LF	8.56	13.47	295.95	(0.00)	295.95
361. Framing hurricane tie	7.00 EA	4.91	0.60	34.97	(0.00)	34.97
<b>Totals: Patio</b>			<b>200.89</b>	<b>5,213.38</b>	<b>0.00</b>	<b>5,213.38</b>



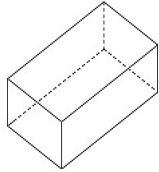
**Hallway**

**Formula 14' 8" x 5' 10" x 10'**

410.00 SF Walls	85.56 SF Ceiling
495.56 SF Walls & Ceiling	85.56 SF Floor
9.51 SY Flooring	41.00 LF Floor Perimeter
146.67 SF Long Wall	58.33 SF Short Wall
41.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
388. Smoke detector	1.00 EA	53.92	2.10	56.02	(0.00)	56.02
387. Outlet	2.00 EA	11.42	0.24	23.08	(0.00)	23.08
386. Light fixture	1.00 EA	59.53	2.31	61.84	(0.00)	61.84
385. Seal/prime then paint the surface area (2 coats)	410.00 SF	0.70	5.45	292.45	(0.00)	292.45
384. Thin coat plaster over 1/2" gypsum core blueboard	410.00 SF	4.18	26.69	1,740.49	(0.00)	1,740.49
383. Paint baseboard, oversized - two coats	41.00 LF	1.09	0.57	45.26	(0.00)	45.26
382. Baseboard - 6" w/shoe - stain grade	41.00 LF	6.87	14.35	296.02	(0.00)	296.02
381. Two coat plaster over 1/2" gypsum core blueboard	85.56 SF	6.31	10.54	550.42	(0.00)	550.42
380. Seal the surface area w/latex based stain blocker - one coat	85.56 SF	0.44	0.48	38.13	(0.00)	38.13
379. Paint the surface area - one coat	85.56 SF	0.50	0.78	43.56	(0.00)	43.56
378. Sand & finish wood floor (natural finish)	25.67 SF	3.52	1.44	91.80	(0.00)	91.80
377. Oak flooring - #1 common - no finish	25.67 SF	9.34	11.28	251.04	(0.00)	251.04
376. Carpet pad	68.87 SF	0.62	2.46	45.16	(0.00)	45.16
375. Carpet	68.87 SF	3.88	14.75	281.97	(0.00)	281.97
<b>Totals: Hallway</b>			<b>93.44</b>	<b>3,817.24</b>	<b>0.00</b>	<b>3,817.24</b>





**DiningRoom**

**Formula 17' 7" x 11' 8" x 10'**

585.00 SF Walls  
790.14 SF Walls & Ceiling  
22.79 SY Flooring  
175.83 SF Long Wall  
58.50 LF Ceil. Perimeter

205.14 SF Ceiling  
205.14 SF Floor  
58.50 LF Floor Perimeter  
116.67 SF Short Wall

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
401. Outlet	5.00 EA	11.42	0.60	57.70	(0.00)	57.70
400. Light fixture	1.00 EA	59.53	2.31	61.84	(0.00)	61.84
399. Seal/prime then paint the surface area (2 coats)	585.00 SF	0.70	7.78	417.28	(0.00)	417.28
398. Thin coat plaster over 1/2" gypsum core blueboard	585.00 SF	4.18	38.08	2,483.38	(0.00)	2,483.38
397. Paint baseboard, oversized - two coats	58.50 LF	1.09	0.82	64.59	(0.00)	64.59
396. Baseboard - 6" w/shoe - stain grade	58.50 LF	6.87	20.48	422.38	(0.00)	422.38
395. Two coat plaster over 1/2" gypsum core blueboard	205.14 SF	6.31	25.27	1,319.70	(0.00)	1,319.70
394. Seal the surface area w/latex based stain blocker - one coat	205.14 SF	0.44	1.15	91.41	(0.00)	91.41
393. Paint the surface area - one coat	205.14 SF	0.50	1.87	104.44	(0.00)	104.44
392. Sand & finish wood floor (natural finish)	61.54 SF	3.52	3.45	220.07	(0.00)	220.07
391. Oak flooring - #1 common - no finish	61.54 SF	9.34	27.05	601.83	(0.00)	601.83
390. Carpet pad	165.14 SF	0.62	5.90	108.29	(0.00)	108.29
389. Carpet	165.14 SF	3.88	35.37	676.11	(0.00)	676.11

<b>Totals: DiningRoom</b>			<b>170.13</b>	<b>6,629.02</b>	<b>0.00</b>	<b>6,629.02</b>
---------------------------	--	--	---------------	-----------------	-------------	-----------------

<b>Line Item Totals: QUINLAN_CONVERTEDEST</b>			<b>8,950.79</b>	<b>246,883.30</b>	<b>0.00</b>	<b>246,883.30</b>
---	--	--	-----------------	-------------------	-------------	-------------------

**Grand Total Areas:**

5,805.00 SF Walls	1,609.69 SF Ceiling	7,414.69 SF Walls and Ceiling
1,609.69 SF Floor	178.85 SY Flooring	580.50 LF Floor Perimeter
1,651.67 SF Long Wall	1,250.83 SF Short Wall	580.50 LF Ceil. Perimeter
0.00 Floor Area	0.00 Total Area	0.00 Interior Wall Area
0.00 Exterior Wall Area	0.00 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

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**Summary for Dwelling**

Line Item Total	237,932.51
Material Sales Tax	8,950.79
	<hr/>
<b>Replacement Cost Value</b>	<b>\$246,883.30</b>
<b>Net Claim</b>	<b>\$246,883.30</b>
	<hr/> <hr/>

---

Dostal Brian



### Recap of Taxes

	Material Sales Tax (7%)	Manuf. Home Tax (5%)
Line Items	8,950.79	0.00
<b>Total</b>	<b>8,950.79</b>	<b>0.00</b>

## Recap by Room

Estimate: QUINLAN\_CONVERTEDEST

StructureLevelLineItems	154,925.13	65.11%
EntryFoyer	2,306.84	0.97%
Bath	8,744.06	3.68%
LaundryRoom	3,457.40	1.45%
UtilityRoom	3,833.46	1.61%
WalkInCloset	2,458.96	1.03%
FamilyRoom	4,772.03	2.01%
Bedroom2	6,216.27	2.61%
Kitchen	16,126.42	6.78%
Bedroom3	7,449.39	3.13%
Bedroom	4,605.77	1.94%
LivingRoom	7,841.60	3.30%
Patio	5,012.49	2.11%
Hallway	3,723.80	1.57%
DiningRoom	6,458.89	2.71%
<hr/>		
Subtotal of Areas	237,932.51	100.00%
<hr/>		
Total	237,932.51	100.00%



### Recap by Category

Items	Total	%
APPLIANCES	2,026.36	0.82%
CABINETS	9,790.54	3.97%
GENERAL DEMOLITION	2,188.00	0.89%
DOORS	4,033.86	1.63%
DRYWALL	364.00	0.15%
ELECTRICAL	9,053.95	3.67%
FLOOR COVERING - CARPET	5,399.39	2.19%
FLOOR COVERING - WOOD	5,750.34	2.33%
FINISH CARPENTRY / TRIMWORK	5,629.42	2.28%
FINISH HARDWARE	696.13	0.28%
FIREPLACES	3,157.47	1.28%
FRAMING & ROUGH CARPENTRY	61,517.59	24.92%
HEAT, VENT & AIR CONDITIONING	10,736.74	4.35%
INSULATION	8,005.67	3.24%
LIGHT FIXTURES	1,805.57	0.73%
MASONRY	21,634.44	8.76%
MIRRORS & SHOWER DOORS	98.58	0.04%
INTERIOR LATH & PLASTER	32,046.67	12.98%
PLUMBING	8,091.09	3.28%
PAINTING	10,261.11	4.16%
ROOFING	7,770.90	3.15%
SIDING	282.70	0.11%
SOFFIT, FASCIA, & GUTTER	6,166.84	2.50%
STAIRS	562.00	0.23%
STUCCO & EXTERIOR PLASTER	3,046.36	1.23%
TILE	1,264.79	0.51%
WINDOWS - WOOD	16,552.00	6.70%
<b>Subtotal</b>	<b>237,932.51</b>	<b>96.37%</b>
<b>Material Sales Tax</b>	<b>8,950.79</b>	<b>3.63%</b>
<b>Total</b>	<b>246,883.30</b>	<b>100.00%</b>

NOTICE: This is an estimate for repairs and a copy of this document does not constitute settlement of your claim and is not a confirmation of coverage. The above figures may be subject to additional company review and approval. Please review your applicable policy for specific coverages, terms and conditions.

(MUTUAL) INSURANCE COMPANY  
6101 ANACAPRI BLVD., LANSING, MI 48917-3999

**DWELLING FIRE POLICY DECLARATIONS**

AGENCY MOLYNEAUX INSURANCE  
07-0601-00 Mkt Terr 032 (563) 324-1011

Renewal Effective 03-05-2022

POLICY NUMBER 43-527-100-00

INSURED CHRISTINE QUINLAN

Company Use 39-51-IA-0203

ADDRESS 2345 12TH ST

Company  
Bill**POLICY TERM**

12:00 noon 12:00 noon

to

03-05-2022 03-05-2023

ROCK ISLAND IL 61201-4245

In consideration of payment of the premium shown below, this policy is renewed. Please attach this Declarations and attachments to your policy. If you have any questions, please consult with your agent.

	TERM
TOTAL POLICY PREMIUM	\$681.08
PAID IN FULL DISCOUNT	-52.18
TOTAL POLICY PREMIUM IF PAID IN FULL	\$628.90

**SOME OR ALL OF THE LOCATIONS ON THIS POLICY CONTAIN A SEPARATE DEDUCTIBLE FOR WINDSTORM OR HAIL LOSSES WHICH IS HIGHER THAN THE DEDUCTIBLE FOR ALL OTHER COVERED LOSSES.**

**LOCATION DESCRIPTION**

Special Form Policy

1528 Clay St

Davenport, IA 52804-4045

Masonry Construction Built in Prior To 1901

Asphalt Roof Updated in 2002

Protection Class 2

Non owner Primary Home

Wind or hail losses to your roof will be paid on an Actual Cash Value basis (see form 15320).

**PRIMARY PROPERTY AND LIABILITY COVERAGES****LIMITS**

A Dwelling	\$132,500
Adjusted Value Factor: 1.134	
B Other Structures	13,250
D Loss of Rents	13,250
F Landlord Liability (each occurrence)	
Entity Type: Individual	300,000
Limitation of Liability for Specified Breeds of Dogs	50,000
G Medical Payments to Others	
(each person/each occurrence)	1,000

**Property Deductible**

\$1,000 - Windstorm or Hail Deductible

\$500 - All Other Peril Deductible

**COVERAGES THAT APPLY**

Property Coverage Limitation for Fungi, Wet Rot, Dry Rot and Bacteria resulting from a covered cause of loss

\$19,875

Adjusted Value

Terrorism - Certified Acts

See Forms 59350, 15241, 59390

**PREMIUM DISCOUNTS THAT APPLY**

Multi-Policy Discount

Mortgage Free Discount

Location Claim Free Discount

**FIXED FEES AND STATUTORY CHARGES**

Terrorism - Certified Acts Premium

\$6.74

**TOTAL LOCATION PREMIUM****\$681.08**



AUTO-OWNERS (MUTUAL) INS. CO.

15560 (01-14)

Issued 01-26-2022

AGENCY MOLYNEAUX INSURANCE  
07-0601-00 Mkt Terr 032Company POLICY NUMBER 43-527-100-00  
Bill Company Use 39-51-IA-0203

INSURED CHRISTINE QUINLAN

Term 03-05-2022 to 03-05-2023

## Forms That Apply To This Location:

15004 (07-97) 15563 (10-20) 15320 (08-15) 15408 (08-13) 15405 (07-13) 15426 (04-14) 15439 (03-15)  
15147 (02-05) 15022 (07-97)

Secured Interested Parties: None

	TERM
TOTAL POLICY PREMIUM	\$681.08
PAID IN FULL DISCOUNT	-52.18
TOTAL POLICY PREMIUM IF PAID IN FULL	\$628.90

Insurance Score: X879

## Forms That Apply To All Locations:

15165 (12-02) 15119 (09-05) 15260 (02-20) 59350 (01-15) 15241 (07-08) 15326 (04-08) 15432 (04-14)  
15457 (07-15) 15542 (07-19)

(MUTUAL) INSURANCE COMPANY  
6101 ANACAPRI BLVD., LANSING, MI 48917-3999

AGENCY MOLYNEAUX INSURANCE  
07-0601-00 Mkt Terr 032 (563) 324-1011

INSURED CHRISTINE QUINLAN

ADDRESS 2345 12TH ST

ROCK ISLAND IL 61201-4245

**DWELLING FIRE POLICY DECLARATIONS**

Renewal Effective 03-05-2021

**POLICY NUMBER 43-527-100-00**

Company Use 39-51-IA-0203

POLICY TERM	
12:00 noon	12:00 noon
to	
03-05-2021	03-05-2022

In consideration of payment of the premium shown below, this policy is renewed. Please attach this Declarations and attachments to your policy. If you have any questions, please consult with your agent.

	TERM
TOTAL POLICY PREMIUM	\$595.01
PAID IN FULL DISCOUNT	-41.64
TOTAL POLICY PREMIUM IF PAID IN FULL	\$553.37

**SOME OR ALL OF THE LOCATIONS ON THIS POLICY CONTAIN A SEPARATE DEDUCTIBLE FOR WINDSTORM OR HAIL LOSSES WHICH IS HIGHER THAN THE DEDUCTIBLE FOR ALL OTHER COVERED LOSSES.**

## LOCATION DESCRIPTION

**Special Form Policy**

1528 Clay St  
Davenport, IA 52804-4045

Masonry Construction Built in Prior To 1901  
Asphalt Roof Updated in 2002  
Protection Class 2  
Non owner Primary Home  
Wind or hail losses to your roof will be paid on an Actual Cash Value basis (see form 15320).

## PRIMARY PROPERTY AND LIABILITY COVERAGES

### LIMITS

A Dwelling	\$117,000
B Other Structures	
All Other Structures (Unless Specifically Excluded)	11,700
D Loss of Rents	11,700
F Landlord Liability (each occurrence)	
Entity Type: Individual	300,000
G Medical Payments to Others	
(each person/each occurrence)	1,000

Property Deductible  
\$1,000 - Windstorm or Hail Deductible  
\$500 - All Other Peril Deductible

## COVERAGES THAT APPLY

Property Coverage Limitation for Fungi, Wet Rot, Dry Rot  
and Bacteria resulting from a covered cause of loss  
Adjusted Value  
Terrorism - Certified Acts  
See Forms 59350, 15241, 59390  
\$17,550

## PREMIUM ADJUSTMENTS THAT APPLY

Dwelling/Home Multi-Policy Discount  
Age of Insured Discount - Policy Term Age 72  
Age of Construction Rating  
Paid In Full Discount is available  
Claim Free Discount  
Payment History Discount  
Insurance Score

## FIXED FEES AND STATUTORY CHARGES

Terrorism - Certified Acts Premium \$5.89

**TOTAL LOCATION PREMIUM**

**\$595.01**





AUTO-OWNERS (MUTUAL) INS. CO.

Issued

AGENCY MOLYNEAUX INSURANCE  
07-0601-00 Mkt Terr 032Company POLICY NUMBER 43-527-100-000  
Bill Company Use 39-51-1A-0203

INSURED CHRISTINE QUINLAN

Term 03-05-2021 to 03-05-2022

Forms That Apply To This Location:

15004 (07-97) 15055 (01-18) 15320 (08-15) 15408 (08-13) 15405 (07-13) 15426 (04-14) 15439 (03-15)  
15147 (02-05) 15022 (07-97)

Secured Interested Parties: None

	TERM
TOTAL POLICY PREMIUM	\$595.01
PAID IN FULL DISCOUNT	-41.64
TOTAL POLICY PREMIUM IF PAID IN FULL	\$553.37

Insurance Score: X871

Forms That Apply To All Locations:

15165 (12-02) 15119 (09-05) 15260 (03-07) 59350 (01-15) 15241 (07-08) 15326 (04-08) 15432 (04-14)  
15457 (07-15) 15542 (07-19)



## Scott County / City of Davenport, Iowa

### Summary - Auditor's Office

Parcel ID	H0027-30
Alternate ID	H18010
Property Address	1528 CLAY ST DAVENPORT IA 52804
Sec/Twp/Rng	N/A
Brief Tax Description	CLIFTON HILL 3RD ADD Lot: 006 Block: 006 CLIFTON HILL 3RD ADD (Note: Not to be used on legal documents)
Deed Book/Page	2022-21924
Contract Book/Page	
Gross Acres	0.00
Net Acres	0.00
Adjusted CSR Pts	0
District	DAD - DAVENPORT DAVENPORT
School District	DAVENPORT SCHOOL
Subdivision	CLIFTON HILL 3RD ADD



### Owners - Auditor's Office

**Deed Holder**  
QUINLAN CHRISTINE L  
2345 12TH ST  
ROCK ISLAND IL 61201

**Contract Holder**  
**Mailing Address**  
QUINLAN CHRISTINE L  
2345 12TH ST  
ROCK ISLAND IL 61201

### Land - Assessor's Office

**Map Area** H18A  
**Lot Dimensions** Regular Lot: 50.00 x 142.00  
**Lot Area** 0.16 Acres; 7,100 SF

Land Sizes Used For Assessment Purposes Only. Not A Survey Of The Property.

### Residential Dwelling - Assessor's Office

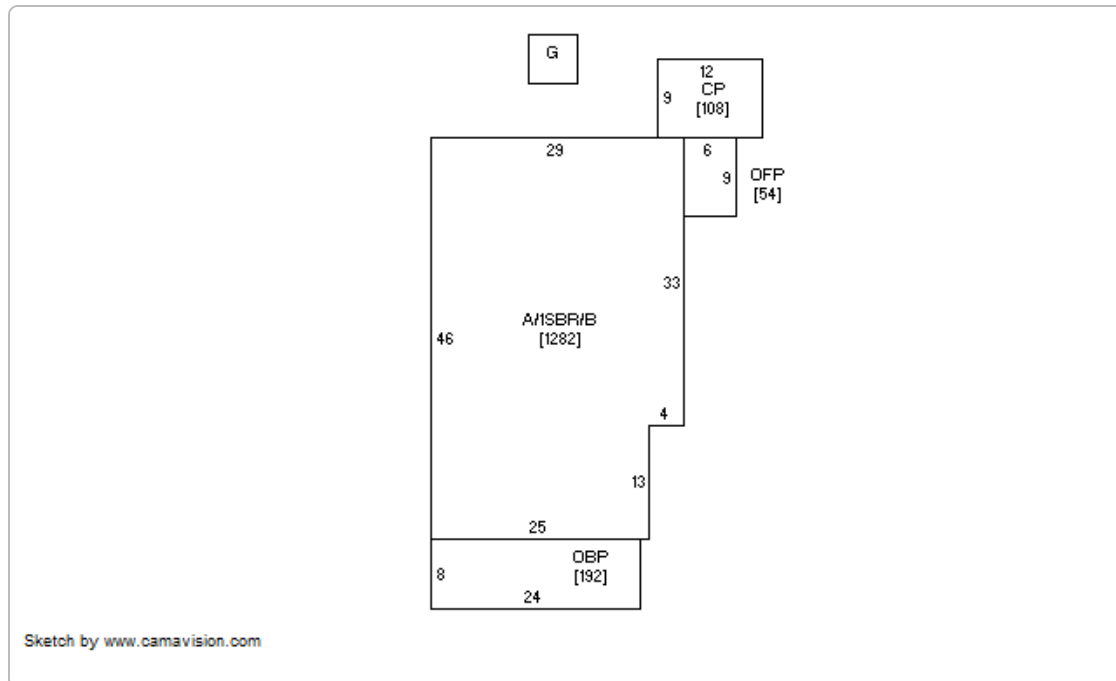
<b>Residential Dwelling</b>	
<b>Occupancy</b>	Single-Family
<b>Style</b>	1 Story Brick
<b>Year Built</b>	1905
<b>Exterior Material</b>	Brick (Solid)
<b>Total Gross Living Area</b>	1,859 SF
<b>Attic Type</b>	3/4 Finished; 577 SF
<b>Number of Rooms</b>	0 above; 0 below
<b>Number of Bedrooms</b>	3 above; 0 below
<b>Basement Area Type</b>	Full
<b>Basement Area</b>	1,282
<b>Basement Finished Area</b>	
<b>Plumbing</b>	1 Full Bath
<b>Central Air</b>	Yes
<b>Heat</b>	FHA - Gas
<b>Fireplaces</b>	
<b>Porches</b>	1S Brick Open (192 SF); 1S Frame Open (54 SF);
<b>Decks</b>	Concrete Patio-Med (108 SF);
<b>Additions</b>	
<b>Garages</b>	576 SF (24F W x 24F L) - Det Frame (Built 1986);

### Photos - Assessor's Office





### Sketches - Assessor's Office



### Permits - Assessor's Office

Permit #	Date	Description	Amount
2022-24378	09/09/2022	Work Order	0
WO	06/10/2022	Work Order	0
WO	07/01/2020	Work Order	0
B020537	06/16/2014	Roof	1,400
NONE	02/20/2002	HVAC	3,700

### Sales - Assessor's Office

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
7/20/2022	BOLINGER, DESTINY	QUINLAN, CHRISTINE L	<a href="#">2022-21924</a>	Quit Claim Deed	QCD		\$0.00
6/3/2020	QUINLAN CHRISTINE L	BOLINGER, DESTINY	<a href="#">2020-16364</a>	Normal	Contract		\$75,000.00
1/5/2005	RETENMAIER, CHRISTINE L RETENMAIER, TOM	QUINLAN, CHRISTINE L	<a href="#">2005-2736</a>	NONE	QCD		\$0.00
1/28/2002	UNITED COMPANIES LENDING CORP	RETENMAIER, CHRISTINE L RETENMAIER, TOM	<a href="#">2002-5058</a>	NONE	WD		\$52,000.00
9/7/2001	ALLENDER, SUSAN B	UNITED COMPANIES LENDING CORP	<a href="#">2001-32590</a>	NONE	SHER		\$0.00
7/28/1998	METSA, TERESA A ALLENDER, SUSAN B	ALLENDER, SUSAN B	<a href="#">1998-29928</a>	NONE	CT - Will		\$0.00
7/28/1998	ALLENDER, SUSAN B ALLENDER, BERT	METSA, TERESA A ALLENDER, SUSAN B	<a href="#">1998-30181</a>	NONE	QCD		\$0.00

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
9/26/1956		ALLENDER, SUSAN B ALLENDER, BERT	<a href="#">224-0335</a>	NONE	X		\$0.00

## Recent Sales in Area

## Sale date range:

From:

01/05/2013

To:

01/05/2023

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

## Valuation - Assessor's Office

	2022	2021	2020
Classification	Residential	Residential	Residential
+ Assessed Land Value	\$12,250	\$12,250	\$12,250
+ Assessed Building Value	\$0	\$0	\$0
+ Assessed Dwelling Value	\$83,930	\$83,930	\$79,260
= Gross Assessed Value	<b>\$96,180</b>	<b>\$96,180</b>	<b>\$91,510</b>
- Exempt Value	\$0	\$0	\$0
= Net Assessed Value	<b>\$96,180</b>	<b>\$96,180</b>	<b>\$91,510</b>

## Taxation - Auditor\Treasurer's Office

	2021 Pay 2022-2023	2020 Pay 2021-2022
x Rollback (estimated)	54.13	56.41
+ Taxable Land Value	\$6,631	\$6,910
+ Taxable Building Value	\$0	\$0
+ Taxable Dwelling Value	\$45,431	\$44,710
= Gross Taxable Value	<b>\$52,062</b>	<b>\$51,620</b>
- Military Credit	\$0	\$0
= Net Taxable Value	<b>\$52,062</b>	<b>\$51,620</b>
x Levy Rate (per \$1000 of value)	39.64283	39.37037
= Gross Taxes Due	<b>\$2,063.89</b>	<b>\$2,032.30</b>
- Ag Land Credit	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00
= Net Taxes Due	<b>\$2,064.00</b>	<b>\$2,032.00</b>

## Tax History - Treasurer's Office

Year	Due Date	Amount	Paid	Date Paid	Receipt
2021	March 2023	\$1,032	No		
	September 2022	\$1,032	Yes	9/26/2022	<a href="#">647998</a>
2020	March 2022	\$1,016	Yes	3/15/2022	<a href="#">658762</a>
	September 2021	\$1,016	Yes	9/9/2021	
2019	March 2021	\$994	Yes	10/1/2020	<a href="#">655401</a>
	September 2020	\$994	Yes	10/1/2020	
2018	March 2020	\$1,027	Yes	8/22/2019	<a href="#">641981</a>
	September 2019	\$1,027	Yes	8/22/2019	



Year	Due Date	Amount	Paid	Date Paid	Receipt
2017	March 2019	\$954	Yes	10/3/2018	 <a href="#">653747</a>
	September 2018	\$954	Yes	10/3/2018	
2016	March 2018	\$987	Yes	8/23/2017	640832
	September 2017	\$987	Yes	8/23/2017	
2015	March 2017	\$951	Yes	9/27/2016	777348
	September 2016	\$951	Yes	9/27/2016	
2014	March 2016	\$971	Yes	9/25/2015	700574
	September 2015	\$971	Yes	9/25/2015	
2013	March 2015	\$954	Yes	9/22/2014	613861
	September 2014	\$954	Yes	9/22/2014	
2012	March 2014	\$1,048	Yes	9/19/2013	651443
	September 2013	\$1,048	Yes	9/19/2013	
2011	March 2013	\$1,016	Yes	5/6/2013	651067
	September 2012	\$1,016	Yes	8/31/2012	
2010	March 2012	\$945	Yes	3/8/2012	637295
	September 2011	\$945	Yes	9/29/2011	
2009	March 2011	\$913	Yes	3/25/2011	650823
	September 2010	\$913	Yes	9/22/2010	
2008	March 2010	\$867	Yes	3/25/2010	637101
	September 2009	\$867	Yes	9/21/2009	

### Special Assessments - Treasurer's Office

**Project:**

20220629-2 - Davenport Utility Fee

**Accepted Date:**

6/29/2022

**Parcel Number:**

H0027-30

**Amortization Date:**

12/1/2023

**Amortized Interest:**

0

**Number of Years:**

0

**Payoff:**

\$0.00

**Project:**

20220331-2 - Davenport Utility Fee

**Accepted Date:**

3/31/2022

**Parcel Number:**

H0027-30

**Amortization Date:**

12/1/2022

**Amortized Interest:**

0

**Number of Years:**

0

**Payoff:**

\$0.00

**Project:**

20211230-0 - Davenport Utility Fee

**Accepted Date:**

12/30/2021

**Parcel Number:**

H0027-30

**Amortization Date:**

12/1/2022

**Amortized Interest:**

0

**Number of Years:**

0

**Payoff:**

\$0.00

**Project:**  
20210928 - Davenport Utility Fee  
**Accepted Date:**  
9/28/2021  
**Parcel Number:**  
H0027-30  
**Amortization Date:**  
12/1/2022  
**Amortized Interest:**  
0  
**Number of Years:**  
0  
**Payoff:**  
\$0.00

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**Project:**  
20210629 - Davenport Utility Fee  
**Accepted Date:**  
6/29/2021  
**Parcel Number:**  
H0027-30  
**Amortization Date:**  
12/1/2022  
**Amortized Interest:**  
0  
**Number of Years:**  
0  
**Payoff:**  
\$0.00

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**Project:**  
20210331 - Davenport Utility Fee  
**Accepted Date:**  
3/31/2021  
**Parcel Number:**  
H0027-30  
**Amortization Date:**  
12/1/2021  
**Amortized Interest:**  
0  
**Number of Years:**  
0  
**Payoff:**  
\$0.00

---

**Project:**  
20201231 - Davenport Utility Fee  
**Accepted Date:**  
12/31/2020  
**Parcel Number:**  
H0027-30  
**Amortization Date:**  
12/1/2021  
**Amortized Interest:**  
0  
**Number of Years:**  
0  
**Payoff:**  
\$0.00

**Davenport Data Correction Feedback Form**

[Link to Data Correction Feedback Form](#)

**Treasurer Data Correction Feedback Form**

[Link to Treasurer Data Correction Feedback Form](#)

**Pay Property Taxes**

[Click here to pay your Property Taxes online for this parcel](#)

**Davenport Tax Credit Applications**

[Apply for Homestead, Sales Questionnaire, Military or Business Property Tax Credits](#)



**Iowa Land Records**

[\(1-90\)](#)  
[\(1-90\)](#)  
[\(1-89\)](#)  
[\(1-89\)](#)  
[\(1-90\)](#)

*Data for Scott County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 1989.  
For records prior to 1989, contact the County Recorder or Customer Support at [www.iowaLandRecords.org](http://www.iowaLandRecords.org).*

**No data available for the following modules:** Summary - Inactive, DBA (Doing Business As) - Assessor's Office, Commercial Buildings - Assessor's Office, Agricultural Buildings - Assessor's Office, Yard Extras - Assessor's Office, Tax Sale Certificates - Treasurer's Office, Scott County Data Correction Feedback Form, Scott County Tax Credit Applications.

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Version 2.3.236

Davenport  
Department of Community Development  
Iowa Office of Historic Preservation  
Dennett, Muessig & Associates, Ltd.

# DAVENPORT

## SURVEY 1982

**SITE #82-10- CV-1528**                      **MAP NUMBER 7**  
**HISTORIC DISTRICT** Riverview Terrace  
**NAME** Henry Leemhuis House  
**ADDRESS** 1528 Clay St.



**LEGAL DESCRIPTION** Clifton Hill 3rd Add., Blk. 6,  
Lot 6

**ACREAGE** <1      **ZONE** R4D    **UTM** 15/700470 4600250  
**OWNER** Bert & Susan B. Allender                      **TITLE** H  
1528 Clay St.  
Davenport IA 52804

### DESCRIPTION

**ARCHITECTURAL STYLE** Craftsman Bungalow                      **DATE** 1919  
**FORM** 1-1/2 stories, symmetrical front gables, one lower and advanced  
beyond that of the main block; porches on front and east toward rear  
**MATERIALS** exterior covered with red-brown brick, with stucco in gable ends  
**FENESTRATION** rectangular, various shapes, 1/1 sash primarily  
**FEATURES** stylized Palladian window in front gable; brick porch piers  
with corbelled caps  
**ALTERATIONS** none of significance  
**SITE** narrow, flat lot, with several large shade trees

**ARCHITECTURAL SIGNIFICANCE** This house is an excellent example of domestic building in the Craftsman style, and a contributing element in the Riverview Terrace District. Major features include the low profile, simple rectangular plan, double front gables and straightforward use of a variety of materials: red-brown brick, stucco, and wood trim. Unpretentious, the house nonetheless conveys an air of simple comfort and harmony with its natural surroundings, both features characteristic of the Craftsman style.

**HISTORICAL DATA**

Henry and Christina Leemhuis were the first occupants of this house, built 1919. Leemhuis was employed as a clerk for the Jewell Tea Co., a grocery firm.

**HISTORICAL SIGNIFICANCE**

**SOURCES** Davenport City Directories, 1915, 1918, 1919, 1920

**ARCHITECTURAL EVALUATION**

DESIGN excellent STATURE tissue  
LEVEL OF SIGNIFICANCE local

CONTEXT excellent FABRIC excellent  
DISTRICT CLASSIFICATION A

**HISTORICAL EVALUATION**

PRIMARY THEME

SECONDARY THEME

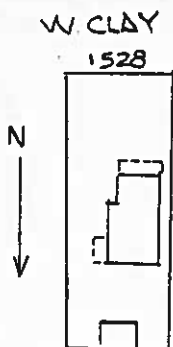
LEVEL OF SIGNIFICANCE

**NATIONAL REGISTER ELIGIBLE YES**

**PHOTO ID 1733-17**

Martha H. Bowers, Architectural Historian

Marlys Svendsen, Historian

**FOR DIVISION OF HISTORIC PRESERVATION USE ONLY**

1 DATE RECEIVED _____	
2 DATE OF STAFF EVALUATION _____	
A ARCHITECTURAL B HISTORICAL	
ELIGIBLE FOR NRHP <input type="checkbox"/>	<input type="checkbox"/>
NOT ELIGIBLE FOR NRHP <input type="checkbox"/>	<input type="checkbox"/>
3 NRHP ACTION	
A STATE REVIEW COMM APP <input type="checkbox"/> DISAPP <input type="checkbox"/> Tabled <input type="checkbox"/> DATE _____	
B FEDERAL REVIEW APP <input type="checkbox"/> DISAPP <input type="checkbox"/> Tabled <input type="checkbox"/> DATE _____	
4 DHP SOURCES	
<input type="checkbox"/> COUNTY RESOURCES	<input type="checkbox"/> DE 1 OF ELIGIBILITY
<input type="checkbox"/> WSHIELD SURVEY	<input type="checkbox"/> R B C _____
<input type="checkbox"/> NRHP	<input checked="" type="checkbox"/> DAVENPORT A/H SURVEY
<input type="checkbox"/> GRANT _____	<input type="checkbox"/> _____
5 SUBJECT TRACES _____	6 PHOTO _____
_____	_____
_____	_____



**Title 14**  
**HISTORIC PRESERVATION**

**Chapter 14.01**  
**HISTORIC PRESERVATION**

**14.01.010. Short title. [Ord. No. 2019-02 § 4]**

This chapter shall be known as the "Historic Preservation Ordinance" of the City of Davenport, Iowa.

**14.01.020. Purpose. [Ord. No. 2019-02 § 4]**

The purpose of this chapter is to promote the educational, cultural, aesthetic, economic and general welfare of the City of Davenport by:

- A. Providing a mechanism for the community to identify, protect and enjoy the distinctive historical and architectural characteristics of Davenport which represent a visual legacy of the City's cultural, social, economic, political and architectural heritage; and
- B. Fostering civic pride, through public education, by formally recognizing and honoring the notable accomplishments of past citizens as represented in the City's historic structures, sites, objects and districts; and
- C. Stabilizing and/or increasing property values by encouraging the conservation, through sympathetic rehabilitation and/or reuse, of historically or architecturally significant properties; and
- D. Preserving and enhancing the City's attractiveness to potential home buyers, tourists, businesses wanting to relocate and other visitors, thereby supporting and promoting commercial development and economic benefit to the City's economy; and lastly,
- E. Encouraging the stabilization, rehabilitation and conservation of the existing building stock, including the prevention of needless demolition of structurally-sound buildings, in order to strengthen the City's neighborhoods and to prevent future urban blight.

**14.01.030. Definitions. [Ord. No. 2019-02 § 4]**

- A. ALTERATION - Means any activity requiring a building, sign or demolition permit which materially or visually changes the exterior architectural features, elements and appearance of a structure. This includes, but is not limited to, construction, reconstruction, rehabilitation, relocation and demolition, in whole or in part.
- B. APPURTENANT FIXTURE - Means something that belongs to or is attached to something else, either physically or legally.
- C. ARCHITECTURAL FEATURE - Means and includes the exterior elements of a structure or site and their arrangement which define a particular architectural style, character and/or uniqueness. These elements include, but are not limited to, the following: facade materials,

windows, doors, mill-work, roof-cresting, fences, gates, light fixtures, signs, and all other appurtenant fixtures.

- D. ARCHITECTURAL SIGNIFICANCE - Means a structure possessing any of the following characteristics is said to have architectural significance:
1. The structure is the work of or is associated with a noted architect, builder, craftsman or architectural firm; and/or
  2. The structure is an exceptional example of a particular architectural design or style (whether local or typical) in terms of detail, material and workmanship; and/or
  3. The structure is one of the few remaining examples of a particular use or is an example which does not clearly represent a major style but has a high degree of integrity, as defined herein; and/or
  4. The structure is one of a contiguous grouping that provide a sense of cohesiveness expressed through a similarity of design, style, time period or method of construction and adding to the unique character of the area; and/or
  5. The detail, material and workmanship can be valued in and of themselves as reflective of or similar to those of the majority of the other visual elements in the area.
- E. BUILDING - Means a structure created to shelter any form of human activity, such as a house, garage (or carriage house), warehouse, factory, barn, church, hotel or similar structure. Buildings may refer to a historically-related grouping of structures such as a courthouse and jail or a house and barn. This term is a subset of "structure" as defined in this section.
- F. CERTIFICATE OF APPROPRIATENESS - Means a document issued by the local historic preservation commission indicating its approval of work plans prior to a proposed change in the exterior architectural appearance, material or character of a designated landmark or a structure located within a designated historic district through alteration, rehabilitation, restoration, construction and reconstruction. It shall be required only for activities covered by the building and sign permit procedure.
- G. CERTIFICATE OF ECONOMIC HARDSHIP - Means a certificate issued by the historic preservation commission, or by the City Council upon appeal, based on financial and economic criteria, authorizing the demolition, in whole or in part, of a designated structure.
- H. CERTIFICATE OF PUBLIC HAZARD - Means a certificate issued by the historic preservation commission for the partial or complete demolition of a structure because it poses an immediate, definite and serious threat to the life, health and safety of the general public.



- I. COMPATIBLE - Means to coexist with harmony and consistency.
- J. CONSTRUCTION - Means building activity which physically attaches new floor space, walls and/or ceiling(s) to an existing structure or erects a new principal or accessory structure on a parcel of land.
- K. DEMOLITION - Means any act requiring a building or demolition permit which removes or destroys, in whole or in part, any exterior architectural feature of a local landmark or a structure within a designated historic district.
- L. DESIGN CRITERIA - Means a standard of appropriate and permissible work that will retain and preserve the architectural and historic character of a designated structure and/or district.
- M. DESIGNATED - Means the status officially assigned to a structure or district by the City Council, based on a recommendation of the historic preservation commission, due to its architectural and/or historical significance, as defined herein.
- N. DESIGNATED PROPERTY - Means the short term for a designated landmark, a designated district or a structure located within a designated district.
- O. DISTRICT - Means an area of historical significance designated by ordinance of the City Council, as provided in Chapter 303.34 of the Iowa State Code.
- P. EXTERIOR ARCHITECTURAL APPEARANCE - Means and includes the architectural treatment and general arrangement of all exterior elements of a structure. This includes, but is not limited to, the color, texture and kind of materials, and the type and size of all windows, doors, roof details, light fixtures, signs and appurtenant fixtures.
- Q. HISTORICAL SIGNIFICANCE - Means structures or districts which possess any of the following traits are said to have historical significance:
  - 1. Are significant in American history, architecture, archaeology and culture; and/or
  - 2. Possess integrity of location, design, setting, materials, skill, feeling and association; and/or
  - 3. Are associated with events that have been a significant contribution to the broad patterns of our history; or
  - 4. Are associated with the lives of persons significant in our past; or
  - 5. Embody the distinctive characteristics of a type, period, method of construction, represent the work of a master, possess high artistic values, represent a significant and distinguishable entity whose components may lack individual distinction; and

6. Have yielded, or may be likely to yield, information important in prehistory and history.
- R. IMPROVEMENT - Means any structure, object, parking facility, fence, gate, wall, walkway, work of art, landscape feature or other item constituting a physical betterment of real property.
- S. IMPROVEMENT PARCEL - Means the unit of land, which may contain an improvement as defined in this section and which is treated as a single entity for the purpose of levying real estate taxes.
- T. INFILL DEVELOPMENT - Means new construction and/or other physical improvement of vacant land within a designated historic district.
- U. INTEGRITY TAKEN AS A WHOLE, - Means the degree in which a structure, site, object or district retains its original design, materials, configuration or character.
- V. LOCAL LANDMARK - Means a structure or district identified by the historic preservation commission and designated by the City Council as satisfying the criteria as architecturally and/or historically significant, as defined herein. Structures and districts officially receiving local landmark status shall hereby be regulated by this chapter and shall be listed on the "Davenport Register of Historic Properties".
- W. LOCAL REGISTER - Means the short term for the Davenport Register of Historic Properties.
- X. NOMINATED PROPERTY - Means a structure and/or district that is officially before the historic preservation commission and the City Council for review of eligibility for designation.
- Y. NUISANCE - Means a building or structure found to be in substantial violation of City building, fire and/or housing codes.
- Z. OWNER(S) OF RECORD - Means the person(s), corporation or other legal entity listed as owner(s) of real property for taxation purposes in the records of the Scott County, Iowa, Recorder of Deeds.
- AA. REHABILITATION - Means the act of returning a property to a state of utility which makes possible a contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values. Re-habilitation activities require a building permit.
- BB. RELOCATION - Means the removing of a structure, in whole or in part, from its original site to be situated or reconstructed on another site.
- CC. REPAIR - Means any maintenance of a structure that does not require a building permit.

- DD. REPLACEMENT-IN-KIND - Means the act of replacing an architectural feature of a designated structure so as not to alter its visual appearance and character. This is accomplished by using replacement materials that replicate the previous historic feature in design, size, texture and visual appearance.
- EE. RESTORATION - Means the act or process of accurately recovering the form and details, using documentary evidence, of a structure and/or a district and its setting, as it appeared at a particular period of time, by means of the removal of later work, repair or by replacement-in-kind of missing historic architectural features.
- FF. SCALE IN A STRUCTURE - Is the relationship of vertical, horizontal and depth dimensions. With a district, it is the comparative relationship of the massing of the buildings, open spaces and landscape features.
- GG. STRUCTURE - Means anything constructed or erected, the use of which requires permanent or temporary location on or in the ground, including but not limited to: buildings, fences, bridges, gazebos, fountains, statuary, advertising signs, billboards, backstops for tennis courts, radio and television antennas (including supporting towers and satellite dishes) and swimming pools.

**14.01.040. Commission designation process. [Ord. No. 2019-02 § 4]**

- A. Application process. The legal owner(s) of record or the commission, may nominate a single structure for designation as a local landmark or an area as a historic district. Upon application, the commission secretary shall inform the applicant of the information needed by the commission to adequately consider the nomination.

To nominate a district for designation by the legal owners of record, a petition requesting nomination must be signed and submitted by the owners of record representing at least 51% of the total area of the proposed district, excluding public rights-of-way. After the names on the petition are verified as legal real property owners within the proposed district, the commission secretary shall notify the applicant(s) that the nomination process may continue. A copy of the petition shall also be submitted to the State Historical Society of Iowa for its review and recommendation.

- B. Designation criteria. 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:
1. It is associated with events or persons that have made a significant contribution to the broad patterns of the history of the City, county, state and/or the nation; and/or



2. It embodies the distinctive characteristics of an architectural style valuable for the study of a type, period or method of construction; and/or
  3. It represents the work of a master builder, craftsman, architect, engineer or landscape architect or possesses high artistic values.
- C. Notification of nomination. Upon receipt of a properly completed application for designation, the commission shall place the nomination on the agenda within 60 calendar days. A notice shall be placed in a newspaper of general circulation not less than four nor more than 20 calendar days prior to the scheduled meeting stating the commission's intent to consider an application for designation. It shall contain, at the minimum, the nominated property's address, legal description and the date, time and location of the public meeting. If a district is nominated, in addition to the published public notice, a letter explaining the proposed designation shall be sent by regular mail to the owner(s) of record of real property within the proposed historic district. The commission's meeting agenda shall also be posted on the first floor City hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting.
- D. Designation - public meeting. Upon submittal of a complete application, the commission shall conduct a public meeting to consider the designation of the nominated structure and/or district. Any interested person, group of persons or organization may submit oral and/or written testimony concerning the significance of the nominated property. The commission may also consider staff reports, and request and/or hear expert testimony.
- E. Burden of documentation. The nominator(s) shall have the burden of proof to provide sufficient evidence and documentation that the nominated structure and/or district is worthy of local landmark status.
- F. Recommendation by the commission. To recommend the designation of local landmarks or historic districts, the commission must pass by a simple majority vote of the members present, a vote in the affirmative. In the case of a proposed historic district, when owners of more than 33 1/3% of the proposed district's area, excluding public rights-of-way and other publicly-owned property, state their disapproval in writing on an owner comment on designation form before or during the commission's first public meeting conducted to formally consider the nomination, a super-majority vote of three-fourths of the commission members present shall be required to recommend designation as a local historic district.

The commission's recommendation for approval of the designation shall be forwarded to the City Council for final review and consideration. If the commission determines that the nominated property does not satisfy the criteria for designation, the nomination process shall cease. However, a property denied designation as part of a proposed historic

district may seek individual local landmark status at any time following the commission's or City Council's first denial. An individual structure denied designation as a local landmark may be considered for the Local Register as part of a nominated historic district at any time following its initial denial.

- G. Documentation of recommendation. All commission recommendations shall be adopted by vote in a public meeting and shall be accompanied by a report stating the following information:
1. A map showing the location of the nominated structure and/or the boundaries of the proposed district; and
  2. An explanation of the architectural and/or historical significance of the nominated structure and/or district as it relates to the designation criteria listed in Section 17.23.060B; and
  3. An inventory of the significant exterior architectural features and property improvements that should be protected from inappropriate alterations; and
  4. In the case of a designated district, a brief statement of the architectural and/or historical significance and character unique to the neighborhood that should be preserved for future generations. This statement may include design guidelines for new construction or infill development, signage, parking regulations and streetscape design or any other development issues affecting the physical appearance and use of the district.
- H. Interim permit process. No building, sign or demolition permit for exterior work shall be issued for the alteration, construction, reconstruction, relocation or demolition of a nominated local landmark or for a property located within a nominated historic district from the date of filing an application for nomination with the commission until final disposition of said nomination by the commission and/or City Council. The commission shall, however, establish and exercise procedures allowing for the review and approval of emergency repairs during this process. In no event shall this limitation on permits apply for more than 120 calendar days without permission of the owner(s) of record of the property.
- I. Nonapplicability. This section nor this chapter is in no way intended to and shall not prevent the demolition of a structure or object that the City housing, building, fire or legal department or the City Council had identified as being an immediate threat to the life, health and safety of the general public pursuant to the Uniform Housing Code, is a fire hazard pursuant to Uniform Fire Code or is a nuisance under state or City law.

This section or this chapter shall have no effect on and shall not prevent demolition of any building already documented as being in substantial

violation of the City's building, fire and/or housing codes before the date this chapter is adopted.

**14.01.050. Designation by City Council. [Ord. No. 2019-02 § 4]**

- A. Action by City Council. The City Council may vote to approve with modifications or deny the ordinance for a proposed landmark or historic district designation. If the City Council denies local landmark status for the property and/or district, the same nominated property(s) may not be reconsidered by the commission for designation during the twenty-four-month period following the date of denial by the City Council, except pursuant to the exceptions stated in Section 14.01.040G.
- B. Notification of decision. The commission secretary shall notify the nominator(s) by regular mail, of the City Council's determination. The notification letter shall be postmarked no later than 15 business days after the date of the City Council's ruling on said designation. If the property is designated, the commission shall pay for and cause said designation to be recorded on the property's chain of title by the Scott County, Iowa Recorder of Deeds.
- C. Amendments or rescissions. The designation of any landmark or historic district may be amended or rescinded through the same procedure utilized for the original designation.

**14.01.060. Certificate of appropriateness review process. [Ord. No. 2019-02 § 4]**

- A. Application for certificate of appropriateness. Upon application for a building or sign permit that involves a designated property, the office of construction code enforcement shall direct the applicant to the commission secretary to begin the certificate of appropriateness application process. A certificate of appropriateness must be obtained from the commission for any activity requiring a building or sign permit, except demolition, that would change the exterior architectural appearance of a structure designated as a local landmark or a structure located within a designated historic district. The activities covered shall include new construction, exterior alterations, relocations, reconstructions and infill development within designated historic districts. This approval must be obtained prior to the commencement of work and does not relieve the applicant from obtaining the other approvals required by the City.
- B. Notification about application. The commission secretary shall inform the owner(s) of record of the date, time and location of the commission meeting at which the application will be considered. The commission secretary shall also post the commission's agenda on the first floor City hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting.



- C. Commission review process - Standards for review. In considering an application for a certificate of appropriateness, the commission shall be guided by the following general standards in addition to any other standards or guidelines established by ordinance for a local landmark or historic district. In all cases, these standards are to be applied in a reasonable manner, taking into full consideration the issue of economic feasibility and other technical considerations.
1. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration; and
  2. The removal, alteration or concealing of distinguishing exterior architectural features and historic material of a designated property should be avoided when possible; and
  3. All designated property shall be recognized as a product and physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural architectural features shall be discouraged; and
  4. Most properties change over time, and those changes that have acquired architectural and/or historical significance in their own right shall be recognized, respected and retained; and
  5. Distinctive architectural features, construction techniques and/or examples of craftsmanship that characterize a designated property shall be treated with due consideration; and
  6. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence; and
  7. Activities that cause deterioration of a designated property and its architectural features shall be discouraged. In those cases where the damage would be irreversible, such as sand-blasting and wetblasting fire-hardened bricks, the activities shall be prohibited. If cleaning is to be done, the gentlest means possible shall be encouraged; and
  8. Known significant archeological resources possibly affected by a proposed activity shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken; and
  9. New additions and related new construction shall not be discouraged when such improvements do not destroy historic material and such design is compatible with the size, massing,

scale, color, materials and character of the property, neighborhood and district, if applicable.

- D. Design criteria to implement review standards. When the commission is considering an application for a certificate of appropriateness, it shall consider the following architectural design criteria, or elements of design as they relate to the standards for review prescribed in Section 14.01.040C.
1. Height. The height of any proposed addition, construction or reconstruction should be compatible with the designated property and the surrounding structures, if located within a designated historic district; and
  2. Proportions. The proportions (width versus height relationship) between doors and windows should be compatible, if not replicated, with the architectural design and character of the designated property; and
  3. Scale. A proposed alteration, construction, reconstruction or addition should not negatively impact the scale of the designated property or district; and
  4. Materials. Historic or original architectural features, or replacement elements which in all ways replicated the original, should be repaired whenever possible; and
  5. Relationship of building masses and spaces. The relationship of a structure within a designated historic district to the rear, side and front yards between it and surrounding structures should be compatible; and
  6. Roof shape. The roof design and shape should remain consistent with its original configuration and character; and
  7. Site improvements. Landscaping and other site improvements, including off-street parking, should have as minimal of an impact as possible to the designated property's original plan/layout and its visual character.
- E. Determination by the commission. The commission shall review a completed application for a certificate of appropriateness within 60 calendar days to determine if the proposed activity will change any exterior architectural features of the designated property. The commission shall accept, review and request additional evidence and testimony from the applicant during the public hearing. The commission shall work closely with the applicant and recognize the importance of finding an appropriate way to meet the current needs of the applicant. In addition, the commission shall recognize the importance of approving plans that will be reasonable for the applicant to carry out. The applicant may modify his/her plans as a result of the discussions with the commission and resubmit them for approval. If the

commission finds, by a simple majority, that the proposed activity conforms to the standards for review, as defined herein, then a certificate of appropriateness shall be issued approving said activity. If the commission fails to decide on an application within the specified time period, the application shall be deemed approved. If the commission denies the certificate of appropriateness, the applicant shall have the right of appeal to the City Council pursuant to Section 14.01.040I.

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

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

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

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

- H. Appeal fee. A fee of \$75 shall be paid by the petitioner at the time of filing a written appeal to said determination with the City Clerk.

- I. Appeal criteria. The City Council, after hearing all of the evidence, shall review the commission's decision and base its ruling on the following criteria:

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

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



**14.01.070. Commission's demolition review process. [Ord. No. 2019-02 § 4]**

The demolition of a designated local landmark or a property within a designated historic district shall be prohibited unless, upon application for and approval of, the commission issues a certificate of economic hardship allowing said demolition. The owner(s) of record or the City may apply for a demolition permit for designated properties.

- A. Demolition application process. Demolition applications shall be made to the office of construction code enforcement. The office of construction code enforcement shall forward all demolition permit requests for local landmarks and properties within designated historic districts to the commission secretary within two business days of their receipt. No demolition permits shall be issued for local landmarks or properties within designated historic districts prior to the commission, or the City Council upon appeal, issuing a certificate of economic hardship, excluding the circumstances described in Section 14.01.090 of this chapter.
- B. Criteria for demolition request. The commission shall request and receive from the applicant all information it deems necessary to adequately consider the demolition of a designated property. This may include, but is not limited to, the following:
  - 1. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the building(s) on the property, their suitability for rehabilitation, and possible new uses for the property; and
  - 2. The assessed value of the land and improvements thereon according to the two most recent assessments; and
  - 3. The real estate taxes paid during the previous two years; and
  - 4. All appraisals obtained by the owner or applicant in connection with his purchase, financing or ownership of the property; and
  - 5. Any listing of the property for sale or rent, price asked and offers received, if any; and
  - 6. All building, fire and housing code violations which have been listed on the property for the past two years; and
  - 7. Any federal, state or local citation(s) which have determined the building to be a nuisance under applicable law; and
  - 8. Estimated market value of the property after completion of the proposed demolition and after renovation of the existing property for reuse; and
  - 9. If the property is income-producing;

- a. Annual gross income from the property for the previous two years; and
  - b. Itemized operating and maintenance expenses for the previous two years; and
  - c. Annual cash flow, if any, for the previous two years; and
  - d. Proof that efforts have been made by the owner to obtain a reasonable return on his investment.
- C. Notification of proposed demolition. The commission agenda shall be posted on the first floor City hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting and shall serve as notice to the general public of the pending meeting.
- D. Commission review process. The commission shall review all the evidence and information submitted by the applicant and receive testimony from other interested parties. If the commission finds that the building substantially violates the City building, fire and/or housing codes or the property owner cannot obtain a reasonable economic return therefrom, then the commission shall issue the demolition permit. The commission shall act on each application within 60 days after the receipt of a complete application.
- E. Notification of determination. The commission secretary shall notify the owner(s) of record by regular mail within 15 business days of the commission's decision. The office of construction code enforcement shall be notified within two business days of the commission's action. If the certificate of economic hardship is issued, the commission secretary shall inform the chief building official of said approval. If the certificate of economic hardship is denied, the chief building official shall be instructed to withhold the demolition permit pending possible appeal of the commission's determination.

Notified parties will be informed of their right to appeal the commission's decision.

**14.01.080. Appeal of commission's decision on demolition. [Ord. No. 2019-02 § 4]**

- A. Application to appeal. The owner may appeal the commission's determination regarding a proposed demolition of a local landmark. A written appeal must be submitted to the City Clerk's office within 30 calendar days of the commission's decision.
- B. Appeal fee. A fee of \$75 shall be paid by the petitioner to the City Clerk at the time of filing a written appeal.
- C. Notification of appeal. The City Clerk shall notify the commission secretary within three business days of the filing of a written appeal. The commission secretary shall inform the office of construction code

enforcement of the pending appeal and instruct the chief building official to withhold the demolition permit until the City Council has ruled on same. The commission secretary shall also inform the owner(s) of record of the subject property of the date, time and location of the City Council meeting scheduled to hear the appeal. The City Council agenda shall serve as notice to the general public of the appeal and shall be posted on the first floor City hall bulletin board used for such purposes no less than one calendar day prior to the scheduled time of the meeting.

- D. Review process. The City Council, within 30 calendar days of the filing of a written appeal or at a later time at the request of the petitioner, shall either accept or reject the commission's determination. In considering the commission's determination, the City Council may receive and review all relevant information, testimony and/or evidence submitted for its consideration, including that reviewed by the commission, and any additional material.
- E. Notification of decision. The owner(s) of record shall be notified by regular mail of the City Council's decision within 15 business days. The office of construction code enforcement shall be notified within two business days of the City Council's decision. The publishing of the City Council meeting minutes shall serve as notice to the general public. The City Council's decision shall be the final City action.

#### **14.01.090. Exclusions. [Ord. No. 2019-02 § 4]**

A designated property may be altered, relocated, demolished or secured and maintained under the following circumstances and shall not be subject to any of the terms of this chapter.

- A. Certificate of public hazard. 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.
- B. Conflict with other regulations. The clauses and sections in other City Council-adopted codes and regulations which address life-safety, fire safety and legal nuisances, shall be excluded from the standards and provisions herein. In the event the City's legal, fire, housing or building officials determine that a structure or portion thereof is a life-safety hazard, a fire safety hazard or a nuisance, the fire, housing and building codes shall supersede this chapter.



- C. Ordinary repair and maintenance. This chapter is not meant to prevent ordinary repair and maintenance activities of private property not requiring a building or sign permit.

**14.01.100. Historic structure demolition review process. [Ord. No. 2019-02 § 4]**

- A. If the owner(s) of record or agent applies for a demolition permit to a building or structure listed on the National Register of Historic Places, which to date has not been designated as a local landmark, the office of construction code enforcement shall not issue the permit but instead shall direct the applicant to the commission secretary. Once the office of construction code enforcement refers the matter to the commission secretary, all demolition activity shall stop, if started, until after the commission or the City Council acts on the matter. The commission secretary shall place the demolition request on the agenda for the commission's next meeting.
- B. In making its determination on whether to recommend continuance of the demolition stoppage and consideration by the City Council for designation as a local landmark, the commission shall consider the criteria as stated in Section 14.01.070B of this chapter. The commission, by a three-fourths vote of its members present may request the City Council to review a proposed demolition permit for a structure listed on the National Register of Historic Places which has not, to date, been designated as a local landmark. In the event the commission votes to delay demolition, the commission shall have staff prepare an individual property nomination for designation as a local landmark as outlined in Section 14.01.040. Said nomination shall be considered by the commission in a timely manner.

In the event the commission vote to nominate the property as a local landmark fails, the demolition permit may be issued and the matter does not proceed to the City Council.

In the event the commission votes first to delay demolition and then to nominate the property for designation as a local landmark, the commission shall submit written documentation to the City Council that the building is presently on the National Register of Historic Places, that the criteria for designation as a local landmark as listed in Section 14.01.040 have been met and that the provisions of Section 14.01.090 of the chapter are not applicable, as well as forward any application material submitted by the petitioner or prepared by staff relevant to either the demolition request or the landmark nomination.

- C. The City Council shall give appropriate notice that a public hearing will be held on the demolition application and nomination for landmark designation.

At the public hearing, the City Council shall hear all written and oral statements of the interested parties. The City Council shall base its

decision on all relevant evidence presented at the public hearing, including whether Section 14.01.090 of the chapter is applicable.

The City Council shall determine by a majority of the entire Council either to allow the structure to be demolished or to approve the structure for local landmark status. If the local landmark status is approved the owner shall not be issued a demolition permit by the City.

Every effort shall be made by all parties to complete the designation process in the most timely fashion. The City Council shall act either allowing the structure to be demolished or designating it a local landmark within 120 days from the date of the commission's first public hearing.

**14.01.110. Penalty. [Ord. No. 2019-02 § 4]**

- A. In the event work is being performed without the required certificate of appropriateness or the certificate of economic hardship, the commission or the commission secretary shall ask that a stop work order be issued. In the event work is being performed which is not in accordance with its certificate of appropriateness, the commission shall also ask that a stop work order be issued. In addition to other penalties and remedies, the City shall issue a stop work order, and all work shall cease on the designated property. No additional work shall be undertaken as long as such stop work order is in effect.
- B. In the event work has been completed without the required certificate of appropriateness or certificate of economic hardship, the owner, the tenant, if a participating party to said work, and the person(s) performing such work shall be guilty of a misdemeanor or municipal infraction. Every day each such violation shall continue to exist shall constitute a separate violation.
- C. Enforcement. The City's director of community and economic development department, or his/her designee, shall be responsible for the enforcement of the provisions of this chapter.

City of Davenport  
Historic Preservation Commission Work Session

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

**Date**  
**2/14/2023**

Subject:  
Riverview Terrace Park Site Improvements

Recommendation:  
Hold discussion and provide feedback.

Background:  
The City of Davenport Parks and Recreation Department is seeking feedback from the Historic Preservation Commission regarding the reconfiguration of the parking lot as well as other site improvements.

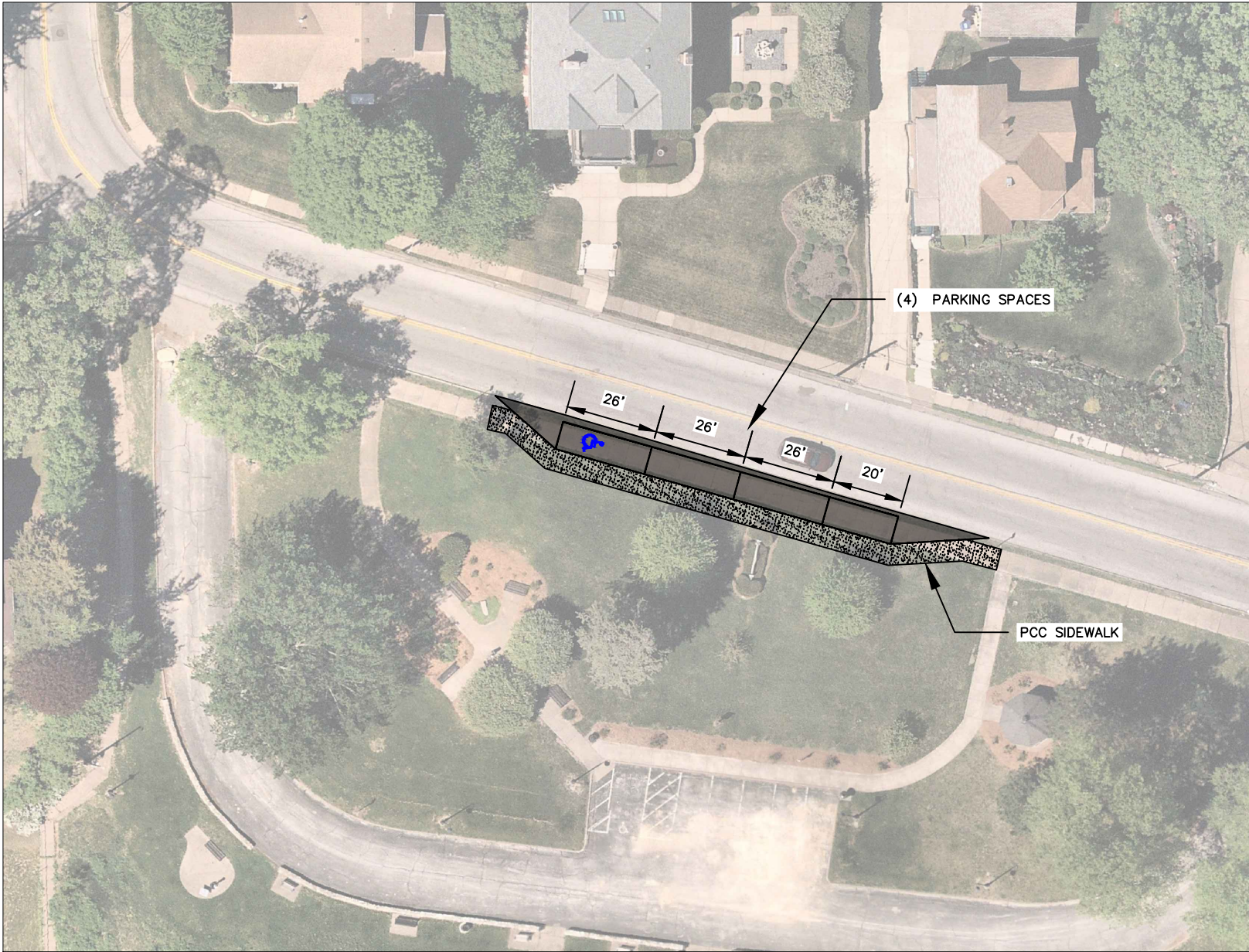
**ATTACHMENTS:**

Type	Description
▣ Backup Material	Riverview Terrace Parking
▣ Backup Material	Riverview Terrace Parking: Exhibit 1 Alternative Option
▣ Backup Material	Riverview Terrace Parking: Exhibit 2 Alternative Option
▣ Backup Material	Riverview Terrace Historic District-National Register Nomination

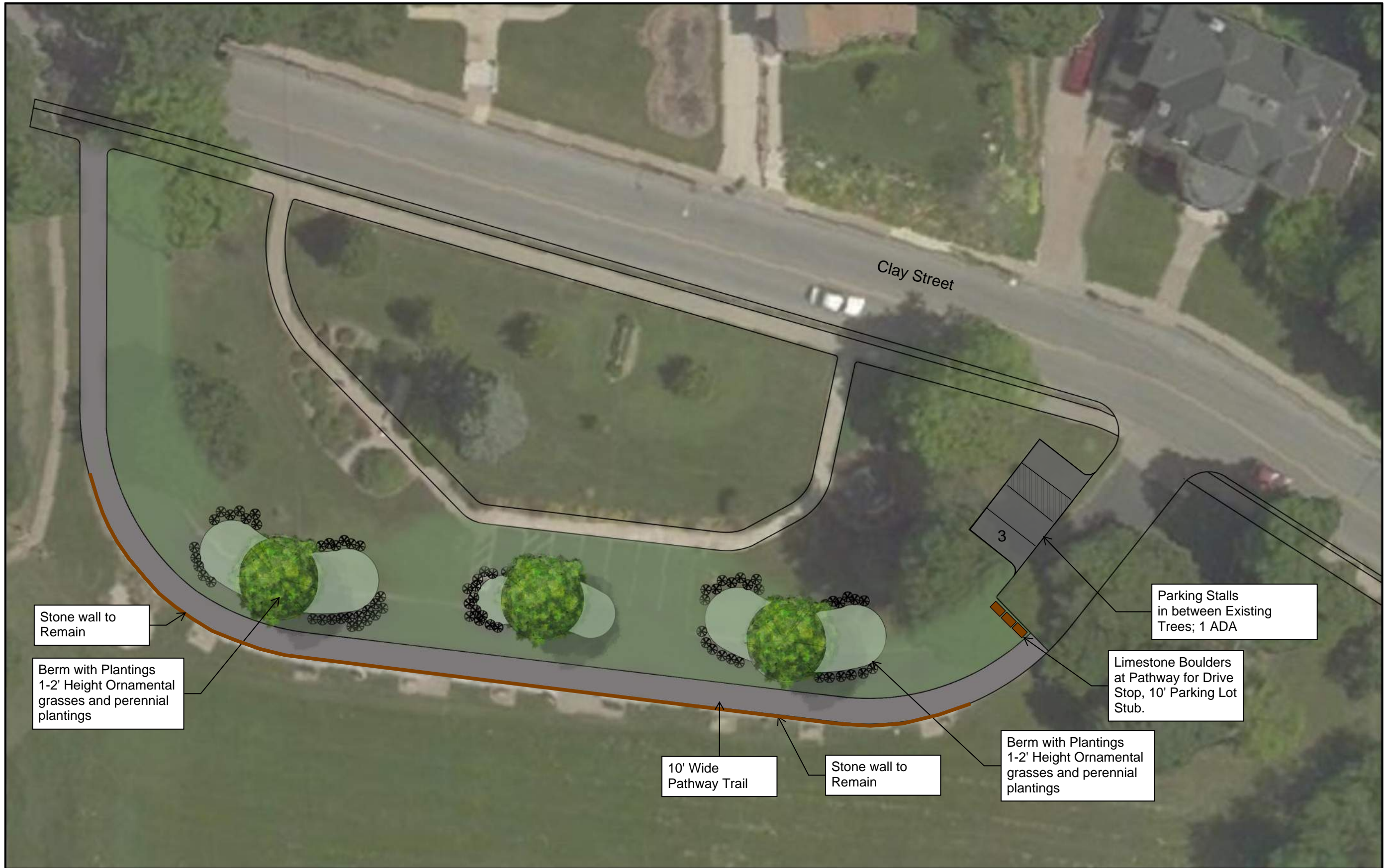
**REVIEWERS:**

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	2/2/2023 - 3:37 PM









Riverview Terrace Park with Additional Parking  
Davenport, IA

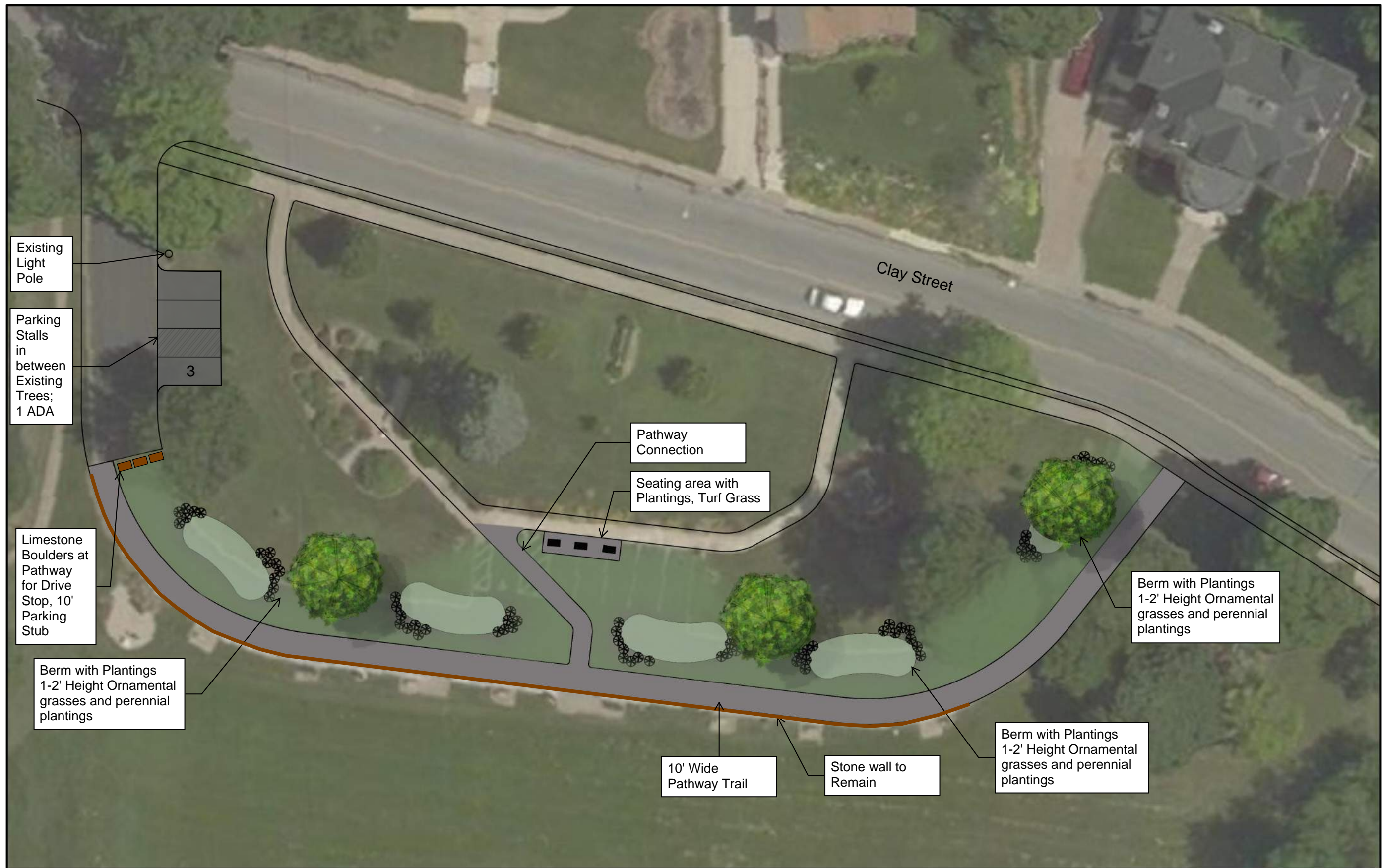
Dec. 2021. P# 3214800

Exhibit 1 Alt Option  
**SHIVEHATTERY**  
ARCHITECTURE+ENGINEERING

**SHIVEHATTERY**  
ARCHITECTURE+ENGINEERING  
1701 River Drive, Suite 200 | Moline, Illinois 61265  
309.764.7650 | www.shive-hattery.com  
Iowa | Illinois | Indiana Illinois Firm Number: 184-000214

PROJECT NO.		SHEET NO.	
	DATE	SCALE	
	DRAWN	FIELD BOOK	
	APPROVED	REVISION	





Riverview Terrace Park with Additional Parking  
Davenport, IA  
Dec, 2021. P# 3214800

Exhibit 2 Alt Option  
**SHIVEHATTERY**  
ARCHITECTURE+ENGINEERING

**SHIVEHATTERY**  
ARCHITECTURE+ENGINEERING  
1701 River Drive, Suite 200 | Moline, Illinois 61265  
309.764.7650 | www.shive-hattery.com  
Iowa | Illinois | Indiana Illinois Firm Number: 184-000214

DATE	SCALE	FIELD BOOK	REVISION
DRAWN			
APPROVED			

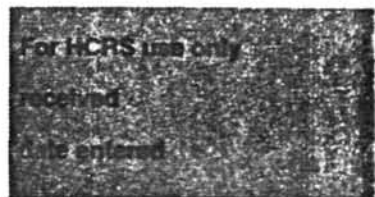
PROJECT NO.

SHEET NO.



**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet Riverview Terrace District Item number 8B

Page 1

**Riverview Terrace**

**Description:**

Riverview Terrace is a residential district located near the center of the area known as Northwest Davenport. The district includes 24 dwellings and a park of approximately 3 acres. It is located along the two blocks of Clay Street which extend northwest along the edge of a bluff, terminating at the southeast corner of the Marycrest College campus.

The focal point of the district is Riverview Terrace Park, a shaded expanse of grass that offers an impressive view of west and central Davenport, the Mississippi River, and Rock Island, Illinois. The district's houses are located to the west, north and east of the park, most being on the stretch of Clay west of Washington Street.

The effective "entrance" to the district is at its east end, at the intersection of Clay, 16th and Fillmore Streets. This entrance is marked by the Italian Villa-style Hoffman house (1401 Clay), which sits on its own "promontory" well above street level at the far eastern edge of the park. At this point, the north side of Clay Street is steeply-rising, heavily wooded ground known as Marquette Heights, which gradually levels off to the west. Facing the park, as one proceeds west along Clay St., are several large houses, including two Georgian Revival dwellings. Beyond the park, Clay Street retains its original brick paving, and houses here are smaller and date primarily from the early 20th century. They include large versions of the "American Foursquare" and a variety of Craftsman-style dwellings, all oriented toward Clay Street. The exception is the J.M.D Burrows House, an imposing Italianate dwelling built in 1856; it faces south, with a giant portico offering an excellent view of the city and river below.

The Riverview Terrace Park district reads as a distinguishable entity through its blufftop location and orientation around Riverview Terrace Park. Its western edge is clearly defined by the terminus of Clay Street, and its southern boundary by the bluff itself. The eastern end is defined by the steep, curving rise of Clay Street out of the rectilinear grid of the city below. North of the district, where the streets resume the grid pattern, is Marycrest College and the extensive late 19th century working class neighborhood of northwest Davenport. Two properties, the Struck (1645 W. 12th) and Max Petersen (Marycrest College) houses, are historically associated with the Riverview Terrace district, and originally were physically associated as well. They are now set apart from the district by intervening institutional structures of Marycrest College, and thus cannot

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National Park Service

**National Register of Historic Places  
Inventory—Nomination Form**

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date entered

Continuation sheet Riverview Terrace District Item number 8B Page 2

be included within the district's boundaries.

**Significance:**

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

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

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

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

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Continuation sheet Riverview Terrace District

Item number

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Park." It was one of two blufftop parks acquired by the city in the mid-1890's, as part of larger program of park development and city beautification begun with establishment of Central Park the previous decade. Unlike the area around Prospect Park, however, which developed almost exclusively as a district of large, fashionable residences, Lookout Park eventually included construction on a more modest scale, exemplified in the foursquare and Craftsman houses that today dominate the west end of Clay Street.

The park was renamed "Riverview Terrace" shortly after 1900.



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National Park Service

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Continuation sheet Riverview Terrace District Item number 8B

Page<sup>4</sup>

Riverview Terrace Historic District

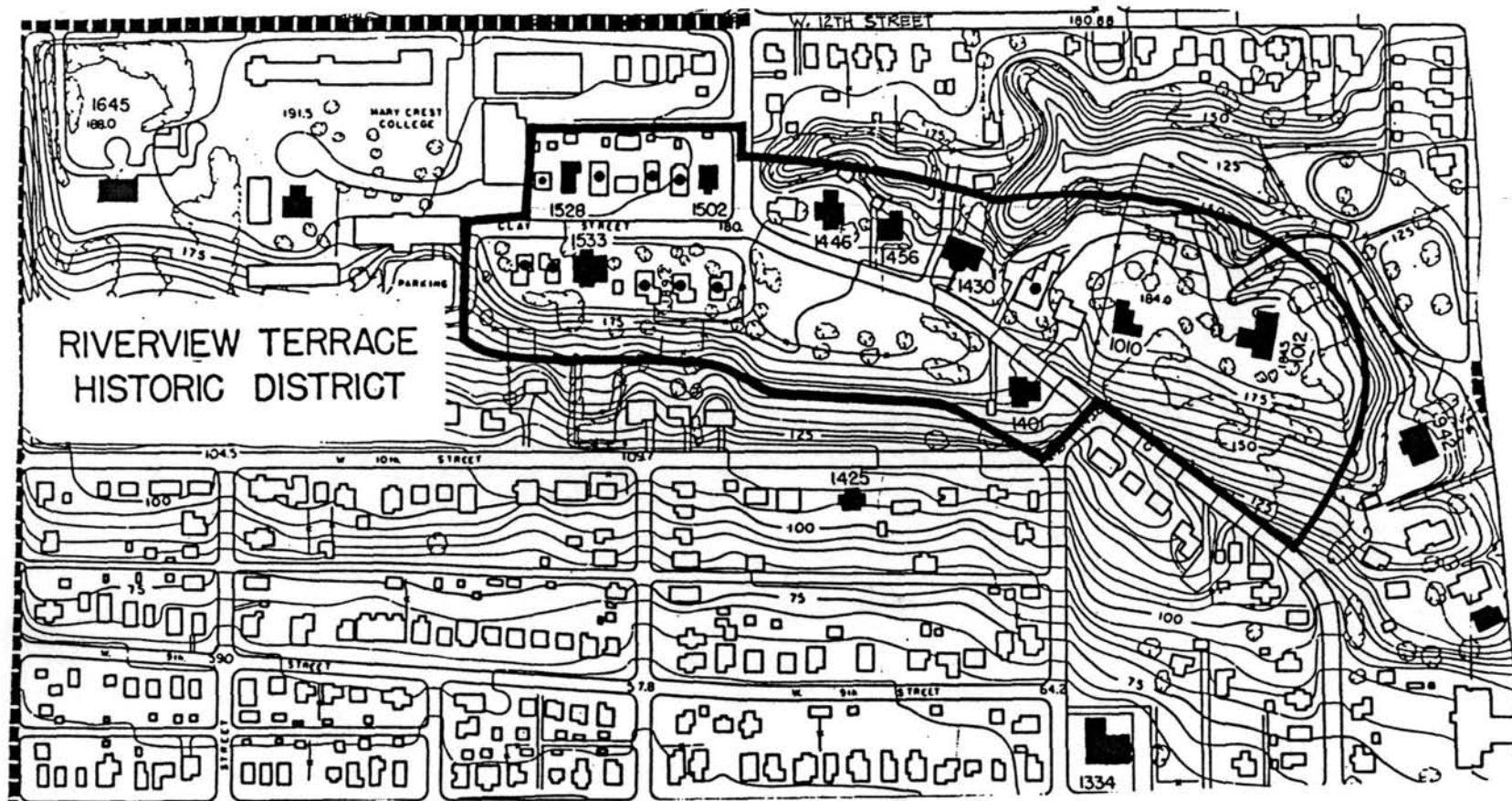
Verbal Boundary Description

Beginning at the north corner of W. 10th St. and Fillmore; then northwest to the 150-foot contour line which runs below Riverview Terrace and properties to the west; west along this line to a point below the southwest corner of the Clifton Hill Second Addition; north to Clay Street; east on Clay Street to southwest corner Lot 7 in the Clifton Hill Second Addition; north to alley; east along alley to Washington Street; south on Washington Street to northwest corner of property at 1446 Clay Street; then east along rear property lines of properties facing onto Clay Street from the north; east along north property line of property at 1010 Marquette, and of property at 1012 Marquette; then south along east property line of 1012 Marquette to Clay Street; then northwest along Clay Street to intersection of Fillmore and Clay Streets; then south on Fillmore to intersection with W. 10th Street (point of beginning).

UTM References:

A 15/700720 4600280  
B 15/700860 4600160  
C 15/700720 4600110  
D 15/700420 4600150  
E 15/700440 4600260

15.21 acres



### KEY

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

CONTROLLED INTERVAL 10.555



ILLINOIS, DuPage County, Glen Ellyn, Glen Ellyn Main Street Historic District, Main St. between Cottage Ave. and Maple St. (10/29/84)

IOWA, Scott County, Davenport, Columbia Avenue Historic District (Davenport MRA), Roughly W. Columbia Ave., Harrison, Ripley, and W. Haynes Sts. (11/01/84)

IOWA, Scott County, Davenport, Dessaint, Marie Clare, House (Davenport MRA), 4808 Northwest Blvd. (11/01/84)

IOWA, Scott County, Davenport, Hoersch, John, House (Davenport MRA), 716 Vine St. (11/01/84)

IOWA, Scott County, Davenport, House at 2212 W. River Drive (Davenport MRA), 2212 W. River Dr. (11/01/84)

IOWA, Scott County, Davenport, Littig, John, House (Davenport MRA), 6035 Northwest Blvd. (11/01/84)

IOWA, Scott County, Davenport, McClellan Heights Historic District (Davenport MRA), Roughly bounded by city limits, E. River Dr., East St., Jersey Ridge and Middle Rds. (11/01/84)

IOWA, Scott County, Davenport, Oak Lane Historic District (Davenport MRA), Oak Lane between High and Locust Sts. (11/01/84)

IOWA, Scott County, Davenport, Prospect Park Historic District (Davenport MRA), Roughly bounded by E. River Dr., Mississippi Ave., Prospect Terr., 11th and Adams Sts. (11/01/84)

IOWA, Scott County, Davenport, Riverview Terrace Historic District (Davenport MRA), Roughly Riverview Terr., Clay and Marquette Sts. (11/01/84)

IOWA, Scott County, Davenport, Woods, Oscar C., House (Davenport MRA), 1825 Grand Ave. (11/01/84)

KENTUCKY, Butler County, Morgantown, Butler County Jail, S. Warren and E. Logan Sts. (11/01/84)

KENTUCKY, Jefferson County, Louisville, Shawnee Elementary School (West Louisville MRA), 4151 Herman St. (11/02/84)

KENTUCKY, Jefferson County, Louisville, Shawnee High School (West Louisville MRA), 4015 Herman St. (11/02/84)

MISSOURI, St. Louis County, Oakville vicinity, Koch, Robert, Hospital, 4101 Koch Rd. (10/31/84)

NEW YORK, Westchester County, Irvington, Irvington Town Hall, 85 Main St. (11/01/84)

NORTHERN MARIANA ISLANDS, Saipan Island, Garapan, Campaneyan Kristo Rai, Beach Rd. (10/30/84)

OHIO, Butler County, Trenton vicinity, Augspurger, John, Farm No. 2 (Augspurger Amish/Mennonite Settlement TR), 3046 Pierson Rd. (11/01/84)

OHIO, Butler County, Trenton vicinity, Augspurger, Samuel, Farm (Augspurger Amish/Mennonite Settlement TR), 2070 Woodsdale Rd. (11/01/84)

OHIO, Butler County, Trenton vicinity, Schrock, Peter Jr., Farm (Augspurger Amish/Mennonite Settlement TR), Edgewood Dr. (11/01/84)

OHIO, Butler County, Woodsdale, Augspurger Grist Mill (Augspurger Amish/Mennonite Settlement TR), Wayne-Madison Rd. (11/01/84)

OHIO, Butler County, Woodsdale, Augspurger Schoolhouse (Augspurger Amish/Mennonite Settlement TR), Wayne-Madison Rd. (11/01/84)

OHIO, Butler County, Woodsdale, Augspurger, Samuel, House (Augspurger Amish/Mennonite Settlement TR), Wayne-Madison and Kennedy Rds. (11/01/84)

OHIO, Butler County, Woodsdale, Mill Office and Post Office (Augspurger Amish/Mennonite Settlement TR), Woodsdale Rd. (11/01/84)

OHIO, Butler County, Woodsdale, Mill Worker Row House (Augspurger Amish/Mennonite Settlement TR), Kennedy Rd. (11/01/84)

OHIO, Butler County, Woodsdale, Mill Worker Row Houses (Augspurger Amish/Mennonite Settlement TR), Wayne-Madison Rd. (11/01/84)

City of Davenport  
Historic Preservation Commission Work Session

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

**Date**  
**2/14/2023**

Subject:  
Davenport School District Project

Recommendation:  
Hold discussion and provide feedback.

Background:  
Students from the Davenport Community School District created a webpage and video highlighting the history of Downtown Davenport. Please view the video at the following link:

<https://express.adobe.com/page/gx9dOw2CC6fxj/>

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	2/2/2023 - 3:36 PM