

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, OCTOBER 9, 2018; 5:00 PM

CITY COUNCIL CHAMBERS 226 WEST 4TH STREET DAVENPORT, IOWA 52801

I. Call to Order

II. Commission Secretary's Report

A. Consideration of the September 11, 2018 meeting minutes.

III. Communications

IV. Old Business

V. New Business

A. Case LL18-01: Nomination of the Davenport Public Library at 321 Main Street for designation as a Local Historic Landmark. Amy Groskopf with Davenport Public Library, petitioner. [Ward 3]

The petitioner is requesting that this item be tabled to the November 13, 2018 meeting.

B. Case DNRHP18-01: Demolish outbuilding at 1009 College Avenue. The Walker Adams House is individually listed on the National Register of Historic Places. Bill Hammes, petitioner. [Ward 5]

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Commission Meeting:

City of Davenport
Historic Preservation Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us

Date
10/9/2018

Subject:
Consideration of the September 11, 2018 meeting minutes.

Recommendation:
Approve the minutes.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	10/4/2018 - 4:49 PM

City of Davenport
Historic Preservation Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us

Date
10/9/2018

Subject:

Case LL18-01: Nomination of the Davenport Public Library at 321 Main Street for designation as a Local Historic Landmark. Amy Groskopf with Davenport Public Library, petitioner. [Ward 3]

The petitioner is requesting that this item be tabled to the November 13,2018 meeting.

Recommendation:

Finding:

Staff recommends the Historic Preservation Commission accept the listed findings and forward Case LL18-01 to the City Council with a recommendation for approval.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	10/5/2018 - 11:27 AM

City of Davenport
Historic Preservation Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us

Date
10/9/2018

Subject:

Case DNRHP18-01: Demolish outbuilding at 1009 College Avenue. The Walker Adams House is individually listed on the National Register of Historic Places. Bill Hammes, petitioner. [Ward 5]

Recommendation:

Finding:

1. The property would not achieve consistency with Section 17.23.060B of the Davenport City Code to warrant designation as a Local Historic Landmark.

Staff recommends that the Historic Preservation Commission approve the demolition of the outbuilding.

Background:

The City of Davenport has ordered a repair or demolish for the outbuilding at 1009 College Avenue.

The Walker Adams House is listed on the National Register of Historic Places. The site inventory form describes the outbuilding as a "frame, clapboard carriage house close to house interprets the less formal aspects of a c.1860 mansion in contrast to more obvious pretensions of the 1880's nearby."

Normally, the Historic Preservation Commission does not regulate properties listed on the National of Historic Places. The exception is when there is a request to demolish a structure that is listed on the National Register of Historic Places.

In order to prevent demolition, the Historic Preservation must vote to delay demolition and direct staff to prepare a nomination to designate the property as a local historic landmark.

It is staff's opinion that the outbuilding is a contributing structure on the property. Does the property rise to the level of being designated as a local historic landmark? The site inventory form indicates the following:

The Walker Adams House is one of number of of Italianate dwellings located in the Fulton Addition. It is a good example of post-Civil War expression of the Italianate style, with its vertical proportions and millwork decoration at the eaves. The use of a single molding strip to denote the base of the frieze was a locally popular detail in mid 19th century Davenport, and is found on houses remaining from before and just after the Civil War.

Walker Adams and his family began residing at this location in 1868. Adams was a partner in a cooperage firm which later operated as Adams and Hayward. Mary Adams, Walker's widow, continued at this address into the 1890s. The house itself may have been the second structure on the site, as its exterior features suggest a date later than 1868.

To qualify a Local Historic Landmark, a property must satisfy one or more of the following criteria in Section 17.23.060B of the Davenport City Code:

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.

It is staff's opinion that the property does not rise to the level of designation as Local Historic Landmark.

City staff recognizes that a work session is normally held prior to the Historic Preservation Commission's consideration of a demolition. However, considering the demolition is an outbuilding and the City has ordered a repair or demolish, staff placed the request on the regular agenda.

17.23.120 Historic structure demolition review process.

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 17.23.090 B. 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 17.23.060. 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 17.23.060 have been met and that the provisions of Section 17.23.110 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

17.23.110 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 one hundred twenty days from the date of the commission's first public hearing.

17.23.090 Commission's demolition review process (staff commentary in italics).

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

This information has not been provided. However, the report from the City indicates that the structure is leaning.

2. The assessed value of the land and improvements thereon according to the two most recent assessments; and

The assessed value of the land is \$19,200. The assessed value of the building is \$116,090.

3. The real estate taxes paid during the previous two years; and

The real estate taxes have been paid during the past two years.

4. All appraisals obtained by the owner or applicant in connection with his purchase, financing or ownership of the property; and

No appraisals have been provided.

5. Any listing of the property for sale or rent, price asked and offers received, if any; and

The property has not been listed for sale.

6. All building, fire and housing code violations which have been listed on the property for the past two years; and

The report is attached.

7. Any federal, state or local citation(s) which have determined the building to be a nuisance under applicable law; and

Staff is unaware of any federal, state citations. The City has ordered a repair or demolish for the outbuilding.

8. Estimated market value of the property after completion of the proposed demolition and after renovation of the existing property for re-use; and

It is staff's opinion that the market value property will not be affected, since this is an outbuilding.

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.

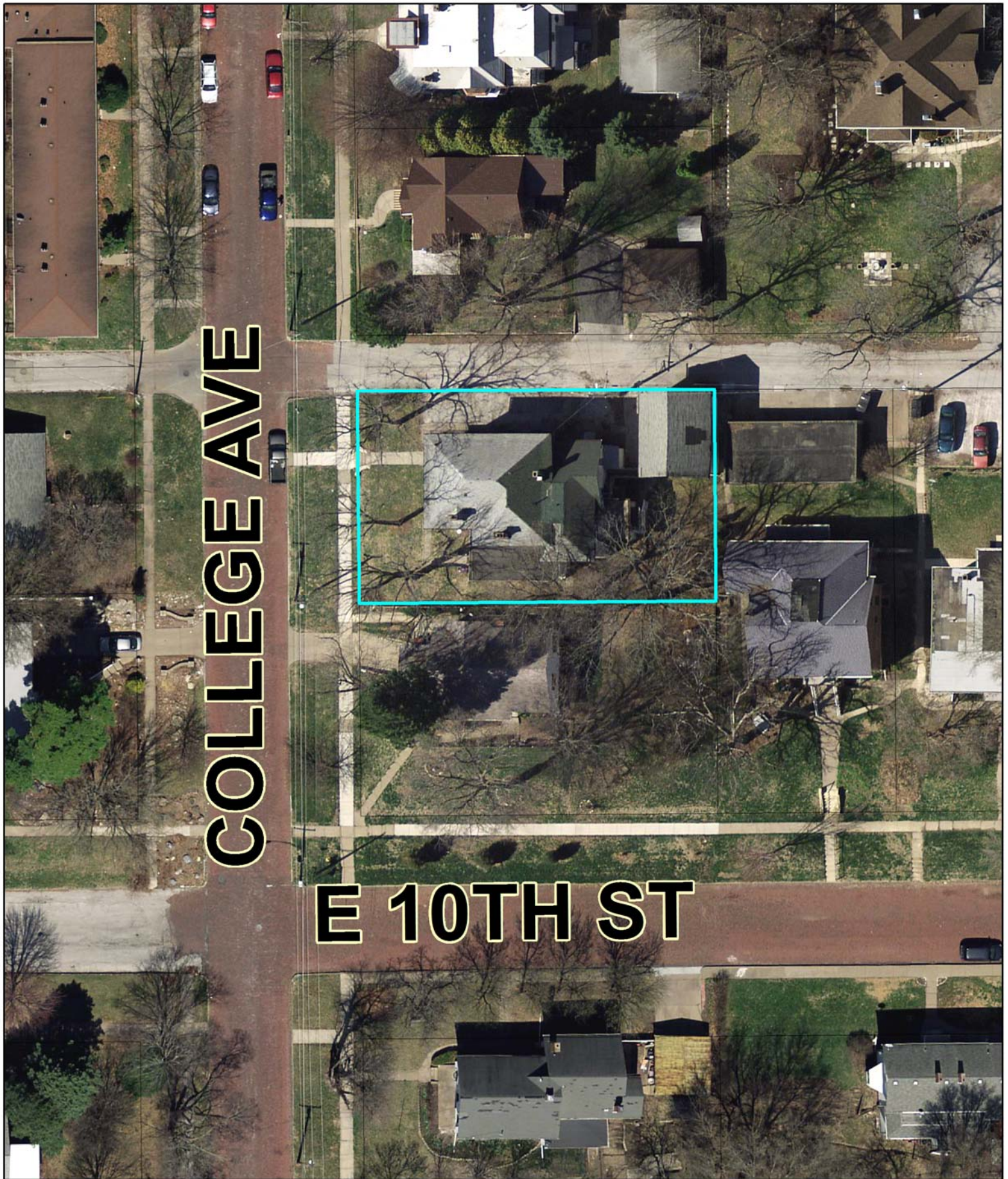
This information has not been provided.

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Backup Material	Aerial Map
<input type="checkbox"/> Backup Material	Site Photograph
<input type="checkbox"/> Backup Material	City of Davenport Notice
<input type="checkbox"/> Backup Material	Site Inventory Form

REVIEWERS:

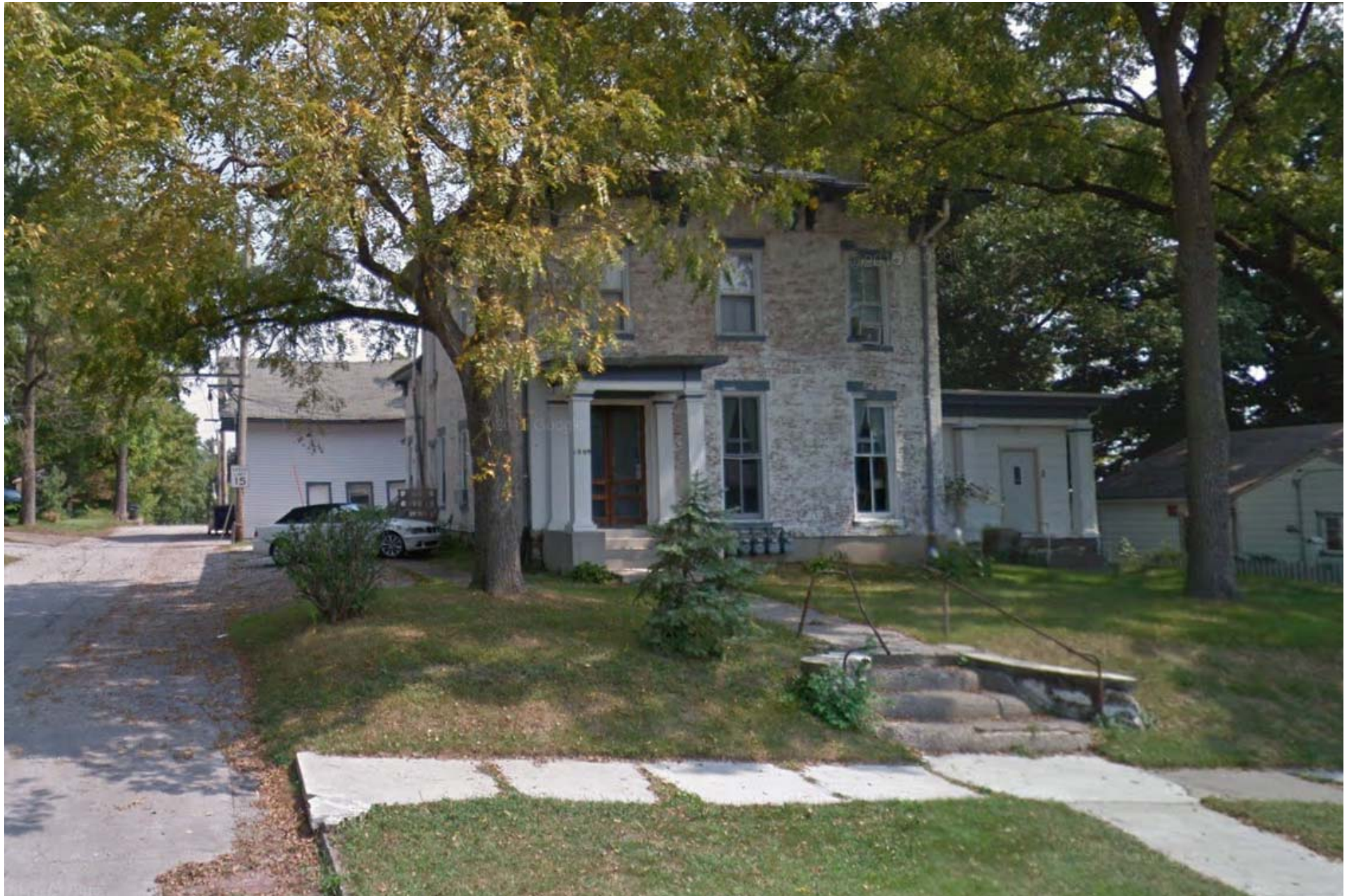
Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	10/5/2018 - 11:27 AM



Subject Property

N







Neighborhood Services Department
1200 E 46th St Davenport, Iowa 52807

4/18/2018

HAMMES WILFRED G
2194 HOGAN CT S
BETTENDORF IA 52722

OFFICIAL NOTICE TO REPAIR/DEMOLISH

Re: 1009 COLLEGE AV

Parcel: F0039-12

Re-Inspection Scheduled: 6/25/2018, 12:00 AM

Dear Property Owner/Manager:

An inspection was conducted at the above captioned address and certain conditions were found to exist which are severe enough in nature that the building has been declared substandard under the provision of Chapter 8.17 of the Davenport Municipal Code and must be either repaired to code or demolished. If applicable, the building has been tagged and no occupancy is permitted until approved by this office. The following is a list of violations that were found to exist:

Violation

Exterior Walls-Deteriorated/missing exterior wall covering

Description

Repair/replace any/all identified exterior wall covering as necessary to maintain weather protection to code.

Notes

Areas of damaged/deteriorated exterior boards/siding around the carriage house/garage

Violation

Roof-Deteriorated/missing/improper roof covering

Description

Repair/replace any/all applicable roof covering to code as necessary.

Notes

Areas of worn, curling and deteriorating shingles on the carriage house/garage

Violation

General/Health-Deteriorated accessory structure(s)

Description

Repair/replace the structure(s) to code as required and/or demolish the structure to code.

Notes

Carriage house/garage is leaning showing evidence of failing structural members that would need to be either repaired or replaced to maintain the structural integrity of the structure.

Violation

Roof-Deteriorated/missing fascia board(s)

Description

Repair/replace and/or install any/all applicable fascia board(s) to code as necessary.

Notes

Carriage house/gargae

Violation

Gutters-Deteriorated gutters/downspouts

Description

Repair and/or replace any/all gutter(s)/downspout(s) as necessary.

Notes

Gutters are not required, but when installed are required to be operable and in a state of good repair.

You are hereby ordered to secure all required permits and commence work to repair to code or demolish this building within thirty (30) days and complete work within sixty (60) days from the date of this Official Notice. Failure to comply within the allotted time period may result in a citation being issued and/or the building being demolished by the City of Davenport with all associated costs becoming a personal obligation of the property owner.

Any person having any record or legal interest in the building may appeal this notice and order pursuant to the procedures set forth in Chapter 2.86 of the Davenport Municipal Code. A valid appeal request must be made within ten (10) days from the date of this notice and submitted, in writing, at City Hall, 226 W. 4th Street, Davenport, IA 52801. It shall include a copy of this notice, a statement regarding the basis for appeal, and must include payment of the \$100.00 administrative hearing fee. Failure to request a hearing within ten (10) days from the date of this notice shall be deemed to constitute a waiver of the right to a hearing and the notice will be in effect and enforceable.

Valid building permits must be obtained and all construction must conform to all applicable codes.

If there are any questions, please contact the Public Works office at 563-326-7923

Respectfully,

Thorian Twyner

Code Enforcement Officer

Neighborhood Services Department

563-888-3030 ttwyner@ci.davenport.ia.us

Ref #18-20232













82-010-376

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

DAVENPORT

SURVEY 1982

SITE #82-10- CJ-1009
HISTORIC DISTRICT
NAME Walker Adams House
ADDRESS 1009 College Ave.

MAP NUMBER 5



1764/5

LEGAL DESCRIPTION Fulton's Add. to East
Davenport, Blk. 11, N/2 of Lots 1 & 2

ACREAGE <1 **ZONE** R-6M **UTM** 15/703900 4600300

OWNER Francis G. Freeman, Jr.
Box 661
Bettendorf IA

TITLE H M.F. Murray & Wife
10 Waverly Court
Davenport IA

DESCRIPTION

ARCHITECTURAL STYLE Victorian Italianate **DATE** c.1875
FORM 2 stories, hipped roof, three-bay front with entry to left of center; veranda on south side now enclosed; one-bay entrance porch
MATERIALS brick; wood trim; stone lintels
FENESTRATION 1/1 and 2/2 d.h.s., on first floor front very tall and narrow
FEATURES bracketted cornice; molding strip to indicate frieze; fluted posts with entablature on porches
ALTERATIONS main entry partly filled with plywood; side porch enclosed behind posts
SITE lot slopes to south; mid-late 19C residential area

ARCHITECTURAL SIGNIFICANCE This house is one of a number of Italianate dwellings located in the Fulton Addition. It is a good example of the post-Civil War expression of the Italianate style, with its vertical proportions and millwork decoration at the eaves. The use of a single molding strip to denote the base of the frieze was a locally-popular detail in mid-19th century Davenport, and is found on houses remaining from before and just after the Civil War.

HISTORICAL DATA

Walker Adams and his family began residing at this location in 1868. Adams was a partner in a cooperage firm which later turned to wholesaling of shingles and staves. By the 1880's, the firm operated as Adams and Hayward. Mary Adams, Walker's widow, continued at this address into the 1890's. The house itself may have been a second structure on the site, as its exterior features suggest a date of later than 1868.

HISTORICAL SIGNIFICANCE

SOURCES John Milner Associates, East Davenport Survey, 1977
Davenport City Directories, 1867, 1868, 1873, 1878, 1882-3, 1887

ARCHITECTURAL EVALUATION

DESIGN good STATURE incident
LEVEL OF SIGNIFICANCE local

CONTEXT good FABRIC good
DISTRICT CLASSIFICATION

HISTORICAL EVALUATION

PRIMARY THEME
LEVEL OF SIGNIFICANCE

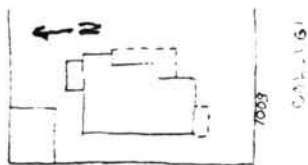
SECONDARY THEME

NATIONAL REGISTER ELIGIBLE YES

PHOTO ID M3-0A,4A; 1764-10

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"/> DET 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
_____	_____
_____	_____
_____	_____

Iowa Site Inventory

Office of Historic Preservation
Iowa State Historical Department
East 12th & Grand Avenue
Des Moines, Iowa 50319

Site Number 82-010-376

Continuation Sheet

Item Number(s) 1009 College - Davenport, Iowa

Photo Roll 1137, Frame 0A



Site No. 82-010-376

NATIONAL
HERITAGE

Historic Building Data Sheet
 Village of East Davenport
 Davenport, Scott County, Iowa
 Contract # CD-1-20, City of Davenport

View: 3:0A; 3:4A 1137/0A
 Camera Facing: NE 1137/4A



1. NAME
 Historic _____
 Common _____

2. LOCATION
 Street & No.
 1009 College

Map Ref. Key # 28-10

Zoning: R6M

Map Reference Key # 28-10

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO PUBLIC
<input type="checkbox"/> District	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	Yes: <input type="checkbox"/> Restricted
<input type="checkbox"/> Site	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Unrestricted
<input type="checkbox"/> Object	<input type="checkbox"/> Both	<input type="checkbox"/> Work in Progress	<input checked="" type="checkbox"/> No
		<input type="checkbox"/> Pres. <input type="checkbox"/> Altera.	

PRESENT USE (Check One or More if Applicable)

<input type="checkbox"/> Agriculture	<input type="checkbox"/> Government	<input type="checkbox"/> Museum	<input type="checkbox"/> Religious	<input type="checkbox"/> Scientific
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Park	<input checked="" type="checkbox"/> Rental Residence	<input type="checkbox"/> Transportation
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Private Residence (Owner Occupied)	<input type="checkbox"/> Single Family	<input type="checkbox"/> Other
			<input type="checkbox"/> Double	
			<input checked="" type="checkbox"/> Multiple	

ORIGINAL USE: _____

4a. OWNERSHIP (Present)

Name:

Robert F. Eashendush and wife
 Street and Number:

4b. TITLEHOLDER: (if other than 4a)

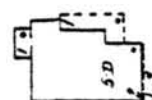
4c. ORIGINAL OWNER:

City or Town:

Perhaps John Littig, M.D. *

5. DESCRIPTION

Features (exterior)	Materials
Facade 3 bay	brick
Foundations	
Trim stress on lentels and sills	wood
Roof Type: <input type="checkbox"/> flat <input type="checkbox"/> gable <input type="checkbox"/> shed <input type="checkbox"/> "French" <input type="checkbox"/> gambrel	not visible
<input checked="" type="checkbox"/> hip <input type="checkbox"/> other	
Chimney(s) architectural--fireplace & furnace	brick
Porch(es) columned--on south	
Addition(s)	
Dimensions & Plan _____ (Sketch):	
Structural System:	
<input type="checkbox"/> wood frame, interlocking joints <input type="checkbox"/> wood frame, light member	
<input checked="" type="checkbox"/> masonry load bearing walls <input type="checkbox"/> log <input type="checkbox"/> metal <input type="checkbox"/> other	



5. DESCRIPTION (cont.)

Number of Stories 2Other notable features: twinned brackets; square Doric columns at door--floor to ceiling windows, first floorCondition: EXTERIOR Excellent Good x Fair Deteriorated Ruins
INTERIOR Excellent Good Fair Deteriorated RuinsIntegrity: a. x Original Site b. Moved If so, when and from where _____c. Major alterations and dates (if known): porch enclosed, keeping columns in tact
entrance enclosed with plywood

Site:

Frontage: 150'

Acreage: _____

Depth: 125'

Related Outbuildings and Property:

barn x carriage house garage(s) shop shed gardens orchards
fencing (type) x walling (type) limestone other

Threats and/or intrusions to Building:

none known zoning roads development deterioration other

6. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS

Relationship to Street: Pivotal x Positive Neutral NegativeRelationship to Village: Pivotal x Positive Neutral Negative

7. SIGNIFICANCE

Date of Initial Construction:

c.1840 c.1850 x c.1860 c.1870 c.1880 c.1890 c.1900
c.1910 after 1910 Specific Data (if known) _____Style: Frontier x Italianate Neo-Classical Revival Art Deco
Classic Revival Romanesque Revival English Eclectic Ranch Style
Gothic Revival Queen Anne Federal Revival Split-Level
Tuscan Villa Eastlake Bungalow Utilitarian
Second Empire Georgian Revival Western Stick Style Other

National Register Status:

Presently on National Register _____ or suggested as meriting:

national significance state significance local significance none

COMMENTS: (expand on next page)

frame, clapboarded carriage house close to house interprets the less formal aspects of a c. 1860 mansion in contrast to the more obvious pretensions of the 1880's nearby (see 1017 Mississippi-(13-2, 13-2A) compare 1805 E 12--(11-6)

* research of Joan Walker

Recorder: SchoolerDate of Inventory 1/25/77Photographer: CavinDate of Exposure 12/14/76

INDIVIDUAL NOMINATIONS, DAVENPORT MULTIPLE RESOURCE NOMINATION

MAP NUMBER FIVE

<u>Address</u>	<u>Easting</u>	<u>Northing</u>	<u>Key Reference</u>
126 W. River Drive	702,350	4,599,080	A
130 "	702,320	4,599,080	B
331 Scott	701,950	4,599,480	C
1221 "	701,930	4,600,500	D
2200 Telegraph Rd.	699,360	4,599,660	
	699,360	4,599,660	E
2320 "	699,130	4,599,480	F
901 Tremont	703,580	4,600,130	G
1013 "	703,050	4,600,300	H
1210 "	703,450	4,600,500	I
716 Vine	701,280	4,599,900	J
1400 Warren	701,380	4,600,730	K
1602 Washington	700,510	4,600,820	L

MAP NUMBER FIVE

