

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, DECEMBER 11, 2018; 5:00 PM

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

I. Call to Order

II. Secretary's Report

- A. Consideration of the November 13, 2018 regular meeting minutes, the November 13, 2018 work session minutes and November 15, 2018 special meeting minutes.

III. Communications

IV. Old Business

- A. Case COA18-14: Request of Lewis Washington to erect a new front porch at 810 West 6th Street. The Frederick and Caroline Kurmeier House is located in the Local Historic Hamburg District.

V. New Business

- A. 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: 1/8/2019

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
12/7/2018

Subject:

Consideration of the November 13, 2018 regular meeting minutes, the November 13, 2018 work session minutes and November 15, 2018 special meeting minutes.

Recommendation:

Approve the minutes.

ATTACHMENTS:

Type	Description
▣ Backup Material	11-13-2018 Minutes
▣ Backup Material	11-13-2018 work session minutes
▣ Backup Material	11-15-2018 Minutes

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	12/7/2018 - 2:22 PM

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, NOVEMBER 13, 2018; 5:00 PM

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

I. Call to Order

The meeting was called to order at approximately 5:00 pm with the following Commissioners present:

Cochran, Cordes, Franken, Frueh, Kuehl and Wonio.

II. Secretary's Report

A. Consideration of the October 9, 2018 regular meeting minutes.

Motion by Franken, second by Kuehl to approve the minutes. Motion to approve was unanimous by voice vote (6-0).

III. Communications

There was none.

IV. Old Business

A. 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]

This item was tabled from the 10-13-2018 meeting.

The petitioner was not present. Staff suggested that the item be returned to the petitioner since the requested information could not be provided.

Motion by Cochran, second by Kuehl to return the application to the petitioner. Motion to return was unanimous by voice vote (6-0).

B. 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]

This item was tabled from the 10-13-2018 meeting.

Rusnak summarized the staff report.

Finding:

1. The property achieves consistency with Section 17.23.060.3 - embodies a distinctive architectural style and Section 17.23.060.B.3 - work of an architect or possesses high artistic values.

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

Motion by Cordes, second by Franken to accept the listed finding and forward Case LL18-01 to the City Council with a recommendation for approval. Vote to approve was unanimous by roll call vote (6-0).

V. New Business

- A. Case COA18-11: Request of Dianna Walter to replace the front stairs at 614 West 5th Street. The Henry C. (Jr.) and Johanna (Wessel) Struck House (#1) is located in the Local Historic Hamburg District.

Finding:

The deck replacement is a replacement in kind.

Recommendation:

Staff recommends approval of COA18-11 in accordance with the work write up.

Motion by Franken, second by Kuehl to accept the listed finding and approve Case COA18-11 in accordance with the work write up. Vote to approve was unanimous by roll call vote (6-0).

- B. Case COA18-12: Request of Eyreka Barnes to replace decks at 528 West 6th Street. The Petersen-Schricker House is located in the Local Historic Hamburg District.

Finding:

The deck replacements are a replacement in kind.

Recommendation:

Staff recommends approval of COA18-12 in accordance with the work write up.

Motion by Franken, second by Kuehl accept the listed finding and approve Case COA18-12 in accordance with the work write up. Vote to approve was unanimous by roll call vote (6-0).

- C. Case COA18-13: Certificate of Appropriateness for 513 Scott Street (Porch and railing repairs and replacement) Sandy Dimmer, Humility Homes and Services, Inc. petitioner. [Ward 3]

Rusnak stated that staff was seeking some clarification on portions of the request.

The petitioner discussed the various elements to the project.

Front (west) – keep the rails and supports. Replaces decking, treads and risers with a naturally weather resistant wood.

South – replace structural supports with pressure treated lumber. Wrapping the 4x4 and using decking, treads and risers with a naturally weather resistant wood

East – replace stair system and railings and add railing around basement stairs.

Motion by Cordes, second by Kuehl to accept the listed finding and approve Case COA18-11 in accordance with the work write up. Vote to approve was unanimous by roll call vote (6-0).

VI. Other Business

There was none.

VII. Open Forum for Comment

Steve Emming with the Davenport Public Library Board spoke briefly.

VIII. Adjourn

The meeting adjourned at 5:35 PM.

HISTORIC PRESERVATION COMMISSION WORK SESSION MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, NOVEMBER 13, 2018; 6:00 PM

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

I. Call to Order

Commissioners present:

Cochran, Cordes, Franken, Frueh, Kuehl and Wonio.

II. Secretary's Report

There was none.

III. Communications

IV. Old Business

There was none.

V. New Business

A. Discussion regarding adding porches on the south elevation at 810 West 6th Street.

The type and style of compatible porch was discussed.

VI. Other Business

There was none.

VII. Adjourn

The meeting adjourned at approximately 6:15 PM.

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

THURSDAY, NOVEMBER 15, 2018; 4:00 PM

POLICE COMMUNITY ROOM 416 NORTH HARRISON STREET DAVENPORT, IOWA 52801

I. Call to Order

The meeting was called to order at approximately 4:00 pm with the following Commissioners present:

Cochran, Frueh, Kuehl and Wonio

II. Secretary's Report

There was none.

III. Communications

There was none.

IV. Old Business

There was none.

V. New Business

- A. Case COA18-14: Request of Lewis Washington to erect a new front porch at 810 West 6th Street. The Frederick and Caroline Kurmeier House is located in the Local Historic Hamburg District.

The item was discussed with the petitioner. It came to light that the porch was almost completed before being ordered to stop by the City and that all of the wood material was pressure treated.

Staff and Commission discussed that pressure treated wood was not appropriate.

Motion by Kuehl, second by Wonio to table the request to the December 11, 2018 meeting. Vote to table was unanimous.

VI. Other Business

There was none.

VII. Open Forum for Comment

No one from the audience spoke.

VIII. Adjourn

The meeting adjourned at approximately 4:30 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
12/7/2018

Subject:

Case COA18-14: Request of Lewis Washington to erect a new front porch at 810 West 6th Street. The Frederick and Caroline Kurmeier House is located in the Local Historic Hamburg District.

Recommendation:

Finding:

If altered in accordance with staff's recommendation, the proposed front porch would achieve consistency with Section 17.23.080.C.9 of the Davenport City Code, which reads "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."

Recommendation:

Staff recommends approval of COA18-14 subject to the following conditions:

1. That the support structure be allowed to be pressure treated wood.
2. That exposed pressure treated wood be wrapped or covered with a naturally weather resistant or painted wood (not pressure treated). The sides of the porch shall be flush with the sides of the house.
3. That the vertical supports be wrapped with a round, naturally weather resistant or painted wood (not pressure treated).
4. That the deck board, treads and risers be removed and replaced with a naturally weather resistant or painted wood (not pressure treated) and oriented perpendicular to the house.
5. That handrails, base rails and newel posts be replaced with a naturally weather resistant or painted wood (not pressure treated).
6. That any spindles be round to be compatible with the columns and be a naturally weather resistant or painted wood (not pressure treated). The metal rails are permitted to remain and/or be installed.

Background:

The front porch was removed a several years ago.

The house was constructed c. 1860s and the architectural style is a three bay gable front. The style of the front porch would be sympathetic to the architecture of the house.

Staff is recommending several changes to make the front porch achieve consistency with Section 17.23.080.C.9 of the Davenport City Code.

ATTACHMENTS:

Type	Description
□ Backup Material	Rendering 1

- ▣ Backup Material
- ▣ Backup Material
- ▣ Backup Material

Rendering 2
Site Inventory Form
Photograph - 11-2018

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	12/7/2018 - 2:03 PM

House 24'

2x10 headers

ALL JOISTS SET INTO
JOIST HANGERS

2x8 x 8' JOISTS 16" O.C.

SURFACED W/ 5/4x6 DECKING
ANGLE BRACES - DIAGONAL

3-6x6 POSTS - CONCRETE &
BRICK BASE
12' APART

2x12-
DOUBLE HEADERS

2x10

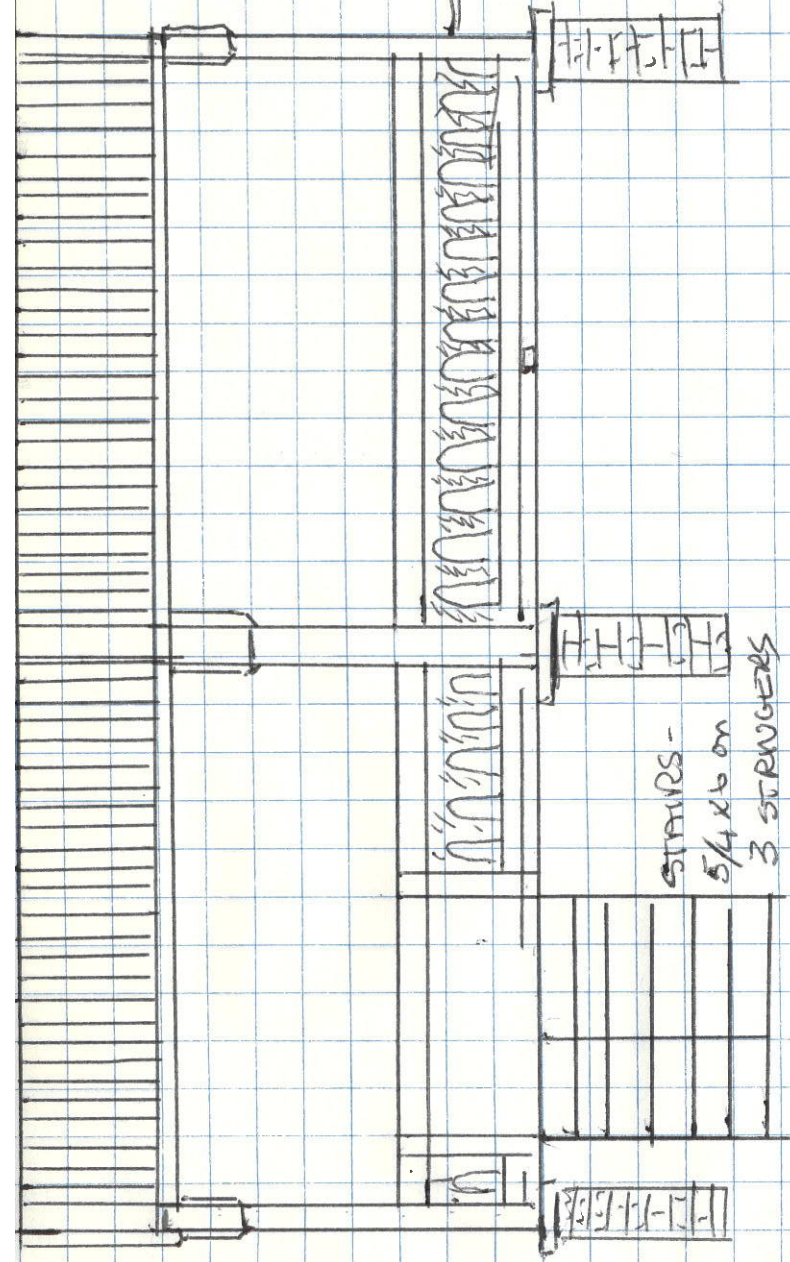
JOIST SPACING 16" O.C. 2x8

JOIST LAYOUT - UPPER + LOWER LEVELS
ALL PRESSURE TREATED WOOD

2x2 Deck Spudles
4" Spacing

EXISTING
CAST IRON
BALUSTRADES

STAIRS -
5/4 x 6 on
3 STRINGERS



Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 82-00569 ☐ New ☒ Supplemental

9-Digit SHPO Review & Compliance (R&C) Number: _____

☐ Non-extant Year: _____

Read the Iowa Site Inventory Form Instructions carefully, to ensure accuracy and completeness before completing this form. The instructions are available on our website: <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>

• Property Name

A) Historic name: Frederick and Caroline Kurmeier House

B) Other names: Field site #D-07, NRHP Map #058

• Location

A) Street address: 810 W 6th St

B) City or town: Davenport (☐ Vicinity) County: Scott

C) Legal description:

Rural: Township Name: _____ Township No.: _____ Range No.: _____ Section: _____ Quarter: _____ of Quarter: _____

Urban: Subdivision: Original Town Block(s): 38 Lot(s): east half of 3

• Classification

A) Property category: *Check only one*

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of:

Contributing Noncontributing

1 Buildings _____

_____ Sites _____

_____ Structures _____

_____ Objects _____

1 **Total** _____

If non-eligible property, enter number of:

_____ Buildings

_____ Sites

_____ Structures

_____ Objects

_____ **Total**

C) For properties listed in the National Register:

National Register status: ☒ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:

- ☒ Property contributes to a National Register or local certified historic district.
☐ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Hamburg Historic District Historic district site inventory number: 82-00027

E) Name of related project report or multiple property study, if applicable:

MPD title

Historical Architectural Data Base #

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions

01A01: Domestic / residence

B) Current functions

01A01: Domestic / residence

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification

09A01: Front Gable Roof

B) Materials

Foundation (visible exterior): 04: Stone

Walls (visible exterior): 03: Brick

Roof: 08A: Asphalt shingles

Other: _____

C) Narrative description ☒ SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

Site Number: 82-00569 Address: 810 W 6th St City: Davenport County: Scott District Number: 82-00027

• **Statement of Significance**

A) Applicable National Register Criteria: Mark your opinion of eligibility after applying relevant National Register criteria

Criterion A: Property is associated with significant events. ☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons. ☐ Yes ☒ No ☐ More research recommended

Criterion C: Property has distinctive architectural characteristics. ☒ Yes ☐ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history. ☐ Yes ☐ No ☐ More research recommended

B) Special criteria considerations: Mark any special considerations; leave blank if none

☐ A: Owned by a religious institution or used for religious purposes.

☐ E: A reconstructed building, object, or structure.

☐ B: Removed from its original location.

☐ F: A commemorative property.

☐ C: A birthplace or grave.

☐ G: Property less than 50 years of age or achieved significance within the past 50 years.

☐ D: A cemetery

C) Areas of significance

Enter categories from instructions

Community development / Social history

Architecture

D) Period(s) of significance

E) Significant dates

Construction date

c. 1860 ☒ check if circa or estimated date

Other dates, including renovations

F) Significant person

Complete if Criterion B is marked above

G) Cultural affiliation

Complete if Criterion D is marked above

H) Architect/Builder

Architect

Builder/contractor

I) Narrative statement of significance ☒ SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

• **Bibliography** ☒ See continuation sheets for the list of research sources used in preparing this form

• **Geographic Data** Optional UTM references ☐ See continuation sheet for additional UTM or comments

Zone	Easting	Northing	NAD	Zone	Easting	Northing	NAD
1				2			
3				4			

• **Form Preparation**

Name and Title: Ryan Rusnak, Planner III

Date: 10/12/2016

Organization/firm: Davenport Historic Preservation Commission

E-mail: rrusnak@ci.davenport.ia.us

Street address: City Hall, 226 W. 4th Street

Telephone: 563-888-2022

City or Town: Davenport

State: Iowa

Zip code: 52801

• **ADDITIONAL DOCUMENTATION** Submit the following items with the completed form

A) For all properties, attach the following, as specified in the Iowa Site Inventory Form Instructions:

1. Map of property's location within the community.

2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.

3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.

4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

☐ Yes ☐ No ☐ More research recommended

☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO authorized signature:

Date:

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00569
 Related District Number: 82-00027

Page 1

Frederick and Caroline Kurmeier House	Scott
Name of Property	County
810 W 6 th St	Davenport
Address	City

This Iowa Site Inventory form has been prepared to supplement and document research for the amended Hamburg Historic District nomination project. Research was completed in 2014-16 by Ryan Rusnak, Rebecca Lawin McCarley, interns with the City of Davenport, and members of the Davenport Historic Preservation Commission. Research was reviewed by Rebecca Lawin McCarley and incorporated into the amended nomination with the information on the table below. The table below summarizes the research and architectural notes for this property. Additional information and final determinations of eligibility may also be found in the amended NRHP nomination (McCarley 2016). This project was funded by a FY2015 Historic Resource Development Program grant, through the State Historical Society of Iowa, with matching funds and staff hours contributed by the City of Davenport.

Address State #, Map #, FS # 2016 district status 1983 district status	Historic Name	significant date/s architectural style/type	Materials of walls, foundations, roof
	<i>History of property (owners/residents, census data including birthplace of self (and parents), Sanborn map info), Current use</i>		<i>Architectural data (architect/builder, features, modifications), Garage data</i>
810 W 6th St State #82-00569 Map #058 Field Site #D-07 Parcel #G0051-46 Updated district status: 1 contributing building (A, C) 1983 NRHP status: Contributing (key)	Frederick and Caroline Kurmeier House 1860s-1870 - Frederich and Caroline Kurmeier; 1870-1874 - Charles Naetzer 1880 census: Hellerich, John (46, carpenter) - born in Germany - Holstein (Germany - Holstein, Germany - Holstein); wife: Catherine (40) - born in Germany - Holstein (Germany - Holstein, Germany - Holstein) 1874-1895 - John and Catherine Hellerich (carpenter); 1895-1900s - John and Dora Wendt; 1900s-1918 - owned by Dora Wendt, used as rental - Louis and Wilfred Karwath (druggist) here in 1910s 1910 Sanborn map: house - 2 story - extant 1910 census: rented by Karwath, Louis (41, druggist) - born in US - IA (Austria-Bohemia, US - IA); wife: Wilfred (40) - born in Germany - Holstein (Germany - Holstein, US - IL) 1918-1955 - Nova and Katinka Kristin (laborer) 1955-1960s - owned by Lynn Elbert - used as rental 1956 Sanborn map: house - 2 story - extant Current use: single family house - owner occupied	c.1860s Gable-front - 2 story, 3 bay (McClelland type) (2 story)	Walls: brick (solid) Foundation: stone Roof: gable-front - asphalt shingles Architect/builder: - Porch: entry steps (wood) (porch removed) Windows: 4/4 wood windows (wider vertical muntin) - segmental arch brick lintels with keystones Architectural details: entry with transom on current 2nd story, house setback on lot, stone foundation on sides on current 1st story Modifications: Historic: 1919 - porch (later removed); Non-historic: - Garage: none Other site features: -

Narrative Statement of Significance

The Frederick and Caroline Kurmeier House is noted as contributing historically under Criterion A within the revised boundary for the Hamburg Historic District in Davenport. The house was previously noted as contributing in the original Hamburg Historic District in 1983.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00569
Related District Number: 82-00027

Page 2

Frederick and Caroline Kurmeier House	Scott
Name of Property	County
810 W 6 th St	Davenport
Address	City

Bibliography

Bowers, Martha H. "Historical and Architectural Resources of Davenport, Iowa," Multiple Resource Application, National Register of Historic Places nomination form. Dennett, Muessig & Associates, Iowa City, Iowa. Revised July 1983. Listed on May 29, 1984.

Bowers, Martha H. "Hamburg Historic District," part of Historical and Architectural Resources of Davenport, Iowa, Multiple Resource Application, National Register of Historic Places nomination form. Dennett, Muessig & Associates, Iowa City, Iowa. January 1982. Listed on May 5, 1983.

Building permits. Building Department, City of Davenport, Public Works, 1200 E. 46th Street, Davenport, Iowa.

Census records, federal and Iowa. Researched online through Ancestry.com.

City directories, Davenport, Iowa. Special Collections, Davenport Public Library, Davenport, Iowa, and also online through Ancestry.com.

Deed and transfer book records. Auditor's Office and Recorder's Office, Scott County Administration Building, Davenport, Iowa.

Gold Coast home tour brochures. In collection of Marion Meginnis, Davenport, Iowa.

McCarley, Rebecca Lawin. "Hamburg Historic District (amendment, increase, decrease)," National Register of Historic Places nomination form. SPARK Consulting Davenport, Iowa. Draft nomination, April 2016.

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

Sanborn Map Company. "Davenport, Iowa," fire insurance maps. New York: Sanborn Map Company, 1886, 1892, 1910, 1956.

Svendsen, Marlys and Martha H. Bowers. *Davenport: Where the Mississippi Runs West*. Davenport: Department of Community Development, 1982.

Iowa Site Inventory Form

State Historic Preservation Office
Continuation Sheet

Site Number: 82-00569
Related District Number: 82-00027

Page 3

Frederick and Caroline Kurmeier House

Name of Property

Scott

County

810 W 6th St

Address

Davenport

City

Location map



Field site numbers, initial coding by date: Z99 - built by 1930 Z99 - built since 1930 Z99 - moved since 1930
(Hamburg Historic District - 1982 nomination - period of significance c.1848-c.1932)

0 100 200 400 Feet

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00569
Related District Number: 82-00027

Page 5

Frederick and Caroline Kurmeier House
Name of Property

Scott

County

810 W 6th St
Address

Davenport
City

Site plan (from Davenport GIS)



0 5 10 20 Feet
A scale bar with markings for 0, 5, 10, and 20 feet.

2014 Aerial Photograph



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00569
Related District Number: 82-00027

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Frederick and Caroline Kurmeier House

Scott

Name of Property

County

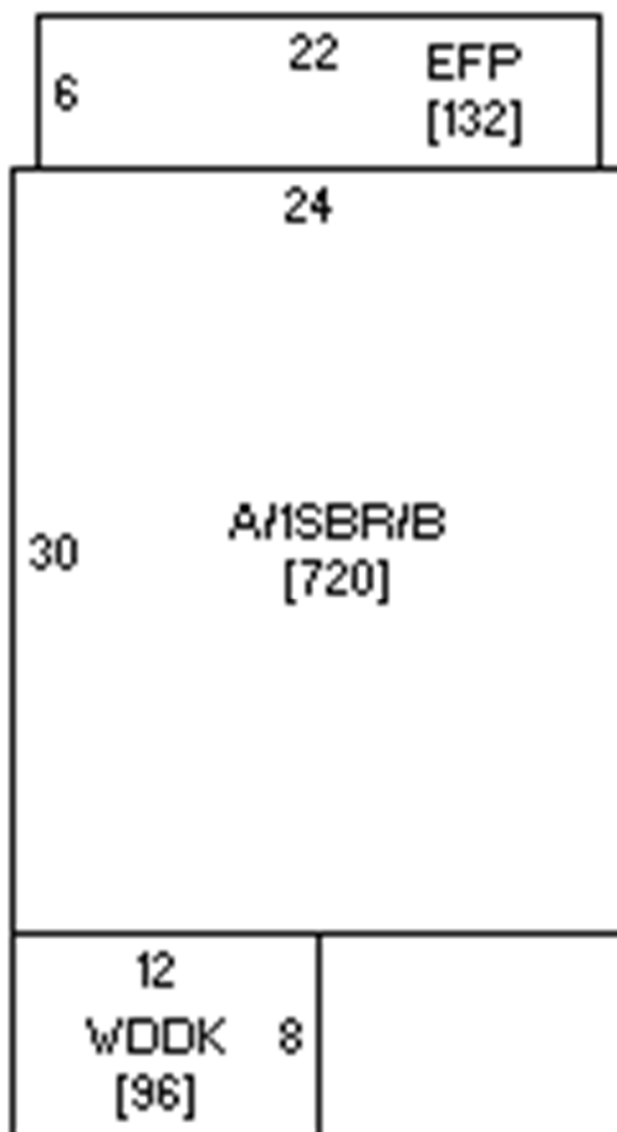
810 W 6th St

Davenport

Address

City

Building plan (from assessor's website)



Historic images

None identified during this project

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00569
Related District Number: 82-00027

Page 7

Frederick and Caroline Kurmeier House

Name of Property

Scott

County

810 W 6th St

Address

Davenport

City

Photograph from 1981-82 survey/nomination project



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00569
Related District Number: 82-00027

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Frederick and Caroline Kurmeier House

Name of Property

Scott

County

810 W 6th St

Address

Davenport

City

Digital photographs



Photograph 82-0-00569-001 - House, looking north (April 2015)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00569
Related District Number: 82-00027

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Frederick and Caroline Kurmeier House

Name of Property

Scott

County

810 W 6th St

Address

Davenport

City



Photograph 82-0-00569-002 - House, looking southwest (April 2015)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00569
Related District Number: 82-00027

Page 10

Frederick and Caroline Kurmeier House

Name of Property

Scott

County

810 W 6th St

Address

Davenport

City



Photograph 82-0-00569-003 - House, looking southeast (April 2015)



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
12/7/2018

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
▣ Backup Material	Estimate to Repair - 10-23-2018
▣ Backup Material	Email from City Assessor - 10-29-2018
▣ Backup Material	Aerial Map
▣ Backup Material	Site Photograph
▣ Backup Material	City of Davenport Notice
▣ Backup Material	Site Inventory Form

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	12/7/2018 - 2:19 PM

MARK CONSTRUCTION L.L.C.

5431 Taylor Street
Davenport, IA 52806
563-579-7869

Estimate

Date	Estimate #02
10/23/2018	300

Address

Wilfred Hammes
2194 Hogan Ct. S.
Bettendorf, IA 52722

Terms

Description	Qty	Total
Repair barn located at 1009 College Ave. in Davenport including; repair foundation; replace any rotted base plate; level and support walls and roof; tear off roofing and install new roofing.		38,900.00

Thank you for the opportunity to bid your project.

Total \$38,900.00

Signature _____

Phone # 563-391-4227

Rusnak, Ryan

From: Loving, Brett
Sent: Monday, October 29, 2018 10:16 AM
To: VanCamp, Nick
Cc: Rusnak, Ryan
Subject: RE: 1009 College Ave

Ryan,

I assume the building you are referring to is an 1880 built garage with a loft. We have it at 22x28. The current assessed value is \$3770. Do you need any other information or for us to go look at it and confirm?

Brett Loving
Sr. Residential Appraiser

From: VanCamp, Nick
Sent: Monday, October 29, 2018 10:01 AM
To: Loving, Brett
Subject: FW: 1009 College Ave

Nicholas "Nick" Van Camp
City Assessor
Davenport City Assessor's Office
600 W 4th St
Davenport IA 52801
Office (563)326-8659
Fax (563)328-3206
www.cityofdavenportiowa.com

From: Rusnak, Ryan
Sent: Monday, October 29, 2018 8:52 AM
To: VanCamp, Nick
Subject: 1009 College Ave

Nick,

There is a request to demolish to accessory building at 1009 College Avenue. The property is historic.

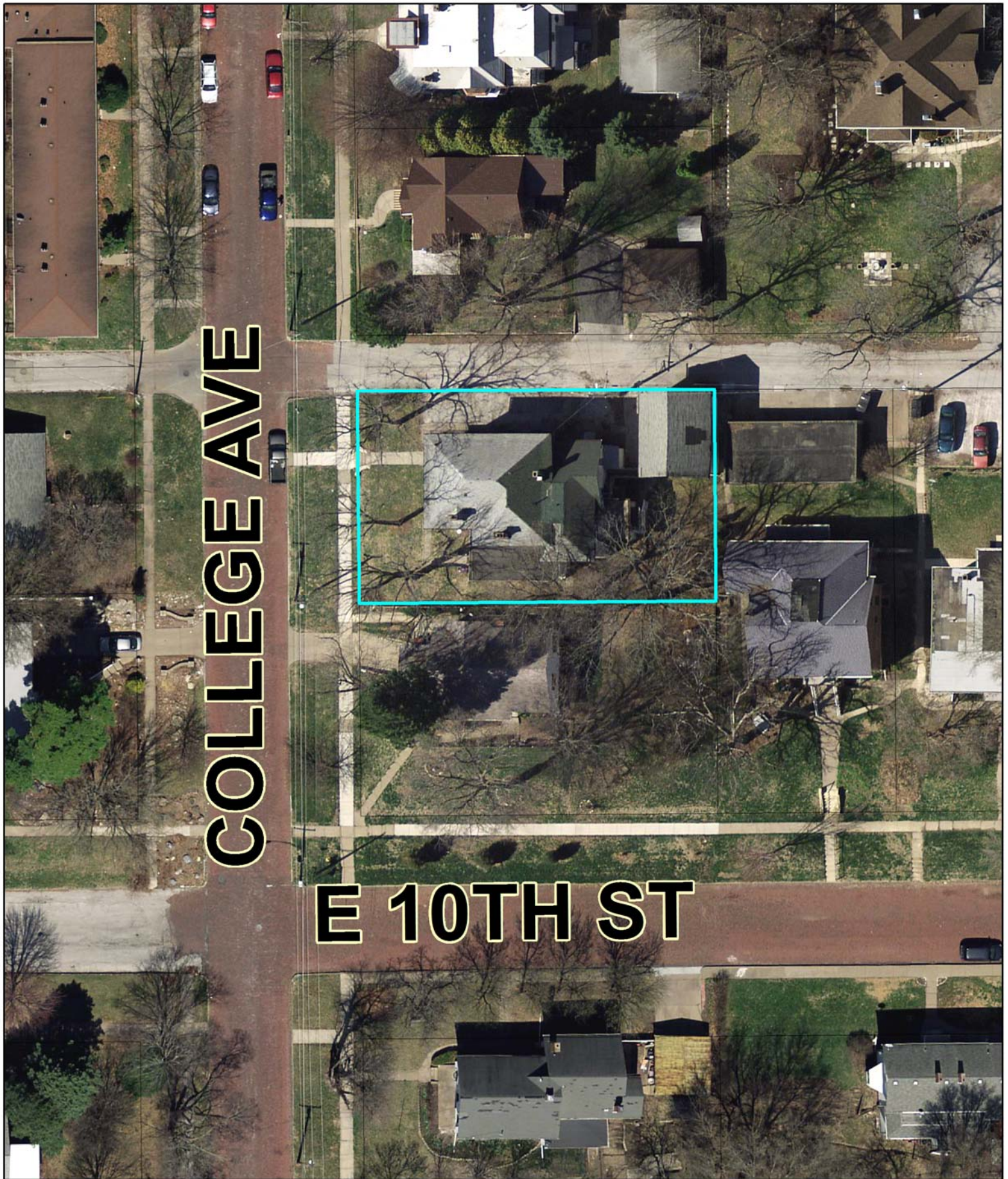
Do you have any valuation for this structure?

Ryan Rusnak, AICP
Planner III
City of Davenport
Community Planning and
Economic Development Department
226 West 4th Street
Davenport, Iowa 52801
(563) 888-2022

E Plan is now live. Click [here](#) for more information.



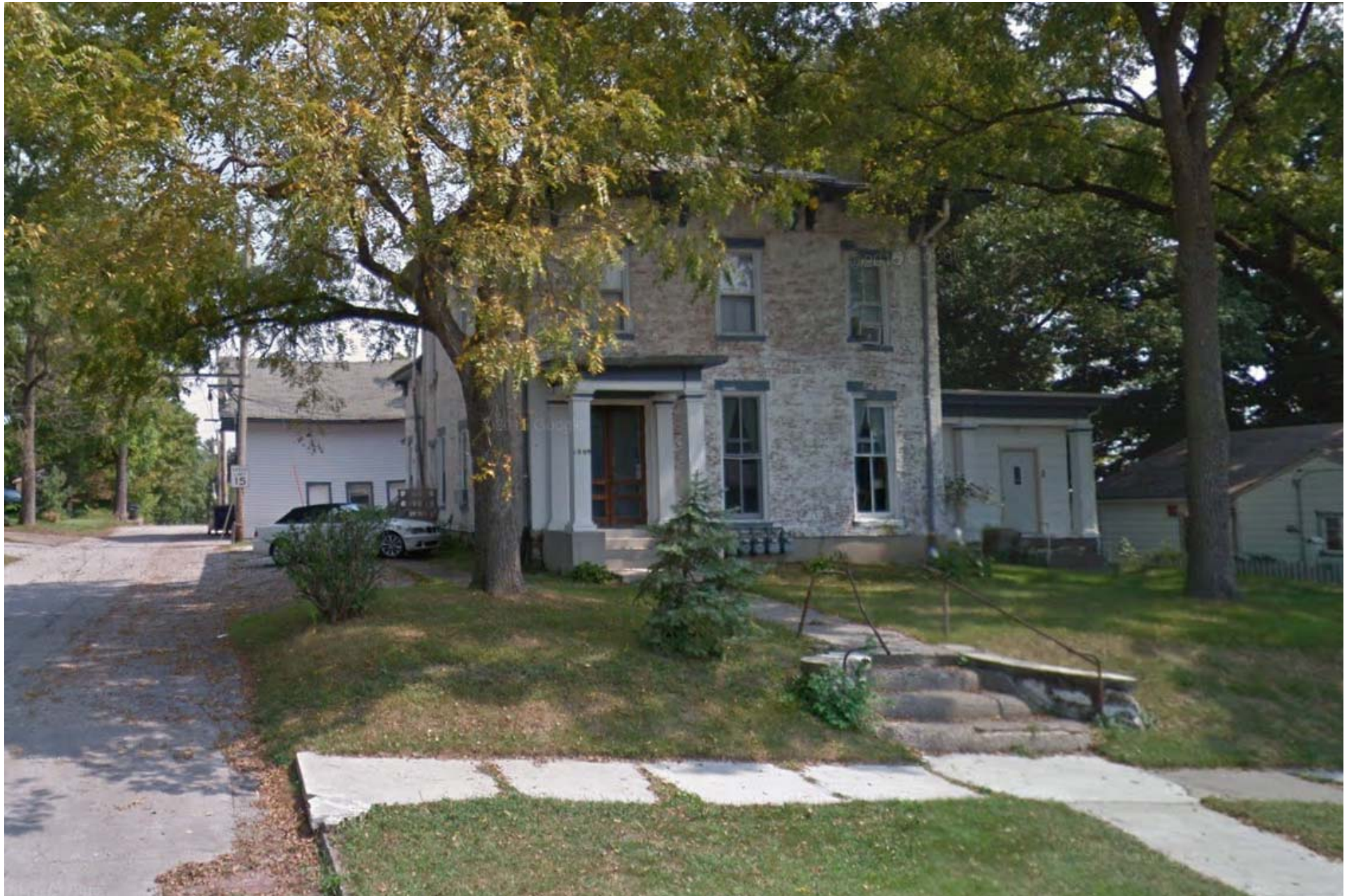
Click for [more](#) information about the Zoning Ordinance Rewrite. **Spread the Word.**



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

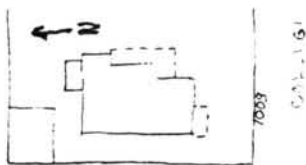
SECONDARY THEME

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)

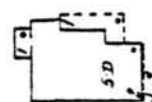
4c. ORIGINAL OWNER:

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

