HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, AUGUST 13, 2019; 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 July 9, 2019 meeting minutes and July 9, 2019 work session minutes.

III. Communications

IV. Old Business: None

V. New Business

   A. Case DNRHP19-02: Demolish the residence at 415 East 10th Street. The Joseph Mallet House is individually listed on the National Register of Historic Places. Sacred Heart Cathedral petitioner. [Ward 3]

   B. Case DNRHP19-03: Demolish the residence at 421 East 10th Street. The Joseph Motie House is individually listed on the National Register of Historic Places. Sacred Heart Cathedral petitioner. [Ward 3]

   C. Case No: COA19-08: Construct new garage at 1645 West 12 Street. The Dr. Kuno Struck House is located in the Local Historic Marycrest College District. Randall McDonald, petitioner. [Ward 3]

VI. Other Business: None

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Commission Meeting: September 10, 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
8/13/2019

Subject:
Consideration of the July 9, 2019 meeting minutes and July 9, 2019 work session minutes.

Recommendation:
Approve the minutes.

ATTACHMENTS:

Type	Description
Backup Material	7-9-2018 meeting minutes
Backup Material	7-9-2019 work session minutes

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Rusnak, Ryan	Approved	8/9/2019 - 1:49 PM

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, JULY 9, 2019; 5:00 PM

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

I. Call to Order

Chairperson Frueh called the meeting to order at approximately 5:00 pm with the following Commissioner's present: Cochran, Cordes, Franken, Kuehl, McGivern and Wonio.
Staff present: Rusnak

II. Secretary's Report

A. Consideration of the June 11, 2019 meeting minutes.

Motion by Wonio, second by Franken to approve the June 11, 2019 meeting minutes. Vote to approve was unanimous by voice vote (7-0).

III. Communications

A. Davenport Motor Row and Industrial Historic District.

Rusnak stated that the Davenport Motor Row and Industrial Historic District was officially listed on the National Register of Historic Places.

B. John Frueh and Diane Franken were re-appointed to three-year terms.

C. John Frueh discussed that he was appointed to the flood taskforce.

IV. Old Business: None

V. New Business

A. Case No: COA19-07: Tear off roof on house and garage roof and install new ones at 612 W 8th Street. The Elise (Zoeckler) Eggers House is located in the Local Historic Hamburg District. Michael Kobbeman petitioner.

Finding:
The proposal achieves consistency with Section 14.060.C.1 of the Davenport City Code, which encourages a reasonable effort to make the minimal number of changes necessary to maintain a designated property in a good state of repair.

Staff recommends approval of COA19-07 in accordance with the work write up and subject to the following condition:
1. That a color similar to roof shingles be used for any flashing.

Motion by Wonio, second by McGivern to approve COA19-07 in accordance with the work write up and subject to the following condition:

1. That a color similar to roof shingles be used for any flashing.

Vote to approve was unanimous by roll call vote (7-0).

VI. Other Business

A. Review and comment on the Downtown Rock Island Historic District (Centennial Bridge only) and authorize the Chairperson to sign the Certified Local Government Review Form. [Ward 3]

Findings:

1. That the Centennial Bridge is associated with the events that have made a significant contribution to the broad patterns of our history (Criterion A); and
2. That the Centennial Bridge embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whole components lack individual distinction.

Staff recommends the Commission recommend that the Downtown Rock Island Historic District (Centennial Bridge only) be listed on the National Register of Historic Places and that the Chairperson is authorized to the sign the Certified Local Government Review Form.

Motion by McGivern, second by Cordes to recommend that the Downtown Rock Island Historic District (Centennial Bridge only) be listed on the National Register of Historic Places and authorize the Chairperson to sign the Certified Local Government Review Form.

Vote to approve was unanimous by voice vote (7-0).

VII. Open Forum for Comment

No one from the audience spoke.

VIII. Adjourn

The meeting adjourned at approximately 5:20 pm.

HISTORIC PRESERVATION COMMISSION WORK SESSION

CITY OF DAVENPORT, IOWA

TUESDAY, JULY 9, 2019; 5:30 PM

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

Commissioner's present: Cochran, Cordes, Franken, Frueh, Kuehl, McGivern and Wonio.
Staff present: Rusnak

I. New Business

Demolition of the buildings located at 415 and 421 East 10th Street. Both properties are individually listed on the National Register of Historic Places. Sacred Heart, petitioner.

The purpose for demolition was discussed.

The meeting adjourned at approximately 6:00 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
8/13/2019

Subject:
Case DNRHP19-02: Demolish the residence at 415 East 10th Street. The Joseph Mallet House is individually listed on the National Register of Historic Places. Sacred Heart Cathedral petitioner. [Ward 3]

Recommendation:
Finding:

1. It is staff's opinion that the property does not achieve consistency with Section 14.040.B of the Davenport Municipal Code for designating the property an individually listed Local Historic Landmark.

Staff recommends approval of DNRHP19-02.

Background:
The 1983 architectural survey indicates that the home was built c. 1865-70 built in the Vernacular Italianate style.

When there is a request to demolish a building listed on the National Register of Historic Places the Historic Preservation Commission shall make a determination to allow demolition or delay demolition by considering the criteria in Section 14.070.B of the Davenport Municipal Code. 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 14.040 of the Davenport Municipal Code.

<u>Section 14.070.B of the Davenport Municipal Code:</u>
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

A report has been provided.

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

2018 and 2019
Land: $6,400
Building: $28,790
Total: $35,190

The property is tax exempt.

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

Not provided.

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

Not provided.

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

There are none.

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

There are none.

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

None provided.

If the property is income-producing; annual gross income from the property for the previous two years; Itemized operating and maintenance expenses for the previous two years; annual cash flow, if any, for the previous two years; and proof that efforts have been made by the owner to obtain a reasonable return on his investment.

Not provided.

Section 14.040.B of the Davenport Municipal Code:
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.

ATTACHMENTS:

Type	Description
Backup Material	Application

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning &			

Economic Development	Rusnak, Ryan	Approved	8/9/2019 - 1:49 PM

DEMOLITION REQUEST

Historic Preservation Commission
City of Davenport, Iowa

Date: 6-21-19

Please provide the following information (Please type or print)

Property Address: 415 East 10th Street

	Owner	Petitioner (If not owner)
Name:	Sacred Heart Cathedral	
Address:	422 East 10th Street	
Daytime Phone:	309/762-0511	
Evening Phone:		
Fax:	309/762-6352	
Email:	mark.miller@bhmmarchitects.com	

Historic District: _____

The applicant shall submit the following information: *Pursuant to Davenport Municipal Code Section 17.23*

- ☒ A report from a licensed engineer or architect as to the structural soundness , suitability for rehabilitation and possible new uses
- ☒ Assessed value of the land and improvements from two most recent assessments
- ☒ The real estate taxes paid during the previous two years
- ☒ All appraisals obtained by the owner or applicant in connection with the purchase
- ☒ Any listing of the property for sale or rent, price asked and offers received, if any
- ☒ All building, fire, and housing code violations for two years
- ☒ Any federal, state, or local citations which have determined the building to be a nuisance
- ☒ Estimated market value of the property after the proposed demolition and renovation for re-use
- ☒ If the property is income-producing: annual income, operating experience, annual cash flow, proof that efforts have been made to obtain reasonable return on the investment

Note: Supplemental information recommended – cost of renovation and zoning determination

June 21, 2019

DEMOLITION REQUEST PROPERTY INFORMATION
SACRED HEART CATHEDRAL PETITIONER

415 EAST 10th STREET

See attached Architect's report.

1,209 gross square feet of living space.

Assessed Value	2019	2018
Land	$ 6,400	$ 6,400
Improvements	$28,790	$28,790
Total	$35,190	$35,190

Real Estate Taxes, Paid	
2019	$0.00
2018	$0.00
2017	$0.00

No private appraisals have been conducted.

No listings for property for sale or rent.

There are noted violations and deficiencies of condition by Neighborhood Services, City of Davenport.

No federal or state citations.

Market value after demolition: $6,400

Property is non-income producing.

BHMM

Bracke . Hayes . Miller . Mahon, Architects LLP

Planning • Architecture • Interior Design • Engineering

June 21, 2019

Rev. Rich Adam, Pastor
Sacred Heart Cathedral
422 E. 10th Street
Davenport, IA 52803

RE: Demolition Request, 415 East 10th Street
Sacred Heart Cathedral
Project No. 1928

Dear Father Rich:

Per our discussions, I have included our report on the above-referenced facility. As we have discussed, Sacred Heart Cathedral is requesting demolition of the house at 415 East 10th Street.

Report on 415 East 10th Street:

1. The building, built circa 1881, was built as a private residence. Since 1995, it has served a variety of uses ranging from residential to a clothing center for the distribution of donated clothing. In the last few years, there has only been a clothing center at the facility. Currently the house is empty and not habitable.

2. The house is a partial two-story, partial one-story building with a partial basement and attic. The total gross square footage of the building is 1,209 SF. The building was originally built of brick and masonry construction methods. There is a wood framed addition. The building is exterior load-bearing brick masonry walls with some interior masonry walls. The interior floor and wall structure is wood. The walls are plaster over wood. The heating system is a gas-fired furnace. The gas service is disconnected. The electric service is also disconnected. As far as can be determined, the mechanical and electrical systems are old. There have been some updates to the systems, but none are newer than circa early 1980's.

3. The interior spaces are broken into numerous small rooms. Even if some of the interior partitions that are not load-bearing were to be removed, there is a strong concern that, due to the age of the wooden structure, there would be much sagging and the potential for structural problems to be created by removing these partitions. The interior arrangement of rooms and their size and the size of the house will be a stumbling block for the reuse of this facility.

4. The existing condition of the house is overall poor condition. While the masonry structure seems fairly stable, the wood porches and wood addition are all experiencing severe weathering and rotting. The front porch leans

1465 41st Street
Moline, Illinois 61265
309.762.0511
309.762.6352 fax

1315 East 11th Street
Davenport, Iowa 52803
563.323.8484

bhmm@bhmmarchitects.com

and the structure is rotted and deteriorated. Several of the exterior wood window sills are rotted. The roof is in poor condition. The chimney at the rear has collapsed onto the lower level roof. There are areas of severe rot and deterioration in the eaves. The exterior trim such as brackets, etc. have been removed at some point in the past. Soffits are just plain vinyl or aluminum material.

5. The interior condition of the house is also poor. There are no original interior trim items left other than a few pieces of door casing and baseboard. The stair railing has been replaced with a steel railing. A new stairwell has been cut into the living room floor. Many areas are covered with 50's/70's vintage wood paneling. Roof leaks have caused much plaster damage. Most rooms have acoustic tile ceilings. Many of these have failed.

6. 415 East 10th Street is listed on the National Register of Historic Places as an individual property. The listing notes only that in 1983 the building was, at best, "good". It appears to only be listed because it is an elderly structure and part of the City of Davenport's desire, at the time, to list a number of properties on the NRHP.

7. Cost estimates for the renovation of 415 East 10th Street range from $130,000 to $180,000. The Parish has come to the conclusion that redevelopment--due to cost, size, and structural system layout--is not a viable alternative.

8. The cathedral parish is requesting approval for demolition of the building to solve problems associated with the expense of the upkeep of the building, and the unaffordable potential restoration and renovation costs, and to support more urgent needs of the congregation.

9. The condition of the existing building is such that it is no longer heated. Without a specific use for the facility (which does not appear likely due to structural constraints and renovation costs), energy efficiency improvements cannot be made due to a lack of economic justification and payback of the cost associated with the improvements.

10. The house cannot reasonably be made ADA compliant.

11. Sacred Heart Cathedral is the Cathedral Church for the Diocese of Davenport which extends over the southeast quarter of the state of Iowa. There are numerous mass occasions and other ceremonies throughout the year which draw a significant number of people to the cathedral for these worship activities from far outside the Davenport metropolitan area.

12. Another long-standing concern of both Quad City visitors and out-of-town visitors to the cathedral is the safety and security of the surrounding neighborhood. A safer and more secure environment, both actually and psychologically, will benefit Sacred Heart Cathedral and the city of Davenport.

13. The goal of the Sacred Heart Cathedral Parish and the Diocese of Davenport is to maintain the viability of the facility as the Cathedral for the Diocese of Davenport.

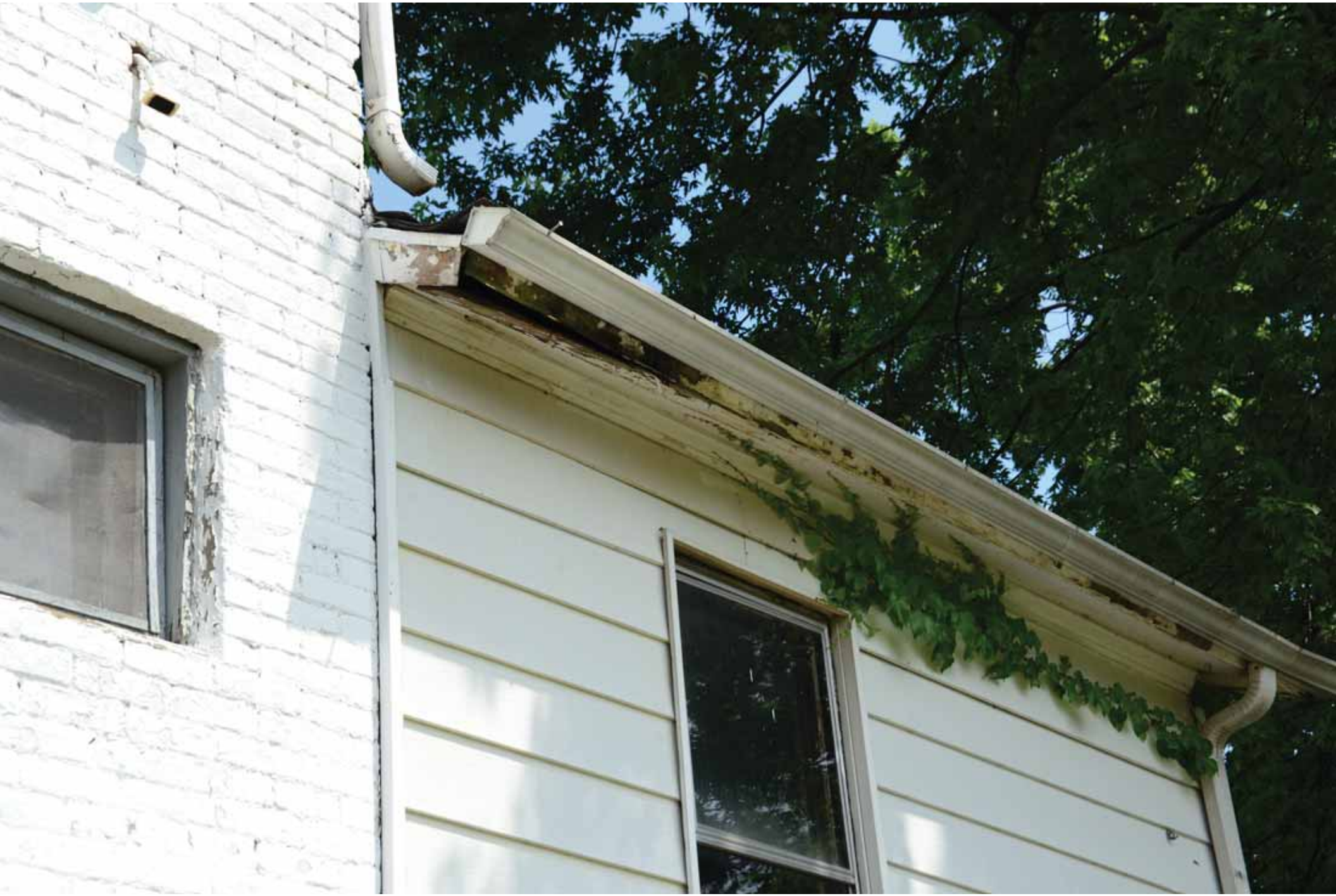
14. Removal of the building at 415 East 10th Street will not impact other areas of the Central City.

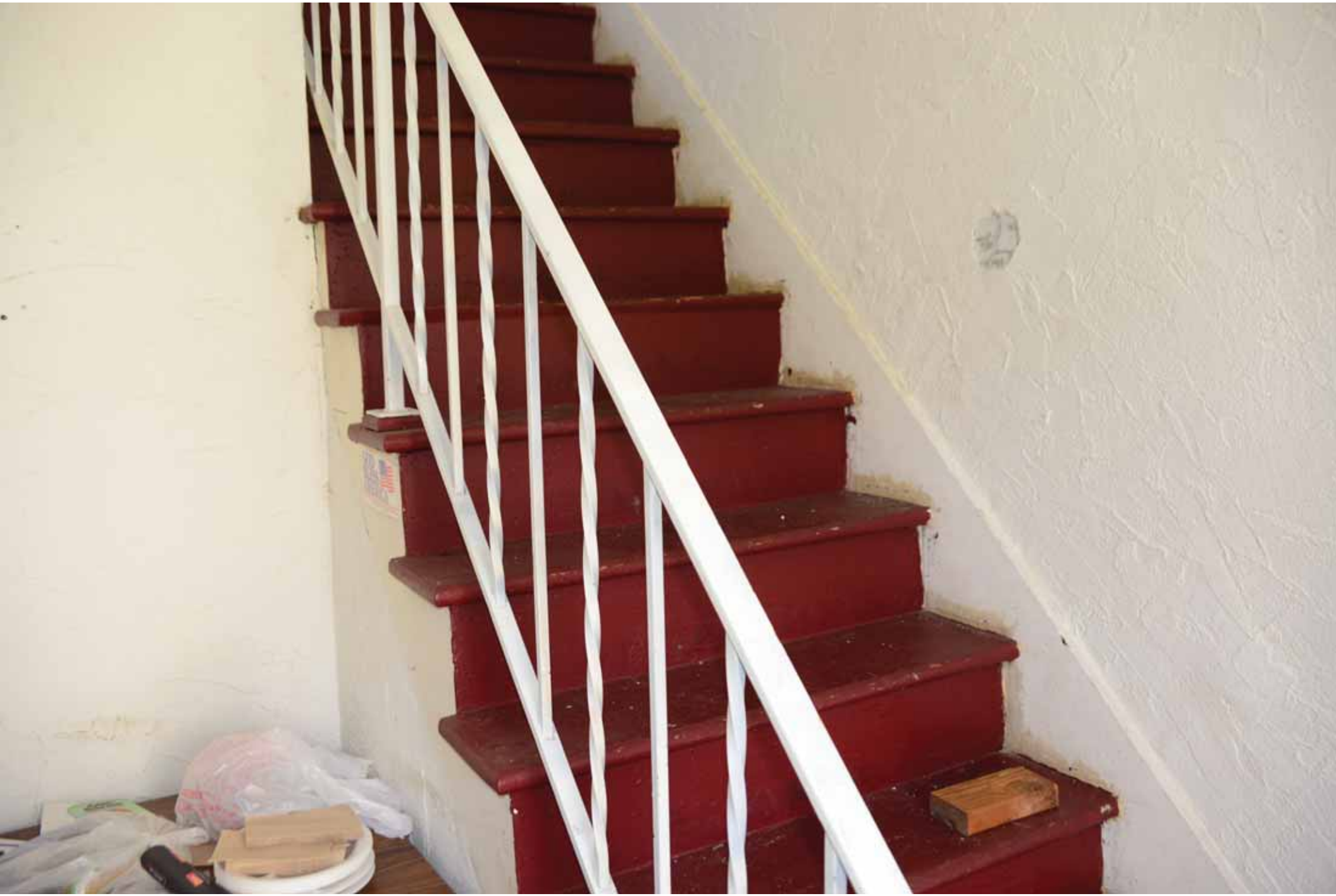
Thank you for your prompt attention to this matter. If you have any other questions or need additional information, please feel free to contact me. I will be calling you in the near future regarding proceeding with the site plan review.

Sincerely,

BRACKE-HAYES-MILLER-MAHON, ARCHITECTS, LLP

Mark D. Miller, AIA, LEED AP
MDM/mld





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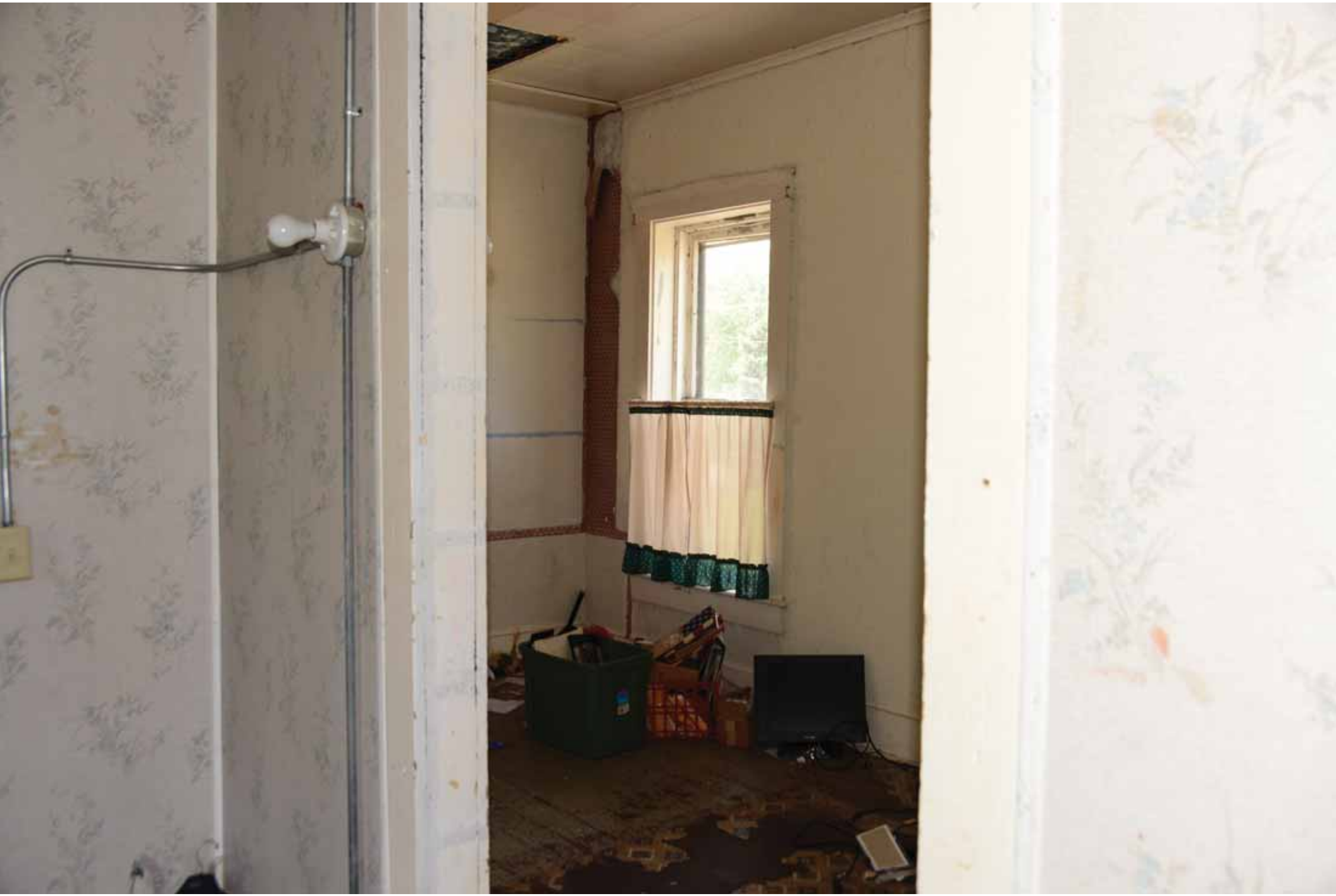


ARCHITECTURAL / HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office
Wehner, Nowysz, Pottschull and Pfiffner
201 city building, iowa city, iowa 52240

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

SITE SHEET

SITE #82-10- 10-E415 MAP # 4

HIST. DIST.

NAME Joseph Mallet House (H) C

ADDRESS 415 E. 10th St.

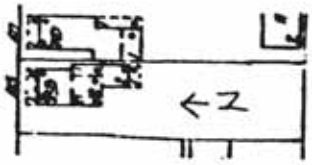
Sec. (EXC W 40')

LEGAL DES. LeClaire's 8th (SUB-DIVISION) 87 (BLOCK) 7 (PARCEL) (SUB-PARCEL)

UTM / 15 [7,0,2,8,3,9] (EASTING) [4,6,0,0,2,0,0] (NORTHING) ACREAGE -1 ZONE R-4D

OWNER Byron L. Laird
415 E. 10th

TITLE H. (IF DIFF.)



ARCHITECTURE

DESCRIPTION

FORM 2 story, shallow hipped roof w/wide eaves, 3-bay facade CONST. DATE c. 1865-70

MATERIALS brick (painted), stone trim ARCH STYLE Vernac. Italianate

FENESTRATION simple rectangles with stone slab lintels, 6/6 d.h.s.

DIST. FEATURES Greek Revival entrance w/transom panel and sidelights

ALTERATIONS aluminum storms, c. 1900 porch

SITE & RELATED STR.

STATEMENT

This combination of roof line (and therefore blocky form) of the Italianate with a doorway derived from the Greek Revival results in a simple vernacular dwelling that illustrates the mid-century transition between two major architectural styles.

SOURCES

NCE

HISTORY

DESCRIPTION

This house was probably built by Joseph Mallet before 1881. The house appears to have been occupied by a series of tenants rather than owners. City directories and deed records are unclear.

SOURCES

City Directories, 1881, 1882-83, 1884-85, 1885-86, 1887, 1888-89, 1890.

ARCHITECTURAL HISTORIAN: Martha Bowers | HISTORIAN: MARLYS SVENDSEN - ROESLER | SURVEY COMP. 1981

EVALUATION

ARCHITECTURAL

I. ARCH. EVALUATION Good

II. ENVIR. STATURE Tissue

III. INT. OF CONTEXT Fair

IV. INT. OF FABRIC Good

LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☒ LOCAL ☐ N. ELIG.

HISTORICAL

I. THEME(S) OF SIGNIFICANCE:

A. PRIMARY

B. SECONDARY

II. LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☐ LOCAL

III. N.R.H.P.

ELIGIBLE ☐ NOT ELIGIBLE ☐

HISTORIC DISTRICT CLASSIFICATION

☐ A. ☐ B. ☐ C.

FOR DIVISION OF HISTORIC PRESERVATION USE ONLY

1. DATE RECEIVED

2. DATE OF STAFF EVALUATION

	A. ARCHITECTURAL	B. HISTORICAL
ELIGIBLE FOR N.R.H.P.	☐	☐
NOT ELIGIBLE FOR N.R.H.P.	☐	☐

3. N.R.H.P. ACTION

A. STATE REVIEW COMM. APP. ☐ DISAPP. ☐ TABLED ☐ DATE

B. FEDERAL REVIEW APP. ☐ DISAPP. ☐ TABLED ☐ DATE

4. D.H.P. SOURCES

☐ COUNTY RESOURCES

☐ W'SHIELD SURVEY

☐ N.R.H.P.

☐ GRANT

☐ DET. OF ELIGIBILITY

☐ R. & C.

■ DAVENPORT A/H SURVEY

☐

☐

5. SUBJECT TRACES

6. PHOTO 1681-9

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
8/13/2019

Subject:
Case DNRHP19-03: Demolish the residence at 421 East 10th Street. The Joseph Motie House is individually listed on the National Register of Historic Places. Sacred Heart Cathedral petitioner. [Ward 3]

Recommendation:
Finding:

1. It is staff's opinion that the property does not achieve consistency with Section 14.040.B of the Davenport Municipal Code for designating the property an individually listed Local Historic Landmark.

Staff recommends approval of DNRHP19-03.

Background:
The 1983 architectural survey indicates that the home was built c. 1860 built in a simplified Italianate style.

Joseph Motie was a bricklayer.

When there is a request to demolish a building listed on the National Register of Historic Places the Historic Preservation Commission shall make a determination to allow demolition or delay demolition by considering the criteria in Section 14.070.B of the Davenport Municipal Code. 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 14.040 of the Davenport Municipal Code.
Section 14.070.B of the Davenport Municipal Code:
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

A report has been provided.

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

2018 and 2019
Land: $7,040
Building: $32,110
Total: $39,150

The property is tax exempt.

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

Not provided.

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

Not provided.

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

There are none.

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

There are none.

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

None provided.

If the property is income-producing; annual gross income from the property for the previous two years; Itemized operating and maintenance expenses for the previous two years; annual cash flow, if any, for the previous two years; and proof that efforts have been made by the owner to obtain a reasonable return on his investment.

Not provided.

Section 14.040.B of the Davenport Municipal Code:
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.

ATTACHMENTS:

Type	Description
Backup Material	Application

REVIEWERS:

Department	Reviewer	Action	Date

Community Planning & Economic Development	Rusnak, Ryan	Approved	8/9/2019 - 1:49 PM

DEMOLITION REQUEST

Historic Preservation Commission
City of Davenport, Iowa

Date: 6-21-19

Please provide the following information (Please type or print)

Property Address: 421 East 10th Street

	Owner	Petitioner (If not owner)
Name:	Sacred Heart Cathedral	
Address:	422 East 10th Street	
Daytime Phone:	309/762-0511	
Evening Phone:		
Fax:	309/762-6352	
Email:	mark.miller@bhmmarchitects.com	

Historic District: _____

The applicant shall submit the following information: *Pursuant to Davenport Municipal Code Section 17.23*

- ☒ A report from a licensed engineer or architect as to the structural soundness , suitability for rehabilitation and possible new uses
- ☒ Assessed value of the land and improvements from two most recent assessments
- ☒ The real estate taxes paid during the previous two years
- ☒ All appraisals obtained by the owner or applicant in connection with the purchase
- ☒ Any listing of the property for sale or rent, price asked and offers received, if any
- ☒ All building, fire, and housing code violations for two years
- ☒ Any federal, state, or local citations which have determined the building to be a nuisance
- ☒ Estimated market value of the property after the proposed demolition and renovation for re-use
- ☒ If the property is income-producing: annual income, operating experience, annual cash flow, proof that efforts have been made to obtain reasonable return on the investment

Note: Supplemental information recommended – cost of renovation and zoning determination

June 21, 2019

DEMOLITION REQUEST PROPERTY INFORMATION
SACRED HEART CATHEDRAL PETITIONER

421 EAST 10th STREET

See attached Architect's report.

1,390 gross square feet of living space.

Assessed Value	2019	2018
Land	$ 7,040	$ 7,040
Improvements	$32,110	$32,110
Total	$39,150	$39,150

Real Estate Taxes, Paid	
2019	$822.00
2018	$822.00
2017	$822.00

No private appraisals have been conducted.

No listings for property for sale or rent.

There are no noted violations and deficiencies of condition by Neighborhood Services, City of Davenport.

No federal or state citations.

Market value after demolition: $7,040

Property is non-income producing.

BHMM

Bracke . Hayes . Miller . Mahon, Architects LLP

Planning • Architecture • Interior Design • Engineering

June 21, 2019

Rev. Rich Adam, Pastor
Sacred Heart Cathedral
422 E. 10th Street
Davenport, IA 52803

RE: Demolition Request, 421 East 10th Street
Sacred Heart Cathedral
Project No. 1928

Dear Father Rich:

Per our discussions, I have included our report on the above-referenced facility. As we have discussed, Sacred Heart Cathedral is requesting demolition of the house at 421 East 10th Street.

Report on 421 East 10th Street:

1. The building, built circa 1860, was built as a private residence. Since 2001, it has served a variety of uses ranging from residential to offices. Currently the house is empty.

2. The house is a partial two-story, partial one-story building with a partial basement and attic. The total gross square footage of the building is 1,390 SF. The building was originally built of brick and masonry construction methods. There is a wood framed addition. The building is exterior load-bearing brick masonry walls with some interior masonry walls. The interior floor and wall structure is wood. The walls are plaster over wood. The heating system was a gas-fired furnace which has failed and been removed. The gas service is disconnected. The electric service is also disconnected. As far as can be determined, the mechanical and electrical systems are old. There have been some updates to the systems, but none are newer than circa early 1990's.

3. The interior spaces are broken into numerous small rooms. Even if some of the interior partitions that are not load-bearing were to be removed, there is a strong concern that, due to the age of the wooden structure, there would be much sagging and the potential for structural problems to be created by removing these partitions. The interior arrangement of rooms and their size and the size of the house will be a stumbling block for the reuse of this facility.

4. The existing condition of the house is overall poor condition. While the masonry structure seems fairly stable, the wood porches and wood addition are all experiencing severe weathering and rotting. The roof is in poor condition.

1465 41st Street
Moline, Illinois 61265
309.762.0511
309.762.6352 fax

1315 East 11th Street
Davenport, Iowa 52803
563.323.8484

bhmm@bhmmarchitects.com

There are areas of severe rot and deterioration in the eaves. The exterior trim such as brackets, etc. have been removed at some point in the past. Soffits are just plain vinyl or aluminum material.

5. The interior condition of the house is also poor. There are no original interior trim items left other than a few pieces of door casing and baseboard. The stair railing has been replaced with a new wood, plain railing. Some areas are covered with 70's vintage wood paneling. Roof leaks have caused some plaster damage. Most rooms have suspended acoustic tile ceilings.

6. 421 East 10th Street is listed on the National Register of Historic Places as an individual property. The listing notes only that in 1983 the building was, at best, "good". It appears to only be listed because it is an elderly structure and part of the City of Davenport's desire, at the time, to list a number of properties on the NRHP.

7. Cost estimates for the renovation of 415 East 10th Street range from $130,000 to $180,000. The Parish has come to the conclusion that redevelopment--due to cost, size, and structural system layout--is not a viable alternative.

8. The cathedral parish is requesting approval for demolition of the building to solve problems associated with the expense of the upkeep of the building, and the unaffordable potential restoration and renovation costs, and to support more urgent needs of the congregation.

9. The condition of the existing building is such that it is no longer heated. Without a specific use for the facility (which does not appear likely due to structural constraints and renovation costs), energy efficiency improvements cannot be made due to a lack of economic justification and payback of the cost associated with the improvements.

10. The house cannot reasonably be made ADA compliant.

11. Sacred Heart Cathedral is the Cathedral Church for the Diocese of Davenport which extends over the southeast quarter of the state of Iowa. There are numerous mass occasions and other ceremonies throughout the year which draw a significant number of people to the cathedral for these worship activities from far outside the Davenport metropolitan area.

12. Another long-standing concern of both Quad City visitors and out-of-town visitors to the cathedral is the safety and security of the surrounding neighborhood. A safer and more secure environment, both actually and psychologically, will benefit Sacred Heart Cathedral and the city of Davenport.

13. The goal of the Sacred Heart Cathedral Parish and the Diocese of Davenport is to maintain the viability of the facility as the Cathedral for the Diocese of Davenport.

14. Removal of the building at 421 East 10th Street will not impact other areas of the Central City.

Thank you for your prompt attention to this matter. If you have any other questions or need additional information, please feel free to contact me. I will be calling you in the near future regarding proceeding with the site plan review.

Sincerely,

BRACKE-HAYES-MILLER-MAHON, ARCHITECTS, LLP

Mark D. Miller, AIA, LEED AP
MDM/mld

421

GO
ALL IN

DIRECTV

ARCHITECTURAL / HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office
Wehner, Nowysz, Pottschull and Pfiffner
801 day building davenport iowa 52840

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

SITE #82-10- 10-E421 MAP # 4

HIST. DIST.

NAME Joseph Motie House H C

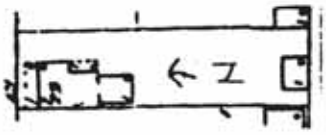
ADDRESS 421 E. 10th St.

LEGAL DES. LeClaire's 8th (SUB-DIVISION) 087 (BLOCK) 006 (PARCEL) Sec. E 44' of (SUB-PARCEL)

UTM 15 710218610 (EASTING) 4610120 (NORTHING) ACREAGE ZONE

OWNER Harold D. & Mary Meincke
2118 W. 38th St., Davenport, IA 52806

TITLE H. (IF DIFF.) Steve L. Bakeris



SITE SHEET

DESCRIPTION

FORM 2 stories, hipped roof, 3-bay facade, 1-story rear wing CONST. DATE c. 1860

MATERIALS Brick, limestone ARCH STYLE Italianate

FENESTRATION Rectangular, beneath stone slab lintel

DIST. FEATURES Pedimented entrance w/transom and sidelights

ALTERATIONS Veranda posts replaced, original sash replaced

SITE & RELATED STR.

ARCHITECTURE

STATEMENT

This is one of a number of brick houses built in a simplified Italianate style in Davenport during the 1850's. Like most examples, it combines the boxy form and shallow hipped roof of the Italianate with Greek Revival details - in this instance a handsome pedimented entrance.

SOURCES

SIGNIFICANCE

HISTORY

DESCRIPTION

This house was probably built in c. 1860 by Joseph G. Motie. Motie was a bricklayer and may have done the masonry work on this house. Joseph and his wife Mary resided here for more than 30 years.

SOURCES

City Directories, 1858-59, 1860, 1890-91.

ARCHITECTURAL HISTORIAN: Martha Bowers | HISTORIAN: MARLYS SVENDSEN - ROESLER | SURVEY COMP. 1981

EVALUATION

ARCHITECTURAL

I. ARCH. EVALUATION Good

II. ENVIR. STATURE Tissue

III. INT. OF CONTEXT Fair

IV. INT. OF FABRIC Good

LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☒ LOCAL ☐ N. ELIG.

HISTORICAL

I. THEME(S) OF SIGNIFICANCE:

A. PRIMARY

B. SECONDARY

II. LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☐ LOCAL

III. N.R.H.P.

ELIGIBLE ☐ NOT ELIGIBLE ☐

HISTORIC DISTRICT CLASSIFICATION

☐ A. ☐ B ☐ C

FOR DIVISION OF HISTORIC PRESERVATION USE ONLY

1. DATE RECEIVED

2. DATE OF STAFF EVALUATION

	A. ARCHITECTURAL	B. HISTORICAL
ELIGIBLE FOR N.R.H.P.	☐	☐
NOT ELIGIBLE FOR N.R.H.P.	☐	☐

3. N.R.H.P. ACTION

A. STATE REVIEW COMM. APP. ☐ DISAPP. ☐ TABLED ☐ DATE

B. FEDERAL REVIEW APP. ☐ DISAPP. ☐ TABLED ☐ DATE

4. D.H.P. SOURCES

☐ COUNTY RESOURCES

☐ W'SHIELD SURVEY

☐ N.R.H.P.

☐ GRANT

☐ DET. OF ELIGIBILITY

☐ R. & C.

■ DAVENPORT A/H SURVEY

☐

☐

5. SUBJECT TRACES

6. PHOTO 1681-9

City of Davenport
Historic Preservation Commission

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

Date
8/13/2019

Subject:
Case No: COA19-08: Construct new garage at 1645 West 12 Street. The Dr. Kuno Struck House is located in the Local Historic Marycrest College District. Randall McDonald, petitioner. [Ward 3]

Recommendation:
It is staff's opinion that the scale and location of the proposed building is appropriate. Staff would appreciate a thoughtful discussion on the proposed materials on the building as the facade would be brick and the other sides would be siding.

Background:
The petitioner is seeking approval to construct a detached garage and swimming pool at 1645 West 12th Street. The garage would be located east of the existing residence. A future Certificate of Appropriateness would covert the historic garage into a pool house.

The existing garage, proposed garage and proposed swimming pool are located within the area classified as the front yard by the Zoning Ordinance. The front yard is located between a principal building line and the front lot line. Accessory structures are not permitted in the front yard. The existing garage is non-conforming.

The petitioner will need to obtain a hardship variance from the Zoning Board of Adjustment to allow the placement of these structures in the front yard. Attached is an aerial map with contour lines. The grade changes dramatically south of the residence.

Below are sections from the Historic Preservation Commission. Relevant text is in bold.

Section 14.04.C of the Davenport Municipal Code:

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.**

Section 14.04.D of the Davenport Municipal Code:
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 14.040C.

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.

Also attached is the Secretary of Interior Standards for the Treatment of Historic Property (New Exterior Additions to Historic Buildings and Related New Construction.

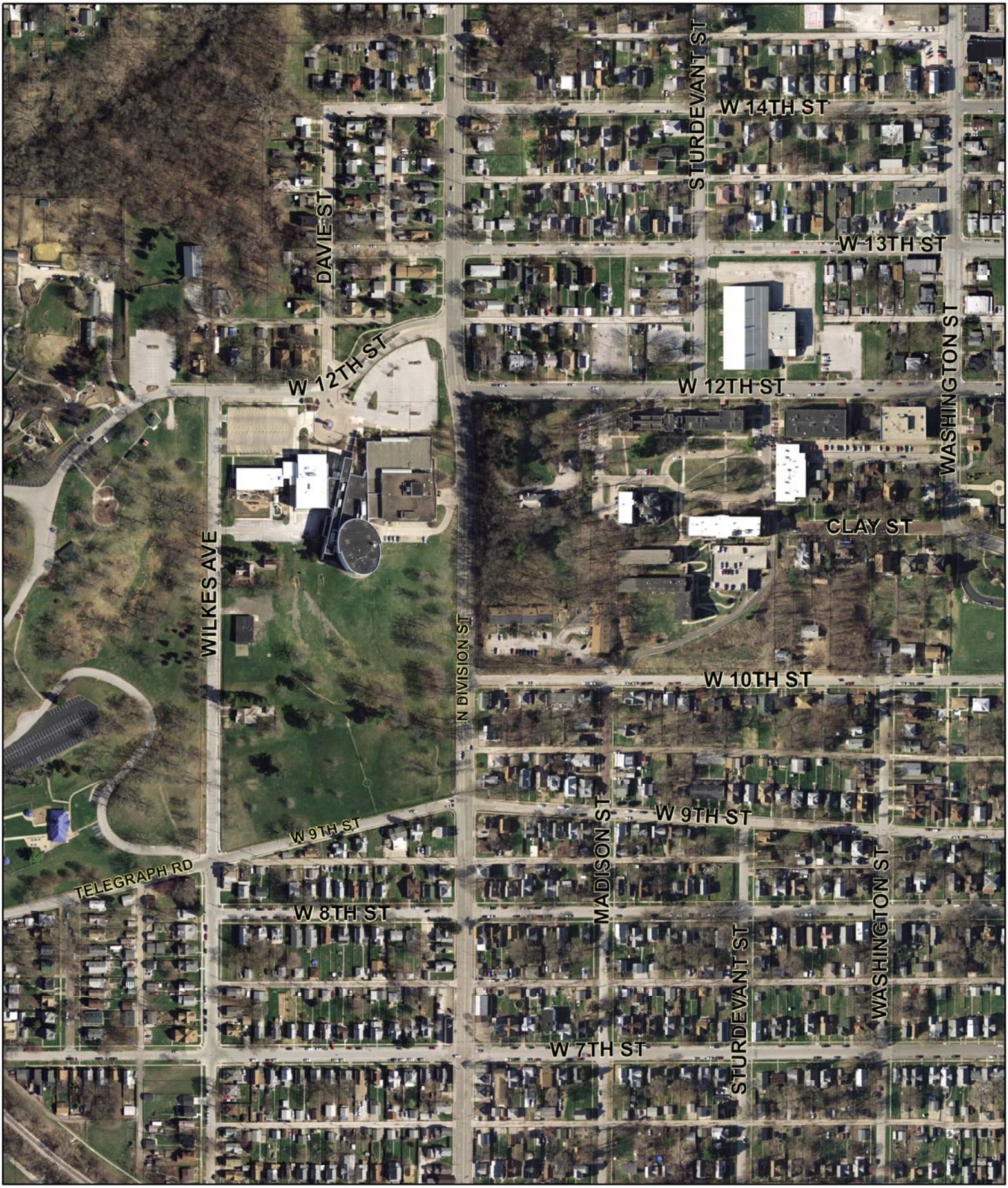
ATTACHMENTS:

Type	Description

Backup Material	Aerial Map
Backup Material	Photograph of House - North Elevation
Backup Material	Photograph of Existing Garage
Backup Material	Bird's Eye View
Backup Material	Aerial Map with Contours
Backup Material	Renderings
Backup Material	Photograph of Proposed Door
Backup Material	Application
Backup Material	Architectural Survey
Backup Material	Secretary of Interior Standards - New Construction

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Rusnak, Ryan	Approved	8/9/2019 - 1:49 PM


DAVIE ST
W 12TH ST
WILKES AVE
TELEGRAPH RD
W 9TH ST
W 8TH ST
W 7TH ST
N DIVISION ST
MADISON ST
STURDEVANT ST
W 14TH ST
W 13TH ST
W 12TH ST
CLAY ST
W 10TH ST
W 9TH ST
WASHINGTON ST

N

W 12TH ST
N DIVISION ST
711.9
724.7
726.4
727.8
720
710
700
690
680

1 SITE PLAN
1" = 30'-0"

NOT FOR CONSTRUCTION

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Streamline Architects, P.L.C.

Andrew Dasso, AIA
318 E. Third Street
Davenport, IA 52801
309-737-8587
andrew@streamlinearchitects.com

No.	Description	Date

Owner

McDonald Residence

SITE PLAN

Project number	Project Number
Date	Issue Date
Drawn by	ZEE
Checked by	AJD

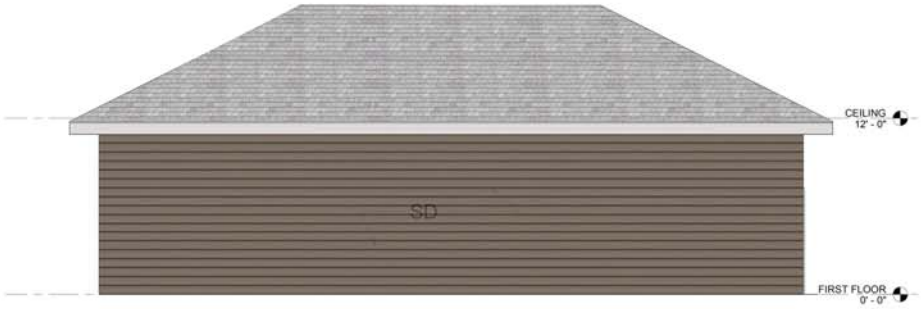
A001

Scale	1" = 30'-0"

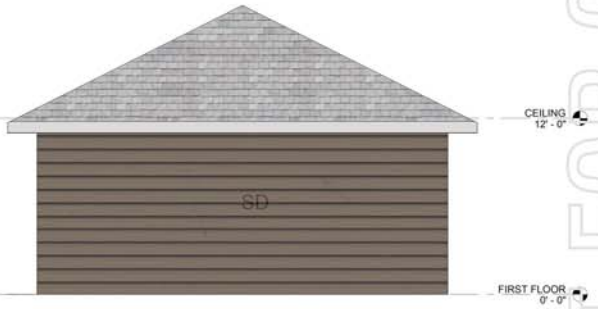
7/25/2019 9:24:44 AM

1 West Garage Elevation
1/4" = 1'-0"

2 North Garage Elevation
1/4" = 1'-0"



3 East Garage Elevation
1/4" = 1'-0"



4 South Garage Elevation
1/4" = 1'-0"

BR-1	BRICK TO MATCH EXISTING HOUSE
SD	SIDING

MATERIAL SCHEDULE
1/4" = 1'-0"

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Davenport, IA 52801
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No.	Description	Date

Owner

McDonald Residence

EXTERIOR ELEVATIONS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A200

Scale	1/4" = 1'-0"

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Complete application can be emailed to planning@ci.davenport.ia.us

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

Applicant (Primary Contact)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Owner (if different from Applicant)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Engineer (if applicable)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Architect (if applicable)
Name:
Company
Address:
City/State/Zip:
Phone:
Email:

Attorney (if applicable)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Application Form Type:

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

Zoning Board of Adjustment
Zoning Appeal
Special Use
Hardship Variance

Design Review Board
Design Approval
Demolition Request in the Downtown
Demolition Request in the Village of East Davenport

Historic Preservation Commission
Certificate of Appropriateness
Landmark Nomination
Demolition Request

Administrative
Administrative Exception
Health Services and Congregate Living Permit

Historic Resource:

Local Hamburg Historic District

Iowa Soldier's Orphans' Historic District

Marycrest College Historic District

Individually Listed Local Historic Landmark

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

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

If you are unsure, please contact the Community Planning and Economic Development staff at (563) 326-7765 or planning@ci.davenport.ia.us and we can help you.

When is a certificate of appropriateness required?
Prior to the commencement of the work.

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

Submittal requirements

- Please contact Planning staff at (563) 326-7765 or planning@ci.davenport.ia.us so we can help you determine what exactly is required to be submitted.
- Incomplete applications will not be accepted.

Submittal requirements for all types of requests:

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

Submittal requirements for specific types of requests:

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

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

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

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

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

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

Formal Procedure

(1) Application:

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

(2) Historic Preservation consideration of the request:

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

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

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

Applicant: Date:

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

Received by: Date:

Planning staff

Date of the Public Meeting:

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

Work Plan

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

Add additional pages in needed.

McDonald Residence

PROJECT TYPE

1645 W 12th St

BUILDING PERMIT SET
DATE

NOT FOR CONSTRUCTION

Sheet List	
Sheet Number	Sheet Name
A000	COVER SHEET
A001	SITE PLAN
A100	GARAGE FLOOR PLAN
A101	POOL PLAN
A200	EXTERIOR ELEVATIONS
A300	BUILDING SECTIONS

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

PRINTED OR TYPED NAME: ANDREW J DASSO

SIGNATURE: DATE:

REGISTRATION EXPIRES: 06/30/20 DATE ISSUED: 08/21/2012

PAGES OR SHEETS COVERED BY THIS SEAL:

A000 - A700, AS100, AD100-AD201

GENERAL CONTRACTOR

COMPANY
Contact:
(XXX)-XXX-XXXX *phone*
XXX *address*

ARCHITECT

STREAMLINE ARCHITECTS
Andrew Dasso, AIA, LEED AP, NCARB
(309)-737-8587 *phone*
318 E. Third Street, Davenport IA 52801
andrew@streamlinearchitects.com

John Carstens
(563)-345-2724 *phone*
318 E Third Street, Davenport IA 52801
jonathon@streamlinearchitects.com

www.streamlinearchitects.com

Streamline Architects, P.L.C.

Andrew Dasso, AIA
318 E. Third Street
Davenport, IA 52801
309-737-8587
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No.	Description	Date

Owner

McDonald Residence

COVER SHEET

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A000

Scale

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1 SITE PLAN
1" = 30'-0"

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Streamline Architects, P.L.C.

Andrew Dasso, AIA
318 E. Third Street
Davenport, IA 52801
309-737-8587
andrew@streamlinearchitects.com

No.	Description	Date

Owner

McDonald Residence

SITE PLAN

Project number	Project Number
Date	Issue Date
Drawn by	ZEE
Checked by	AJD

A001

Scale	1" = 30'-0"

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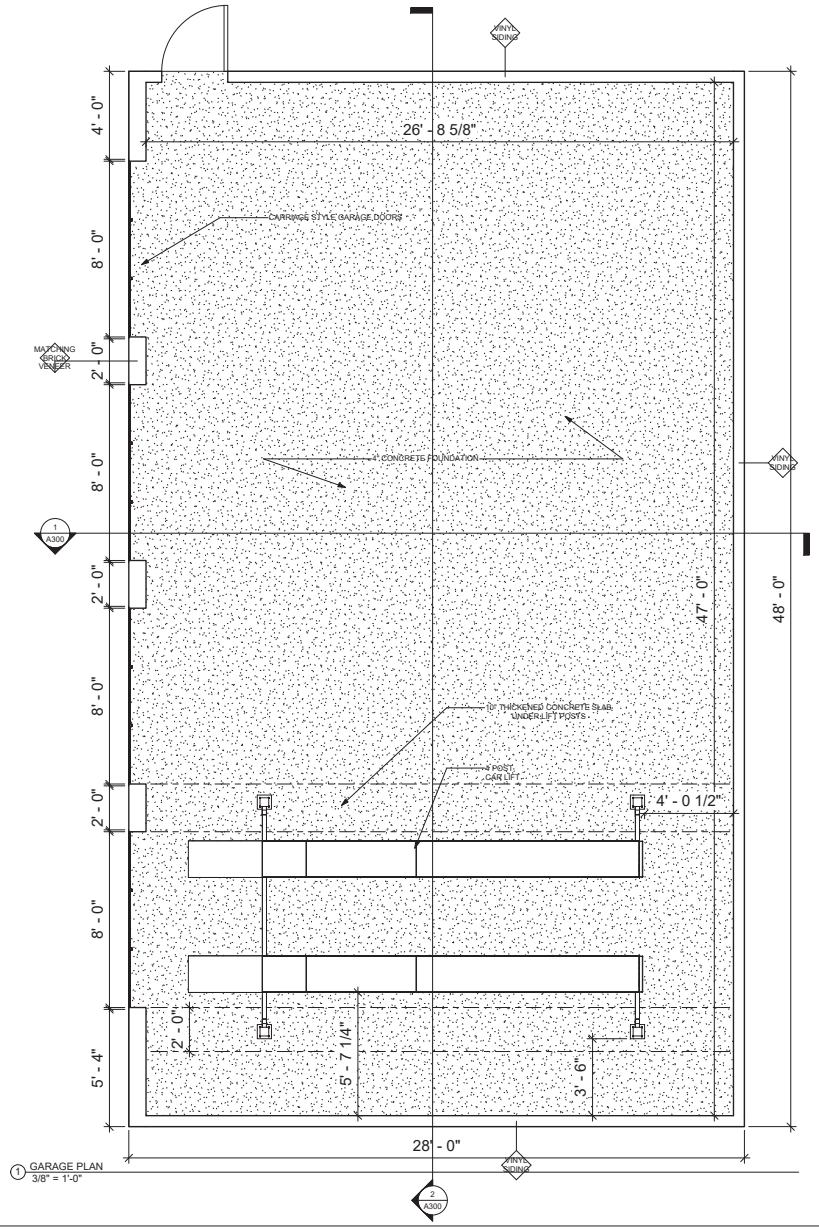

1 GARAGE PLAN
3/8" = 1'-0"

NOT FOR CONSTRUCTION

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Streamline Architects, P.L.C.

Andrew Dasso, AIA
318 E. Third Street
Davenport, IA 52801
309-737-8587
andrew@streamlinearchitects.com

No.	Description	Date

Owner

McDonald Residence

GARAGE FLOOR PLAN

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A100

Scale 3/8" = 1'-0"

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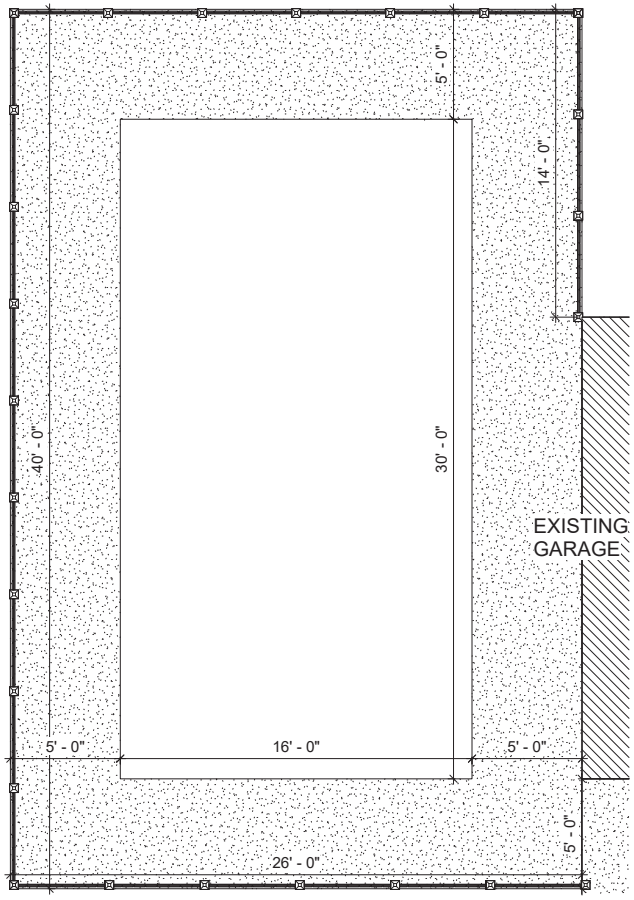

1 POOL PLAN
3/8" = 1'-0"

NOT FOR CONSTRUCTION

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Streamline Architects, P.L.C.

Andrew Dasso, AIA
318 E. Third Street
Davenport, IA 52801
309-737-8587
andrew@streamlinearchitects.com

No.	Description	Date

Owner

McDonald Residence

POOL PLAN

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A101

Scale	3/8" = 1'-0"

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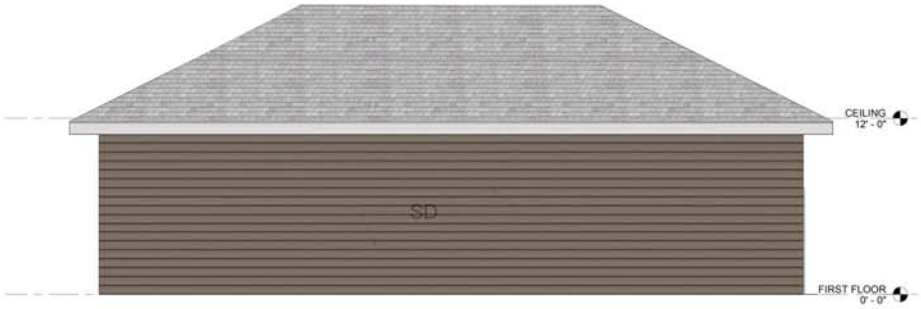
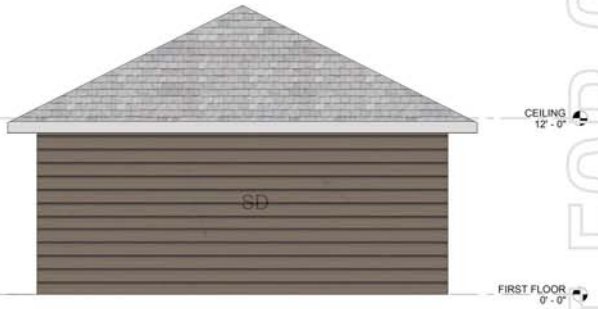
1 West Garage Elevation
1/4" = 1'-0"

2 North Garage Elevation
1/4" = 1'-0"



3 East Garage Elevation
1/4" = 1'-0"



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1/4" = 1'-0"

BR-1	BRICK TO MATCH EXISTING HOUSE
SD	SIDING

MATERIAL SCHEDULE
1/4" = 1'-0"

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No.	Description	Date

Owner

McDonald Residence

EXTERIOR ELEVATIONS

Project number	Project Number
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Checked by	Checker

A200

Scale	1/4" = 1'-0"

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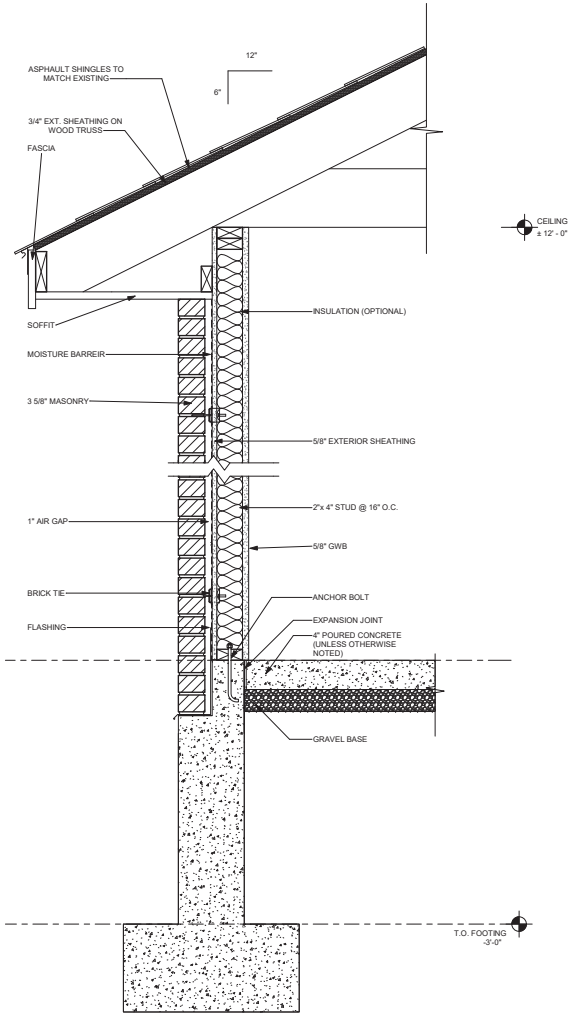
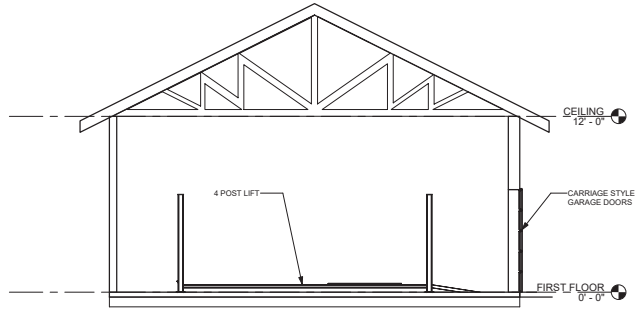
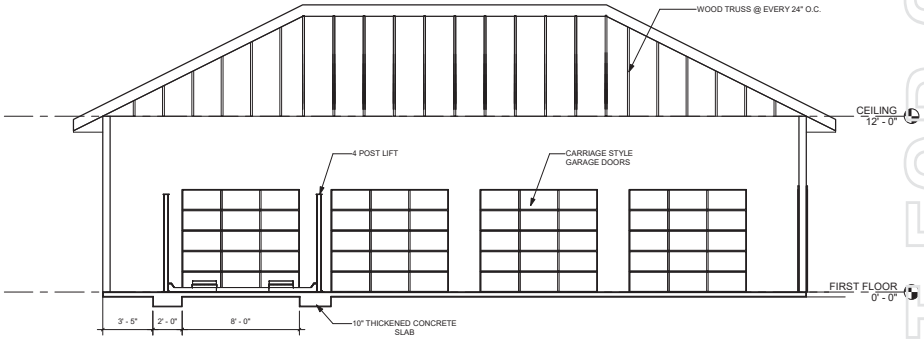


3 WALL SECTION
1 1/2" = 1'-0"



1 GARAGE SECTION
1/4" = 1'-0"



2 GARAGE SECTION B
1/4" = 1'-0"

NOT FOR CONSTRUCTION

www.streamlinearchitects.com

Streamline Architects, P.L.C.

Andrew Dasso, AIA
318 E. Third Street
Davenport, IA 52801
309-737-8587
andrew@streamlinearchitects.com

No.	Description	Date

Owner

McDonald Residence

BUILDING SECTIONS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A300

Scale	As indicated

7/29/2019 3:35:46 PM

Davenport
Department of Community Development
Iowa Office of Historic Preservation

Dennett, Muessig & Associates, Ltd.

DAVENPORT

SURVEY 1982

SITE #82-10- 12-W1645 **MAP NUMBER** 7
HISTORIC DISTRICT
NAME Dr. Kuno Struck House
ADDRESS 1645 W. 12th St.

LEGAL DESCRIPTION Pt. SW/4 NE/4 & Pt NW/4 SE/4 27-78-3 Comm at SE cor Div.& W. 12th Sts - E357'-S723'-W375' along N/L of 10th St. to F/L of Division St.-N to beg (exc. S 210')
ACREAGE ap.2 **ZONE** R5M **UTM** 15/700200 4600240
OWNER Marycrest College, Inc **TITLE** H
1607 W. 12th St.
Davenport IA 52804

DESCRIPTION
ARCHITECTURAL STYLE Jacobean Revival DATE 1910-11
FORM 2-1/2 stories, rectangular plan w/main facades on long sides; high hipped roof; asymmetrical north facade, symmetrical south facade w/gabled end pavilions flanking semicircular terrace
MATERIALS pink-red brick, stone (rockfaced and smoothly dressed)
FENESTRATION 9/9 below drip moldings; many transom panels feature art glass
FEATURES thin iron eaves brackets; stone arched entrance vestibule with parapet gable; full-height stone window bay on north side beside entrance; rockfaced stone terrace south side
ALTERATIONS
SITE spacious lot, now part of Marycrest College campus; curved drive with original iron lamppost remaining; numerous large shade trees, particularly along drive; somewhat overgrown in rear (south)

ARCHITECTURAL SIGNIFICANCE The Kuno Struck house is Davenport's sole example of large-scale domestic architecture in the early 20th century Jacobean revival style. Whereas most of the city's English revival houses of the period favored the more decorative, informal, half-timbered styles, the Struck house presents a formality and massiveness more characteristic of late Tudor country houses that surely inspired its design. Although not a literal recreation, the Struck house incorporates features such as parapet gables complete with ball finials; tall, narrow windows beneath label moldings, and a full-height projecting window bay of stone. The design is by the firm of Clausen & Kruse, successor to the practice of Davenport's most prominent 19th century architect, Frederick J. Clausen, who designed several important business buildings for the Petersen family.

HISTORICAL DATA This house was built 1910-1911 for Dr. Kuno Struck and his wife, Norma Petersen Struck. Mrs. Struck was the daughter of Max Petersen, who owned an adjoining bluffside residence (now in the center of the Marycrest College campus). Struck, a physician by training, practiced only briefly after his marriage, instead devoting most of his time to extensive travel.

HISTORICAL SIGNIFICANCE

SOURCES Davenport City Directories
Who's Who in Davenport, 1929. Davenport: Robert M. Baldwin Corp., 1929.

ARCHITECTURAL EVALUATION
DESIGN good STATURE incident CONTEXT good FABRIC excellent
LEVEL OF SIGNIFICANCE local DISTRICT CLASSIFICATION

HISTORICAL EVALUATION
PRIMARY THEME SECONDARY THEME
LEVEL OF SIGNIFICANCE

NATIONAL REGISTER ELIGIBLE yes **PHOTO ID** 1733-33,34

Martha H. Bowers, Architectural Historian Marlys Svendsen, Historian

No Map

FOR DIVISION OF HISTORIC PRESERVATION USE ONLY

1 DATE RECEIVED _____

2 DATE OF STAFF EVALUATION _____

	A. ARCHITECTURAL	B. HISTORICAL
ELIGIBLE FOR NRHP	☐	☐
NOT ELIGIBLE FOR NRHP	☐	☐

3 NRHP ACTION
A STATE REVIEW COMM. APP ☐ DISAPP ☐ TABLED ☐ DATE _____
B FEDERAL REVIEW APP ☐ DISAPP ☐ TABLED ☐ DATE _____

4 DHP SOURCES
☐ COUNTY RESOURCES
☐ W'SHIELD SURVEY
☐ NRHP
☐ GRANT _____

☐ DET OF ELIGIBILITY
☐ R & C _____
■ DAVENPORT A/H SURVEY
☐ _____
☐ _____

5 SUBJECT TRACES _____

6 PHOTO _____

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

be included within the district's boundaries.

Significance:

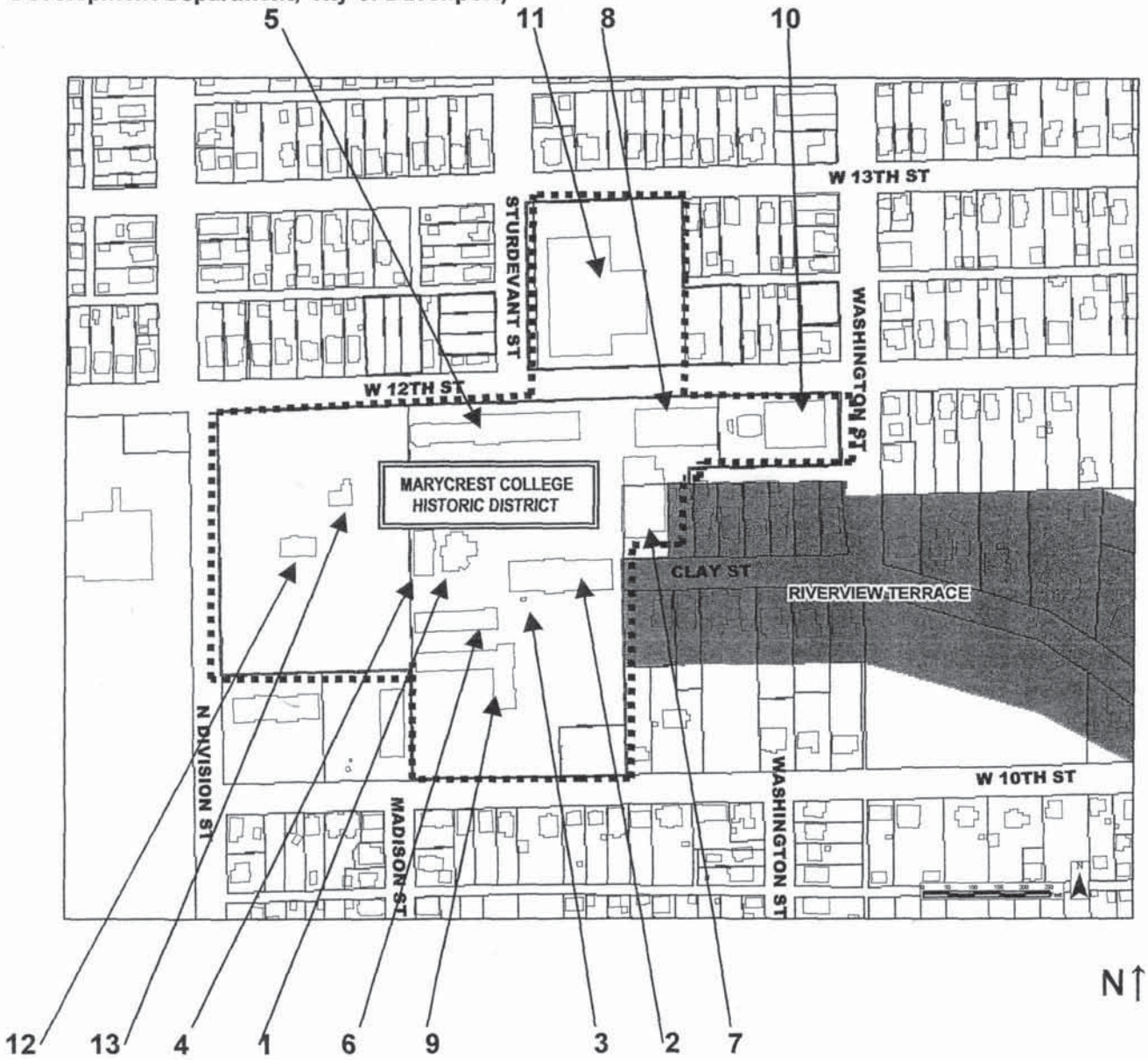
The Riverview Terrace district is locally significant as one of several residential districts in Davenport that developed with public parks as their focal points around the turn of the century. Although small, Riverview Terrace contains a number of architecturally distinguished dwellings, including some 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

***Marycrest College Historic District Boundaries. Riverview Terrace Historic District (NRHP) appears in gray area. Building numbers identify District resources listed on page 29.* (map provided by Community and Economic Development Department, City of Davenport)**



Photograph Key for Marycrest College Historic District:

Marlys Svendsen, photographer
Date taken: June and October 2003

Photo Descriptions & Map to be added

Photo #	*Building Number*	Building Name	Photograph Description
#1	#1	Max Petersen Mansion	
#2-4	#2	Liberal Arts Hall/Upham Hall	
#5	#3	Upham Hall Shed	
#6	#4	West Hall	
#7-10	#5	North Hall/Petersen Hall	
#11	#6	Freshman Hall/Lawlor Hall	
#12	#7	Cone Library	
#13	#8	Walsh Hall	
#14	#9	Rohlman Hall	
#15	#10	Nursing Education Building	
#16	#11	Activities Center	
#17	#12	Kuno Struck House/Clifton Manor	
#18	#13	Struck House Garage	

IOWA, Scott County, Davenport, Hall, Israel, House (Davenport MRA), 1316 E. 10th St. (07/27/84)
IOWA, Scott County, Davenport, Holbrook, William, House (Davenport MRA), 804 Kirkwood Blvd. (07/27/84)
IOWA, Scott County, Davenport, Kiene, Albert, House (Davenport MRA), 1321 W. 8th St. (07/27/84)
IOWA, Scott County, Davenport, Klindt, Henry, House (Davenport MRA), 834 Marquette St. (07/27/84)
IOWA, Scott County, Davenport, Koch Drug Store (Davenport MRA), 1501 Harrison St. (07/27/84)
IOWA, Scott County, Davenport, Lindsay, James E., House (Davenport MRA), 911 College Ave. (07/27/84)
IOWA, Scott County, Davenport, Lueschen, John, House (Davenport MRA), 1628—1632 Washington St. (07/27/84)
IOWA, Scott County, Davenport, McCarthy, Patrick F., House (Davenport MRA), 942 Marquette St. (07/27/84)
IOWA, Scott County, Davenport, Meadly House (Davenport MRA), 1425 W. 10th St. (07/27/84)
IOWA, Scott County, Davenport, Murray, Thomas, House (Davenport MRA), 628 Kirkwood Blvd. (07/27/84)
IOWA, Scott County, Davenport, Nighswander, Benjamin, House (Davenport MRA), 1011 Kirkwood Blvd. (07/27/84)
IOWA, Scott County, Davenport, Northwest Davenport Savings Bank (Davenport MRA), 1529 Washington St. (07/27/84)
IOWA, Scott County, Davenport, Palmer, B.J., House (Davenport MRA), 808 Brady St. (07/27/84)
IOWA, Scott County, Davenport, Peters, J.C., House (Davenport MRA), 1339 W. 13th St. (07/27/84)
IOWA, Scott County, Davenport, Picklum, Frank, House (Davenport MRA), 1340 W. 7th St. (07/27/84)
IOWA, Scott County, Davenport, Plambeck, Joachim, House (Davenport MRA), 1421 W. 14th St. (07/27/84)
IOWA, Scott County, Davenport, Pohlmann, Elizabeth, House (Davenport MRA), 1403 W. 13th St. (07/27/84)
IOWA, Scott County, Davenport, Pohlmann, Henry, House (Davenport MRA), 1204 W. 13th St. (07/27/84)
IOWA, Scott County, Davenport, Quickel, Jacob, House (Davenport MRA), 1712 Davenport St. (07/27/84)
IOWA, Scott County, Davenport, Radcliff, William, House (Davenport MRA), 904 College Ave. (07/27/84)
IOWA, Scott County, Davenport, Roberts, Edward C., House (Davenport MRA), 918 E. Locust St. (07/27/84)
IOWA, Scott County, Davenport, Rowhouses at 702—712 Kirkwood Boulevard (Davenport MRA), 702—712 Kirkwood Blvd. (07/27/84)
IOWA, Scott County, Davenport, Shaw, E.A., House (Davenport MRA), 1102 College Ave. (07/27/84)
IOWA, Scott County, Davenport, Smith, James, House (Davenport MRA), 1037 E. 18th St. (07/27/84)
IOWA, Scott County, Davenport, St. Mary's Academy (Davenport MRA), 1334 W. 8th St. (07/27/84)
IOWA, Scott County, Davenport, Struck, Dr. Kuno, House (Davenport MRA), 1645 W. 12th St. (07/27/84)
IOWA, Scott County, Davenport, Untiedt, Claus, House (Davenport MRA), 1429 W. 14th St. (07/27/84)
IOWA, Scott County, Davenport, Von Ach, Frank J., House (Davenport MRA), 1618 Davenport St. (07/27/84)
IOWA, Scott County, Davenport, Washington Flats (Davenport MRA), 1415—1431 Washington St. (07/27/84)
IOWA, Scott County, Davenport, Washington Gardens (Davenport MRA), 1301 W. 13th St. (07/27/84)
IOWA, Scott County, Davenport, Werthman Grocery (Davenport MRA), 1402 W. 7th St. (07/27/84)
IOWA, Scott County, Davenport, Westphal-Schmidt House (Davenport MRA), 432 S. Fairmount St. (07/27/84)
IOWA, Scott County, Davenport, Wilkinson, Thomas C., House (Davenport MRA), 118 McManus St. (07/27/84)
IOWA, Scott County, Davenport, Wolters Filling Station (Davenport MRA), 1229 Washington St. (07/27/84)

THE SECRETARY OF THE INTERIOR'S **STANDARDS** FOR THE TREATMENT OF HISTORIC PROPERTIES

WITH

GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING & RECONSTRUCTING HISTORIC BUILDINGS

U.S. Department of the Interior
National Park Service
Technical Preservation Services

NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW CONSTRUCTION

RECOMMENDED	NOT RECOMMENDED
New Additions	
Placing functions and services required for a new use (including elevators and stairways) in secondary or non-character-defining interior spaces of the historic building rather than constructing a new addition.	Expanding the size of the historic building by constructing a new addition when requirements for the new use could be met by altering non-character-defining interior spaces.
Constructing a new addition on a secondary or non-character-defining elevation and limiting its size and scale in relationship to the historic building.	Constructing a new addition on or adjacent to a primary elevation of the building which negatively impacts the building's historic character.
Constructing a new addition that results in the least possible loss of historic materials so that character-defining features are not obscured, damaged, or destroyed.	Attaching a new addition in a manner that obscures, damages, or destroys character-defining features of the historic building.
Designing a new addition that is compatible with the historic building.	Designing a new addition that is significantly different and, thus, incompatible with the historic building.
Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationship of solids to voids, and color.	Constructing a new addition that is as large as or larger than the historic building, which visually overwhelms it (i.e., results in the diminution or loss of its historic character).

NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW CONSTRUCTION

RECOMMENDED	NOT RECOMMENDED
Using the same forms, materials, and color range of the historic building in a manner that does not duplicate it, but distinguishes the addition from the original building.	Duplicating the exact form, material, style, and detailing of the historic building in a new addition so that the new work appears to be historic.
Basing the alignment, rhythm, and size of the window and door openings of the new addition on those of the historic building.	
Incorporating a simple, recessed, small-scale hyphen, or connection, to physically and visually separate the addition from the historic building.	
Distinguishing the addition from the original building by setting it back from the wall plane of the historic building.	

[61 a-b] The materials, design, and location at the back of the historic house are important factors in making this a compatible new addition. *Photos: © Maxwell MacKenzie.*

NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW CONSTRUCTION

RECOMMENDED	NOT RECOMMENDED
Ensuring that the addition is stylistically appropriate for the historic building type (e.g., whether it is residential or institutional).	
Considering the design for a new addition in terms of its relationship to the historic building as well as the historic district, neighborhood, and setting.	

[62] The stair tower at the rear of this commercial building is a compatible new addition.

NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW CONSTRUCTION

RECOMMENDED	NOT RECOMMENDED
Rooftop Additions	
Designing a compatible rooftop addition for a multi-story building, when required for a new use, that is set back at least one full bay from the primary and other highly-visible elevations and that is inconspicuous when viewed from surrounding streets.	Constructing a rooftop addition that is highly visible, which negatively impacts the character of the historic building, its site, setting, or district.

[63] (a) A mockup should be erected to demonstrate the visibility of a proposed rooftop addition and its potential impact on the historic building. Based on review of this mockup (orange marker), it was determined that the rooftop addition would meet the Standards (b). The addition is unobtrusive and blends in with the building behind it.

New addition

NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW CONSTRUCTION

RECOMMENDED	NOT RECOMMENDED
Limiting a rooftop addition to one story in height to minimize its visibility and its impact on the historic character of the building.	Constructing a highly-visible, multi-story rooftop addition that alters the building's historic character. Constructing a rooftop addition on low-rise, one- to three-story historic buildings that is highly visible, overwhelms the building, and negatively impacts the historic district. Constructing a rooftop addition with amenities (such as a raised pool deck with plantings, HVAC equipment, or screening) that is highly visible and negatively impacts the historic character of the building.

[64] **Not Recommended:** It is generally not appropriate to construct a rooftop addition on a low-rise, two- to three-story building such as this, because it negatively affects its historic character.

NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW CONSTRUCTION

RECOMMENDED	NOT RECOMMENDED
Related New Construction	
Adding a new building to a historic site or property only if the requirements for a new or continuing use cannot be accommodated within the existing structure or structures.	Adding a new building to a historic site or property when the project requirements could be accommodated within the existing structure or structures.
Locating new construction far enough away from the historic building, when possible, where it will be minimally visible and will not negatively affect the building's character, the site, or setting.	Placing new construction too close to the historic building so that it negatively impacts the building's character, the site, or setting.

[65] (a) This (far left) is a compatible new outbuilding constructed on the site of a historic plantation house (b). Although traditional in design, it is built of wood to differentiate it from the historic house (which is scored stucco) located at the back of the site so as not to impact the historic house, and minimally visible from the public right-of-way (c).

NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW CONSTRUCTION

RECOMMENDED	NOT RECOMMENDED
Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.	Replicating the features of the historic building when designing a new building, with the result that it may be confused as historic or original to the site or setting.
Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting.	
Ensuring that new construction is secondary to the historic building and does not detract from its significance.	Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting. Constructing a new building on a historic property or on an adjacent site that is much larger than the historic building. Designing new buildings or groups of buildings to meet a new use that are not compatible in scale or design with the character of the historic building and the site, such as apartments on a historic school property that are too residential in appearance.
Using site features or land formations, such as trees or sloping terrain, to help minimize the new construction and its impact on the historic building and property.	
Designing an addition to a historic building in a densely-built location (such as a downtown commercial district) to appear as a separate building or infill, rather than as an addition. In such a setting, the addition or the infill structure must be compatible with the size and scale of the historic building and surrounding buildings—usually the front elevation of the new building should be in the same plane (i.e., not set back from the historic building). This approach may also provide the opportunity for a larger addition or infill when the façade can be broken up into smaller elements that are consistent with the scale of the historic building and surrounding buildings.	