I. Call to Order

II. Secretary's Report
   A. Consideration of the August 13, 2019 meeting minutes.

III. Communications

IV. Old Business

V. New Business
   A. Case No: COA19-09: Tear off roof on house and garage roof and install new ones at 729 Western Avenue. The Carl and Minnie (Eldridge) Schlegel House is located in the Local Historic Hamburg District. Michael Kobbeman, petitioner.

   B. Case No: COA19-10: Tear off roof on house and garage roof and install new ones at 623 W 6th Street. The Gustav and Anna (Hitzeman) Hageboeck House is located in the Local Historic Hamburg District. PJ Slobojan, petitioner.

   C. Case No: COA19-11: Remove exterior metal siding and install vinyl siding at 714 Gaines St. The Postel Rental House is located in the Local Historic Hamburg District. Michael Kobbeman, petitioner.

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Commission Meeting: 10/8/2019
City of Davenport
Historic Preservation Commission

Department: Community Planning and Economic Development  
Date  
9/10/2019

Contact Info: Ryan Rusnak 563-888-2022  
rusnak@ci.davenport.ia.us

Subject:  
Consideration of the August 13, 2019 meeting minutes.

Recommendation:  
Approve the minutes.

ATTACHMENTS:

<table>
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<tr>
<th>Type</th>
<th>Description</th>
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<tr>
<td>Backup Material</td>
<td>August 13, 2019 meeting minutes</td>
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REVIEWERS:

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<tr>
<th>Department</th>
<th>Reviewer</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Clerk</td>
<td>Rusnak, Ryan</td>
<td>Approved</td>
<td>9/6/2019 - 9:00 AM</td>
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</tbody>
</table>
Call to Order

Chairman Frueh called the meeting to order at approximately 5:00 pm with the following Commissioners present: Cordes, McGivern and Wonio.

Staff present: Rusnak

Secretary's Report

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

Motion by McGivern, second by Wonio to approve the July 9, 2019 meeting minutes and July 9, 2019 work session minutes. Vote to approve was unanimous (4-0).

Communications

Chairman Frueh discussed an education opportunity in Dubuque, Iowa on 9/6/2019 – 9/7/2019.

Old Business: There was none

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]

Finding:
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.

Motion by McGivern, second by Wonio to approve DNRHP19-02. Vote to approve was unanimous by roll call vote (4-0).
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]

Finding:
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.

Motion by McGivern, second by Wonio to approve DNRHP19-03. Vote to approve was unanimous by roll call vote (4-0).

B. 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]

Rusnak stated that staff is supportive of the project but wanted the Commission to discuss the use of different materials on the elevations.

Cordes stated that he was comfortable with the different materials and would serve to clarify when the structure was built.

Rusnak stated that if the Commission was supportive, staff recommends that the Commission also vote to recommend that the Zoning Board of Adjustment approve the hardship variance to allow these structures in the defined front yard.

Motion by McGivern, second by Wonio to approve COA19-08 in accordance with the work write up and submitted material. Vote to approve was unanimous by roll call vote (4-0).

Motion by McGivern, second by Wonio to recommend that the Zoning Board of Adjustment approve the hardship variance to allow these structures in the defined front yard. Vote to recommend was unanimous by voice vote (4-0).

VI. Other Business: There was none

VII. Open Forum for Comment: No one from the audience spoke.

VIII. Adjourn: The meeting adjourned at approximately 5:35 pm.
City of Davenport  
Historic Preservation Commission  

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

Date  
9/10/2019  

Subject:  
Case No: COA19-09: Tear off roof on house and garage roof and install new ones at 729 Western Avenue. The Carl and Minnie (Eldridge) Schlegel House is located in the Local Historic Hamburg District. Michael Kobbeman, petitioner.  

Recommendation:  
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 submitted material.  

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<tr>
<td>☐ Backup Material</td>
<td>Application</td>
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<tr>
<td>☐ Backup Material</td>
<td>Site Inventory Form</td>
</tr>
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REVIEWERS:  
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<th>Reviewer</th>
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<th>Date</th>
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<tr>
<td>City Clerk</td>
<td>Rusnak, Ryan</td>
<td>Approved</td>
<td>9/6/2019 - 9:00 AM</td>
</tr>
</tbody>
</table>
Complete application can be emailed to planning@ci.davenport.ia.us

Property Address* 729 Western Ave.
*If no property address, please submit a legal description of the property.

<table>
<thead>
<tr>
<th>Applicant (Primary Contact)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Michael Kobbeman</td>
<td></td>
</tr>
<tr>
<td>Company: American Dream Home Improvement</td>
<td></td>
</tr>
<tr>
<td>Address: 5233 Grand Ave. unit C</td>
<td></td>
</tr>
<tr>
<td>City/State/Zip: Davenport, IA, 52807</td>
<td></td>
</tr>
<tr>
<td>Phone: 319-359-7441</td>
<td></td>
</tr>
<tr>
<td>Email: <a href="mailto:mkobbeman@adhi4u.com">mkobbeman@adhi4u.com</a></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Owner (If different from Applicant)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Mary Houston</td>
<td></td>
</tr>
<tr>
<td>Company:</td>
<td></td>
</tr>
<tr>
<td>Address: 729 Western Ave.</td>
<td></td>
</tr>
<tr>
<td>City/State/Zip: Davenport, IA, 52803</td>
<td></td>
</tr>
<tr>
<td>Phone: 563-349-9716</td>
<td></td>
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<tr>
<td>Email:</td>
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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. 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: Michael Kobbeman  Date: 08/15/2019

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: Planning staff  Date:

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.

We will be tearing off the old and installing new architectural shingles on the house at the property located at 729 Western Ave.
The crew will tear off the shingles and paper down to the bare decking. If the decking is bad the crew will be getting us pictures and getting the approval to replace either just the bad areas or the complete deck if needed. They will then install the drip edge. If there is more than a 12" overhang they will install two rows of Ice and Water shield on the eaves of the home. The home will get Owens Corning Ipro Edge Rhino synthetic felt. OC starter strips will be used around the house. They will be installing slant back 750 roof vents in the needed areas also installing the necessary boots around all stacks and vents along with I&W shield around those openings as well. The boots for all the stacks will be black and the chimney will get a black flashing kit. Roof to wall and step flashing will be installed in the areas required also. Finishing the roofs with OC ridge caps. The material used on this property will all be products of Owens Corning. The color of shingles used on this project will be Owens Corning Oakridge Chateau Green.

Add additional pages in needed.
**HPC Calendar 2019**

**Historic Preservation Commission**

**Local Landmark Nominations**

**Day:**
- Friday (5pm)

**Activity:**
- Submittal Deadline

**Date:**
- 11/23/2018
- 12/28/2018
- 1/25/2019
- 2/22/2019
- 3/29/2019
- 4/26/2019
- 5/24/2019
- 6/28/2019
- 7/26/2019
- 8/23/2019
- 9/27/2019
- 10/25/2019

**Tuesday (5pm)**

**Meeting**
- 1/2/2019
- 1/9/2019
- 1/16/2019
- 1/23/2019
- 1/30/2019
- 2/6/2019
- 2/13/2019
- 2/20/2019
- 2/27/2019
- 3/5/2019
- 3/12/2019
- 3/19/2019
- 3/26/2019

**Submittal Deadline**
- 1/8/2019
- 2/12/2019
- 3/12/2019
- 4/9/2019
- 5/14/2019
- 6/11/2019
- 7/9/2019
- 8/13/2019
- 9/10/2019
- 10/8/2019
- 11/12/2019
- 12/10/2019

**All Other Applications**

- 12/28/2018
- 2/1/2019
- 3/1/2019
- 3/29/2019
- 5/3/2019
- 5/31/2019
- 6/28/2019
- 8/2/2019
- 8/30/2019
- 9/27/2019
- 11/1/2019
- 11/29/2019

**Time:**
- 5:00 PM

**Location:**
- Community Planning
- Second Floor, City Hall (see below)

**Meeting Appearance:**
- 5:00 PM
- City Council Chambers
- First Floor, City Hall (see below)

**Application Due:**
- 5:00 PM

**Location/Time subject to change**

Contact planning@ci.davenport.ia.us to confirm meeting date/time/location.

**City Hall is located at 226 W 4th St, Davenport IA 52801**

**Community Planning and Economic Development**

**City of Davenport, Iowa**

**Staff Contacts:** 563-326-7765
OAKRIDGE®
SHINGLES

SOLID PERFORMANCE AND STRIKING BEAUTY

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COLORS

https://www.owenscorning.com/roofing/shingles/oakridge/
Oakridge® Shingles

Chateau Green
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: Carl and Minnie (Eldridge) Schlegel House
  B) Other names: Field site #E-25, NRHP Map #133

- Location
  A) Street address: 729 Western Avenue
  B) City or town: Davenport (Vicinity) County: Scott
  C) Legal description:
     Rural: Township Name: __ Township No.: __ Range No.: __ Section: __ Quarter: __ of Quarter: __________
     Urban: Subdivision: Robert Don's Addition Block(s): 1 Lot(s): north half of 1 and the west 20 feet of the north half of 2 and the east 10 feet of the west 20 feet of the south 70 feet of 2

- 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: If non-eligible property, enter number of:
     Contributing Noncontributing Contributing Noncontributing
     1 Buildings ___ __ Buildings
     Sites ___ Sites
     Structures ___ Structures
     Objects ___ Objects
     1 Total ___ __ 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

- Function or Use Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions
  A) Historic functions
  01A01: Domestic / residence

  B) Current functions

- Description Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions
  A) Architectural classification
     05D: Queen Anne

  B) Materials
     Foundation (visible exterior): 04: Stone
     Walls (visible exterior): 09: Asbestos shingles
     Roof: 08A Asphalt Shingles

  C) Narrative description □ SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED
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.
 B: Removed from its original location.
 C: A birthplace or grave.
 D: A cemetery
 E: A reconstructed building, object, or structure.
 F: A commemorative property.
 G: Property less than 50 years of age or achieved significance within the past 50 years.

C) Areas of significance
Enter categories from instructions

 Community development / Social history

D) Period(s) of significance

E) Significant dates

Construction date
   c. 1892 □ check if circa or estimated date
   Other dates, including renovations

G) Cultural affiliation

Complete if Criterion D is marked above

H) Architect/Builder

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

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<th>Northing</th>
<th>NAD</th>
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Form Preparation

Name and Title: Ryan Rusnak, Planner III Date: 1/11/2017
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: ______________________
Carl and Minnie (Eldridge) Schlegel House

<table>
<thead>
<tr>
<th>Address</th>
<th>Historic Name</th>
<th>significant date/s architectural style/type</th>
<th>Materials of walls, foundations, roof</th>
</tr>
</thead>
<tbody>
<tr>
<td>729 Western Ave</td>
<td>Carl and Minnie (Eldridge) Schlegel House</td>
<td>c.1892 Queen Anne (2 story)</td>
<td>Walls: frame - asbestos shingles</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Foundation: stone (stucco)</td>
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<tr>
<td></td>
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<td></td>
<td>Roof: combination hip/gable - asphalt</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>shingles</td>
</tr>
<tr>
<td></td>
<td>1892-1922 - Carl E. and Minnie E. Schlegel (drug store - G. Schlegel &amp; Son)</td>
<td></td>
<td>Architect/builder: -</td>
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<tr>
<td></td>
<td>1910 Sanborn map: house - 2 story - extant</td>
<td></td>
<td>Porch: full porch - round columns on</td>
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<tr>
<td></td>
<td>1922-1930s - Wilhelmina Schulz (widow), also son August (electrician) and daughter Irma (clerk) - owned by August through 1939 - rented to Waldemar and Bernice Korn by 1935 (deputy county sheriff)</td>
<td></td>
<td>Windows: 1/1 wood windows</td>
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<tr>
<td></td>
<td>1939-1960s - Waldemar H. and Bernice Korn - rental part of time, then duplex, then living in one unit</td>
<td></td>
<td>Architectural details: corner tower,</td>
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<tr>
<td></td>
<td>1956 Sanborn map: house (3 units) - 2 story - extant</td>
<td></td>
<td>bay window</td>
</tr>
<tr>
<td></td>
<td>Current use: duplex</td>
<td></td>
<td>Modifications: Historic: 1920s - porch;</td>
</tr>
<tr>
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<td>Non-historic: 1961 - asbestos siding</td>
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<td>Garage: none</td>
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<td></td>
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<td>Other site features: -</td>
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</table>

Narrative Statement of Significance

The Carl and Minnie (Eldridge) Schlegel 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.
Carl and Minnie (Eldridge) Schlegel House

Name of Property: Carl and Minnie (Eldridge) Schlegel House
County: Scott
Address: 729 Western Ave
City: Davenport

Bibliography


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.


Carl and Minnie (Eldridge) Schlegel House
Name of Property
729 Western Ave
Address
Scott
County
Davenport
City

Location map
Carl and Minnie (Eldridge) Schlegel House
Name of Property: Carl and Minnie (Eldridge) Schlegel House
County: Scott
Address: 729 Western Ave
City: Davenport

Revised district map
Carl and Minnie (Eldridge) Schlegel House
Name of Property: Carl and Minnie (Eldridge) Schlegel House
County: Scott
Address: 729 Western Ave
City: Davenport

Site plan (from Davenport GIS)
### Carl and Minnie (Eldridge) Schlegel House

<table>
<thead>
<tr>
<th>Name of Property</th>
<th>County</th>
</tr>
</thead>
<tbody>
<tr>
<td>729 Western Ave</td>
<td>Scott</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td>Davenport</td>
<td></td>
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</tbody>
</table>

#### Building plan (from assessor’s website)

![Building plan (from assessor’s website)](image)

#### Historic images

None identified during this project
<table>
<thead>
<tr>
<th>Name of Property</th>
<th>Scott</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carl and Minnie (Eldridge) Schlegel House</td>
<td></td>
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<tr>
<td>729 Western Ave</td>
<td>Davenport</td>
</tr>
<tr>
<td>Address</td>
<td>City</td>
</tr>
</tbody>
</table>

Photograph from 1981-82 survey/nomination project
<table>
<thead>
<tr>
<th>Name of Property</th>
<th>County</th>
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<tbody>
<tr>
<td>Carl and Minnie (Eldridge) Schlegel House</td>
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<tr>
<td>729 Western Ave</td>
<td>Davenport</td>
</tr>
<tr>
<td>Address</td>
<td>City</td>
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</tbody>
</table>

Digital photographs

Photograph 82-02716-001 - House, looking southeast (April 2015)
<table>
<thead>
<tr>
<th>Name of Property</th>
<th>County</th>
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<tbody>
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<tr>
<td>729 Western Ave</td>
<td>Davenport</td>
</tr>
<tr>
<td>Address</td>
<td>City</td>
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</table>

Photograph 82-02716-002 - House, looking southwest (April 2015)
<table>
<thead>
<tr>
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<td>Scott</td>
</tr>
<tr>
<td>729 Western Ave</td>
<td>Davenport</td>
</tr>
</tbody>
</table>

Photograph 82-02716-003 - House, looking northwest (April 2015)
City of Davenport
Historic Preservation Commission

Department: Community Planning and Economic Development

Date
9/10/2019

Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us

Subject:
Case No: COA19-10: Tear off roof on house and garage roof and install new ones at 623 W 6th Street. The Gustav and Anna (Hitzeman) Hageboeck House is located in the Local Historic Hamburg District. PJ Slobojan, petitioner.

Recommendation:
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 submitted material.

ATTACHMENTS:

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Backup Material</td>
<td>Application</td>
</tr>
<tr>
<td>Backup Material</td>
<td>Site Inventory Form</td>
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</table>

REVIEWERS:

<table>
<thead>
<tr>
<th>Department</th>
<th>Reviewer</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Clerk</td>
<td>Rusnak, Ryan</td>
<td>Approved</td>
<td>9/6/2019 - 9:00 AM</td>
</tr>
</tbody>
</table>
Complete application can be emailed to planning@ci.davenport.ia.us

**Property Address** [623 W 6th St]
*If no property address, please submit a legal description of the property.

<table>
<thead>
<tr>
<th><strong>Applicant (Primary Contact)</strong></th>
<th><strong>Application Form Type:</strong></th>
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<tbody>
<tr>
<td>Name: PJ Slobojan</td>
<td>Plan and Zoning Commission</td>
</tr>
<tr>
<td>Company:</td>
<td>Zoning Map Amendment (Rezoning)</td>
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<td>Address: 623 W 6th St</td>
<td>Planned Unit Development</td>
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<tr>
<td>City/State/Zip: Davenport, Iowa 52803</td>
<td>Zoning Ordinance Text Amendment</td>
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<td>Phone:</td>
<td>Right-of-way or Easement Vacation</td>
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<td>Email:</td>
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<td>City/State/Zip</td>
<td>Hardship Variance</td>
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<td>Design Review Board</td>
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<td>Demolition Request in the Village of</td>
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<td>East Davenport</td>
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<tr>
<td>Name:</td>
<td>Certificate of Appropriateness</td>
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<td>Company:</td>
<td>Landmark Nomination</td>
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<td>City/State/Zip:</td>
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<th><strong>Attorney (if applicable)</strong></th>
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<td>Health Services and Congregate</td>
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<td>Address:</td>
<td>Living Permit</td>
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</table>
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: [PJ Slobjan] Date: 08/30/2019

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: [Ryan Rusnak] Date: 08/30/2019
Planning staff

Date of the Public Meeting: 09/10/2019

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.

Tear off old roof and install new one. Using Owens Corning Duration shingles.

Drip edge will be brown in color.

Also installing chimney liner.
TruDefinition®
DURATION®
SHINGLES

BOLD CONTRAST. DEEP DIMENSION. OUTSTANDING PERFORMANCE.

TruDefinition® Duration® Shingles are specially formulated to provide dramatic color contrast and dimension to any roof and are available in all the popular colors. Beyond the impressive curb appeal, they also come with the advanced performance of patented SureNail® Technology—a technological breakthrough in roofing.

COLORS
Duration® Shingles

Amber
Work to be performed at: 623 W 6th St
Davenport, IA 52803

Billing Address: Patricia Slobojan
Claim #: 911928

Phone: (563) 326-2894

PROPOSAL INCLUDES: House and Unattached Garage
House Only
Garage Only
Other

EXISTING ROOF CONDITIONS

<table>
<thead>
<tr>
<th>ROOF SIZE</th>
<th>ROOF HEIGHT</th>
<th>ROOF SLOPE</th>
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<tbody>
<tr>
<td>Actual</td>
<td>2</td>
<td>8</td>
<td>1</td>
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Total 17°F w/cap, starter & waste

ASSPHALT SHINGLES

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<td>CertainTeed Landmark</td>
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<tr>
<td>CertainTeed Landmark Pro</td>
<td>Closed Cut Valley</td>
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<tr>
<td>Owens Corning Duration</td>
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<tr>
<td>Owens Corning Duration Storm</td>
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Color:

VENTILATION

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<tr>
<th>GUTTERS</th>
<th>DOWNSPOUT</th>
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<tbody>
<tr>
<td>5&quot; x 6&quot;</td>
<td>2&quot; x 3&quot;</td>
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</tbody>
</table>

MICRO MESH GUTTER GUARD

| 5" x 6" |

INSTALLATION OPTIONS

- Strip existing roof down to the roof deck
- Roof over existing materials
- Remove/reinstall existing gutter system
- Removal/Disposal of job debris
- Clean job site including magnet rolling
- Remount Satellite dish
- DirectTV
- Dish Network

UNDERLAYMENT/INTERLAYMENT

- SYNTHETIC UNDERLAYMENT: 1 Layer
- SLIP/SHEET: G/F Pro Armor

ICE DAM PROTECTION

- Leading Edge 6 Feet
- Valley 3 Feet

FLASHING

<table>
<thead>
<tr>
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<th>NEW REUSED TYPE</th>
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</thead>
<tbody>
<tr>
<td>Chimney Step</td>
<td>Z Flashing</td>
</tr>
<tr>
<td>Saddle</td>
<td>Valleys</td>
</tr>
<tr>
<td>Cap</td>
<td>Rides</td>
</tr>
<tr>
<td>Counter</td>
<td>Skylight</td>
</tr>
<tr>
<td>Wall</td>
<td>3&quot; x 4&quot;</td>
</tr>
<tr>
<td>Vent-Pipe</td>
<td>Drip Edges</td>
</tr>
</tbody>
</table>

EXCLUSIONS/ADDITIONAL CHARGES

- Do not roof:
- Building permits included
- Chimney re-pointing/releading
- Replacement of deck: 40/sheet; where necessary
- Replacement of 1" x material: $4/linear foot; where necessary
August 30, 2019

Patricia Slobojan
623 W 6th St
Davenport, IA

RE: Chimney work during reroof

The chimney at 623 W 6th Street, Davenport IA is in bad shape. Foley Contracting, LLC suggests a new vent pipe that runs all the way down the chimney, so no liner is needed. Currently the water heater and boiler are vented through. A 7” pipe is needed for flashing. A new piece of pipe coming out the roof and a cap converted from 8” to 7” adapter and collar installed.

If you have any questions, you can reach Pat Martinez @ 309-631-0543.
Iowa Site Inventory Form

State Historic Preservation Office
(July 2014)

State Inventory Number: 82-00554  □ New  ✗ Supplemental  ☐ Non-extant  Year: ____
9-Digit SHPO Review & Compliance (R&C) Number: _____

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:  Gustav and Anna (Hitzeman) Hageboeck House
  B) Other names:  Field site #A-27, NRHP Map #040

- Location
  A) Street address:  623 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):    Lot(s):    west 30 feet of 7

- 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:  If non-eligible property, enter number of:
    Contributing  Noncontributing  Contributing  Noncontributing
    Buildings    Sites    Structures    Objects
    ___    ___    ___    ___  ___    ___    ___    ___

- For properties listed in the National Register:
  National Register status:  ☑ Listed  ☐ De-listed  ☐ NHL  ☐ NPS DOE

- 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

- 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 Gabled Roof
    ________________________________
  B) Materials
    Foundation (visible exterior):  06 Stucco
    ________________________________
    Walls (visible exterior):  03: Brick
    ________________________________
    Roof:  08A:  Asphalt shingles
    ________________________________
    Other:  ________________________________

- Narrative description  ☑ SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED
**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.  
- B: Removed from its original location.  
- C: A birthplace or grave.  
- D: A cemetery  
- E: A reconstructed building, object, or structure.  
- F: A commemorative property.  
- G: Property less than 50 years of page or achieved significance within the past 50 years.

C) Areas of significance

Enter categories from instructions

- Community development / Social history
- Architecture

D) Period(s) of significance

E) Significant dates

- **Construction date**  
  - 1869  
  - 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**

- **Form Preparation**

Name and Title: Ryan Rusnak, Planner III

Organization/firm: Davenport Historic Preservation Commission

E-mail: -

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:
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.

<table>
<thead>
<tr>
<th>Address</th>
<th>Historic Name</th>
<th>significant date/s architectural style/type</th>
<th>Materials of walls, foundations, roof</th>
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<td>Field Site #A-27</td>
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<td>Parcel #G0052-16</td>
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<tr>
<td>Updated district status:</td>
<td>1 contributing building (A, C)</td>
<td></td>
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<tr>
<td>1983 NRHP status:</td>
<td>Contributing (key)</td>
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<tr>
<td>1869-1880 - owned by Gustav and Anna Hageboeck (cabinet maker, Hageboeck Lynde &amp; Co) - lived here in 1870 (at 711 W. 6th St in 1873)</td>
<td>1869-1880 - George Gustav and Ida Carstens (lawyer); 1885-1891 - Ida Carstens (widow); 1891-1900s - Martin E. and Anna Nabstedt (jeweler); 1910s - owned by Nabstedt family - rental 1910 Sanborn map: house - 2 story - extant 1910 census: Nabstedt, Martin E. (69, jeweler) - born in Germany (Germany, Germany); wife: Anna (64) - born in Germany (Germany, Germany, Germany) 1919-1922 - Sam Kelso; 1922-1924 - Frances B. Hayes; 1924-1939 - Jesse and Linnie King (saw filer) 1940-1960s - Mrs. Hazel P. Johnson 1956 Sanborn map: house - 2 story - extant Current use: single family house - owner occupied</td>
<td>Architect/builder: - Porch: entry steps (concrete) Windows: 1/1 wood windows - segmental arch brick lintels Architectural details: circular gable window, double-door entry with transom, two-story porch on rear, walk-out basement Modifications: Historic: -; Non-historic: - Garage: none Other site features: -</td>
<td></td>
</tr>
</tbody>
</table>

Narrative Statement of Significance

The Gustav and Anna (Hitzeman) Hageboeck House is noted as contributing historically under Criterion A and C 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.
Bibliography


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.


Gustav and Anna (Hitzeman) Hageboeck House  
Scott  

<table>
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<th>County</th>
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</thead>
<tbody>
<tr>
<td>623 W 6th St</td>
<td>Davenport</td>
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Location map
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<td>Scott</td>
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Revised district map

![Map Image]
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<td>City</td>
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<tr>
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<td>Davenport</td>
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</table>

**Site plan (from Davenport GIS)**

![Site plan image]

- 623 West 6th Street
- Buildings

2014 Aerial Photograph
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<tbody>
<tr>
<td>623 W 6th St</td>
<td>Davenport</td>
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</table>

Building plan (from assessor's website)

Historic images

None identified during this project
Gustav and Anna (Hitzeman) Hageboeck House  
Name of Property  
623 W 6th St  
Address  
Scott  
County  
Davenport  
City  

Photograph from 1981-82 survey/nomination project
Gustav and Anna (Hitzeman) Hageboeck House  Scott
Name of Property  County
623 W 6th St  Davenport
Address  City

Digital photographs

Photograph 82-00554-001 - House, looking southeast (April 2015)
Gustav and Anna (Hitzeman) Hageboeck House  Scott
Name of Property  County
623 W 6th St  Davenport
Address  City

Photograph 82-00554-002 - House, looking southwest (April 2015)
<table>
<thead>
<tr>
<th>Name of Property</th>
<th>Scott</th>
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</thead>
<tbody>
<tr>
<td>Gustav and Anna (Hitzeman) Hageboeck House</td>
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<td>623 W 6th St</td>
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</tr>
</tbody>
</table>

Address City

Photograph 82-00554-003 - House, looking north (April 2015)
Subject:
Case No: COA19-11: Remove exterior metal siding and install vinyl siding at 714 Gaines St. The Postel Rental House is located in the Local Historic Hamburg District. Michael Kobbeman, petitioner.

Recommendation:
Finding:
The proposal would not achieve consistency with Section 14.060.C.2 of the Davenport City Code, which reads: The removal, alteration or concealing of distinguishing exterior architectural features and historic material of a designated property should be avoided when possible.

Staff recommends denial of COA19-11.

Background:
The residence is currently covered in aluminum siding. It is noted as contributing in the site inventory form.

The application proposes to remove the aluminum siding, add exterior siding and Tyvek house wrap and install vinyl siding and trim.

It is staff’s opinion that if the aluminum siding is going to be removed, this an excellent opportunity to repair the existing wood siding.

ATTACHMENTS:

<table>
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<th>Type</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
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<td>Application</td>
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<tr>
<td>○ Backup Material</td>
<td>Site Inventory Form</td>
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REVIEWERS:

<table>
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<th>Department</th>
<th>Reviewer</th>
<th>Action</th>
<th>Date</th>
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<tbody>
<tr>
<td>City Clerk</td>
<td>Rusnak, Ryan</td>
<td>Approved</td>
<td>9/6/2019 - 12:54 PM</td>
</tr>
</tbody>
</table>
Complete application can be emailed to planning@ci.davenport.ia.us

Property Address* 1714 Gaines St
*If no property address, please submit a legal description of the property.

Applicant (Primary Contact)
Name: Michael H. Kobbeman
Company: American dream Home Improvement
Address: 5233 Grand Ave. Unit C
City/State/Zip: Davenport, IA. 52807
Phone: 319-359-7441
Email: mkobbeman@adhi4u.com

Owner (if different from Applicant)
Name: Webster Mayes
Company: 714 Gaines St
Address: 714 Gaines St
City/State/Zip: Davenport, IA. 52802
Phone: 563-505-2935
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:

- [x] 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.

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: Michael H. Kobbeman  Date: 09/03/2019

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.

We will be removing all the old siding and installing new premium vinyl siding on the house at 714 Gaines St. The crew will remove all the old aluminum siding. They will then install Owens Corning fan fold insulation to help even out any imperfections in the walls and also adding R-value to the home. Tyvek house wrap and tape will then be installed on the entire house. All trim pieces, outside corners, inside corners and vent covers will all be the same color as the siding. The window, door and vents will all be sealed with color match Quad caulking. The siding is Mastic Quest standard siding in the color Everest.

Add additional pages in needed.
Features & Benefits

Details

Literature

FEATURES & BENEFITS
• **Exceptionally Strong** – Durable and extra thick to resist dents from everyday life

• **High Wind Speed** – Withstands up to 240 mph winds

• **Extra-Long Lengths Available** – Available in extra-long lengths for a seamless look even on large homes in many colors.

• **Exceptional Curb Appeal** – Beautiful detailed cedar texture with a deep shadow line to make your home stand out

• **Low Maintenance** – Doesn’t require painting so you can spend more time enjoying your home, not maintaining it

• **Tornado-Tough, Double-Thick Nail Hem** – Fold-over nail hem features a projected stop and provides a stronger anchoring surface so siding stays firmly in place, even in high winds
• **Patented T3-LOK® Panel Locking System** – Panels grip together for fast, easy installation – uniquely designed lock tightens under pressure so siding stays put even in challenging weather conditions

• **Enhanced, Full ⅞” Panel Projection** – Oversized to provide extra rigidity – and uniquely angles to create straighter, deeper shadow lines

• **Exclusive Hang-Tough™ Technology** – Boosts durability so panels are more resistant to cracking, impact and thermal distortion. As an added benefit, rich color resides throughout the panel – virtually eliminating the appearance of nicks and minor surface scratches.

• **Duranyl 5000® Protection System** – Proprietary technology adds extra UV protection to our deepest, most vivid colors, and protections colors against hard elements and maximizes long-term weatherability

• **Sustainable Formula** – sustainable and recyclable for a better, eco-friendly choice

• **Kynar 500® Protection** – Our cedar colors feature an exclusive thermal bonding process utilizing weather resistant polymers and Kynar 500® to create a protective coating with superior weatherability and color retention

• **VIP Limited Lifetime Warranty** – Premium guarantee of lasting quality and peace of mind (see warranty for complete details.)

Related Products

**Mastic**

**Structure Home Insulation System**

Structure® Home Insulation System – Siding is an exclusive combination of vinyl siding technologies and high-performance foam that wraps your home in a continuous blanket of insulation, keeping you warm in winter and cool in summer.
MASTIC

Ovation

https://www.plygem.com/siding/mastic.quest/
With more color and style choices than any other competitor in this class of vinyl siding, it’s easy to make your vision a reality with Quest Siding.

**MASTIC**

**Cedar Discovery**

Cedar Discovery™ features the rugged good looks of real cedar shake and shingle siding without the hassle of regular staining, painting and replacing.
Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 82-01841  □ 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:  Postel Rental House

B) Other names:  Field site# F-06, NRHP Map #099

• Location

A) Street address:  714 Gaines 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:  Forrest and Dillon's Addition    Block(s):    2    Lot(s):    north 35 feet of Lot 5 and north 35 feet of the east 17 feet of 4

• Classification

A) Property category:  Check only one
☑ Building(s)
□ District
□ Site
□ Structure
□ Object

B) Number of resources (within property):

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<tr>
<td>Total</td>
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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

B) Current functions

01A01: Domestic / residence

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

A) Architectural classification

B) Materials

09A02: Gable-front and wing

Foundation (visible exterior):  04: Stone

Walls (visible exterior):  05E: Aluminum Siding

Roof:  08A: Asphalt shingles

Other:

C) Narrative description  ☑ SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED
**Statement of Significance**

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

<table>
<thead>
<tr>
<th>Criterion</th>
<th>Yes</th>
<th>No</th>
<th>More research recommended</th>
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<tr>
<td>Criterion A: Property is associated with significant events.</td>
<td>☒</td>
<td></td>
<td></td>
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<tr>
<td>Criterion B: Property is associated with the lives of significant persons.</td>
<td>☒</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Criterion C: Property has distinctive architectural characteristics.</td>
<td>☒</td>
<td></td>
<td></td>
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<tr>
<td>Criterion D: Property yields significant information in archaeology/history.</td>
<td>☒</td>
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B) **Special criteria considerations:** Mark any special considerations; leave blank if none

- [ ] A: Owned by a religious institution or used for religious purposes.
- [ ] B: Removed from its original location.
- [ ] C: A birthplace or grave.
- [ ] D: A cemetery
- [ ] E: A reconstructed building, object, or structure.
- [ ] F: A commemorative property.
- [ ] G: Property less than 50 years of age or achieved significance within the past 50 years.

C) **Areas of significance**

Enter categories from instructions

Community development / Social history

D) **Period(s) of significance**

E) **Significant dates**

**Construction date**

- c.1895  ☒ 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

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</table>

**Form Preparation**

Name and Title: Ryan Rusnak, Planner III  Date: 1/10/2017

Organization/firm: Davenport Historic Preservation Commission  E-mail: rrusnak@ci.davenport.ia.us

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: ____________________________
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.

<table>
<thead>
<tr>
<th>Address</th>
<th>Historic Name</th>
<th>significant date/s architectural style/type</th>
<th>Materials of walls, foundations, roof</th>
</tr>
</thead>
</table>
| Postel Rental House| Postel Rental House| c.1895 T-plan (2 story)                      | Walls: frame - aluminum siding  
|                    |                    |                                             | Foundation: stone                                            |
|                    |                    |                                             | Roof: cross gable - asphalt shingles                          |
| 714 Gaines St      | (earlier one story house on lot) |                                             | Architect/builder: -                                        |
| State #82-01841    | c.1895 - current T-plan house built for Fritz Postel as rental house - lived to north at 720 Gaines - liquor dealer; 1895-1919 - owned by Fritz Postel - used as rental | | Porch: wrap-around porch - square wood columns               |
| Map #099           | 1910 Sanborn map: house - 2 story - extant | | Windows: 1/1 wood windows                                    |
| Field Site #F-06   | 1910 census: rented by Friedholdt, Bernhard C. (50, salesman for drug co) | | Architectural details: bay window, picture window with transom, |
| Parcel #G0045-41   | - born in Germany (Germany, Germany); wife: Agnes (51) - born in US - NY (Germany, Germany) | | Modifications: Historic: - Non-historic: siding             |
| Updated district status: | 1919-1927 - Jens Wilhelm and Carrie Klintd (pres - Klintd-Hueckstedt Co Inc (shoe reprs)) | | Garage: detached - one car                                  |
| 1 contributing building | 1928-1952 - owned by L.F. Andresen - used as rental - rented to William and Hertha Hueckstedt by 1935 - willed to Hertha in 1952; 1952-1960s - | | Date: c.1929                                                 |
| (A), 1 non-contributing building | 1956 Sanborn map: house - 2 story - extant | | Walls: frame - wide wood                                     |
| 1983 NRHP status: | Current use: single family house - owner occupied | | Foundation: concrete block                                   |
| Contributing       |                    |                                             | Roof: gable-front - asphalt shingles                          |
|                    |                    |                                             | Notes: exposed rafter tails, small wood window                |
|                    |                    |                                             | Other site features: -                                       |

**Narrative Statement of Significance**

The Postel Rental 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. The outbuilding is noted as non-contributing historically within the revised boundary for the Hamburg Historic District in Davenport.
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Address

City

Location map
Postel Rental House

Name of Property

714 Gaines St

Address

Scott

County

Davenport

City

Revised district map
Postel Rental House
Name of Property: Scott
Address: 714 Gaines St
City: Davenport
County: Scott

Site plan (from Davenport GIS)
<table>
<thead>
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<td>Davenport</td>
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Address | City
--- | ---
714 Gaines St | Davenport

**Building plan (from assessor's website)**

[Diagram of building plan]

**Historic images**
None identified during this project
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Photograph from 1981-82 survey/nomination project
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Digital photographs

Photograph 82-01841-001 - House, looking northwest (April 2015)
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Photograph 82-01841-002 - House, looking southeast (April 2015)
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Photograph 82-01841-003 - Outbuilding, looking southeast (April 2015)