

# COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, October 4, 2017; 5:30 PM

City Hall, 226 W. 4th Street, Council Chambers

**\*\* REVISED October 2, 2017 \*\***

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

## A. Community Development

1. Public hearing for Case No. ROW17-05: Request of Genesis Health Systems at 3200 West Kimberly Road (corner of Kimberly Rd Elsie Ave) to vacate a portion of a sanitary sewer easement which would be located under the proposed medical building. Existing facilities located in the area to be vacated will be located adjacent to the proposed building in the remaining portion of the sanitary sewer easement. [2nd Ward]
2. Public hearing for the ordinance for Case LL17-01 being the Local Landmark Designation of the John F. Kelly Company Wholesale Groceries Building located at 225 East 2nd Street. The purpose of the Designation is to recognize the John F. Kelly Company Wholesale Groceries Building historic significance to the City of Davenport (Y&J properties LLC, petitioner) [Ward 3].

## B. Public Works

1. Public hearing on the plans, specifications, form of contract, and estimate of cost covering the Riverfront Infrastructure Demolition Project, estimated at \$235,870.63 budgeted in CIP #68003. [Ward 3]
2. Public hearing on the plans, specifications, form of contract and estimate of cost for the Oneida Avenue Sanitary Sewer Project, estimated at \$245,850 budgeted in CIP #30001. [Ward 3]
3. Public hearing on the plans, specifications, form of contract and estimate of cost for the FY2018 Sewer Lining Program – Phase II, estimated cost is \$600,000 budgeted in CIP #30036. [All Wards]

VII. Presentations

## VIII. Petitions and Communications from Council Members and the Mayor

### IX. Action items for Discussion

#### COMMUNITY DEVELOPMENT

Kyle Gripp, Chairman

#### I. COMMUNITY DEVELOPMENT

1. Third Consideration: Ordinance to amend the division of the operational and capital funds in the Hilltop Self Supporting Municipal Improvement District. [Wards 3, 4, 5]
2. First Consideration Ordinance for Case No. ROW17-05: Request of Genesis Health Systems at 3200 West Kimberly Road (corner of Kimberly Rd Elsie Ave) to vacate a portion of a sanitary sewer easement which would be located under the proposed medical building. Existing facilities located in the area to be vacated will be located adjacent to the proposed building in the remaining portion of the sanitary sewer easement. [2nd Ward]
3. First Consideration: Ordinance for Case LL17-01 being the Local Landmark Designation of the John F. Kelly Company Wholesale Groceries Building located at 225 East 2nd Street. The purpose of the Designation is to recognize the John F. Kelly Company Wholesale Groceries Building historic significance to the City of Davenport (Y&J properties LLC, petitioner) [Ward 3].
4. Resolution setting a public hearing to convey easement rights to Mid-American to two new houses in the Riverview on 6<sup>th</sup> area.
5. Resolution authorizing the Mayor to sign the Certified Local Government National Register Nomination Evaluation Form for the Davenport Bag and Paper Company building located at 301 East 2nd Street.
6. Resolution accepting State CDBG-DR Grant for the Naval Station Project [3rd Ward]

#### II. Motion recommending discussion or consent for Community Development items

#### PUBLIC SAFETY

Mike Matson, Chairman; Maria Dickmann, Vice Chairman

#### III. PUBLIC SAFETY

1. First Consideration: Ordinance amending Schedule I of Chapter 10.96 entitled "Snow Routes" by adding and deleting various streets. [Wards 5 & 6]
2. First Consideration: Ordinance amending Schedule V of Chapter 10.96 entitled "Four-Way Stop Intersections" by adding Utica Ridge Road at Veterans Memorial Parkway/Forest Grove Drive. [Ward 6]
3. First Consideration: Ordinance amending Schedule VI of Chapter 10.96 entitled "Speed Limits" by adding Gaines Street from Locust Street to 5th Street as a 30 mph street. [Wards 3 & 4]
4. Resolution closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s).



St. Paul the Apostle Church, 1007 East Rusholme Street, Trunk or Treat, October 25, 2017 from 4:00 PM to 9:00 PM; Closure Location: Rusholme Street between Carey and Arlington Streets [Ward 5]

5. Motion approving beer and liquor license applications.

A. New license, new owner, temporary permit, temporary outdoor area, location transfer, etc. (as noted):

Ward 3

Redstone Room (River Music Experience) - 129 Main St., 2nd Floor - Premise update (exclude Gallery & RME) for Festival of Trees Wine Tasting Event November 16, 2017 - License Type: C Liquor

The Renwick Mansion, LLC (Dane Moulton) - 901 Tremont Ave. - New License - Outdoor Area - License Type: C Liquor

Raw Bar (Rawbar) 136 E 3rd Street, Suite A - Adding Outdoor area - License Type: C Liquor

Ward 4

Dhakals LLC (Dhakals LLC) - 3108 W Central Park Ave - New License/Owner - License Type: E Liquor / C Beer / B Native Wine

The Pour House (Boss Lady, Inc.) 1502 W Locust St. - Extended Outdoor Area October 21 - 22, 2017 "Annual Hawkeye Tailgating Party" - License Type: C Liquor

B. Annual license renewals (with outdoor area renewals as noted):

Ward 1

Dollar General Store #2913 (Dolgencorp, LLC) - 2217 Rockingham Rd. - License Type: C Beer / B Wine

Kwik Shop #583 (Kwik Shop, Inc.) - 3129 Rockingham Rd. - License Type: C Beer

Lulac Club (L.U.L.A.C. Council #10 Inc.) - 4224 Ricker Hill Rd. - License Type: C Liquor

Ward 2

Dollar General Store #4010 (Dolgencorp, LLC) - 3936 N Pine St. - License Type: C Beer / B Wine

Express Lane Gas & Food Mart #83 (ExpressLane Inc.) - 3636 Hickory Grove Rd. - License Type: C Beer / B Native Wine

Rudy's Taco's (Majec Incorporated) - 3502 W Kimberly Rd., Suite 1 - License Type: C Liquor

Wal-Mart Supercenter #5115 (Wal-Mart Stores, Inc.) - 3101 W Kimberly Rd. - License Type: E Liquor / C Beer / B Wine

### Ward 3

Analog Arcade Bar (Analog LLC) - 302 Brady St. - Outdoor Area - License Type: C Liquor

The Col Ballroom (Leigh Reitz) - 1012 W 4th St. - License Type: C Liquor

Dam View Inn (VanDamQC LLC) - 410 E 2nd St. - Outdoor Area - License Type: C Liquor

Duck City Delicatessen & Bistro (Moskowitz Llewellyn Restaurant Systems, Inc.) - 115 E 3rd St. - License Type: C Liquor

Express Lane Gas & Food Mart #84 (ExpressLane Inc.) - 321 N Division St. - License Type: C Beer / B Native Wine

River Drive Smoke Shop (AB Kazi LLC) - 828 W River Dr. - License Type: E Liquor / C Beer / B Wine

Shenanigans (Here We Go Again, Inc.) - 303 W 3rd St. - License Type: C Liquor

Van's Pizza and Grill (TJM QC LLC) - 217 Brady St. - License Type: C Liquor

West Side Grocery (RAM S LLC) - 1802 W 7th St. - License Type: E Liquor / C Beer / B Wine

### Ward 4

Kwik Shop #577 (Kwik Shop, Inc.) - 1732 Marquette St. - License Type: C Beer

Kwik Shop #593 (Kwik Shop, Inc.) - 303 W Locust St. - License Type: C Beer / B Wine

### Ward 6

Applebee's Neighborhood Grill & Bar (Apple Corps L.P.) - 3838 Elmore Ave. - License Type: C Liquor

Chili's Southwest Grill (ERJ Dining IV, LLC) - 4020 E 53rd St. - License Type: C Liquor

The Clubhouse (Clubhouse Beverage LLC) - 4800 Elmore Ave., Suite 100 - Outdoor Area - License Type: C Liquor / B Wine

Dollar General Store #254 (Dolgencorp, LLC) - 2170 E Kimberly Rd. - License Type: C Beer / B Wine

R Bar (KJT Holdings LLC) - 4907 Utica Ridge Rd. - License Type: C Liquor / B Wine

Wal-Mart Supercenter #1241 (Wal-Mart Stores, Inc.) - 5811 Elmore Ave. - License Type: E Liquor / C Beer / B Wine

#### Ward 7

CASI (Center for Active Seniors, Inc.) - 1035 W Kimberly Rd. - Outdoor Area - License Type: C Liquor

Dollar General Store #9381 (Dolgencorp, LLC) - 109 E 50th St. - License Type: C Beer / B Wine

Famous Dave's (Elmore Foods, LLC) - 1110 E Kimberly Rd. - License Type: C Liquor

Kwik Shop #587 (Kwik Shop, Inc.) - 1670 W Kimberly Rd. - License Type: C Beer

Theisen's of Davenport (Theisen's Inc.) - 3808 Brady St. - License Type: C Beer / B Wine

Van's Pizza Pub and Grill (Van Sev, Q.C.A., Inc.) - 3333 N Harrison St. - Outdoor Area - License Type: C Liquor

#### Ward 8

Express Lane Gas & Food Mart #86 (ExpressLane Inc.) - 7522 Northwest Blvd. - License Type: C Beer / B Native Wine

Harold's Jack & Jill (Slagle Foods, Inc.) - 6723 Northwest Blvd., Unit 1 - License Type: C Beer / B Wine

Harold's Jack & Jill (Slagle Foods, Inc.) - 6723 Northwest Blvd., Unit 1 - License Type: E Liquor

C. Request for exemptions for 19- and 20- year-olds on premises:

#### Ward 3

The Col Ballroom (Leigh Reitz) - 1012 W 4th St. - License Type: C Liquor

#### IV. Motion recommending discussion or consent for Public Safety items

## PUBLIC WORKS

Ray Ambrose, Chairman; Rick Dunn, Vice Chairman

### V. PUBLIC WORKS

1. Resolution granting a license to encroach pursuant to Chapter 12.36 five inches into the east/west alley between Christie and Mound and 11th and 12th Streets and for the patio poured eight feet into the Mound Street right-of-way for the purpose of constructing a patio service area with Christopher Schneider, property owner of 1117 Mound St. Staff is neutral on allowing what is currently poured and remain opposed to pouring additional concrete. [Ward 5]
2. Resolution approving the plans, specifications, form of contract and estimate of cost covering the Riverfront Infrastructure Demolition Project, estimated at \$235,870.63 budgeted in CIP #68003. [Ward 3]
3. Resolution awarding a contract for the City Hall air conditioning replacement to Crawford Company of Rock Island, IL in the amount of \$136,995 budgeted in CIP #23008. [Ward 3]
4. Resolution approving the plans, specifications, form of contract and estimate of cost for the FY2018 Sewer Lining Program – Phase II, estimated cost is \$600,000 budgeted in CIP #30036. [All Wards]
5. Resolution approving the plans, specifications, form of contract and estimate of cost for the Oneida Avenue Sanitary Sewer Project, estimated at \$245,850 budgeted in CIP #30001. [Ward 3]
6. Resolution awarding a contract for the Manhole Rehabilitation FY2018 and FY2019 Program to Kim Construction Company, LLC of Steger, IL in the amount of \$1,114,760 budgeted in CIP #30034. [All Wards]
7. Resolution approving a contract for the Manhole Rehabilitation FY2018 and FY2019 Program to Strand Associates, Inc. in an amount not-to-exceed \$362,000 budgeted in CIP #30034. [All Wards]
8. Resolution of acceptance for the LeClaire Park Storm Sewer Project, completed by Hagerty Earthworks, LLC. CIP #10011 [Ward 3]
9. Resolution of acceptance for the Marquette Street Sewer Repair Project; completed by Hagerty Earthworks, LLC. CIP #10537 [Ward 3]
10. Resolution of acceptance for the FY2016 Contract Sewer Repair Program with Hometown Plumbing and Heating Company of Davenport, IA. CIP #'s 30002 and 33002. [All Wards]
11. Motion to accept the dedication of right-of-way and easements from Sterilite which are necessary for the road improvements. [Ward 8]

### VI. Motion recommending discussion or consent for Public Works items

## FINANCE

Kerri Tompkins, Chairman

## VII. FINANCE

1. Resolution awarding a contract for the Adler Theatre marquee replacement to Wagner Electric Sign of Elyria OH, in the amount of \$334,850; \$233,650 through private donations and balance from CIP accounts. [Ward 3]
2. Resolution awarding the purchase of five Police SUVs to Reynolds Motor Company of East Moline, IL in the amount of \$162,912.90. [All Wards]
3. Resolution approving payment of \$136,726.91 to Tyler Technologies, Inc. of Falmouth, ME for the support and maintenance of the Munis software system for the period of 11/01/17 through 10/31/18. [All Wards]
4. Resolution awarding a contract for engineering services for the WPCP UV Disinfection Infrastructure to Strand Associates, Inc. of Madison, WI in the amount of \$328,600. [Ward 1]
5. Motion awarding a contract for the regional Affirmatively Furthering Fair Housing Plan consultant to Mosaic Community Planning, LLC of Atlanta, GA in the amount of \$68,656. [All Wards]

## VIII. Motion recommending discussion or consent for Finance items

### X. PURCHASES OF \$10,000 TO \$50,000 (For Information Only)

1. Altorfer, Inc. - Extend exhaust stacks @ WPCP - Amount: \$34,973
2. Elliott Equipment Co. - Compactor for RCPA - Amount: \$26,040
3. Image Access, Inc. - Scanning system for Library - Amount: \$23,923
4. Vogue Marketing, Inc. - Painting @ Junior Theatre - Amount: \$21,500
5. RDG Planning & Design - Davenport GO multi-modal transportation plan - Amount: \$15,400

### XI. Other Ordinances, Resolutions and Motions

### XII. Public with Business

PLEASE NOTE: At this time individuals may address the City Council on any matters of City business. This is not an opportunity to discuss issues with the Council members or get information. In accordance with Open Meetings law, the Council cannot take action on any complaint or suggestions tonight, and cannot respond to any allegations at this time.

Please state your Name and Ward for the record. There is a five (5) minute time limit.  
Please end your comments promptly.

### XIII. Reports of City Officials

### XIV. Adjourn

City of Davenport

Agenda Group:

Department: Community Planning & Economic Development

Contact Info: Matt Flynn 326-2286

Wards: 2nd

**Action / Date**

**10/4/2017**

Subject:

Public hearing for Case No. ROW17-05: Request of Genesis Health Systems at 3200 West Kimberly Road (corner of Kimberly Rd Elsie Ave) to vacate a portion of a sanitary sewer easement which would be located under the proposed medical building. Existing facilities located in the area to be vacated will be located adjacent to the proposed building in the remaining portion of the sanitary sewer easement. [2nd Ward]

Recommendation:

Findings:

The proposed right of way vacation would not impact adjacent property owners. The City Plan and Zoning Commission accepted the findings and forwards Case No. ROW17-05 to the City Council for approval subject to the following conditions:

1. An excavation permit is to be acquired for the sewer work, inspection by Public Works is necessary.
2. The new manhole is to be constructed a minimum of 20' clear of the building, it is currently shown at 10'.
3. The City Sewer Division is to be contacted for first rights to the old manhole frame and cover.
4. The contractor, while removing the existing manhole and sewer, is responsible for verification that there are no existing connections which may need relocation.

Relationship to Goals:

Grow Tax Base

Background:

Genesis Health System is petitioning to vacate sanitary sewer easement/right-of-way to facilitate a medical building which will be built over the vacated easement. The cost of relocating the infrastructure is the responsibility of Genesis Health System.

ATTACHMENTS:

Type	Description
▢ Backup Material	Background - ROW 17-05 Genesis
▢ Backup Material	ORD QCT Notice

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Flynn, Matt	Approved	9/28/2017 - 3:34 PM

Name:	Roll Call	APPROVED	APPROVED						
		ROW17-05 Genesis Health Systems Easement	F17-17 Richard Pierce 2nd Subd						
Connell	P	Y	Y						
Hepner	P	Y	Y						
Inghram	P								
Kelling	P	Y	Y						
Lammers	EX								
Maness	EX								
Martinez	A								
Medd	P	Y	Y						
Quinn	EX								
Reinartz	P	Y	Y						
Tallman	P	Y	Y						
		6-YES 0-NO 0-ABSTAIN	6-YES 0-NO 0-ABSTAIN						

September 20, 2017

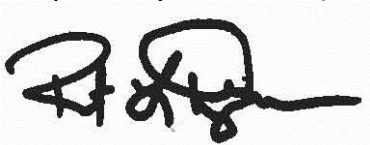
Honorable Mayor and City Council  
City Hall  
226 West 4<sup>th</sup> Street  
Davenport, Iowa 52801

At its regular meeting of September 19, 2017, the City Plan and Zoning Commission considered Case No. ROW17-05 being the request of Genesis Health Systems at 3200 West Kimberly Road (corner of Kimberly Rd Elsie Ave) to vacate a portion of a sanitary sewer easement which would be located under the proposed medical building. Existing facilities located in the area to be vacated will be located adjacent to the proposed building in the remaining portion of the sanitary sewer easement.

The City Plan and Zoning Commission forwards Case No. ROW17-05 to the City Council with a recommendation for approval subject to the following condition:

1. An excavation permit is to be acquired for the sewer work, inspection by Public Works is necessary.
2. The new manhole is to be constructed a minimum of 20' clear of the building, it is currently shown at 10'.
3. The City Sewer Division is to be contacted for first rights to the old manhole frame and cover.
4. The contractor, while removing the existing manhole and sewer, is responsible for verification that there are no existing connections which may need relocation.

Respectfully submitted,



Robert Inghram, Chairperson  
City Plan and Zoning Commission





City of Davenport  
Community Planning & Economic Development Department  
**FINAL STAFF REPORT**

**Meeting Date:** September 19, 2017  
**Request:** Sanitary Sewer Easement/Right-of-way vacation (abandonment)  
**Location:** 3200 W Kimberly Rd  
**Case No.:** ROW17-05  
**Applicant:** Genesis Health System

**Recommendation:**

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward Case ROW17-05 to the City Council with a recommendation for approval subject to the listed conditions.

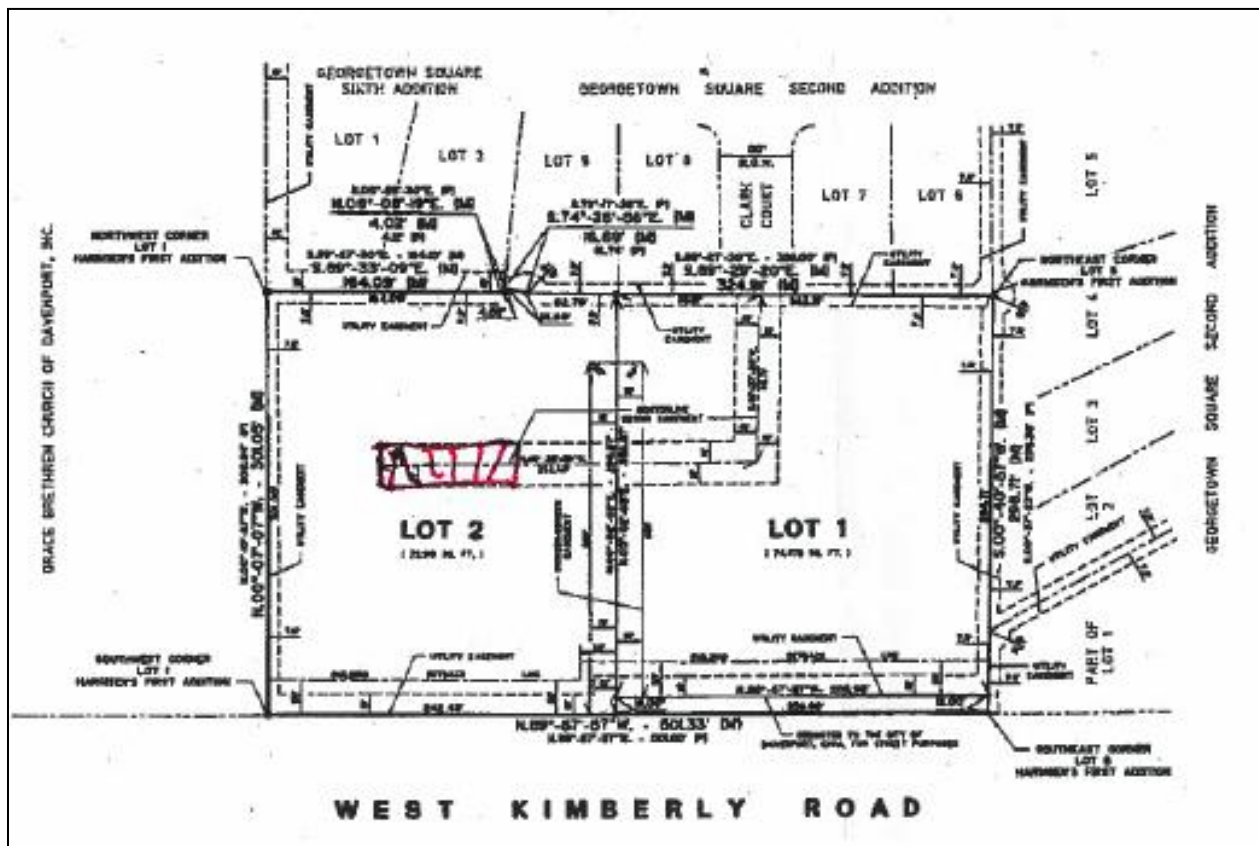
**Description:**

**Case No. ROW17-05: Request of Genesis Health Systems at 3200 West Kimberly Road (corner of Kimberly Rd Elsie Ave) to vacate a portion of a sanitary sewer easement which would be located under the proposed medical building. Existing facilities located in the area to be vacated will be located adjacent to the proposed building in the remaining portion of the sanitary sewer easement.**

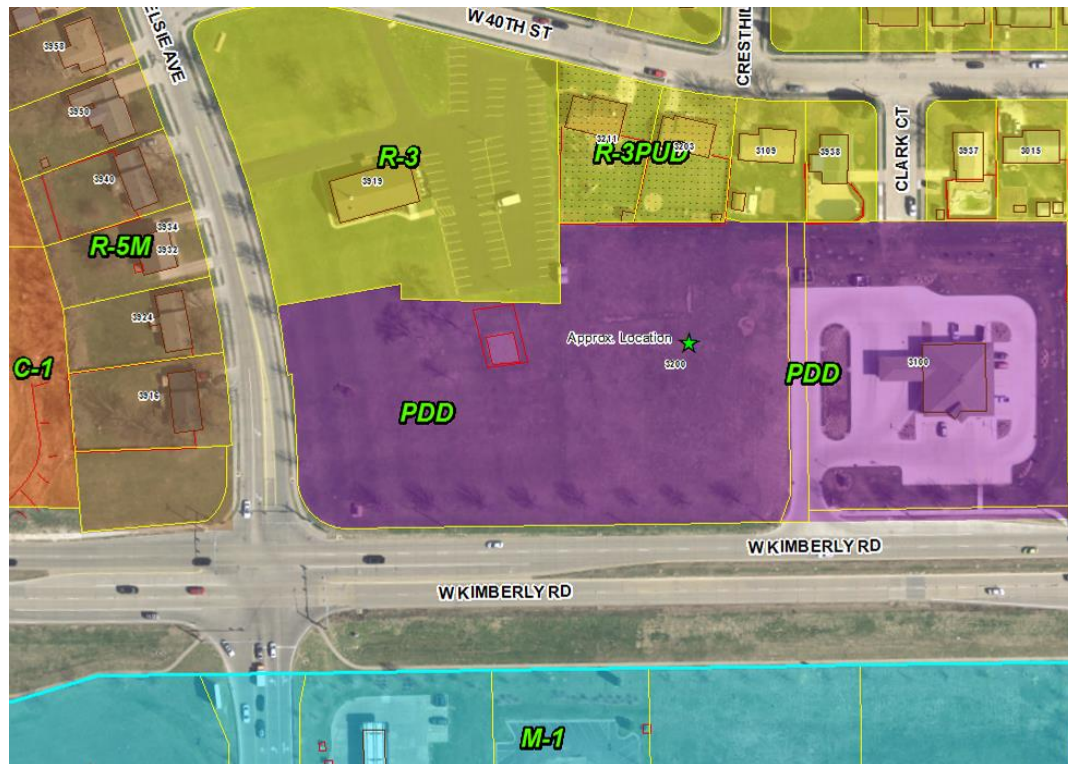
**Background:**

**LOCATION:**





## Zoning:



"PDD" Planned Development District, "R-3" Moderate Density Dwelling District,  
 "C-2" General Commercial District, "M-1" Light Industrial District



## Comprehensive Plan:



Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

## Technical Review:

Comments from Engineering are as follows:

1. An excavation permit is to be acquired for the sewer work, inspection by Public Works is necessary.
2. The new manhole is to be constructed a minimum of 20' clear of the building, it is currently shown at 10'.
3. The City Sewer Division is to be contacted for first rights to the old manhole frame and cover.
4. While removing the existing manhole and sewer the contractor is responsible for verification that there are no existing connections which may need relocation.

## Public Input:

Notices have been sent to properties within 200 feet of the proposed easement/right-of-way vacation. None have been returned at the time this report was written.

## Discussion:

Genesis Health System is petitioning to vacate sanitary sewer easement/right-of-way to facilitate a medical building which will be built over the vacated easement.

## Staff Recommendation

Findings:

1. The proposed right of way vacation would not impact adjacent property owners.

Staff recommends the City Plan and Zoning Commission forward Case No. ROW17-05 to the City Council with a recommendation for approval subject to the following conditions:

1. An excavation permit is to be acquired for the sewer work, inspection by Public Works is necessary.
2. The new manhole is to be constructed a minimum of 20' clear of the building, it is currently shown at 10'.
3. The City Sewer Division is to be contacted for first rights to the old manhole frame and cover.
4. While removing the existing manhole and sewer the contractor is responsible for verification that there are no existing connections which may need relocation.

Prepared by:

A handwritten signature in black ink that reads "Scott Koops". The signature is written in a cursive, flowing style.

Scott Koops, AICP, Planner II

**CITY OF DAVENPORT  
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT  
REQUEST FOR PUBLIC RIGHT-OF-WAY VACATION**

PETITIONER: Name: Genesis Health System  
Address: 1227 E. Rusholme Street, Davenport, IA 52803  
Phone: 563-421-2791 FAX: 563-421-2795  
Mobile Phone: \_\_\_\_\_ Email: sharpm@genesishhealth.com  
Interest in land: X title holder \_\_\_\_\_ other\*\*  
\*\* if petitioner is other than title holder (i.e., lessee), documentation will be required to show prior approval for site development plans by owner.

CONTACT PERSON: Name: Brett R. Marshall  
Address: 220 N. Main Street, Ste. 600, Davenport, IA 52801  
Phone: 563-324-3246 FAX: 563-324-1616  
Mobile Phone: \_\_\_\_\_ Email: bmarshall@l-wlaw.com

LOCATION (DESCRIPTIVE): A portion of sanitary sewer easement located on Lot 1, Genesis West Kimberly Medical Office Building 1st Addition.

LEGAL DESCRIPTION: See attached legal description.

AREA: (in square feet) 2,460, more or less

REASON FOR REQUEST: As a condition to approval of the site plan, the City has requested that the portion of the sanitary sewer easement within the proposed building footprint be vacated. This application is to comply with this condition.

\*(The applicant MUST be as detailed and specific as possible in completing this section. Complete and descriptive information is vital to the timely submission of the petitioner's request. Incomplete applications may delay the application process.)

SIGNATURE OF PETITIONER:  DATE: 8/14/2017  
Brett R. Marshall

PROCESSING FEE: \$400.00 DATE PAID: \_\_\_\_\_

August 4, 2017  
VMCE #15289

LEGAL DESCRIPTION  
SANITARY SEWER EASEMENT TO BE ABANDONED  
GENESIS WEST KIMBERLY MEDICAL OFFICE BUILDING FIRST ADDITION  
DAVENPORT, IOWA

Part of Lot 1 of Genesis West Kimberly Medical Office Building First Addition to the City of Davenport, Iowa, being more particularly described as follows:

Commencing, as a point of reference, at the northeast corner of said Lot 1; thence South  $02^{\circ}-16'-24''$  East 103.99 feet along the east line of said Lot 1; thence South  $88^{\circ}-02'-10''$  West 66.11 feet to the POINT OF BEGINNING of the easement tract to be abandoned:

thence continuing South  $88^{\circ}-02'-10''$  West 82.00 feet along the north line to the west end of the platted easement;

thence South  $01^{\circ}-57'-50''$  East 30.00 feet along the west line to the south line of the platted easement;

thence North  $88^{\circ}-02'-10''$  East 82.00 feet along the south line of the platted easement;

thence North  $01^{\circ}-57'-50''$  West 30.00 feet to the point of beginning.

Containing 2,460 square feet, more or less.

**PUBLIC HEARING NOTICE  
PLAN AND ZONING COMMISSION  
CITY OF DAVENPORT**



**Public Hearing Details:**

Date: 9/5/2017  
Time: 5:00 PM  
Location: Council Chambers at City Hall, 226 West 4th Street Davenport, Iowa  
Subject: Public hearing for a right-of-way abandonment request before the Plan and Zoning Commission  
Case #: ROW17-05

To: All property owners within 200 feet of the subject property located at: **3200 West Kimberly Rd.**

**What is this All About?**

This notice is being sent to inform you that a public hearing will be held for a easement/right-of-way abandonment request. The purpose of the easement abandonment request is to remove portions of public right-of-way from public use.

Request Description

**Case No. ROW17-05: Request of Genesis Health Systems at 3200 West Kimberly Road (corner of Kimberly Rd Elsie Ave) to vacate a portion of a sanitary sewer easement which would be located under the proposed medical building. Existing facilities located in the area to be vacated will be located adjacent to the proposed building in the remaining portion of the sanitary sewer easement.**

**What are the Next Steps after the Public Hearing?**

This public hearing is the first step in the review/approval process. The Commission's recommendation from this public hearing will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing as you received this notice. For the specific dates and times of subsequent meetings, please contact the case planner below.

**Would You Like to Submit an Official Comment?**

As a neighboring property owner, you may have an interest in commenting on the proposed request either in writing/email or in person at the public hearing. If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the public hearing. Send comments to [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us) or CPED, 226 W 4th St, Davenport IA 52801.

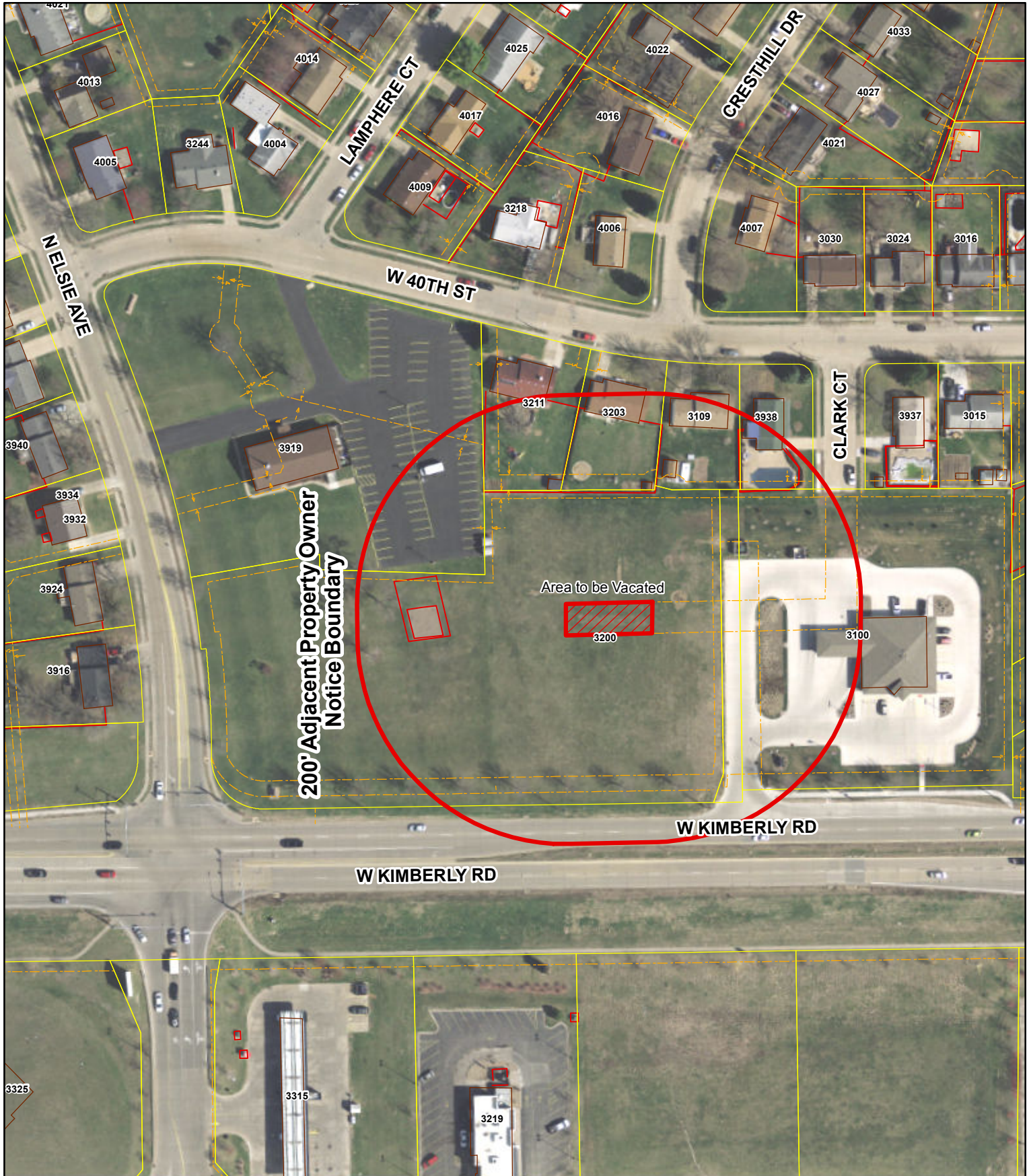
**Do You Have Any Questions?**

If you have any questions on this request, or if ADA/special accommodations are needed, please contact Scott Koops, AICP, the case planner assigned to this project at [sek@ci.davenport.ia.us](mailto:sek@ci.davenport.ia.us) or 563-328-6701.

*Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the applicant. If you choose to attend the hearing, you may wish to contact Community Planning prior to your departure to learn of any changes to the agenda.*



# Plan & Zoning Commission: Adjacent Property Owner Notice Area Request for a Easement/Right-of-Way Vacation



Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

0 25 50 100 150 200 Feet





TO BE PUBLISHED IN THE WEDNESDAY SEPTEMBER 27TH, 2017 EDITION OF THE QUAD CITY TIMES, HAVING THE NOTICE BILLED TO PO NO. 1804329 AND RECEIVING THE PROOF OF PUBLICATION PRIOR TO THE PUBLIC HEARING

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TO WHOM IT MAY CONCERN:

There is on file in the Community Planning and Economic Development Department of the City of Davenport, the following petitions:

Case No. ROW17-05: Request of Genesis Health Systems at 3200 West Kimberly Road (corner of Kimberly Rd Elsie Ave) to vacate a portion of a sanitary sewer easement which would be located under the proposed medical building. Existing facilities located in the area to be vacated will be located adjacent to the proposed building in the remaining portion of the sanitary sewer easement. [2<sup>nd</sup> Ward]

The Legal Description for this property is as follows:

Part of Lot 1 of Genesis West Kimberly Medical Office Building First Addition to the City of Iowa, being more particularly described as follows:

Commencing, as a point of reference , at the northeast corner of said Lot 1;  
thence South 02°-16'- 24" East 103.99 feet along the east line of said Lot 1; thence South 88° 02'-10" West 66.11 feet to the POINT OF BEGINNING of the easement tract to be abandoned:

thence continuing South 88°-02'-10" West 82.00 feet along the north line to the west end of the platted easement;

thence South 01°-57'-50" East 30.00 feet along the west line to the south line of the platted easement;

thence North 88°-02'-10" East 82.00 feet along the south line of the platted easement;

thence North 01°-57'-50" West 30.00 feet to the point of beginning.

Containing 2,460 square feet, more or less.

The City Plan and Zoning Commission forwarded Case No. ROW17-05 to the City Council with a recommendation for approval.

Public hearing(s) on the above matter(s) are scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, October 4, 2017 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s). PO No 1804329

Department of Community Planning & Economic Development  
E-MAIL: [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us) PHONE: 563-326-7765

City of Davenport

Agenda Group: Committee of the Whole  
Department: Community Planning & Economic Development  
Contact Info: Ryan Rusnak 563-888-2022  
rrusnak@ci.davenport.ia.us  
Wards: 3rd

**Action / Date**  
**COW10/4/2017**

**Subject:**

Public hearing for the ordinance for Case LL17-01 being the Local Landmark Designation of the John F. Kelly Company Wholesale Groceries Building located at 225 East 2nd Street. The purpose of the Designation is to recognize the John F. Kelly Company Wholesale Groceries Building historic significance to the City of Davenport (Y&J properties LLC, petitioner) [Ward 3].

**Recommendation:**

The Historic Preservation Commission forwards Case LL17-01 to the City Council with a recommendation for approval without any special conditions.

The Commission vote for approval was 4-yes and 0-no.

Please refer to the Commission's September 13, 2017 letter.

**Relationship to Goals:**

Urban revitalization.

**Background:**

John F. Kelly Company Wholesale Groceries Building was constructed in 1910. The building appears to be an early component of what would become a very substantial presence of wholesale food warehouses in this part of the City. The construction of this building and others in the area marked a transition of the area from the era of "Bucktown", a rough and tumble location of saloons, to a substantive commercial/wholesale district.

The Historic Preservation Commission agrees articulated that the property achieves consistency with Section 17.23.060B.1, which reads "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."

**ATTACHMENTS:**

Type	Description
▣ Ordinance	LL17-01 - Ordinance
▣ Backup Material	Historic Preservation Commission Letter - 9-13-2017
▣ Backup Material	LL17-01 - Public Hearing Notice
▣ Backup Material	LL17-01 - Application

**REVIEWERS:**

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	9/27/2017 - 1:02 PM

Community Development Committee	Berger, Bruce	Approved	9/27/2017 - 1:02 PM
City Clerk	Admin, Default	Approved	9/27/2017 - 2:48 PM

ORDINANCE NO. 2017-

AN ORDINANCE for Case LL17-01 being the Local Landmark Designation of the John F. Kelly Company Wholesale Groceries Building located at 225 East 2nd Street, pursuant to the provisions of Chapter 17.23 of the Municipal code of Davenport, Iowa. The purpose of Designation is to recognize the John F. Kelly Company Wholesale Groceries Building historic significance to the City of Davenport (Y & J properties LLC, petitioner) [Ward 3].

WHEREAS, the City of Davenport is one of the oldest Cities in Iowa, and contains many structures of architectural importance; and

WHEREAS, the Local Landmark designation will help document and recognize the individual historical and architectural significance of the property.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate is hereby designated a Local Landmark. The property has the following legal description:

Part of the Northwest Quarter of Section 36, Township 78 North, Range 3 East of the 5th P.M. being more particularly described as follows:

Block 62, Lot 6 LeClaire's 2nd Addition.

Said property contains .22 acres, more or less.

The Historic Preservation forwards Case LL17-01 to the City Council with a recommendation for approval without any special conditions.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration \_\_\_\_\_

Second Consideration \_\_\_\_\_

Approved \_\_\_\_\_

\_\_\_\_\_  
Frank Klipsch  
Mayor

Attest: \_\_\_\_\_

Jackie Holecek, CMC  
Deputy City Clerk

Published in the *Quad City Times* on \_\_\_\_\_



**City of Davenport**  
**Historic Preservation Commission**

Community Planning & Economic Development Department  
226 West 4<sup>th</sup> Street  
Davenport, Iowa 52801

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September 13, 2017

Honorable Mayor and City Council  
City Hall  
226 West 4<sup>th</sup> Street  
Davenport, Iowa 52801

At its regular meeting of September 12, 2017, the Historic Preservation considered Case No. LL17-01 being the Local Landmark Designation of the John F. Kelly Company Wholesale Groceries Building located at 225 East 2<sup>nd</sup> Street.

The Historic Preservation Commission forwards Case LL17-01 to the City Council with a recommendation for approval without any special conditions.

Respectfully submitted,

A handwritten signature in blue ink, reading "John L. Frueh". The signature is written in a cursive, flowing style.

John L. Frueh, Chairperson  
Historic Preservation Commission

Thursday, September 21, 2017

To: Accounting/Public Notices

Re: Public Notice

Please publish the following Committee of the Whole public hearing notice in the earliest edition of the Quad City Times.

The PO number for this notice is 1804329.

We would appreciate receiving proof of publication for our records. If you have any questions, please contact me at the same email address this was sent with or at my phone number listed in my email.

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NOTICE  
PUBLIC HEARING  
WEDNESDAY, OCTOBER 4, 2017, 5:30 PM  
CITY OF DAVENPORT COMMITTEE OF THE WHOLE  
COUNCIL CHAMBERS - DAVENPORT CITY HALL  
226 WEST 4th STREET – DAVENPORT, IOWA

There is on file the following petition:

Case No. LL17-01: Request of Y & J Properties, LLC, at 225 East 2<sup>nd</sup> Street for the Local Landmark nomination of the Joh F. Kelly Company Wholesale Groceries Building.

The property has the following legal description:

Part of the Northwest Quarter of Section 36, Township 78 North, Range 3 East of the 5th P.M. being more particularly described as follows:

Block 62, Lot 6 LeClaire's 2<sup>nd</sup> Addition. Said property contains .22 acres, more or less.

The Historic Preservation Commission recommended approval of the petition at its September 12, 2017 public hearing.

Public hearing(s) on the above matter(s) are scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, October 4, 2017 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s). PO No 1804329

Department of Community Planning & Economic Development  
E-MAIL: [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us) PHONE: 563-326-7765



**"INDIVIDUAL PROPERTY" NOMINATION**

for the

**DAVENPORT REGISTER OF HISTORIC PROPERTIES**

**Historic Preservation Commission  
City of Davenport, Iowa**

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***Please Provide the following information:*** (Please type or print)

Address of the Property: 225 E. Second St., Davenport, IA 52801-1619

Legal Description of the Property: Subdivision Name: LeClaire's 3rd

Block: 62 Lot: 8

Historic Name (or proposed historic name): John F. Kelly Company Wholesale Groceries Building

Date listed on *National Register of Historic Places* (if applicable): N/A

( If listed, NRHP Site No. #82-10 )

NRHP Historic District (if applicable): \_\_\_\_\_

Who is the PETITIONER for Nomination: Owner(s) of Record: X HPC: \_\_\_\_\_ (check one)

Owner(s) of Record: Y & J Properties LLC

Owner(s) Address: (Name) Y & J Properties LLC

(Street) 3213 40<sup>th</sup> St.

(City, State & ZIP) Moline, IL 61265-5919

Owner(s) Telecommunications: Work: 563-424-1310 Home: \_\_\_\_\_ Mobile: \_\_\_\_\_

Fax: \_\_\_\_\_ Email: manisha@yash.com

Current Use of the Property: Art Galleries/Vacant

Original Function of the Property: Wholesale Grocery Distribution

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***The Petitioner shall submit the following information:***

- (1) Four 4" X 6" photographs showing all elevations (These will become part of the Commission's permanent file and cannot be returned.) See attached Continuation Sheet
- (2) Any historical photographs, if available. (Clear photocopies of the photographs are acceptable at the time of application as long as petitioner brings reprints and/or slides of historical photographs to the meeting for HPC review. These will be returned after consideration of the nomination is complete.) Included within 2016 Site Inventory
- (3) Physical Description of the Property: Included within 2016 Site Inventory (Applicant may use as many continuation sheets as necessary)



Date of Construction: 1910\_\_\_\_\_ Architectural Style: Commercial Vernacular with Colonial Revival elements

Building Materials: Foundation: Concrete Block Walls: Brick

Roof: Synthetic Rubber membrane Other: \_\_\_\_\_

Distinctive Features: The building is a simple rectilinear brick veneer structure with an interior built for service. Its most distinctive interior features are its massive timber posts attached to joists by steel brackets, exposed rafters and original hardwood floors. These elements are present throughout the building.

Alterations: A number of windows have been replaced. On the first floor at the primary north façade and the street side east elevation, original sets of large wooden double hung windows are intact. There have been alterations to the interior layout.

- (4) A narrative describing why the property satisfies the "Designation Criteria" listed in Section 17.23.060(2) of the 1990 Municipal Code. Please describe both the property's present and historic physical appearance as it relates to the definitions of Architectural and Historical significance in contained in Section 17.23.030<sup>1</sup>.

The John F. Kelly Company Wholesale Groceries Building satisfies Section 17.23.060(2) based upon its commercial historical associations (Criterion A) with the wholesale grocery business. Its period of significance of 1910-1948 and is based upon its role as a grocery warehouse, dating from its original construction. Significant dates are 1910, the year of construction, and 1948 when it was converted to retail use.

An extensive site inventory on the John F. Kelly Building was completed in 2016 for the building's current owners and that document is attached. Below are some excerpts as well as additional information about the Kelly family.

John F. Kelly was the President of the Kelly Wholesale Grocery firm and a second generation grocer. The Kelly family's participation in the grocery business began with John Kelly's father Walter, a native of Ireland who immigrated to America in 1835 and arrived in Davenport in 1841. Kelly worked for various firms before entering into several partnerships beginning in 1852 that culminated in 1881 in a partnership with son William. The Kelly family, including John F., operated grocery-related firms at various addresses along 1st and 2<sup>nd</sup> near Iowa and Brady Streets. In 1884, Walter retired, selling out to his son John F. Kelly.

This building appears to be an early component of what would become a very substantial presence of wholesale food warehouses in this part of the city. This commercial niche is representative of the commercial and industrial diversification that was forced upon the city following the demise of river-based lumber and wood fabrication, ca. 1905-10. A number of later examples of grocery and food processing warehouses and firms are found in the nearby Crescent Warehouse Historic District that is just a few blocks to the north.  
([https://en.wikipedia.org/wiki/Crescent\\_Warehouse\\_Historic\\_District](https://en.wikipedia.org/wiki/Crescent_Warehouse_Historic_District)).

The construction of the Kelly Building and other nearby commercial structures along 2<sup>nd</sup> Street marks a transition of the area from the era of "Bucktown," a rough-and-tumble location of saloons and bars, to a substantive commercial/wholesale district. In fact, in Sharon E. Woods' 2005 book *The Freedom of the Streets*, the author claims that, after 1893, Davenport city fathers, in an attempt to regulate prostitution, encouraged the concentration of brothels in the areas along 2nd, 3rd, and 4<sup>th</sup> Streets around Iowa, Pershing (then Rock Island) and Iowa Streets.

And, in an October 25, 1923 article, the *Davenport Democrat-Leader*, looked back at the bad old days of Bucktown, when it was the:

"...Gay White Way or Primrose Path which stretched along the thorofare (sic) a generation ago, making the district known from coast to coast as "Bucktown."

It was a district where the noises of revelry could be heard all night long, and until the early morning hours, where there was never a lock and key to the saloons, where the tinkle of pianos and the drum of jazz orchestras was heard nightly to the accompaniment of tinkling wine glasses and rattling beer mugs.

Here it was that the mad crowd of revelers gathered nightly and poured out a stream of gold for its entertainment. In these days rich Chicagoans, students from Iowa City and rich young bloods from Davenport mingled in the throng of pleasure seekers and cabaret dance halls, saloon, gambling hall and resorts of worse repute flourished. With all the revelry the district was in many ways law abiding as far as the major crimes go, and there were not the sudden deaths or crime of violence that one would have expected from a district of the kind.

Property values in those days were extremely high and enormous rentals were secured from the denizens of the underworld who leased the property along East Second Street. Then came the clean-up, the eventual wiping out of the saloon and the district for a time became almost It was not long, however, before enterprising businessmen realized the great possibilities of the main east and west artery between Iowa and Illinois, of the connecting link between Davenport and her sister cities on the other side of the river. Retail business began to settle down there. Then came the auto and the street soon blossomed out into an auto row. Now the oil stations and auto supply and accessory houses have added their business to the collective regeneration of the old thoroughfare and it is one of the busiest streets in Davenport day or night."

The article goes on to underscore the importance of East 2<sup>nd</sup> Street as a gateway to the city from the east and the Iowa exit point of people traveling toward Illinois since the Government Bridge provided the only vehicular river crossing point in the city and would continue to do so until the opening of the first span of the Iowa-Illinois Memorial Bridge (I-74 Bridge) in 1935.

In 1895, the bridge had been rebuilt as a double decker span carrying both rail and road traffic. Transportation was enhanced by the turn-of-the-century construction of an elevated rail bed and a rail yard, making the eastern side of Davenport's downtown an attractive area for factories and warehouses like the Kelly Building.

**Future Use:** After decades as a location for wholesale and retail establishments, the building was converted by MidCoast Fine Arts to Bucktown Center for the Arts which opened in 2005 and housed galleries, artist studios and labs and condominiums. MidCoast sold the building in 2016. The new owners will continue to operate the first floor as public space. The upper floors will become market rate apartments.

The "Designation Criteria" are defined in the 1990 Municipal Code as follows:

Designation Criteria: Section 17.23.060(2). 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:

- (A) It is associated with events or persons that have made a significant contribution to the broad patterns of history of the city, county, state and/or nation; and/or
- (B) It embodies the distinctive characteristics of an architectural style valuable for the study of a type, period or method of construction; and/or
- (C) It represents the work of a master builder, craftsman, architect, engineer or landscape architect or possesses high artistic values.

- (5) A list of major bibliographical references.

**See bibliography in attached Site Inventory, plus:**

Svendsen, Marlys, "Crescent Warehouse Historic District." National Register of Historic Places Registration Form. October, 2003.

Woods, Sharon E. *The Freedom of the Streets: Work, Citizenship and Sexuality in a Gilded Age City*. University of North Carolina Press. 2005

"Walter Kelly." *Davenport, Scott County, Iowa Biographical History and Portrait Gallery of Scott County*. American Biographical Publishing Co. 1895.

"I, petitioner for the nomination of the aforementioned property to the Davenport Register of Historic Properties, do hereby state that all the information contained herein is, to the best of my knowledge, accurate and that there are no negligent or fraudulent misrepresentations of fact. I also understand that fraudulent misrepresentations of fact contained in this nomination form shall be sufficient cause to immediately nullify the nomination process.

---



Owner(s) of Record or Authorized Agent

07/26/17

Date

---

<sup>1</sup> Definitions of Architectural and Historical significance can be found in Sections 17.23.030(3) and 17.23.030(19) respectively.

Please return the completed application to the:

Historic Preservation Commission  
Community & Economic Development Department  
226 W. 4<sup>th</sup> Street  
Davenport, Iowa 52801

Direct your questions to the Commission Secretary at 326-7765.

Your Nomination for Designation will be considered by the Historic Preservation Commission at its public meeting scheduled for:

\_\_\_\_\_  
month                      day                      year

All Historic Preservation Commission Public Meetings are held in the City Council Chambers at City Hall on the 2<sup>nd</sup> Tuesday of every month at 4:30 p.m. unless otherwise notified.

Staff will keep the original signed nomination form and will return to the petitioner a photocopy of the application with staff comments.

**PLEASE NOTE:** The owner(s) of record, or an agent acting on their behalf (petitioner), should plan to attend the Commission meeting in person. It is important for someone to be present to respond to the Commission's inquiries and comments. If no one is present, the nomination process may be delayed indefinitely.

\_\_\_\_\_  
**For Staff Only:**

Received by: \_\_\_\_\_

\_\_\_\_\_  
Commission Secretary or Designee

\_\_\_\_\_  
Date

Is application complete?                      Yes                      No

If not, explain: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Historic Preservation Commission  
City of Davenport, Iowa  
Nomination for the Davenport Register of Historic Properties

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Continuation Sheet:



Photo #1  
The John F. Kelly Building  
August 27, 2016  
Looking S, North Façade. Original windows at the first floor.

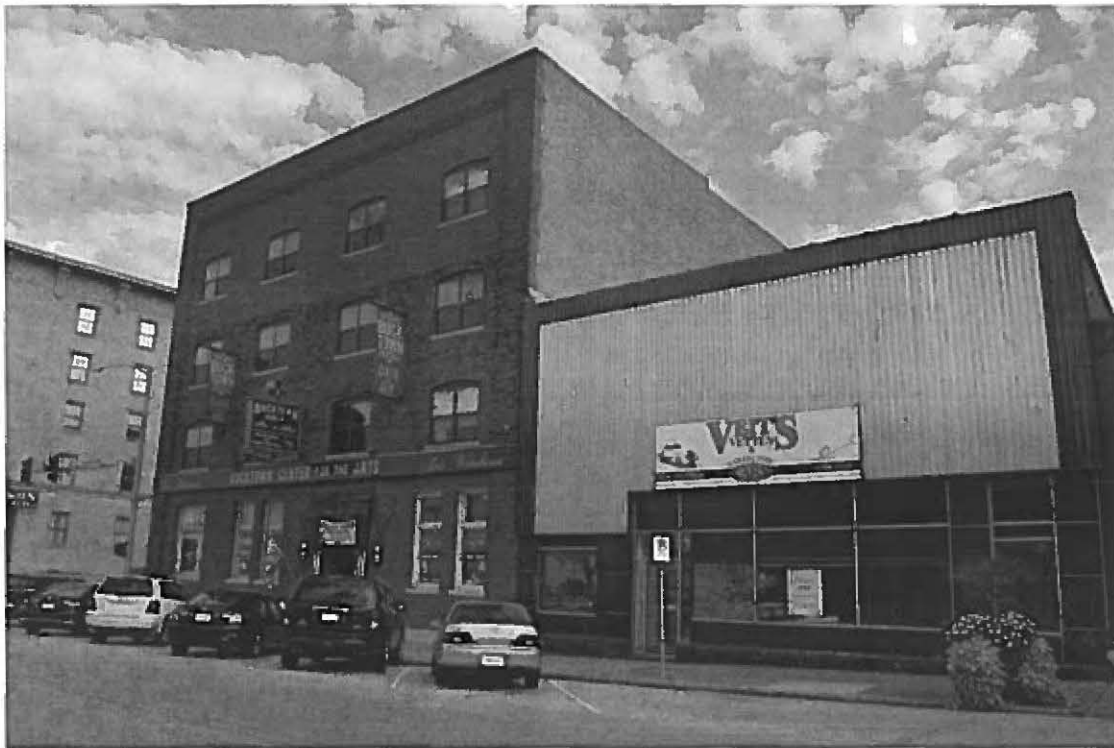


Photo # 2  
The John F. Kelly Building  
August 26, 2016  
Looking SE, N façade and W elevation.



Photo #3  
The John F. Kelly Building  
Looking W, E elevation.



Photo #4  
John F. Kelly Building  
August 26, 2016  
Looking NE, S elevation and side of W elevation



State Inventory Number: 82-05320 ☐ New ☒ Supplemental  
9-Digit SHPD Review and Compliance (R&C) Number: \_\_\_\_\_ ☐ Non-Extant Year: \_\_\_\_\_

## IOWA SITE INVENTORY FORM

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

### Basic Information

Historic Building Name: John F. Kelly Company Wholesale Groceries Building  
Other Names: \_\_\_\_\_  
Street Address: 225 East Second Street  
City: Davenport ☐ Vicinity County: Scott State: IA ZIP: 52801-1619

### LEGAL DESCRIPTION

#### Rural

Township Name: \_\_\_\_\_  
Township No.: \_\_\_\_\_  
Range No.: \_\_\_\_\_  
Section: \_\_\_\_\_  
Quarter: \_\_\_\_\_ of \_\_\_\_\_

#### Urban

Subdivision: LeClaire's 3rd  
Block(s): 62  
Lot(s): 6

### Classification

#### A. PROPERTY CATEGORY:

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

#### B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing		Noncontributing	
<u>1</u>	Buildings	<u>0</u>	
	Sites		
	Structures		
	Objects		
<u>1</u>	Total	<u>0</u>	

If non-eligible property, enter number of:

	Buildings
	Sites
	Structures
	Objects
	Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ 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: \_\_\_\_\_ Historic District Site Number: \_\_\_\_\_

#### E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: \_\_\_\_\_ Historical Architectural Database No. \_\_\_\_\_

Address: 225 East Second Street

City: Davenport

County: Scott

Site Number: \_\_\_\_\_

District Number: \_\_\_\_\_

## Function or Use

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

### A. HISTORIC FUNCTIONS

02-Commerce/Trade/02H-Warehouse

### B. CURRENT FUNCTIONS

02-Commerce/Trade/02E-Specialty Store

01-Domestic/01B-Multiple Dwelling

## Description

### A. ARCHITECTURAL CLASSIFICATION

01-No Style

### B. MATERIALS

Foundation (visible exterior): 10-concrete

Walls (visible exterior): 03-brick

Roof: 15-Synthetics/15C01-rubber membrane (EPDM)

Other: \_\_\_\_\_

### C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

## Statement of Significance

### A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☐ Yes ☐ No ☒ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

### B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

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

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

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

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

☐ D. A cemetery

### C. AREAS OF SIGNIFICANCE (enter categories from instructions)

Commerce

### D. PERIOD(S) OF SIGNIFICANCE

1910-1948

### E. SIGNIFICANT DATES

Construction Date: 1910

Other Dates (including renovations): 1948

### F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

### G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

### H. ARCHITECT/BUILDER

Architect: Spink, C. R.

Builder/Contractor: Phillips, Harry W.

### I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 225 East Second Street  
City: Davenport County: Scott  
Site Number: \_\_\_\_\_ District Number: \_\_\_\_\_

### Bibliography

☒ See continuation sheets for the list research sources used in preparing this form.

### Geographic Data

#### OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

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

### Form Preparation

Name and Title: James E. Jacobsen Date: November 14, 2016  
Organization/Firm: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City: Des Moines State: IA ZIP: 50312  
Email: hp@raccoon.com Telephone: 515-274-3625

### Additional Documentation

#### 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 ALL 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

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

- ☐ Yes ☐ No ☐ More research recommended  
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**IOWA SITE INVENTORY FORM – CONTINUATION SHEET**

Name of Property: John F. Kelly Company Wholesale Groceries Building  
Address: 225 East Second Street  
City: Davenport County: Scott

Site Number: \_\_\_\_\_

Related District Number: \_\_\_\_\_

Refer to continuation page.

**Continuation Pages, John F. Kelly Company Wholesale Groceries Building, 225 East Second Street, Davenport, Scott County, Iowa**

The Kelly warehouse is a very substantial four-story brick building that orients on its longer axis fronting north on to East Second Street. It is on the northeast corner of its block and has a primary (north) facade and a secondary (east) facade. There is a raised concrete basement level. The building is fully fenestrated on its principal fronts as well as its rear wall. The east wall parapet line steps down in three stages, the first of which terminates with the substantial in-wall chimney. The building has no attributable style. A feature of its front entry is its off-center location east of center. Facade windows are paired 1/1 light sets while all other original windows, above the ground level were single 1/1 light openings. The roof drains via a rear gutter/downspout system.

This building is located near the east end of Davenport's downtown proper, an area built up with mostly lower-level commercial buildings, but also with a number of substantial warehouses. There are several blocks west of the north end of the 1896 Government Bridge, a Quad-City landmark structure. The downtown occupies a low terrace that fronts south onto the Mississippi River. Davenport is the county seat of Scott County and the county is located on the south end of the east central "bulge" that serves to define the state map's footprint.

Exterior Description:

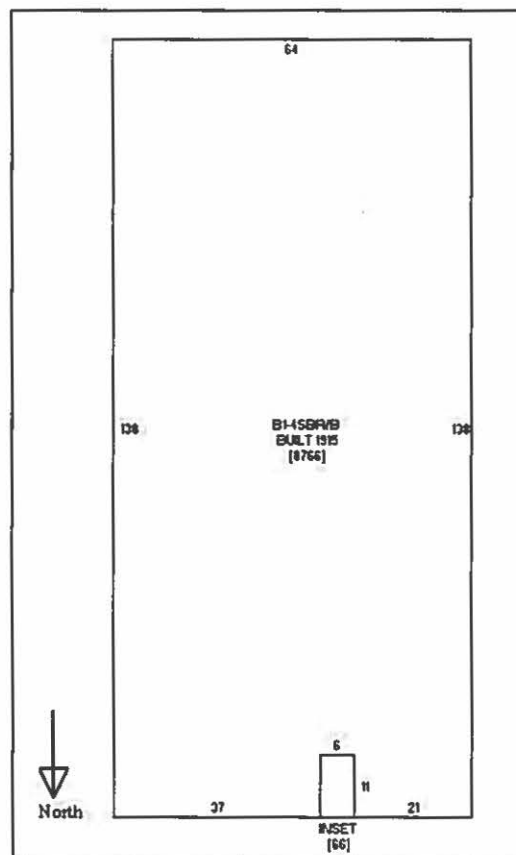


Figure 1: Basic building footprint (Scott County Assessor, 2016)

The building is load-bearing and its very substantial walls step down as the live load diminishes vertically. Like many area warehouses, the building facades are veneered with Purington Paver brick, a hard fired wider brick that is difficult to cut and otherwise lay up. While sandblasting has altered the original darker hues of the brick, the walls remain a mottled brown in their color range. On the ground levels rowlock courses of paver block indicate double layers in addition to the sub brick. Sub walls are of brick construction. The

paver veneer is laid in running bond with successive courses being centered above the lower vertical joints of the preceding one. The foundation walls as noted are an exposed concrete, the absence of a stone veneer reflecting the utilitarian nature of the building design. The internal structural system consists of three evenly spaced rows of square cut columns, 11 columns to a row, which makes for four bays running east and west, and a dozen north and south. These too step down in their size at each floor level. First floor columns measure nine inches square while the uppermost third floor ones are seven and a half inches square. Successive columns rest directly on those below it. The metal beam supports are of interest because they are composite assemblages, being at least theoretically adjustable due to the use of through-bolts and nuts from side to side. In theory the same cap could have been used regardless of the scale of columns by adjusting the bolt length. However in this instance considerable shimming or trimming was used to fit the caps and columns. The building interior is wood framed with wood floors (see alterations). The basement has concrete floors but these are ad hoc in nature.

The primary facade design consists of a single recessed unadorned wall plane that is set back within a three-sided pilaster/parapet frame. The parapet steps out using corbelled brick but is otherwise unadorned. Windows are evenly spaced across each floor level (which is to say the spaces between each other is broad and consistent). Semi-circular window arches consist of triple rowlock brick rows with stone or concrete sills. Windows on this front are paired 1/1 openings. The fact that the fourth floor exterior brickwork has been differentially tuck pointed and more severely sandblasted makes it read as an added feature. The contrast is heightened because all of the lower level brick work has a gray mortar color, while the fourth floor tuck pointing was with white mortar. Ground level office and storefront uses necessitated elongated windows. These have transoms, are paired on either side of the entrance and a broader corner window, and have a split transom that replicates the paired window sets. The entrance is offset into the second bay east. It has a recessed entry stair and a faux Colonial Revival wooden frame consisting of columns and a straight arch. Signage, in the form of a projecting wooden square-cut cornice and a centered projecting sign (also in Colonial Revival style) are the only other distinguishing main facade features. The recessed entry has a wooden ceiling with molding, a patterned projecting brick that apparently supported the original inset door frame. A Colonial Revival style trimmed raised window on the west entry wall is a later modification. A stepped or pedimented stone arch above the doorway is of interest.

The darker facade brickwork wraps around the north edge of the west sidewall by one wall thickness. Otherwise the west wall is faced with a common blonde colored brick. It is unfenestrated save for a centered second floor connecting fire door that linked it with a now lost neighboring two-story building and one added window set cut into the south end of the fourth floor.

The eastern secondary facade on the ground level continues the pattern of larger office windows across the north half of the frontage. As is the case on the main facade, the east corner window is squared with split transom while the other four 1/1 elongated windows with transoms are loosely paired. Basement windows are paired within the structural bay cadence but is the case elsewhere all of these openings have been infilled with concrete. Four door openings across the middle of this frontage have been bricked in or reduced in height. From north to south these include a full-height (relative to the adjacent office windows) single door entry with transom, completely bricked shut; an elevated shipping door with triple-rowlock semi-circular arch left in place along with a broad concrete sill (the gas service is now below this opening); a matching elevated shipping door, with the same concrete sill but a straight soldier brick arch set below a stone sill (the base for a transom opening now bricked in but obscured by signage), this is now an at-grade single door entry; a third shipping door matching the others but infilled more recently with a recessed concrete wall infill, and with the transom light also bricked in. Finally a fourth identical raised shipping door remains in service at the south end. It retains a wooden bumper, one steel corner guard, twin steel arch supports, and the paving stone veneer is wrapped around and through it on both sides. It remains in use but never had a transom.

The rear wall uses the same paver veneer but the upper three stories were tuck pointed with white mortar and the visual contrast is notable. On this frontage the paver veneer is keyed into the walls with rowlock



courses in contrast to the facade veneer. Historically this was a railroad siding frontage with a loading dock and two shipping doors without transoms and a ramp and a concrete stoop emulate the lost dock. Both openings survive but the east corner one has been downsized to a single door entry with sidelights. The fenestration on this front consisted of four 1/1 lights with triple rowlock brick semi-circular arches, these being centered within each bay frontage and vertically aligned. These openings survive on the second floor (the east two being obscured by signage) but have been enlarged on the upper floors.

#### Setting:

The building being on a corner necessarily is fronted to the north and south with sidewalks and the paved street and gutter with no landscaping. An alley runs south of the building and a single-story building adjoins the west wall from front to back.

#### Interior Description:

##### Basement:

The basement is high-ceilinged and is largely open-planned as are the upper levels. A range of partition walls separate the center portion of the east side wall into a range of rooms that contained coal, mechanicals, a vault and shops/storage. Walls are of concrete construction and it is important to note that the columns at this level are of paver block construction in lieu of wood. The square columns have concrete caps. The chimney is composed of brick pavers. The floors are concrete, the exception being at the base of the removed freight elevator.

##### General Upper Level Comments:

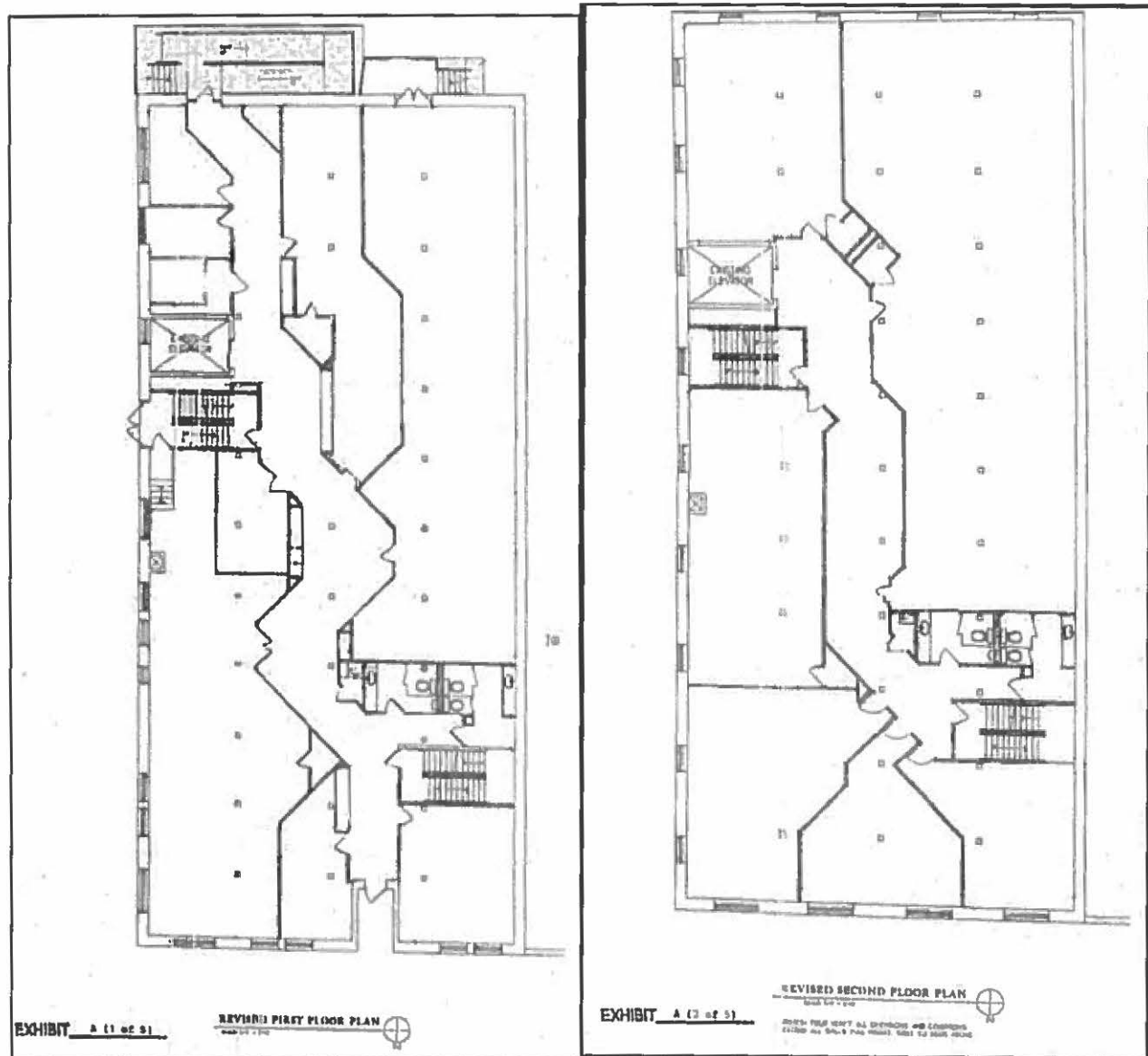
The four upper floors are identical in their general layouts, with a zig-zagging hall layout that angles from the southeast corner to the northwest corner. There are two enclosed stairways both of recent vintage, located in the latter corner and to the north of the elevator on the south end of the east wall. Interior perimeter walls are brick-faced and show few signs that they were ever finished (exceptions being the office areas on the ground floor and some later-date upper level retail areas. Ceiling joists are exposed as are wooden floors. One of the noteworthy aspects of the Bucktown rehabilitation was the full exposure of the wood columns and beams. These are usually buried within walls. Apart from the framing, very little original trim and no original elevator, vault, or stairway components or trim work survive. Circular unpainted ducts deliver heat and fresh air on all levels. The chimney has stove holes on many floors indicating that stove heat supplemented the central heating plant at times.

##### First Floor:

The office area of the original and early companies occupied the northeast quadrant of this plan and lath marks on the ceiling joints indicate a plastered ceiling now removed. Concrete floors denote the location of the vault and the front part of this level was also partitioned off for retail use throughout its history. Some removed partition walls have left their ghosts in the flooring although the current maple floors date from its first real retail conversion in the early 1950s. Similarly the ceiling joists show marks of lost lathe and plaster. The northernmost sealed in shipping door on the east side wall is infilled with paving block on the inside and regular brick on the outside, an indication that the latter was added to make the infill flush with the outside wall at a later date. The sealed in pedestrian door in the same wall, originally egressed the office area. The office area walls remained plastered.

As Figure 2 shows the ground floor is divided into four major and two lesser (southeast corner) tenant spaces. Note how the structural columns remain exposed throughout this and all other floor plans. A rougher wooden floor is located in the southwest quadrant of the plan. There are some replaced flooring sections across

the east central part of the plan. A mount for a rolling fire door survives on the south wall alongside the existing overhead door in the southwest corner. The west interior brick wall is painted gray. Each floor has a janitor's closet located immediately east of the bathrooms. The plan shows the rear entry ramp, the two rear entrances, the elevator and staircase and the second northeast corner staircase. A half-flight of stairs descends to the east entry to the north of the east stair system. The concrete floor in center of this larger room marks the location of a basement vault.



Figures 2-3: as-built floor plans, first (left) and second (right) floors (Property Abstract, 2005)

### Second Floor:

This level has six medium to large suites, and the same bathroom, hall, stairs and elevator features as the lower three floors.

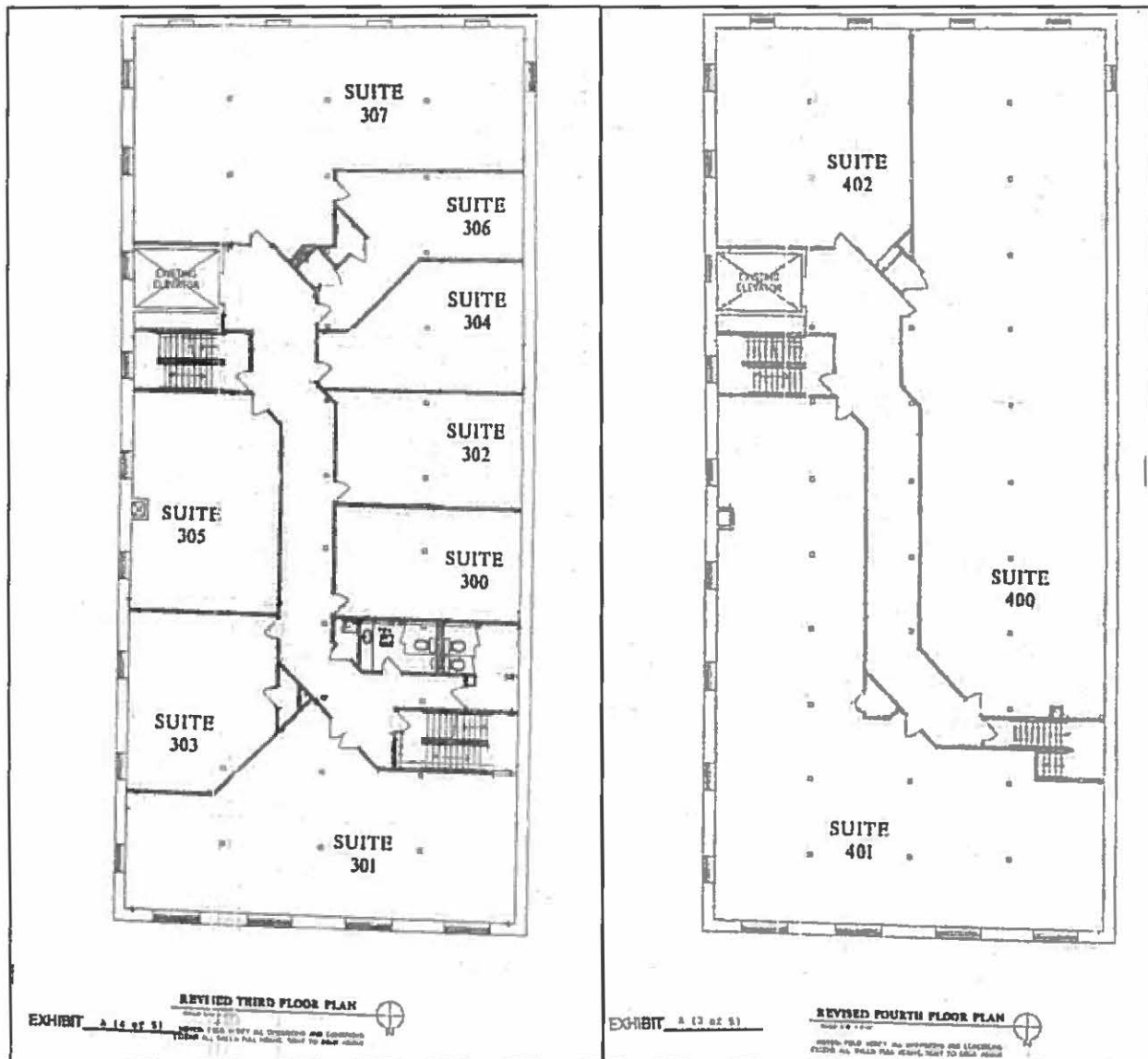
### Third Floor:

This level has seven small to medium suites and the southeast part of the plan is the lower level of a two-story condominium. A metal spiral stairs links the two levels and there is a substantial light well.



## Fourth Floor:

This level has the simplest layout with two larger suites and the upper level of the condominium. Angled heavy timber columns or braces denote the location of the removed freight elevator located in the second bay from the west wall and the fourth one from the south wall. These braces supported the elevator penthouse.



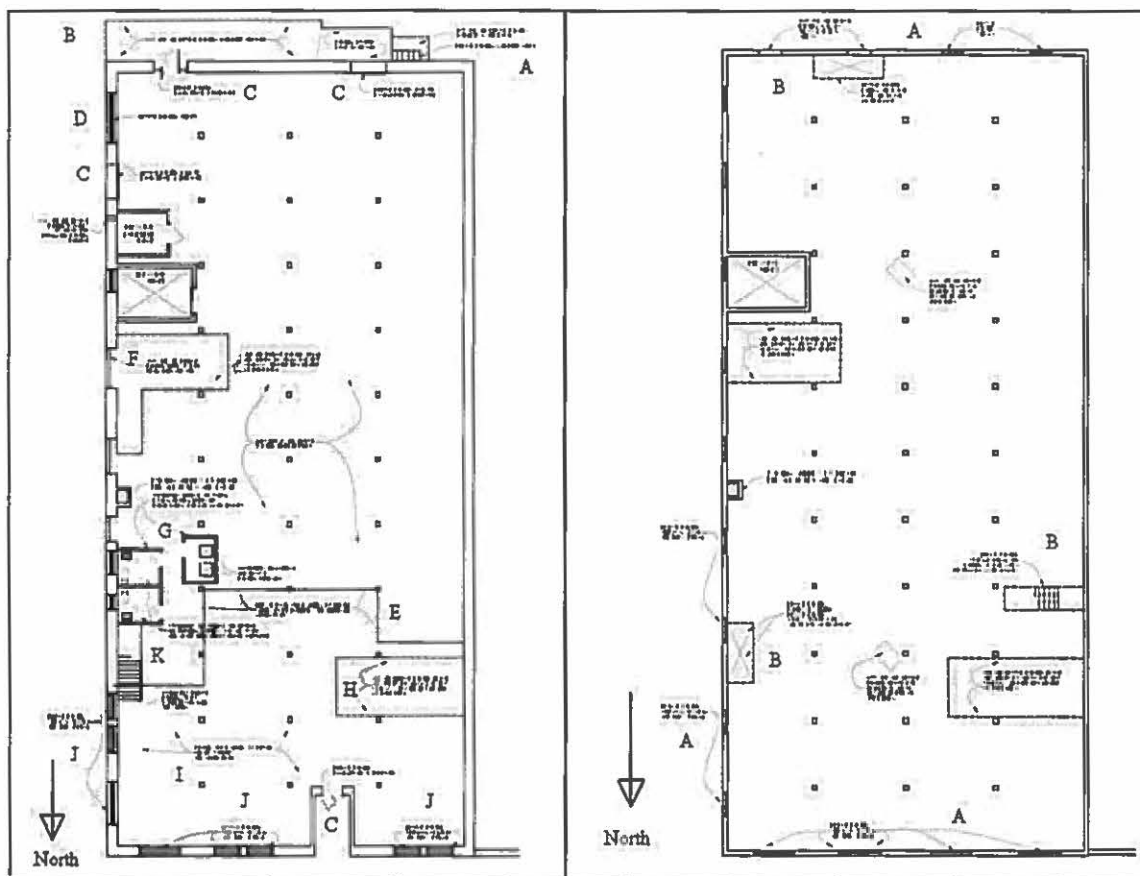
Figures 4-5: as-built floor plans, third (left) and fourth (right) floors (Property Abstract, 2005)

## Alterations:

The extensive building permit record that is associated with this building illustrate a continuous history of alteration within the building as well as on the east and south ground levels. The comprehensive work undertaken in 2005 eliminated all pre-existing stairwells, the freight elevator and any and all interior partition walls. On the first floor the southeast corner door and frame were replaced and the southwest exterior roll-up shipping door was replaced. The front door and frame were replaced and two new stairwells were cut through. The present bathrooms and of course the new partitions and halls also date to this period. There are notes relative to retaining a metal ceiling located in the northeast quadrant of the plan but this component is not extant today. What basically was left were the wood floors, interior structural system, the exposed joists including a whitewash coating in the southwest quadrant of the first floor and the ground level front office windows and

frames. The columns were not cleaned although some tenants did paint the column capitals differentially and apply a wash to some columns and beams. The basement was left pretty much unchanged with regard to partition walls along the east wall. All windows apart from the office windows were replaced and openings were enlarged on south wall of the upper two floors.

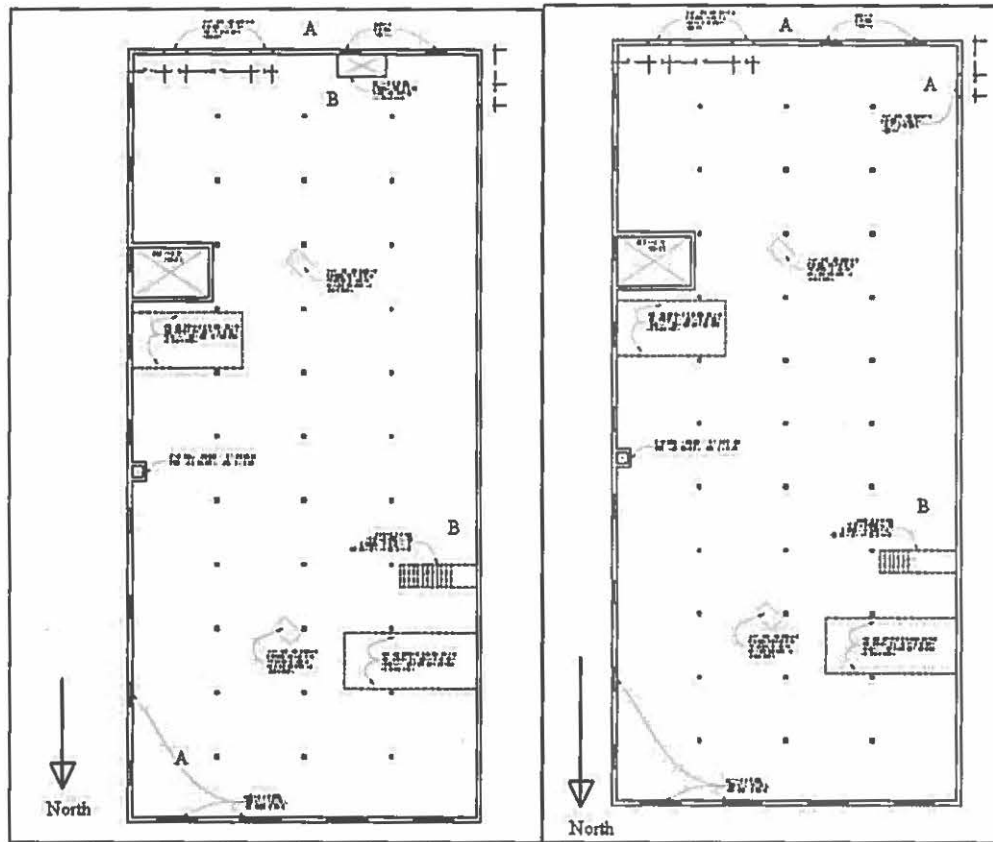
The original freight elevator is not referenced by the 2005 plans and must have been removed prior to the transformation of the building for retail use in 1948 when the first elevator reference is made.



Figures 6-7: 2005 as built (first floor left, second right)

The 2005 as built basement plan showed no changes or existing partition walls. No major changes were observed apart from presumed mechanical updates. The 2005 first floor changes were (A) removal of southwest exterior stairs; (B) removal of southeast corner sidewalk; (C) replacement of door and door frames at four locations; (D) window removal; (E) line of existing metal ceiling (north from this line) see I; (F) cutting in new east side stairway; (G) completely remove furnaces, enclosure and bathrooms; (H) construct new west stairway; (I) retain metal ceiling (apparently not done or removed later); (J) replace facade office windows (not done) and (K) remove northeast corner stairs. The stair construction and removals necessarily carried up through the entire plan save for a rear stair set that started on the second floor.

The 2005 second floor changes were (A) window replacement and (B) stairway removal and infill (three points).



Figures 8-9: 2005 as built (third floor left, fourth right)

The 2005 third floor changes were (A) window replacement and (B) stairway removal and infill (three points). Fourth floor 2005 changes are coded in the same manner, with the cutting of a new window at the south end of the west wall.

Add.	Date	Owner	Contractor	Description	Comment
227	10-20-32	John F. Kelly Co.	H. Vogel Roofing	Roof, \$300	
229	1-17-38	Union Savings Bank		12 foot high partitions and plaster, \$600	
227	2-24-38	Western Grocery	Kennedy Insulation	Install cold storage, partitions and insulate, 90 feet by 14 feet by 10 feet	
227	12-18-39	Same	Roy Larsen	70 feet by 15 feet roof display sign	
227	10-9-40	Union Receiver	Walter Johnson	Cut new east wall door to enter who. from street, with arch in place of ??? to fill in with wood over door	
227	2-20-43	Western Grocery	Brookfield Pest Control	Fumigate 3rd-4th floors with gas	
225	9-27-43	1st Trust & Savings	Vogel Roofing	Reroof 58 squares, \$420	
227	2-1-45	H. Tenenbom	Roy Hanson	Remove stairs bet.	

Add.	Date	Owner	Contractor	Description	Comment
				1st and 2nd in front of who. replace at rear of building	
227	1-11-46	Abe Tenenbom	Larson Co.	Repairs east fire escape, rebuild bottom so as to not be again damaged by trucks, \$200	
227	12-28-48	H. Tenenbom	A. J. Evans Co.	\$12,000-remodel who. for retail first floor, drop ceiling 61 feet by 102 feet area, suspended ceiling with joists, sheet rock and nuwood, 61 feet partition across rear and around elevator shaft, metal lath and plaster both sides no opening store to elevator, partition for new toilet	
227	1-12-49	H. Tenenbom	Layson Co.	250 gallon oil steam boiler and tank	
227	2-14-49	Robert Hall Clothing	Roy Hanson	Neon sign	
227	4-4-49	A. & M. Tenenbom	Philips Roofing	Storage house roof, 87.5 squares, \$975	
225	8-9-50	Tenenbom Inc.	Deanery Const.	Repair loading dock decking, \$175	
229	2-5-53	H. Tenenbom		Sheet rock second floor for paint spray room, 8 feet by 10 feet, \$125	
225	5-25-53	H. Tenenbom	Sorento Peters Co	2nd floor toilet partition, not to ceiling	gone
225	1-2-57	Ryman Furniture	Boy Hansen Co	Neon sign	
225	2-1-57	Same	Same	Plastic ilum. sign	
227	2-6-59	L. Pessa, A. Kinter	Herrington Roofing	Remove old asphalt roof, 80 squares, \$1,800	
225	4-2-59	Mark Elliott Realty	Same	10' stud partition rear first floor adj. to elevator, \$30	
225	4-17-59	Robinson Wholesale	Same	5 painted signs flat, 2 east, 3 north	

Add.	Date	Owner	Contractor	Description	Comment
225	1-3-60	Alex Cantor	Fred Peterson Co.	Close inside of basement elevator opening, \$500	
225	8-28-63	Lou Siegel Furn.	Park Advertising	Double-faced sign	
225	2-29-64	Same	Henry Erps	First, second floor stair enclosures, \$450	
225	11-24-64	Same	Freeman Htg.	Gas air conditioning	
225	10-12-65	Same	Same	Replace controls after flooding	
225	6-27-67	Same	Rogers Door Co.	6 feet by 8.6 feet overhead steel door, \$160	
225	6-27-67	Same	Ryan & Asso.	Gas-hot water	
225	10-2-67	Same	B&N Gen. Cont.	Repair cellar floor, \$200	
225	3-22-68	Same	Park Advertising	Plastic illum. sign	
225	12-5-68	Same	People's Heating	Gas heat, \$400	
225	6-17-69	Same	Same	Air conditioning, \$3,000	
225	11-18-69	Same	Same	Gas heating	
228?	4-28-71	Same		Replace heating, air conditioning	
225	10-9-71	Same	Bert Lafferty	Close and tuck point exterior, \$10,300	
225	1-27-72	Same	Blitz Impvt. Co.	Minor roof repairs	
225	1-25-75	Same	Advance Sign	Electric sign	
225	10-30-75	Same	R. L. Felt Co.	Elevator pit to foundation edge	
225	12-2-75	Same	Same	Concrete block elevator enclosure, pit, four floors 14 feet by 12 feet by 56 feet, \$15,700	
225	8-13-76	Same	Peoples Htg.	New air conditioning install	
227	6-17-80	??? Industries	Advance Sign	2 40 feet by 9 inch signs	

#### Integrity Analysis:

The building overall retains a good degree of historical integrity. The two key focal points or concerns are the differential fourth story exterior tuckpointing and the overall loss of all interior historical features. The first is mitigated by the probability that the visual impact of the tuckpointing can be mitigated by repointing, the latter point is mitigated by the retention of interior floors, open ceilings and structural components. The building otherwise retains a sufficient level of physical integrity and meets the seven measures of same sufficiently to be eligible for individual nomination to the National Register of Historic Places.

The location measure is met given that the building has not been moved and occupies its historical parcel.

The integrity of setting is well met by the survival of the commercial streetscape that largely consists of warehouses and automotive related buildings, the proximity of the Mississippi River and the Government rail/vehicular bridge and Lock and Dam #15. The latter features interpret the vulnerability to flooding, the role of this part of the downtown as an emerging point of entry to the city proper and the related commercial evolution of this part of the downtown to take advantage of that locational advantage.

The integrity of materials is met by virtue of the preservation of the core structure (raised concrete foundation, brick curtain walls, ornamental stone, main entry), cladding materials (brick, stone) and interior structural system and wood floors.

Integrity of workmanship is particularly well expressed in the foundation and brickwork and the structural system. Vitrified brick is difficult to work with, being resistant to mortar and frightful to cut. The cast iron column caps used inside had to be fitted by trimming the columns and this work is readily visible.

Integrity of feeling is particularly strong given that a considerably altered building interior retains its ability to present its original appearance. Inside the high ceilings, entrance and open vestibule, reflect the majesty of the original grocery display room.

Finally integrity of association is strongly retained. Any person directly associated historically with this building would have no difficulty finding and recognizing it.

#### Future Building Plans:

The building will be redeveloped for retail and residential use but without a condominium ownership structure. The rehabilitation plans envision the addition of windows on the West elevation starting 38' back on from the facade. The interior hall layout will be retained, with minor wall changes going on inside the existing units. Ceiling heights will remain open except for perhaps the bedrooms on floors 2 and 3. The bedroom ceilings need to be sheet rocked for noise reduction. The bathrooms will have dropped ceilings. All others will be open.



### Historical Significance Evaluation:

The John F. Kelly Company Wholesale Groceries Building is individually eligible for listing in the National Register of Historic Places. Its significance, on the local level, is based upon its commercial historical associations (Criterion A), with a period of significance of 1910-1948. The period of significance is based upon its role as a grocery warehouse, dating from its original construction. Significant dates are 1910, the year of construction, and 1948 when it was converted to retail use.

This building appears to be an early component of what would become a very substantial presence of wholesale food warehouses in this part of the city. This commercial niche is representative of the commercial and industrial diversification that was forced upon the city following the demise of river-based lumber and wood fabrication, ca. 1905-10. A number of later examples of grocery and food processing warehouses and firms are found in the nearby Crescent Warehouse Historic District that is just a few blocks to the north ([https://en.wikipedia.org/wiki/Crescent\\_Warehouse\\_Historic\\_District](https://en.wikipedia.org/wiki/Crescent_Warehouse_Historic_District)).

A Criterion C argument is not offered at this time despite the fact that this building is a large and prominently located warehouse building and one that is constructed using a fairly uncommon brick type. While the building retains its historic storefront and its interior support system and sense of scale, the loss of stairs, freight elevator and all historic interior offices or other rooms reduces its ability to reflect its design as it relates to wholesale grocery sales and storage. Nothing distinctive is otherwise found regarding its design.

This property was documented and evaluated by historical consultant Alexa McDowell (AKAY Consulting) in 2004 and was recommended as being so eligible under the same historical justification (without specific reference to the warehousing role or establishing a period of significance).

### Bucktown Neighborhood Context:

This part of town was known as "Bucktown" a wilding place where all desires that were prohibited elsewhere, were to be fulfilled. The district encompassed six blocks located between Front to East Third, and Perry to the Arsenal Bridge. The 1892 Sanborn Map identifies eleven saloons in operation along the two-block length of East Second Street as of that time. This corner location was fully involved in the liquor and related trade. The lot was divided into two halves in 1842 but was in unified ownership as part of the William G. Jones estate when its owner died in 1884. Sanborn maps show a residence and a saloon on the lot. The property abstract first documents a pre-existing link to the liquor trade in 1903 when James A. "Brick" Munro (1862-1940) obtained an eight year plus lease that included his payment of the annual Mulct Tax. Munro was known as the "King of Bucktown" and operated "Brick's Pavilion and Summer Garden" aka "Brick's Dime-a-dance Saloon." Munro was an entrepreneur, providing rubber-wheeled carriage service to all arriving boats and trains and the joint inventor of a successful pressure pump that produced compressed air. He was also a walking contradiction, both his own bouncer and one who prohibited prostitutes from his operation. He was also generous to a fault and gave away a personal fortune to those in need and worthy local causes. He first hired Al Jolson as a singing waiter. His first court test dated to late 1903 and by 1908 Munro was partnered with Bernhard D. Connelly when the pair was hauled to county district court and an injunction was issued against their livelihood of choice. The good times finally ended in 1909 for Munro and for Bucktown with statewide prohibition in 1916 (*History of Davenport and Scott County*, 1910, p. 735; *Davenport Daily Leader*, November 11, 25, 1903; Turner, pp. 90-92; *Quad City Times*, January 24, 2006; <https://www.facebook.com/Donna.Lee.Bucktownsaga>; <https://bucktownmadame.blogspot.com>).

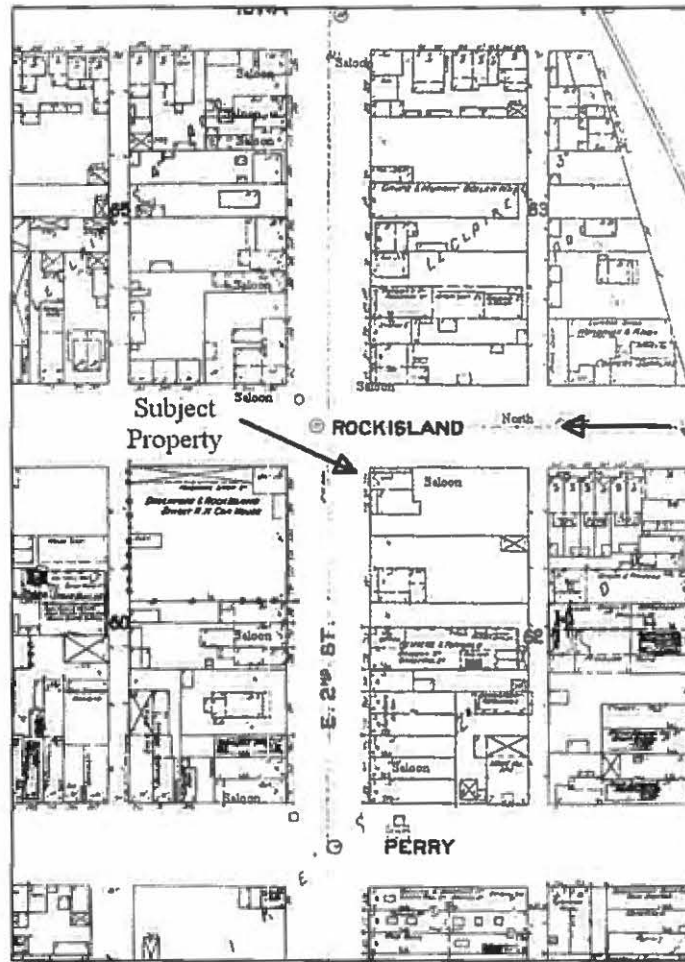


Figure 10: 1892 Sanborn Map annotated with saloon locations



Figure 11: Detail Davenport, Iowa 1888 bird's eye view, Bucktown area showing bridge and future building site (<https://www.loc.gov/item/75693231>)





Figure 12: Brick's pavilion (<https://www.facebook.com/Donna.Lee.Bucktownsaga>)

#### The John F. Kelly Company, Wholesale Grocers:

Walter Kelly (1814-1893) was an Irish emigrant who came to America in 1835, reaching Davenport six years later. In 1852 a series of business partnerships began. In 1884 son John F. Kelly (1846-1925) purchased his father's interest (Walter Kelly and Son) and the namesake company was organized as a wholesale grocery, being located at 102 Front Street, immediately south of the subject property location. Kelly partnered with his brother William F. Kelly. John Kelly retired in 1904. By the time the subject building was erected brother William was president (listed as such through 1934), while John's sons Richard (vice president) and Arthur (secretary) filled the other top managerial positions. (*Biographical History and Portrait Gallery of Scott County, Iowa*, pp. 90-92; *Davenport Times*, February 14, 1925).

#### Building Construction:

The development that spurred a transformation of the diminished Bucktown was the laying of a railroad spur across the east end of Block 65 in early 1909. A Mrs. Beauchnite was holding out for a \$500 payment for a key easement for the right-of-way. C. H. Klinze was ready to build a warehouse on the same side of East Second on the same block, but the rail access was a deal-maker. The *Times* noted "the new warehouse will be another valuable addition to the line of warehouse buildings being erected on East Second." The subject property abstract noted the contribution of the south ten feet of the lot for the rail line effective January 18, 1909 (*Davenport Times*, March 25, 1909; Property abstract).

After Munro's routing the lot had passed to the Rock Island Brewing Corporation on June 29, 1909 and banker Frederick H. Bartemeyer (1846-1928) became its owner on September 30, 1909. The John F. Kelly Company was awarded a 25-year lease of the planned building on December 1, 1909 at an annual cost of \$5,400. It had the option to purchase lot and building for \$40,000 after December 1, 1914. Thus the new building was constructed on leased land. The corporate link was through Bartemeyer who served as company treasurer as of 1910. The first public announcement relative to the planned warehouse dated to December 2 when the newspaper article caption stated "A. A. Arnould to Build Warehouse." Arnould was a noted local contractor but it is curious that the Kelly Company was buried in the lead. Previous announcements doubtless appeared as this was the contract awarding notice. Work on a five-story building was to begin immediately despite the season and it was noted that the building exterior would be veneered using vitrified brick. The building would contain all modern improvements including steam heat and it was added that "arrangements have been made whereby the warehouse will have direct railroad connections." Regarding the interior layout, the same source continued "On the ground floor will be located the general office, a private office, showrooms

for samples and a shipping department. The upper floors will be used for store room purposes"(Davenport *Democrat and Leader*, December 2, 1909).



Figure 13: Postcard view looking southwest, ca.1910  
(Collection of Doug Smith, *A Brief History of Bucktown*)

No further mention is then found until February 2, 1910 when contractor Harry W. Phillips took out the actual building permit for the building with an estimated construction cost of \$24,000. The *Improvement Bulletin*, issued a week later, corroborated the change in contractors and the total cost. Apparently the building had been scaled down by a story (unless the initial report counted the elevated basement as a story). Phillips (1866-?) had served as an alderman and city mayor previously and his arc had collided with James Munro in the battle of the saloons when Phillips shut down all city saloons at midnight, and then permanently refusing to re-license those caught in violation. He was promptly defeated for re-election and his gains were lost but there is irony in the fact that he would be the contractor who would replace Munro's symbolic dance hall on the subject site. Phillips was a prominent city leader, serving as alderman, 1900-02, mayor 1903-05 and as Commissioner of Public Works, 1918-30 (<http://www.davenportlibrary.com/genealogy-and-history/local-history-info/history-faq/davenport-mayors>: *Annual Reports of the City Officers of The City of Davenport For The Year Ending March Thirty First Nineteen Hundred Nineteen*; *Davenport Times*, February 18, 1910; *The Improvement Bulletin*, Volume 40, February 12, 1910, p. 26; *Oxford Mirror*, December 29, 1904; 1920 Census; 1930 Federal Census; *Davenport Daily Leader*, August 15, 1900; <http://www.celticcousins.net/scott/1924homeedition.htm>).

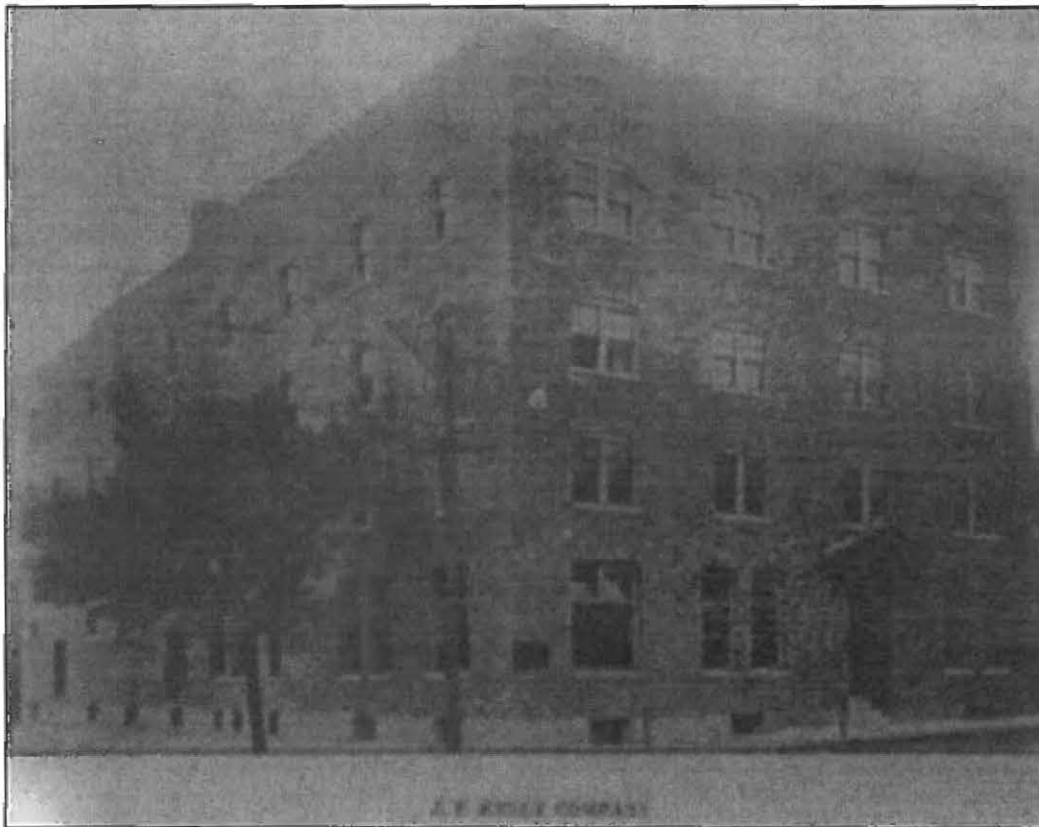


Figure 14: The completed building, looking southwest  
(Davenport *Daily Times*, October 3, December 30, 1910)

The 1910 construction season in Davenport was notable for its scale, its early start, and its early conclusion. In February Mayor George W. Scott predicted that "Many contractors will doubtless start work as soon as the weather becomes moderated to a sufficient degree." By that time permits valued at over \$400,000 were already on record and this amount included the subject building which was specifically referenced by local newspapers. The month of March was the warmest recorded so work started well ahead of the usual April beginning point. By mid-year the permit total was \$1,106,000. The 1909 total at that same point was just \$247,000. Building halted abruptly in late November (Davenport *Democrat and Leader*, February 21, 25, April 2, May 1, 11, 17, July 1, November 22, 1910).

At this point no additional building progress reports have been found although as noted the new building was placed in service in time to be included in the 1910 city directory. An early October progress edition in the *Times* made up for this deficiency of detail by virtue of publishing a photo of the finished building (Figure 14), along with this descriptive account:

#### **J. F. Kelly Company Warehouse**

Among the handsome new warehouse buildings of Davenport erected this year, is the four-story structure of the J. F. Kelly company on the southwest corner of Second and Rock Island streets. It has 64 feet frontage on Second Street and extends back 138 feet, or practically to the alley, where there is a sidetrack, providing excellent shipping facilities. The general appearance of the building is pleasing, as it is constructed of dark bricks.

The four floors and basement give ample space for the business of the company. The front part of the first floor is used for office purposes. There is a spacious general office, as well as a private office, a fire-proof vault, and toilet rooms. The shipping room is directly back of the general offices. These are all located on the east side of the main entrance on Second Street. On


the west side and in front, is a splendid display room, with show cases extending around the walls.

Near the rear of the building is a freight elevator measuring eight by eight feet. There are many other conveniences throughout. The foundation is of concrete while the walls are of brick, and the interior is of mill construction. There is a steam heating plant in the basement.

The building was designed by C. R. Spink, architect and the general contract for the construction was in the hands of Harry Phillips, while the J. J. Ryan company had the heating contract, and Harry Sonntag & Sons did the plumbing work.

The same photo appeared in an end of year progress summary. The October 3 date indicates that the building was finished and occupied prior to that date. Phillips and architect Spink are further documented at the end of this section (*Davenport Times*, October 3, 1910).

THE DAVENPORT DEMOCRAT AND LEADER, DAVENPORT, IOWA, MARCH 17, 1949



## ROBERT HALL CLOTHES OPENS IN DAVENPORT at 225 East Second Street, Thursday, March 24th

### PREVIEW SHOPPING DAYS FROM NOW UNTIL MARCH 24th AVOID THE CROWDS--SHOP THIS WEEK!

The -- Thursday, March 24th is the day when Robert Hall Clothes opens officially. In the meantime, however, until March 24th, the Robert Hall store is open for preview shopping. A small deposit secures your date.

There is your big opportunity to get that pile of merchandise upon thousands of garments now lying and waiting for you and inspect -- the tops and skirts. Shown before you just a few of the better things you'll find on display.

#### Preview Specials for Women

LADIES' SUITING, DRESSING SUITS ..... \$12.95 - \$19.95  
Make to suit for \$10 to \$15

DRESSING SUITS, COATS AND TRIMMED ..... \$12.95 - \$19.95  
Make to suit for \$10 to \$15

COATS, COATS OF WOOL, DRESS & TRIMMED ..... \$12.95 - \$19.95  
Make to suit for \$10 to \$15

COATS OF WOOL, DRESS & TRIMMED ..... \$12.95 - \$19.95  
Make to suit for \$10 to \$15

COATS OF WOOL, DRESS & TRIMMED ..... \$12.95 - \$19.95  
Make to suit for \$10 to \$15

#### Preview Specials for Men

MEN'S SUITING, DRESSING SUITS ..... \$12.95 - \$19.95  
Make to suit for \$10 to \$15

MEN'S SUITING, DRESSING SUITS ..... \$12.95 - \$19.95  
Make to suit for \$10 to \$15

MEN'S SUITING, DRESSING SUITS ..... \$12.95 - \$19.95  
Make to suit for \$10 to \$15

MEN'S SUITING, DRESSING SUITS ..... \$12.95 - \$19.95  
Make to suit for \$10 to \$15

MEN'S SUITING, DRESSING SUITS ..... \$12.95 - \$19.95  
Make to suit for \$10 to \$15

#### Preview Specials for Boys & Girls

BOYS' ALL-WEATHER SUITING, DRESSING SUITS ..... \$12.95 - \$19.95  
Make to suit for \$10 to \$15

BOYS' ALL-WEATHER SUITING, DRESSING SUITS ..... \$12.95 - \$19.95  
Make to suit for \$10 to \$15

BOYS' ALL-WEATHER SUITING, DRESSING SUITS ..... \$12.95 - \$19.95  
Make to suit for \$10 to \$15

BOYS' ALL-WEATHER SUITING, DRESSING SUITS ..... \$12.95 - \$19.95  
Make to suit for \$10 to \$15

#### WHY YOU SAVE AT ROBERT HALL

- ✓ About half the price of other stores
- ✓ Make to suit for \$10 to \$15
- ✓ Free alterations
- ✓ Free delivery and pickup
- ✓ Free alterations
- ✓ Free delivery and pickup
- ✓ Free alterations
- ✓ Free delivery and pickup

**ROBERT HALL** clothes

Figure 15: (Davenport Democrat and Leader, March 17, 1949)

The Kelly Company developed a broad market area that covered eastern Iowa and western Illinois. It failed ca.1932 due to as yet undetermined reasons. One complication was embezzlement on the part of its cashier Albert M. Lamp, who was indicted by a county grand jury and committed suicide in late 1933 (*Waterloo Daily Courier*, September 25, 1933). The building stood empty for at least two years before the Motor Freight Terminal and the Iowa-Nebraska Transportation Company (aka the Redman Freight Lines) briefly used it in 1936-37, with Robert Herman as manager. The Tri-City Equipment Company, a dealer in restaurant supplies with Ernest E. Swain as manager followed in 1938. Western Grocer with Leslie E. Steel then occupied the building and made some modifications. This company established substantial branch warehouses elsewhere in the state, notably occupying the Bishop's Block in Dubuque. It built a modern one story warehouse at 1607 Front Street in 1947-48 and left the building.



Robert Hall Clothes Inc. came next. Hailed as one of the nation's fastest growing retail clothing chains, this firm sold clothing only with no accessories and chose lower rent locations more distant from the emerging malls and other competitors. It produced all of its men's clothing and much of its women's clothing. The low rent angle included a distain for fancy display windows which explains why the storefront in this building could meet its needs without alteration. N. H. Rosenthal was the first manager as of the late March 1949 grand opening. He was succeeded by T. Hank Moore in mid-July of that year. The firm remained into 1955 (Davenport *Democrat and Leader*, February 11, March 17, 22, July 14, 1949).



Figure 16: The building remodeled for retail use, looking southwest  
(Davenport *Democrat and Leader*, March 17, 1949)

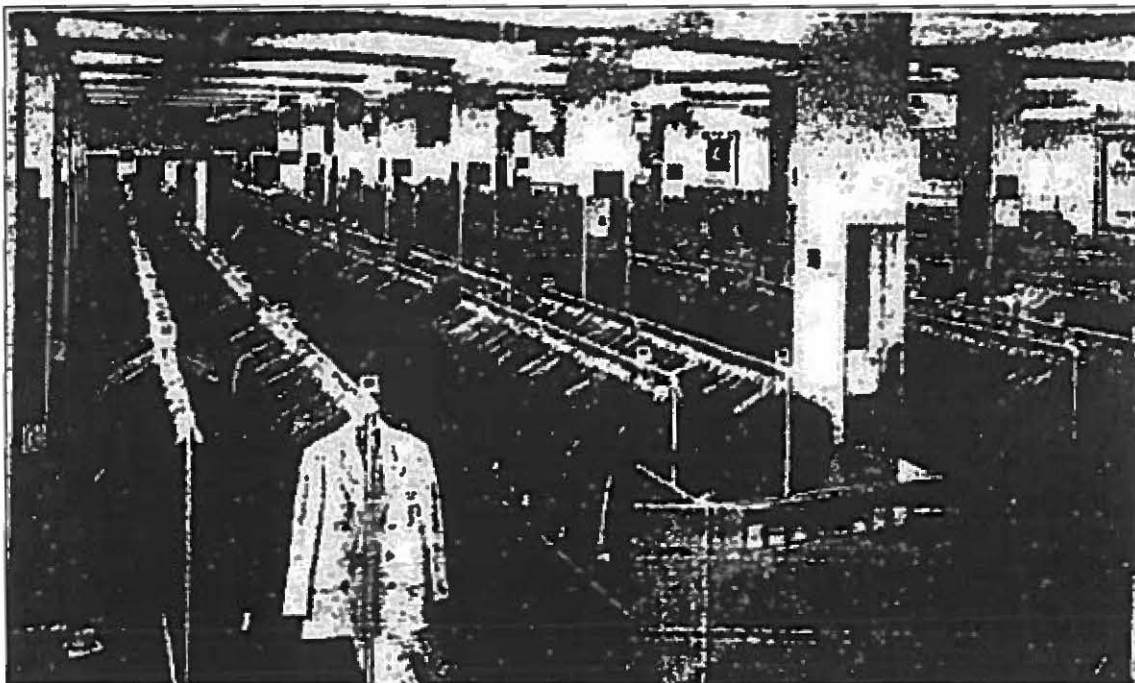


Figure 17: Interior Robert Hall Clothes Inc. grand opening, first floor  
(Davenport *Democrat and Leader*, March 22, 1949)



Figure 18: Western Grocers/Jack Sprat Foods, ca.1945, looking west on East 2nd Street  
(Davenport Public Library, Photo 000487)



Figure 19: 1993 view looking north from over the Mississippi River, subject building visible at the upper left  
([qctimes.com/weather/historic-q-c-flood-photos/collection\\_832f074-abbb-57fc-b65e-0f01f0856690.html#12](http://qctimes.com/weather/historic-q-c-flood-photos/collection_832f074-abbb-57fc-b65e-0f01f0856690.html#12))

#### Architect and Builder:

Charles Raymond Spink, architect:

Charles Raymond Spink (1869-1952) was yet another Iowa architect who early gravitated to California where he would spend the majority of his working career. His designs evolved rapidly from the Classical

Revival standard to the Modern. He graduated from the University of Illinois in 1901 and almost immediately found a Chicago position with the architects Raeder and Coffman. His tenure there was brief and an early 1902 report had him relocating to Marshalltown to take over the business of architect Frank Cucker, but that didn't last long either. By mid-1902 he was working independently in Davenport and secured the contract for the Union Electric Telephone and Telegraph Building located at 1602 Harrison Street (National Register of Historic Places, 1983). That building has a brick foundation but its raised foundation echoes the concrete foundation of the subject building. (The Improvement Bulletin, Vo. 25, May 3, 1902, p. 13).



Figure 20: Union Electric Telephone and Telegraph Building, 1602 Harrison Street, Davenport, looking northwest (Google Earth, 2016)

Five years.

### CONTRACT LET FOR NEW EXCHANGE BUILDING

Will be Erected by Phillips and Vol-  
quardsen.

Yesterday at the office of Architect Splak in the McManus building the contract was let for the erection of the Davenport exchange building of the Union Electric and Telegraph company. The bidding was very close, but the contract went to the firm of Phillips & Volquardsen, whose figures were in the neighborhood of \$12,500. The building will be erected on the northwest corner of Sixth and Harrison streets, and will be two stories and basement in height. The frontage on Harrison street will be 55 feet and the depth 12 feet.

The building will be on the Corinthian order with four massive pillars of that design on the front. The material used will be St. Louis pressed brick, gray in color. On the basement floor will be installed the heating apparatus and the storage rooms. On the first floor will be the apparatus room, the public room, the general manager's office, for the Davenport exchange is to be the headquarters for the business in the tri-city, and the general manager's private office.

The operating room will be on the second floor, as will be the office rooms and the waiting room. The building will be equipped with electric lights and gas and will be heated by steam. A push button system will connect the manager's office with every other room in the building. Work on the building is to begin at once.

Figure 21: Contract let for the Union Electric Telephone and Telegraph Building (Davenport Daily Republican, August 6, 1902)

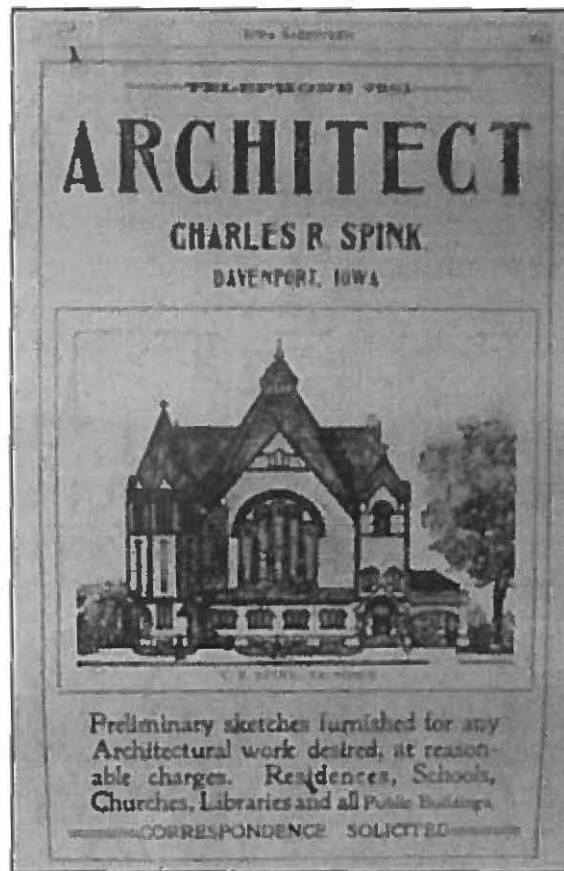


Figure 22: 1903 advertisement depicting a church plan (1903 Iowa State Gazeteer)<sup>1</sup>



Figure 23: Advertisement 1903 (Davenport *Daily Republican*, March 15, 1903)

The next known commission was the Bettendorf Washington School, 533 16th Street. An \$8,500 design by Spink in 1909, it too featured a raised brick foundation. This National Register listed building (listed May 23, 1984) is non-extant ([https://en.wikipedia.org/wiki/Bettendorf-Washington\\_School](https://en.wikipedia.org/wiki/Bettendorf-Washington_School)).

He designed a boat house in 1908 for the Davenport Boat Club and his design for the subject building is the only other specific design work yet found (Architects Files, Iowa Historic Preservation Office).

Spink was living in Hollywood by 1917 where he designed several downtown commercial buildings none of which appear to have survived. In 1926 he patented a truss (*American Architect and Architecture*, Vol. 3, January 17, 1917; [freepatentsonline.com/1744342.pdf](http://freepatentsonline.com/1744342.pdf)).

<sup>1</sup> This is certainly a church design that was described in his BS thesis project for the University of Illinois ([babel.hathitrust.org/cgi/pt?id=uiuo.ark:/13960/t8kd41x6b;view=1up;seq=3](http://babel.hathitrust.org/cgi/pt?id=uiuo.ark:/13960/t8kd41x6b;view=1up;seq=3) (accessed November 14, 2016))





Figure 24: The Otto J. Kurz House, 1038 Nordica Drive, Mount Washington, California, 1937  
([https://www.flickr.com/photos/michael\\_locke/14286552749](https://www.flickr.com/photos/michael_locke/14286552749))

The Kurz House (Figure 24) is a tantalizing late career Art Deco example of the architect's work. A post by Michael Locke states that Spink "for a time was associated with one of the leading architects of San Francisco; he also designed the Bittendorf [sic] House in Davenport, Iowa, and important example of the California Mission style." No sources are offered for these statements and the Bettendorf House, 1821 Sunset Drive in Bettendorf, Iowa (1914-15) was designed by Arthur Ebeling ([https://www.flickr.com/photos/michael\\_locke/14286552749](https://www.flickr.com/photos/michael_locke/14286552749)).

Harry W. Phillips, Contractor:

Phillips (1866-1940+) appears in the 1910 federal census in Davenport without a listed profession, this being the selfsame year he built the Kelly building. He was in court that year seeking \$1,621 from the LeClaire King Company presumably a completed commission (310 E. 4th Street) (*Davenport Democrat and Leader*, March 25, 1910).



Figure 25: 211 E. Rusholme Street (Google Earth, 2016)

Other 1910 projects included a two-story brick factory building for the Deluxe Textile Company in Rockingham, valued at \$7,500; a two-story residence for G. Cardinal at 211 E. Rusholme Street, valued at \$3,300 and the remodeling of an ice house (\$3,000) (Davenport *Daily Times*, December 30, 1910)

Phillips was still working and earning a good income as an insurance broker at age 74 in Davenport as of the 1940 census.

#### Bibliography:

Special thanks are extended to Karen O'Connor, Jessica Mirasol, Special Collections, Davenport Public Library; and Alexa McDowell, AKAY Consulting who first documented the subject property, and Marion Meginnis for research and participation in the building walk-through.

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Downer, Harry. History of Davenport and Scott County, Iowa. Chicago: Clarke Publishing Company, 1910

History of Scott County, Iowa. Chicago: Interstate Publishing Company, 1882

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McDowell, Alexa. "Iowa Site Inventory Form, J. F. Kelly Company Warehouse, 225 E. 2<sup>nd</sup> Street, #82-05320"

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Shank, Wesley I. Iowa's Historic Architects: A Biographical Dictionary. Iowa City: University of Iowa Press, 1999

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Find a Grave: [secure.findagrave.com/cgi-bin/fg.cgi://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=106817017](http://secure.findagrave.com/cgi-bin/fg.cgi://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=106817017) (accessed November 14, 2016)

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Celtic Cousins; <http://www.celticcousins.net/scott/1924homeedition.htm> (accessed November 14, 2016)

Maps:



Figure 26: Scott County Assessor's Map showing parcel (2016-annotated)



Figure 27: Building location within Davenport context (Google Earth, 2016, annotated)

City of Davenport

Agenda Group: Public Works  
Department: Public Works - Engineering  
Contact Info: Zach Peterson; (563) 328-6709  
Wards: 3

**Action / Date**  
**PW10/4/2017**

**Subject:**

Public hearing on the plans, specifications, form of contract, and estimate of cost covering the Riverfront Infrastructure Demolition Project, estimated at \$235,870.63 budgeted in CIP #68003. [Ward 3]

**Recommendation:**

Hold the hearing.

**Relationship to Goals:**

Upgraded City Infrastructure & Public Facilities

**Background:**

With the recent removal of the porte-cochere and relocation of the former Rhythm City Casino barge structure, the remaining portions of the former riverfront casino site are vacated and available for public site improvements.

This project will demolish the former casino related access driveways and walks, unneeded infrastructure. Upon conclusion of site demolition, affected areas will be replaced with topsoil and turf seeding to add to the existing open lawn greenspace which will transform the site into a public park/amenity. Activities outlined in this project will lay the foundation for future park improvements in this location.

The total project costs are not to exceed \$235,870.63.

**ATTACHMENTS:**

Type	Description
Backup Material	Map

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/27/2017 - 1:28 PM
Public Works Committee	Lechvar, Gina	Approved	9/27/2017 - 4:56 PM
City Clerk	Admin, Default	Approved	9/27/2017 - 4:59 PM



## EXISTING CONDITIONS



RHYTHM CITY CASINO SITE  
SITE DEMOLITION  
CITY OF DAVENPORT, IOWA

[illegible]

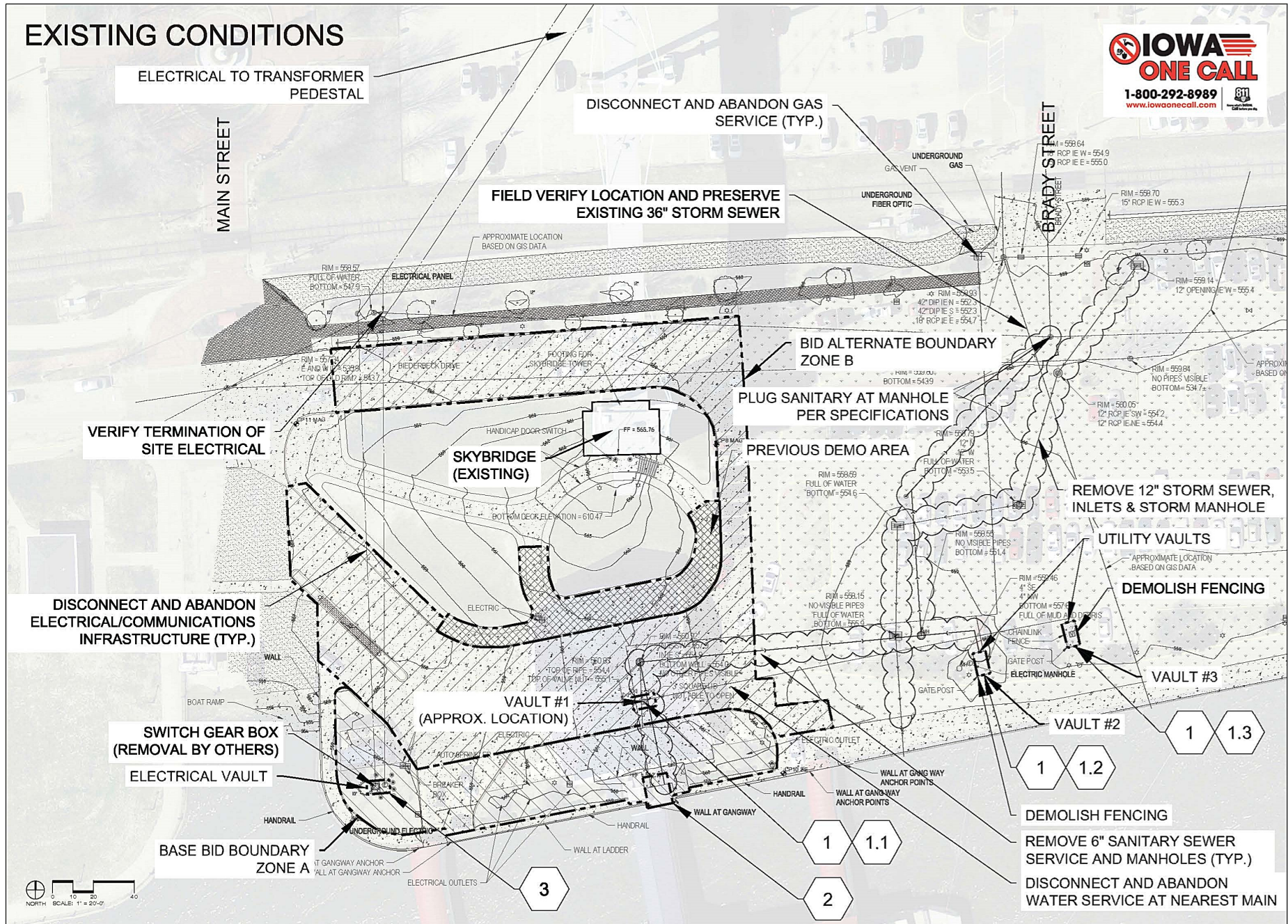
95% BID SET

PROJECT NUM: 68001

### EXISTING CONDITIONS

SHEET NUMBER

LD-101



City of Davenport

Agenda Group: Public Works  
Department: Public Works - Engineering  
Contact Info: Lesley Eastlick 563-326-7729  
Wards: 3

**Action / Date**  
**PW10/11/2017**

**Subject:**

Public hearing on the plans, specifications, form of contract and estimate of cost for the Oneida Avenue Sanitary Sewer Project, estimated at \$245,850 budgeted in CIP #30001. [Ward 3]

**Recommendation:**

Hold the hearing.

**Relationship to Goals:**

Upgraded City Infrastructure and Public Facilities

**Background:**

This project will repair the broken sanitary pipe, replace a small diameter pipe and start the process of removing connections from the 1930's line and transferring them into the 1970's sanitary line. Veenstra & Kimm prepared the plans and specifications for bidding this project.

Project management will be completed by engineering division staff.

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/27/2017 - 1:26 PM
Public Works Committee	Lechvar, Gina	Approved	9/27/2017 - 4:56 PM
City Clerk	Admin, Default	Approved	9/27/2017 - 4:59 PM



City of Davenport

Agenda Group: Public Works  
Department: Public Works - Engineering  
Contact Info: Sandy Doran;(563)326-7756  
Wards: All

**Action / Date**  
**PW10/4/2017**

**Subject:**

Public hearing on the plans, specifications, form of contract and estimate of cost for the FY2018 Sewer Lining Program – Phase II, estimated cost is \$600,000 budgeted in CIP #30036. [All Wards]

**Recommendation:**

Hold the hearing.

**Relationship to Goals:**

Davenport – *The Choice Community for Living*  
Upgraded City Infrastructure and Public Facilities

**Background:**

This program rehabilitates existing sanitary sewers through the use of cured-in-place pipe (CIPP) liners. This product has been proven to eliminate leaking joints, restore structural integrity to damaged sewers and provide increased flow capacity without the cost of open excavation.

This program is a combined effort by the Sewer and Engineering Divisions of the Public Works Department. Sewers are selected by the Sewer Division based on manhole inspections, cleaning and televising the existing sewer network and reported problems from the public. Included with this year's program, sanitary sewer will be lined based on completed I & I studies recommendations. This program is part of the IDNR Administrative Order.

Program management will be completed by the Sewers Division with quality assurance inspections being completed by Engineering Division Staff. The program letting is proposed for October 11, 2017.

Funds for the FY2018 Sewer Lining Program – Phase II are budgeted in CIP #30036 for a total of \$600,000.

**ATTACHMENTS:**

Type	Description
□ Backup Material	list of sewer lines for CIPP Lining
□ Backup Material	maps

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/27/2017 - 1:03 PM

Public Works Committee  
City Clerk

Lechvar, Gina  
Admin, Default

Approved  
Approved

9/28/2017 - 10:31 AM  
9/28/2017 - 10:37 AM

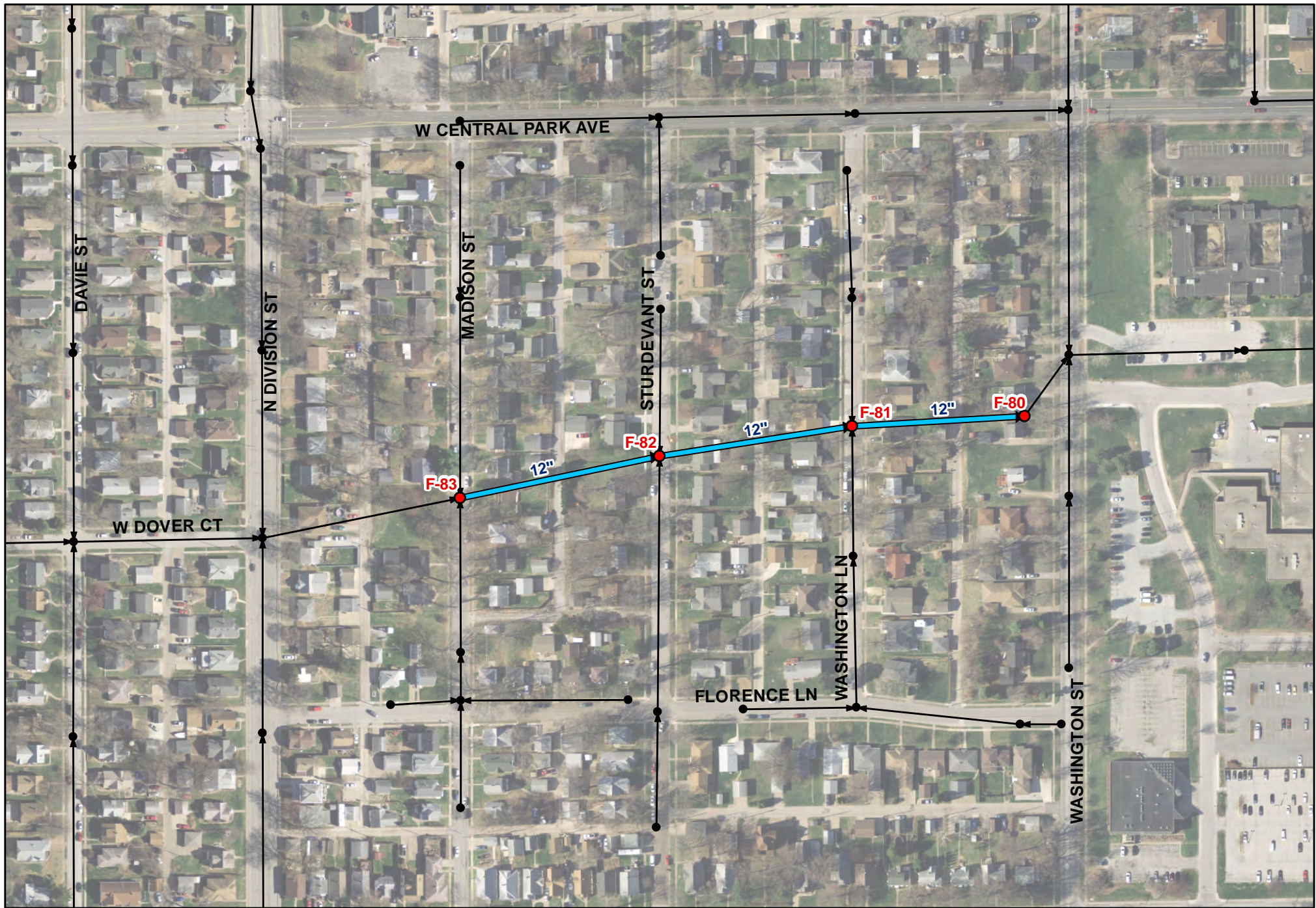
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24 (PHASE II)	S OF W CENTRAL PARK AVE - MADISON ST TO STURDEVANT ST	F-83		F-82		0	12	334	F-83_F-82
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24 (PHASE II)	S OF W CENTRAL PARK AVE - WASHINGTON LN TO WASHINGTON ST	F-81		F-80		0	12	283	F-81_F-80
25 (PHASE II)	S OF W CENTRAL PARK AVE - BETWEEN N GAYMAN AVE & N FAIRMOUNT ST	BW-19-48		BW-19-47		10	8	297	BW-19-48_BW-19-47
26 (PHASE II)	MARLO AVE & E 18TH ST	F-3-141		F-3-145		1	10	205	F-3-141_F-3-145
27 (PHASE II)	LECLAIRE ST - E 8 1/2 ST TO E 8TH ST	RO-1-30		RO-1-26		0	18	189	RO-1-30_RO-1-26
27 (PHASE II)	LECLAIRE ST - E 9TH ST TO E 8 1/2 ST	RO-1-31		RO-1-30		2	18	157	RO-1-31_RO-1-30
27 (PHASE II)	E 9TH ST - IOWA ST TO LECLAIRE ST	RO-1-33		RO-1-37		12	18	320	RO-1-33_RO-1-37
27 (PHASE II)	E 9TH ST - PERSHING AVE TO IOWA ST	RO-1-35		RO-1-32		6	8	263	RO-1-35_RO-1-32
27 (PHASE II)	E 9TH ST & LECLAIRE ST	RO-1-37		RO-1-31		0	18	58	RO-1-37_RO-1-31
27 (PHASE II)	PERSHING AVE - E 9TH ST TO E 8TH ST	RO-1-38		RO-1-27		9	10	377	RO-1-38_RO-1-27
27 (PHASE II)	E 9TH ST & IOWA AVE	RO-1-39		RO-1-32		0	14	25	RO-1-39_RO-1-32
27 (PHASE II)	E 9TH ST & IOWA AVE	RO-1-32		RO-1-33		0	14	30	RO-1-32_RO-1-33
27 (PHASE II)	IOWA ST - N OF E 9TH ST	RO-1-41		RO-1-39		4	14	174	RO-1-41_RO-1-39
27 (PHASE II)	IOWA ST - S OF E 10TH ST	RO-1-43		RO-1-41		1	15	177	RO-1-43_RO-1-41
27 (PHASE II)	PERSHING AVE - E 10TH ST TO E 9TH ST	RO-1-44		RO-1-38		8	10	381	RO-1-44_RO-1-38

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27 (PHASE II)	PERSHING AVE & E 11TH ST	RO-1-47		RO-1-45		4	10	400	RO-1-47_RO-1-45
28 (PHASE II)	E 5TH ST - PERSHING AVE TO IOWA ST	RO-1-10		_RO-1-8		4	12	311	RO-1-10_RO-1-8
28 (PHASE II)	PERSHING AVE & E 5THST	RO-1-11		RO-1-10		0	15	62	RO-1-11_RO-1-10
28 (PHASE II)	IOWA ST & FEDERAL ST	RO-1-12		RO-1-46		0	8	44	RO-1-12_RO-1-46
28 (PHASE II)	FEDERAL ST - LECLAIRE ST TO IOWA ST	RO-1-13		RO-1-12		3	10	318	RO-1-13_RO-1-12
28 (PHASE II)	IOWA ST - E 6TH ST TO FEDERAL ST	RO-1-14		RO-1-46		2	18	151	RO-1-14_RO-1-46
28 (PHASE II)	E 6TH ST & IOWA ST	RO-1-15		RO-1-14		0	10	11	RO-1-15_RO-1-14
28 (PHASE II)	E 6TH ST & IOWA ST	RO-1-16		RO-1-14		0	8	16	RO-1-16_RO-1-14
28 (PHASE II)	E 6TH ST - LECLAIRE ST TO IOWA ST	RO-1-17		RO-1-16		8	18	346	RO-1-17_RO-1-16
28 (PHASE II)	PERSHING AVE - E 6TH TO E 5TH ST	RO-1-18		RO-1-11		2	15	355	RO-1-18_RO-1-11
28 (PHASE II)	E 6TH ST & LECLAIRE ST	RO-1-19		RO-1-17		0	18	62	RO-1-19_RO-1-17
28 (PHASE II)	IOWA ST - N OF E 6TH ST	RO-1-20		RO-1-15		2	10	190	RO-1-20_RO-1-15
28 (PHASE II)	PERSHING AVE - E 7TH ST TO E 6TH ST	RO-1-23		RO-1-18		5	10	387	RO-1-23_RO-1-18
28 (PHASE II)	E 7TH ST - W OF PERSHING AVE	RO-1-24		RO-1-23		2	10	207	RO-1-24_RO-1-23
28 (PHASE II)	PERSHING AVE - E 8TH ST TO E 7TH ST	RO-1-27		RO-1-23		4	10	384	RO-1-27_RO-1-23

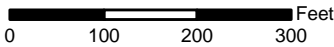
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28 (PHASE II)	E 8TH ST - FARNAM ST TO LECLAIRE ST	RO-1-28		RO-1-26		6	12	264	RO-1-28_RO-1-26
28 (PHASE II)	IOWA ST - FEDERAL ST TO E 5THS T	RO-1-46		RO-1-9		2	18	176	RO-1-46_RO-1-9
28 (PHASE II)	E 5TH ST & IOWA ST	RO-1-8		RO-1-7		0	15	58	RO-1-8_RO-1-7
28 (PHASE II)	E 5TH ST & IOWA ST	RO-1-9		RO-1-7		0	18	80	RO-1-9_RO-1-7
29 (PHASE II)	EMERSON PL - PERSHING AVE TO IOWA ST	RO-43-2		RO-43-1		8	12	364	RO-43-2_RO-43-1
29 (PHASE II)	E 2ND ST & PERSHING AVE	RO-43-3		RO-43-2		3	12	311	RO-43-3_RO-43-2
29 (PHASE II)	PERSHING AVE - N OF 2ND ST	RO-43-4		RO-43-3		0	12	89	RO-43-4_RO-43-3
29 (PHASE II)	PERSHING AVE - S OF E 3RD ST	RO-43-5		RO-43-4		2	12	186	RO-43-5_RO-43-4
29 (PHASE II)	PERSHING AVE - E 4TH ST TO E 3RD ST	RO-43-6		RO-43-5		2	8	371	RO-43-6_RO-43-5
29 (PHASE II)	PERSHING AVE - N OF E 4TH ST	RO-43-7		RO-43-6		3	8	349	RO-43-7_RO-43-6
30 (PHASE II)	GAINES ST - N OF W RIVER DR	RO-23-1		1_RO-23		3	18	391	RO-23-1_RO-23
31 (PHASE II)	MYRTLE ST - W CENTRAL PARK AVE TO W RUSHOLME ST	F-71-1		1_F-71		16	8	387	F-71-1_F-71
32 (PHASE II)	E 18TH ST - E OF WOODLAND AVE	F-3-71		F-3-64		7	8	333	F-3-71_F-3-64
32 (PHASE II)	E 18TH ST - W OF KENWOOD AVE	F-3-75		F-3-71		7	8	258	F-3-75_F-3-71
32 (PHASE II)	JERSEY RIDGE RD - S OF E LOCUST ST	F-3-58		F-3-47		12	15	501	F-3-58_F-3-47
32 (PHASE II)	CRESTWOOD DR - W OF RIDGEWOOD AVE	F-3-35		F-3-32		6	8	177	F-3-35_F-3-32

MAP PAGE NUMBER	LOCATION	UPSTREAM MH		DOWNSTREAM MH		ESTIMATED LIVE LATERALS	DIAMETER (IN)	LENGTH (FT)	PIPE_ID
		MH ID	ESTIMATED DEPTH	MH ID	ESTIMATED DEPTH				
33 (PHASE II)	W OF 7108 HILLANDALE RD (SILVER CREEK)	S-62		S-61		0	15	320	S-62_S-61
33 (PHASE II)	W OF 3156 W 73RD ST (SILVER CREEK)	S-67		S-66		0	15	316	S-67_S-66
33 (PHASE II)	SW OF HILLANDALE RD & W 73RD ST (SILVER CREEK)	S-63-1		S-63		4	8	418	S-63-1_S-63
33 (PHASE II)	W OF 3156 W 73RD ST (SILVER CREEK)	S-66		S-65		1	15	197	S-66_S-65
34 (PHASE II)	N DIVISION ST & W KIMBERLY RD	DN-52-39		DN-52-35		3	12	345	DN-52-39_DN-52-35
35 (PHASE II)	HILLANDALE RD - N OF W 56TH ST	S-43-3		S-43-1		3	8	162	S-43-3_S-43-1
35 (PHASE II)	VALLEY DR - E OF THORNWOOD AVE	S-42-20		S-42-14		6	8	187	S-42-20_S-42-14
36 (PHASE II)	COVINGTON DR - BEFTWEEN N ELSIE AVE & BEDFORD PL	S-22-6		S-22-4		9	8	300	S-22-6_S-22-4
36 (PHASE II)	NE OF BEDFOR BL & COVINGTON DR	S-22-3		S-22-2		0	8	138	S-22-3_S-22-2
36 (PHASE II)	NE OF BEDFOR BL & COVINGTON DR (UNDER SILVER CREEK)	S-22-1		S-22		0	8	125	S-22-1_S-22
36 (PHASE II)	HILLANDALE RD & CRESTHILL DR	S-21-3		S-21-1		4	8	251	S-21-3_S-21-1





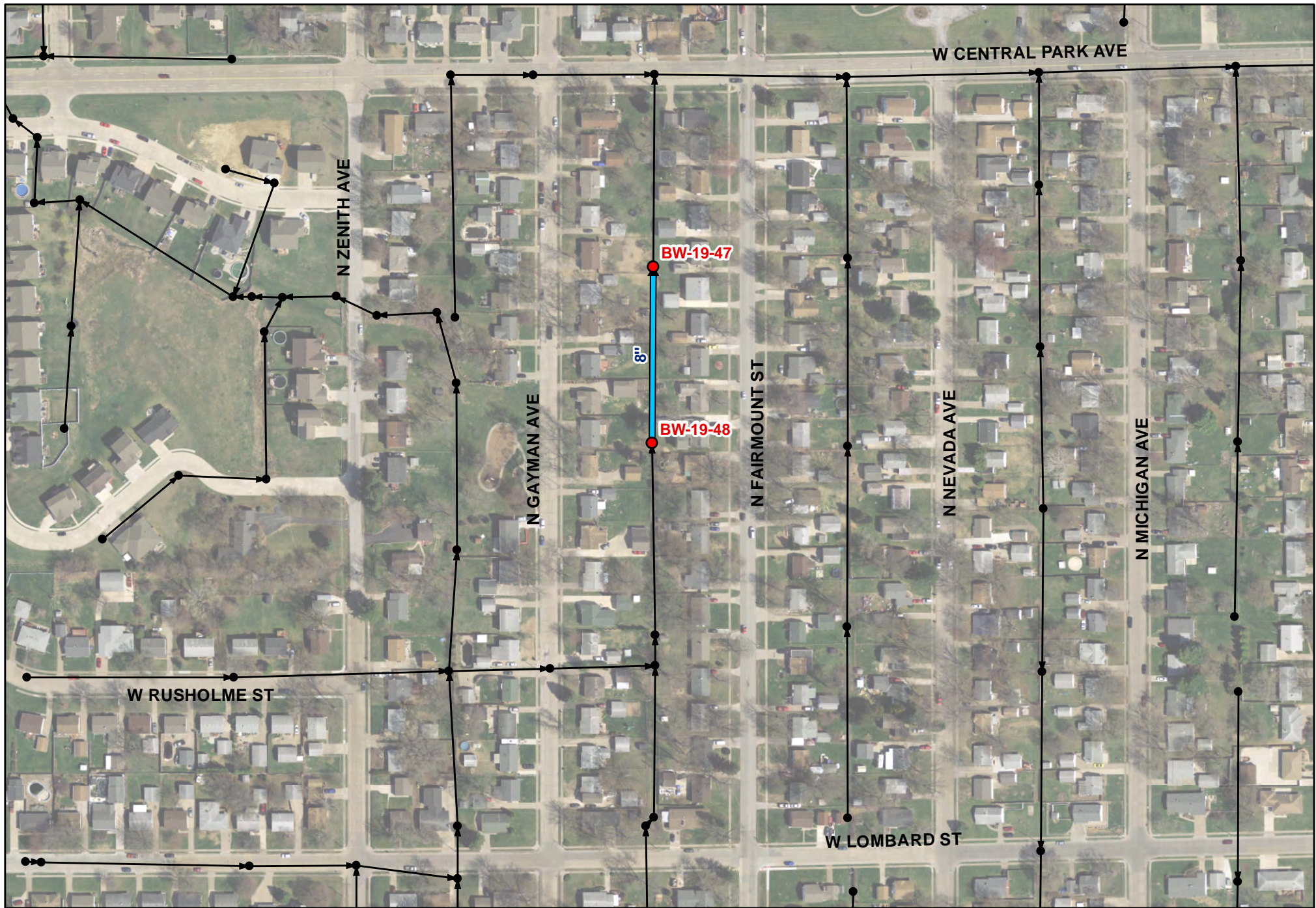
**City of Davenport**  
Sewer Lining 2017 (Phase II)



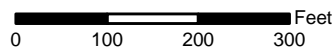
- Sanitary Sewer
- Sanitary Lining (Phase II)









**City of Davenport**  
Sewer Lining 2017 (Phase II)

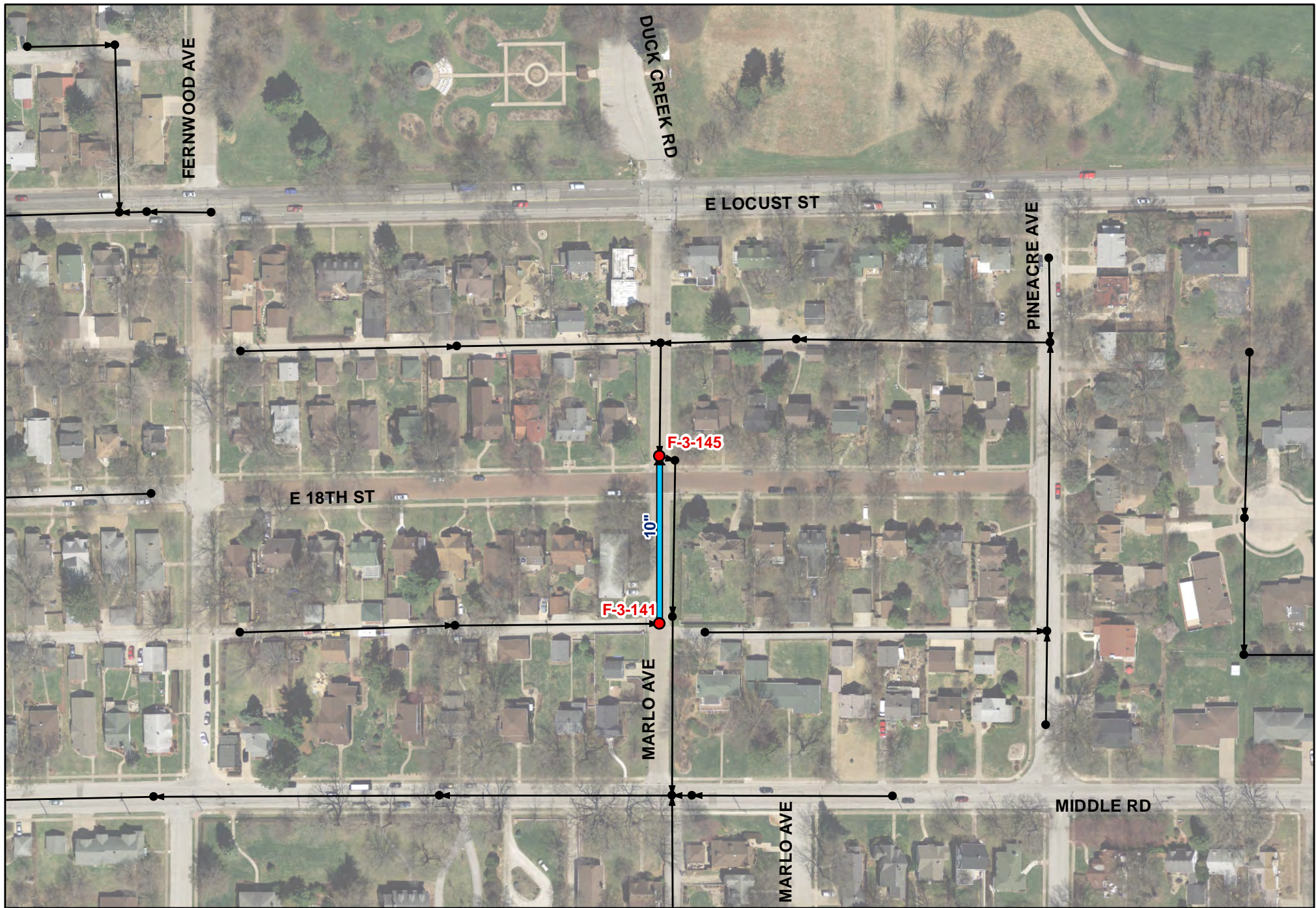


-  Sanitary Sewer
-  Sanitary Lining (Phase II)

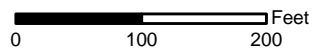


**Sheet 25**  
**Phase II**





**City of Davenport**  
Sewer Lining 2017 (Phase II)

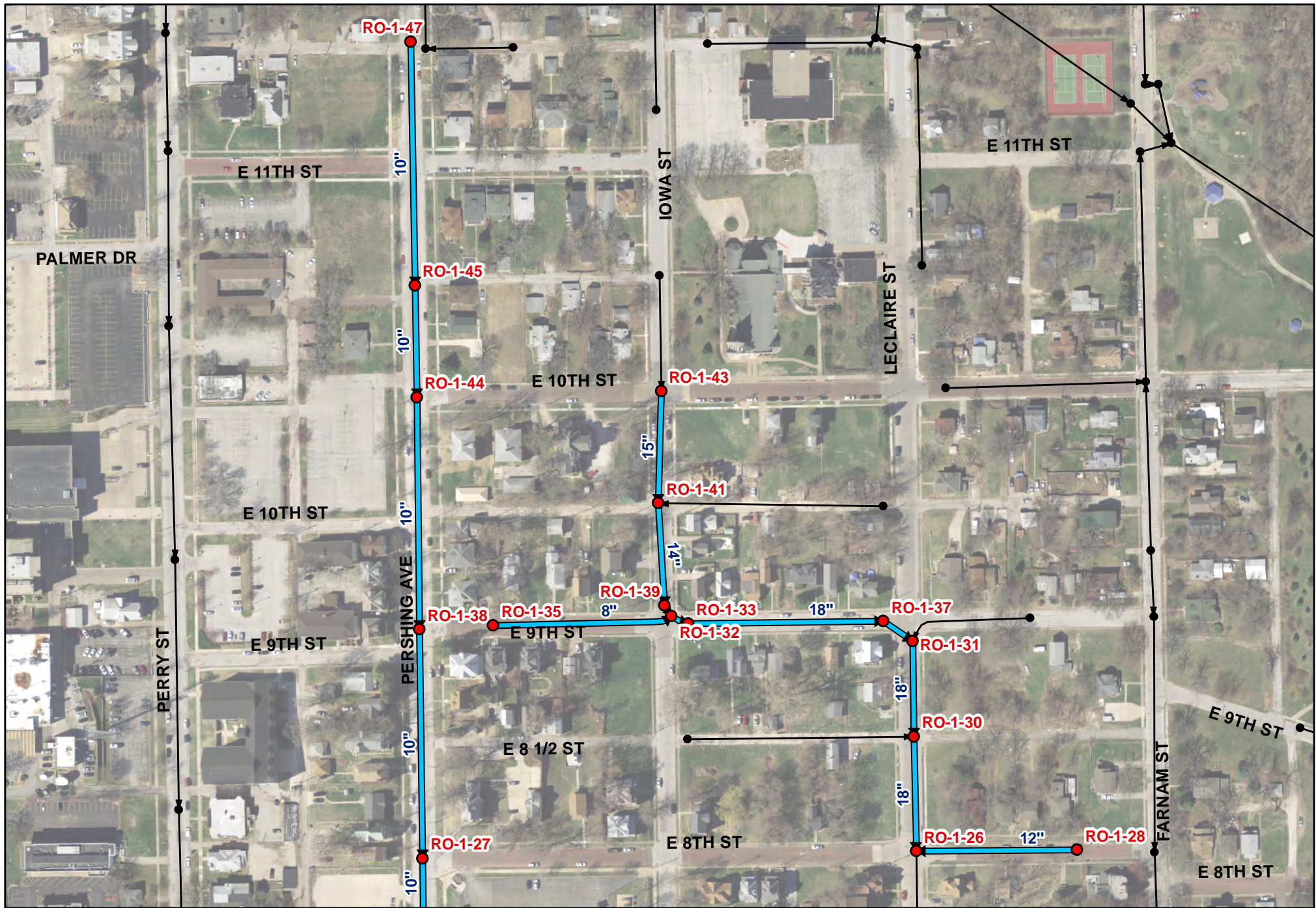


- Sanitary Sewer
- Sanitary Lining (Phase II)

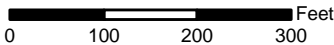


**Sheet 26**  
**Phase II**





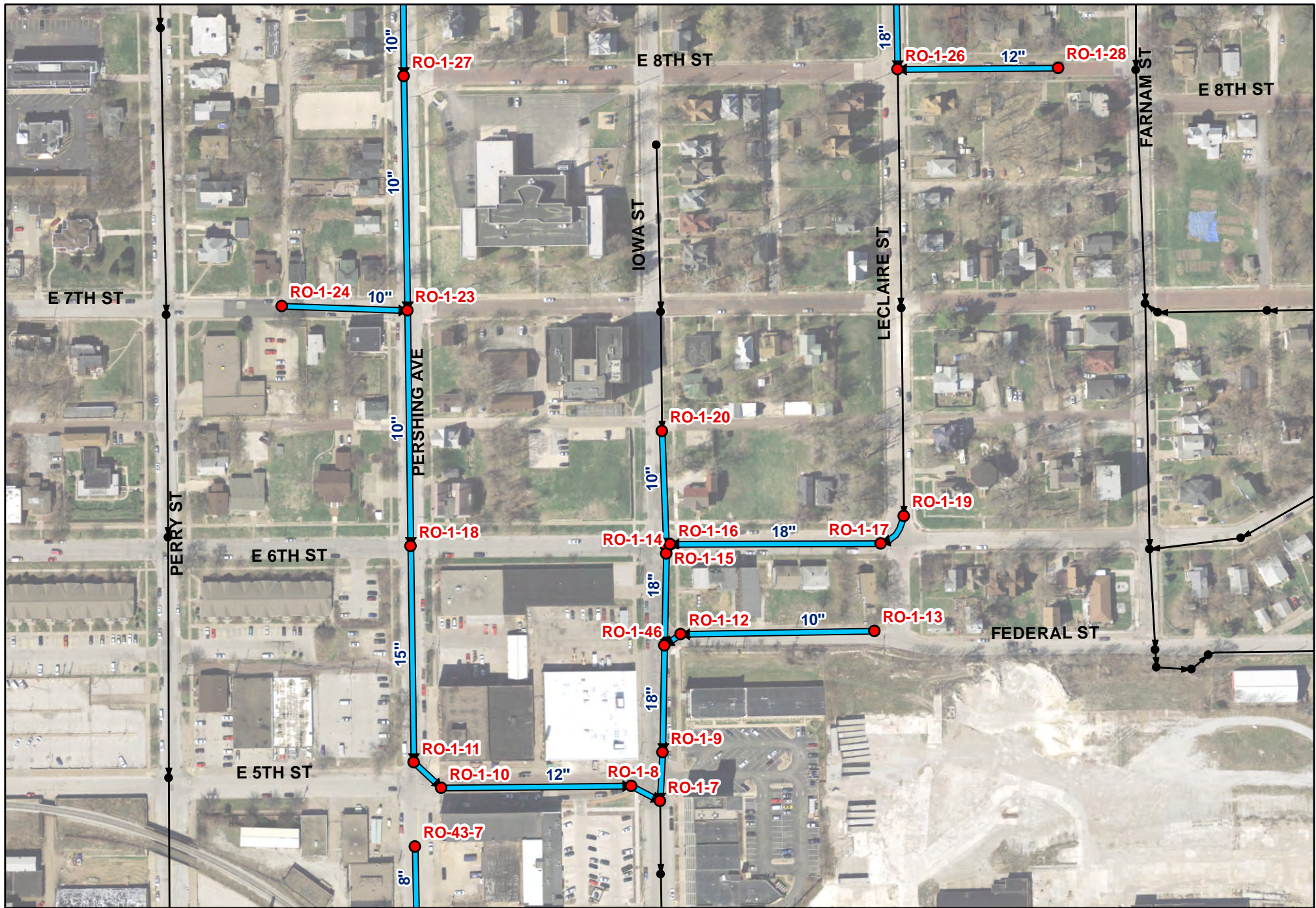
**City of Davenport**  
Sewer Lining 2017 (Phase II)



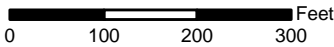
- Sanitary Sewer
- Sanitary Lining (Phase II)







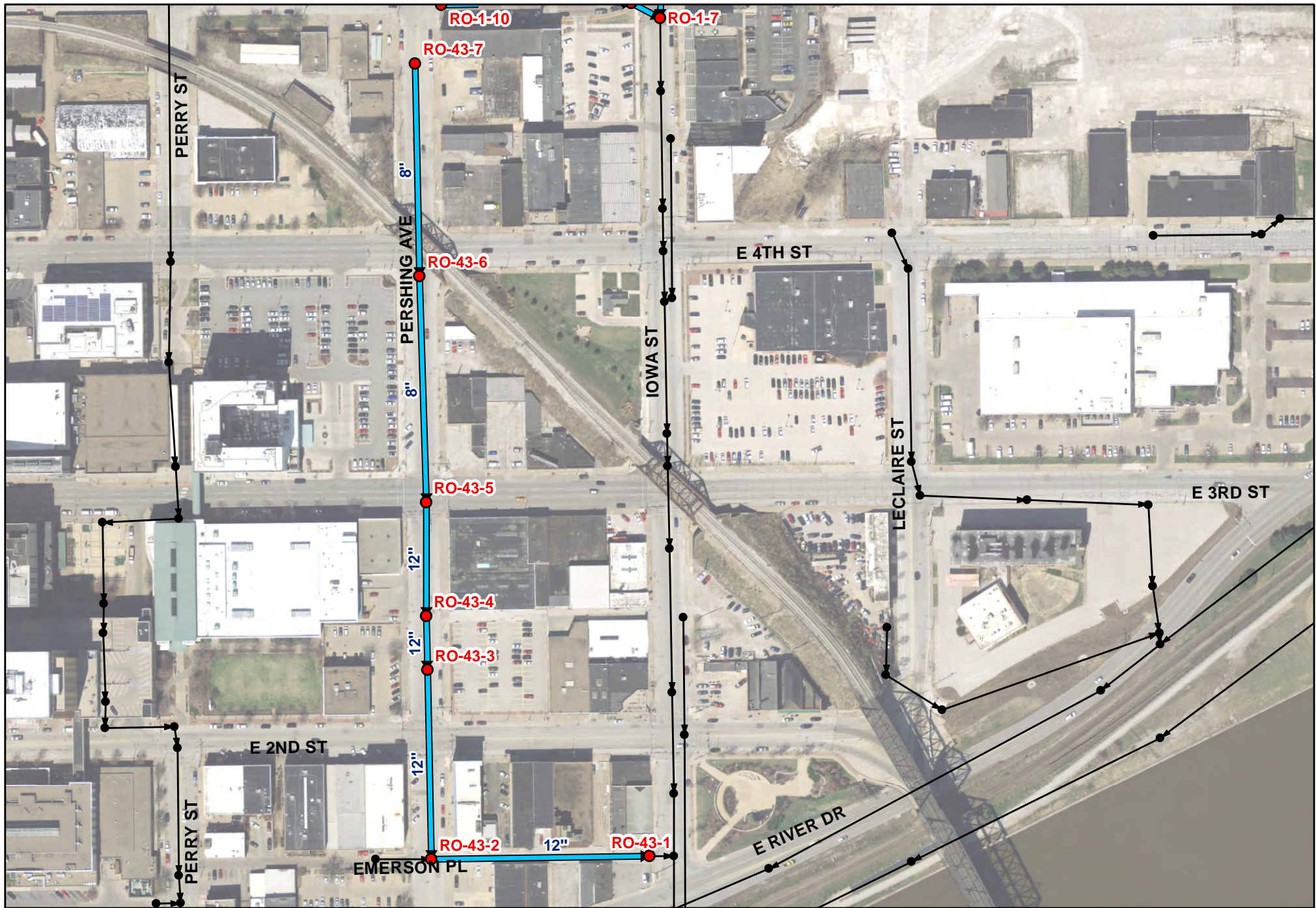
**City of Davenport**  
 Sewer Lining 2017 (Phase II)



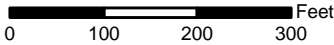
- Sanitary Sewer
- Sanitary Lining (Phase II)







**City of Davenport**  
Sewer Lining 2017 (Phase II)



- Sanitary Sewer
- Sanitary Lining (Phase II)







**City of Davenport**  
Sewer Lining 2017 (Phase II)

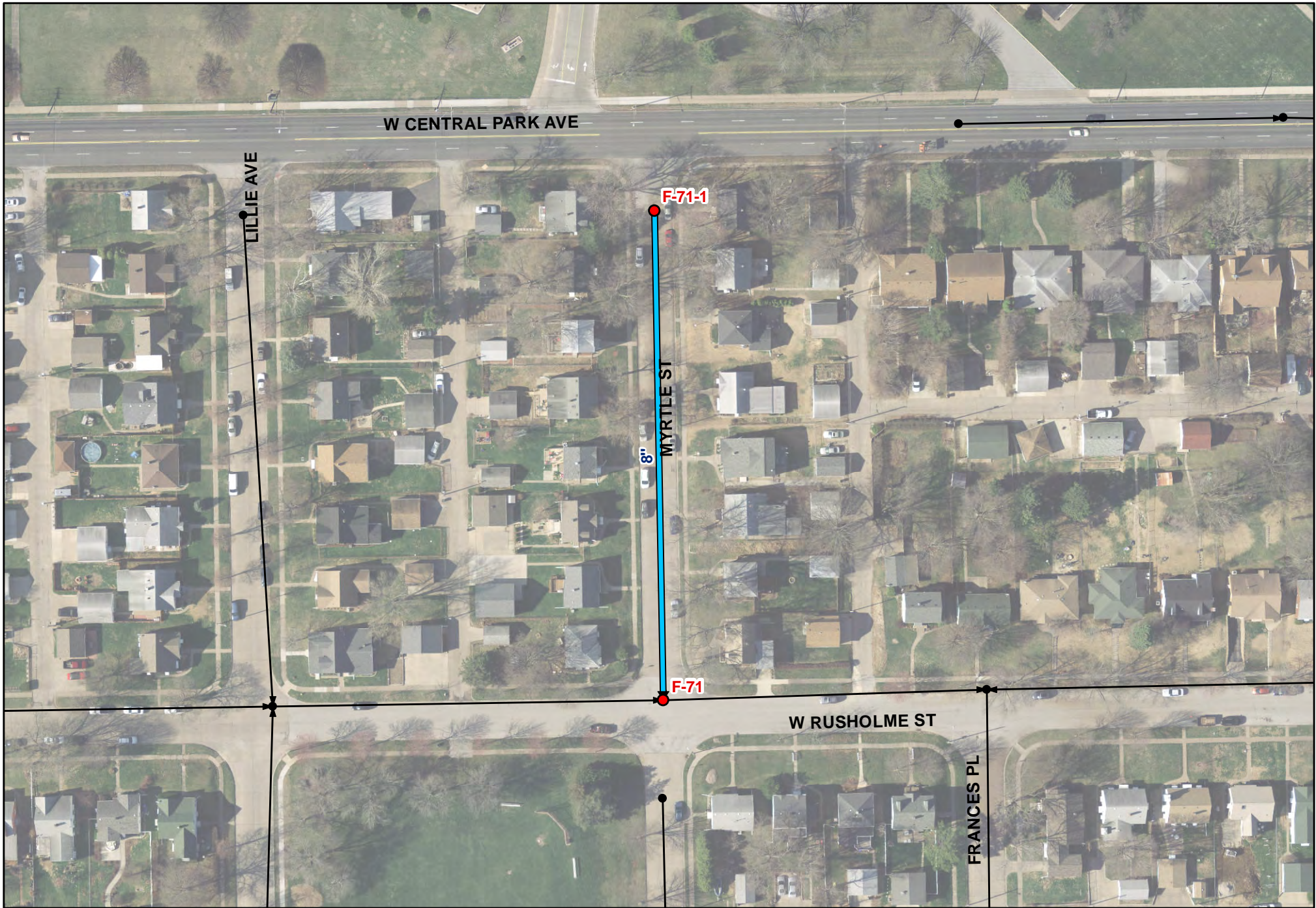
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- Sanitary Sewer
- Sanitary Lining (Phase II)



**Sheet 30**  
**Phase II**





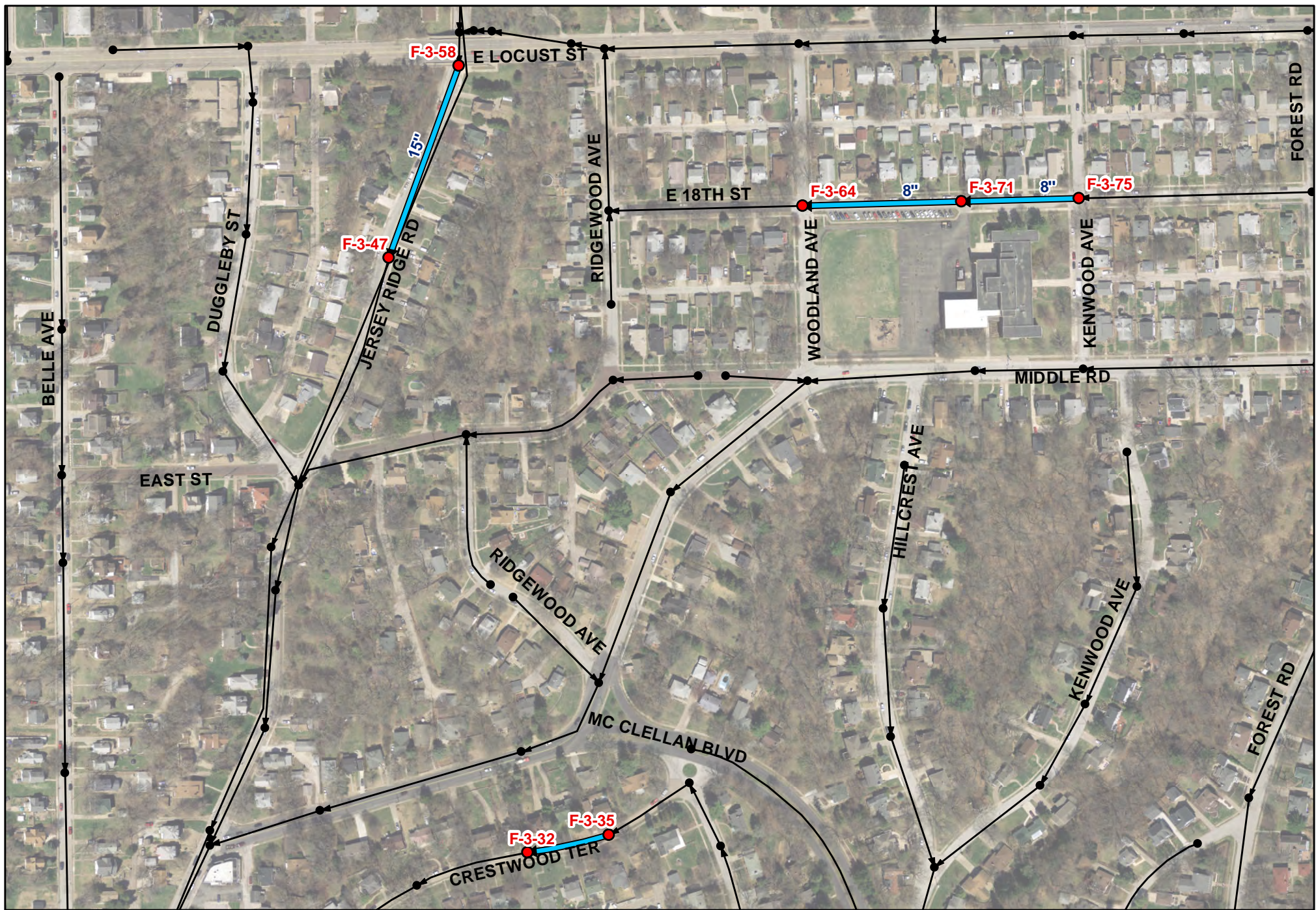
**City of Davenport**  
Sewer Lining 2017 (Phase II)



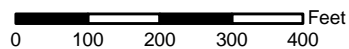
- Sanitary Sewer
- Sanitary Lining (Phase II)







# City of Davenport Sewer Lining 2017 (Phase II)



- Sanitary Sewer
- Sanitary Lining (Phase II)

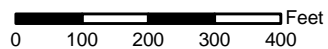




**Sheet 32**  
**Phase II**





**City of Davenport**  
Sewer Lining 2017 (Phase II)



-  Sanitary Sewer
-  Sanitary Lining (Phase II)



**Sheet 33**  
**Phase II**





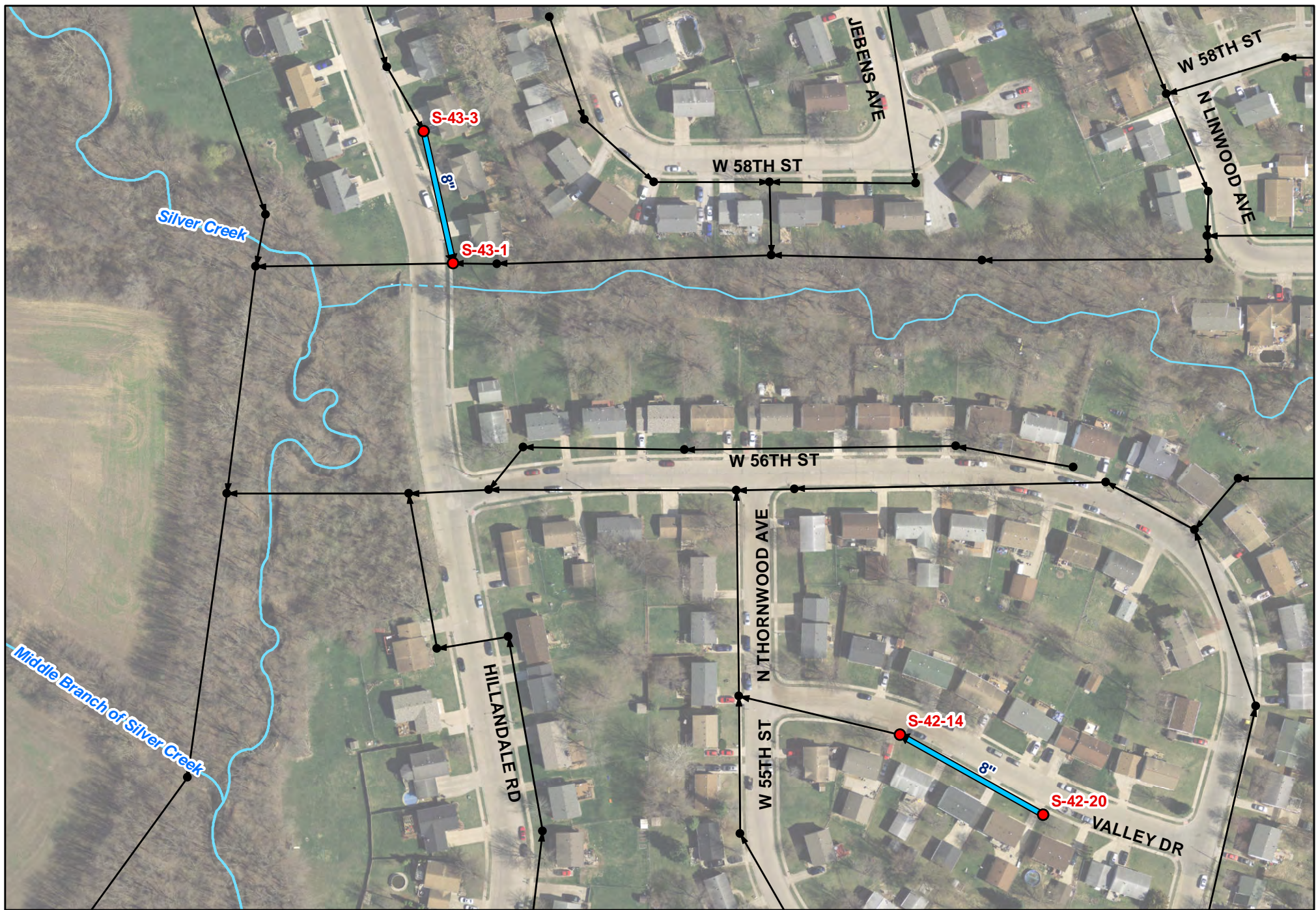
**City of Davenport**  
Sewer Lining 2017 (Phase II)



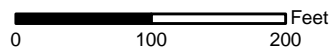
- Sanitary Sewer
- Sanitary Lining (Phase II)







**City of Davenport**  
Sewer Lining 2017 (Phase II)



- Sanitary Sewer
- Sanitary Lining (Phase II)

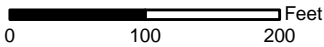


**Sheet 35**  
**Phase II**





**City of Davenport**  
Sewer Lining 2017 (Phase II)



- Sanitary Sewer
- Sanitary Lining (Phase II)





City of Davenport

Agenda Group: Community Development  
Department: Community Planning & Economic Development  
Contact Info: Bruce Berger, 326-7769  
Wards: 3, 4 5

**Action / Date**  
**COW9/6/2017**

Subject:

Third Consideration: Ordinance to amend the division of the operational and capital funds in the Hilltop Self Supporting Municipal Improvement District. [Wards 3, 4, 5]

Recommendation:

Approve First Consideration.

Relationship to Goals:

Added emphasis on economic development.

Background:

On October 28, 2015 the Hilltop Self Supporting Municipal Improvement District ordinance was approved for 20 year extension.

The signed petition to amend the Hilltop SSMID included changing the division of operational and capital improvement funds. The petition laid out changing the operation tax not to exceed two dollars per thousand dollars of taxable value (currently at one dollar per thousand dollars) and changing the capital improvement fund not to exceed one dollar per thousand dollars of taxable value (currently at two dollars per thousand dollars). The overall dollar amount between the operation tax and capital improvement fund remains unchanged and is not to exceed three dollars per thousand dollars of taxable value. The ordinance approved on October 25, 2015 did not reflect this change in the division of funds.

This amendment will bring the Hilltop SSMID ordinance into concurrence with petition that was circulated and signed in order to extend the SSMID term.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Hilltop SSMID Amended ORD

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Rhoads, Jessica	Approved	8/31/2017 - 3:42 PM



ORDINANCE NO. \_\_\_\_\_

ORDINANCE to amend the division of the operational and capital funds in the Hilltop Self Supporting Municipal Improvement District.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

SECTION 1: Section 3.35.050 amended to provide that the rate of tax levied annually for the operation tax shall not exceed two dollars per thousand dollars of taxable value rather than the current one dollar per thousand dollars.

SECTION 2: Section 3.35.070 amended to provide that the rate of tax levied annually for the capital improvement fund shall not exceed one dollar per thousand dollars of taxable value rather than the current two dollars per thousand dollars.

NOW THEREFORE, the Davenport Municipal Code Section 3.35.050 and 3.35.070 are amended so that the operation tax shall not exceed two dollars per thousand dollars of taxable value and the capital improvement fund shall not exceed one dollar per thousand dollars of taxable value.

**SEVERABILITY CLAUSE.** If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

**REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**EFFECTIVE DATE.** This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration \_\_\_\_\_,

Second Consideration \_\_\_\_\_,

Approved \_\_\_\_\_.

Attest:

Approved:

\_\_\_\_\_  
Jackie E. Holecek, CMC  
Deputy City Clerk

\_\_\_\_\_  
Frank Klipsch  
Mayor

Published in the Quad City Times on \_\_\_\_\_

City of Davenport

Agenda Group:

Department: Community Planning & Economic Development

Contact Info: Matt Flynn 326-2286

Wards: 2nd

**Action / Date**

**10/4/2017**

Subject:

First Consideration Ordinance for Case No. ROW17-05: Request of Genesis Health Systems at 3200 West Kimberly Road (corner of Kimberly Rd Elsie Ave) to vacate a portion of a sanitary sewer easement which would be located under the proposed medical building. Existing facilities located in the area to be vacated will be located adjacent to the proposed building in the remaining portion of the sanitary sewer easement. [2nd Ward]

Recommendation:

Findings:

The proposed right of way vacation would not impact adjacent property owners. The City Plan and Zoning Commission accepted the findings and forwards Case No. ROW17-05 to the City Council for approval subject to the following conditions:

1. An excavation permit is to be acquired for the sewer work, inspection by Public Works is necessary.
2. The new manhole is to be constructed a minimum of 20' clear of the building, it is currently shown at 10'.
3. The City Sewer Division is to be contacted for first rights to the old manhole frame and cover.
4. The contractor, while removing the existing manhole and sewer, is responsible for verification that there are no existing connections which may need relocation.

Relationship to Goals:

Grow Tax Base

Background:

Genesis Health System is petitioning to vacate sanitary sewer easement/right-of-way to facilitate a medical building which will be built over the vacated easement. The cost of relocating the infrastructure is the responsibility of Genesis Health System.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Background - ROW 17-05 Genesis
▣ Exhibit	Ordinance ROW 17-05 Genesis

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Flynn, Matt	Approved	9/28/2017 - 3:34 PM

Name:	Roll Call	APPROVED	APPROVED						
		ROW17-05 Genesis Health Systems Easement	F17-17 Richard Pierce 2nd Subd						
Connell	P	Y	Y						
Hepner	P	Y	Y						
Inghram	P								
Kelling	P	Y	Y						
Lammers	EX								
Maness	EX								
Martinez	A								
Medd	P	Y	Y						
Quinn	EX								
Reinartz	P	Y	Y						
Tallman	P	Y	Y						
		6-YES 0-NO 0-ABSTAIN	6-YES 0-NO 0-ABSTAIN						

September 20, 2017

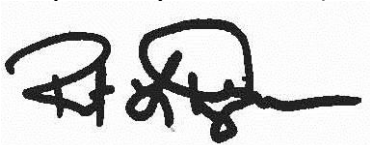
Honorable Mayor and City Council  
City Hall  
226 West 4<sup>th</sup> Street  
Davenport, Iowa 52801

At its regular meeting of September 19, 2017, the City Plan and Zoning Commission considered Case No. ROW17-05 being the request of Genesis Health Systems at 3200 West Kimberly Road (corner of Kimberly Rd Elsie Ave) to vacate a portion of a sanitary sewer easement which would be located under the proposed medical building. Existing facilities located in the area to be vacated will be located adjacent to the proposed building in the remaining portion of the sanitary sewer easement.

The City Plan and Zoning Commission forwards Case No. ROW17-05 to the City Council with a recommendation for approval subject to the following condition:

1. An excavation permit is to be acquired for the sewer work, inspection by Public Works is necessary.
2. The new manhole is to be constructed a minimum of 20' clear of the building, it is currently shown at 10'.
3. The City Sewer Division is to be contacted for first rights to the old manhole frame and cover.
4. The contractor, while removing the existing manhole and sewer, is responsible for verification that there are no existing connections which may need relocation.

Respectfully submitted,



Robert Inghram, Chairperson  
City Plan and Zoning Commission



City of Davenport  
Community Planning & Economic Development Department  
**FINAL STAFF REPORT**

**Meeting Date:** September 19, 2017  
**Request:** Sanitary Sewer Easement/Right-of-way vacation (abandonment)  
**Location:** 3200 W Kimberly Rd  
**Case No.:** ROW17-05  
**Applicant:** Genesis Health System

**Recommendation:**

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward Case ROW17-05 to the City Council with a recommendation for approval subject to the listed conditions.

**Description:**

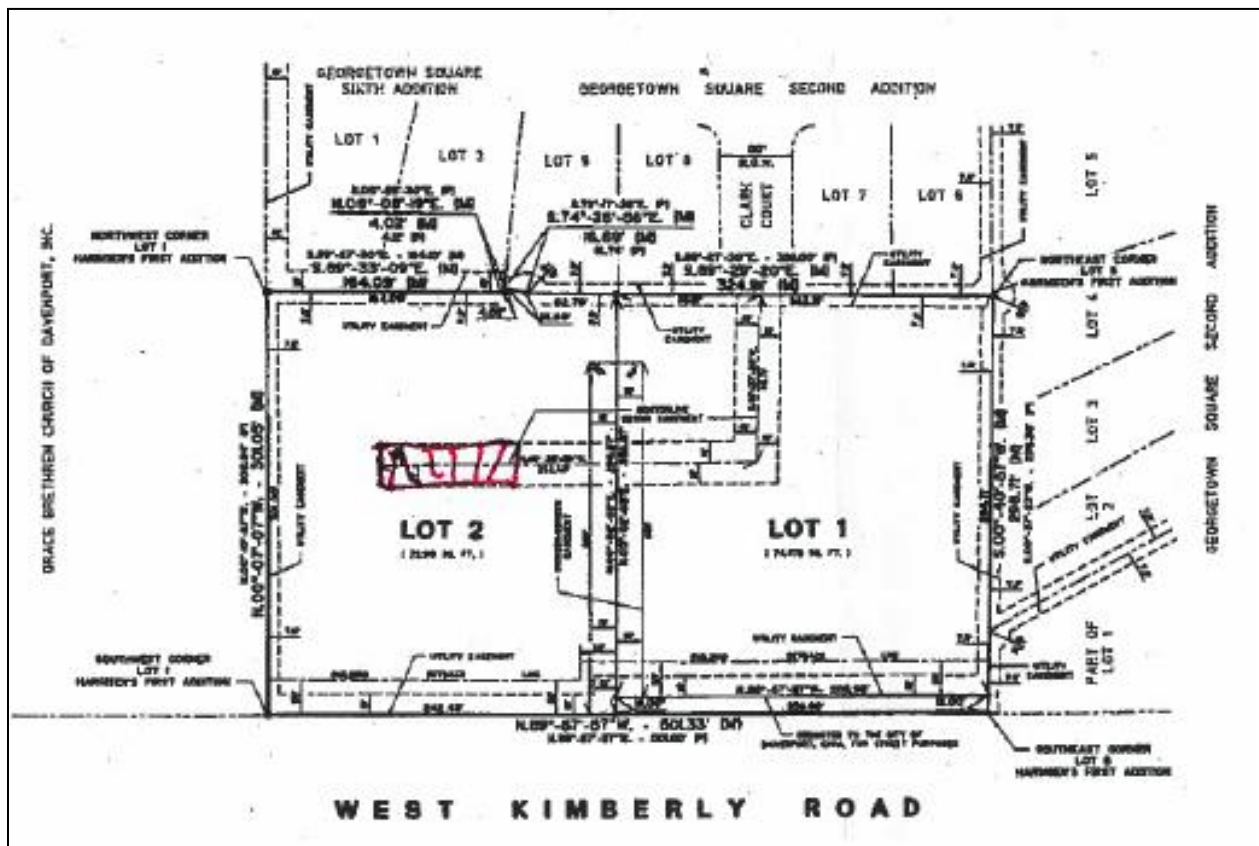
**Case No. ROW17-05: Request of Genesis Health Systems at 3200 West Kimberly Road (corner of Kimberly Rd Elsie Ave) to vacate a portion of a sanitary sewer easement which would be located under the proposed medical building. Existing facilities located in the area to be vacated will be located adjacent to the proposed building in the remaining portion of the sanitary sewer easement.**

**Background:**

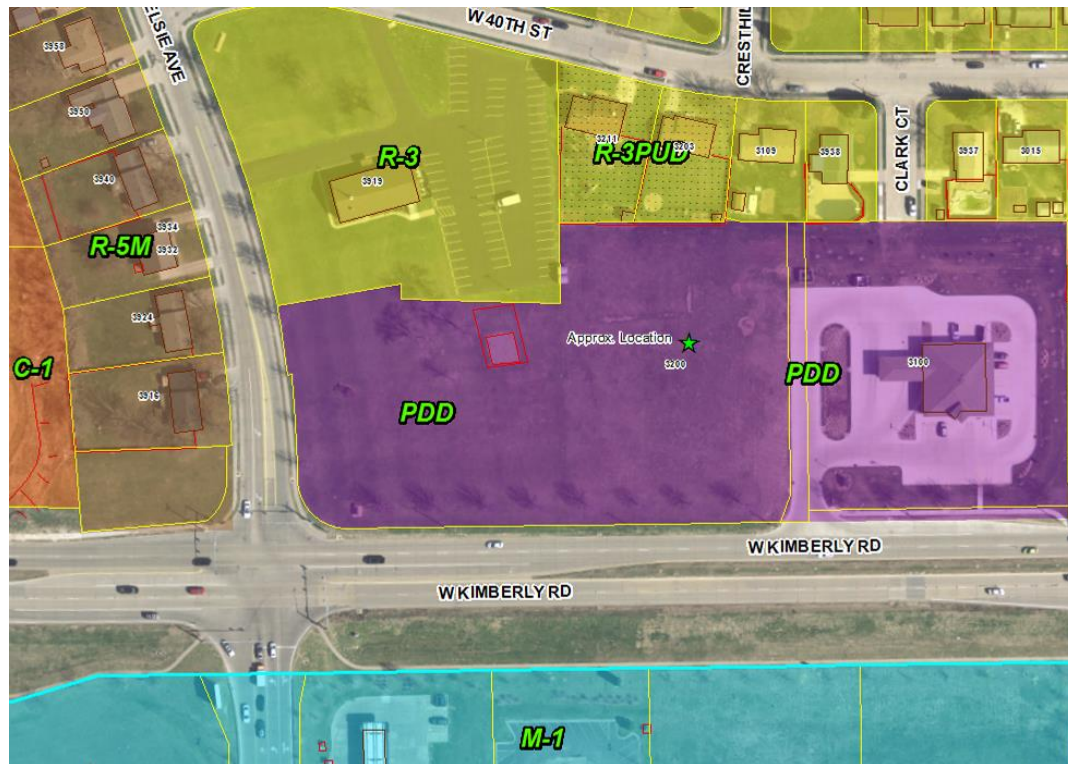
**LOCATION:**







## Zoning:



"PDD" Planned Development District, "R-3" Moderate Density Dwelling District,  
 "C-2" General Commercial District, "M-1" Light Industrial District

## Comprehensive Plan:



Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

## Technical Review:

Comments from Engineering are as follows:

1. An excavation permit is to be acquired for the sewer work, inspection by Public Works is necessary.
2. The new manhole is to be constructed a minimum of 20' clear of the building, it is currently shown at 10'.
3. The City Sewer Division is to be contacted for first rights to the old manhole frame and cover.
4. While removing the existing manhole and sewer the contractor is responsible for verification that there are no existing connections which may need relocation.

## Public Input:

Notices have been sent to properties within 200 feet of the proposed easement/right-of-way vacation. None have been returned at the time this report was written.

## Discussion:

Genesis Health System is petitioning to vacate sanitary sewer easement/right-of-way to facilitate a medical building which will be built over the vacated easement.

## Staff Recommendation

Findings:

1. The proposed right of way vacation would not impact adjacent property owners.

Staff recommends the City Plan and Zoning Commission forward Case No. ROW17-05 to the City Council with a recommendation for approval subject to the following conditions:

1. An excavation permit is to be acquired for the sewer work, inspection by Public Works is necessary.
2. The new manhole is to be constructed a minimum of 20' clear of the building, it is currently shown at 10'.
3. The City Sewer Division is to be contacted for first rights to the old manhole frame and cover.
4. While removing the existing manhole and sewer the contractor is responsible for verification that there are no existing connections which may need relocation.

Prepared by:

A handwritten signature in black ink that reads "Scott Koops". The signature is written in a cursive, flowing style.

Scott Koops, AICP, Planner II

**CITY OF DAVENPORT  
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT  
REQUEST FOR PUBLIC RIGHT-OF-WAY VACATION**

PETITIONER: Name: Genesis Health System  
Address: 1227 E. Rusholme Street, Davenport, IA 52803  
Phone: 563-421-2791 FAX: 563-421-2795  
Mobile Phone: \_\_\_\_\_ Email: sharpm@genesishhealth.com  
Interest in land: X title holder \_\_\_\_\_ other\*\*  
\*\* if petitioner is other than title holder (i.e., lessee), documentation will be required to show prior approval for site development plans by owner.

CONTACT PERSON: Name: Brett R. Marshall  
Address: 220 N. Main Street, Ste. 600, Davenport, IA 52801  
Phone: 563-324-3246 FAX: 563-324-1616  
Mobile Phone: \_\_\_\_\_ Email: bmarshall@l-wlaw.com

LOCATION (DESCRIPTIVE): A portion of sanitary sewer easement located on Lot 1, Genesis West Kimberly Medical Office Building 1st Addition.

LEGAL DESCRIPTION: See attached legal description.

AREA: (in square feet) 2,460, more or less

REASON FOR REQUEST: As a condition to approval of the site plan, the City has requested that the portion of the sanitary sewer easement within the proposed building footprint be vacated. This application is to comply with this condition.

\*(The applicant MUST be as detailed and specific as possible in completing this section. Complete and descriptive information is vital to the timely submission of the petitioner's request. Incomplete applications may delay the application process.)

SIGNATURE OF PETITIONER:  DATE: 8/14/2017  
Brett R. Marshall

PROCESSING FEE: \$400.00 DATE PAID: \_\_\_\_\_

August 4, 2017  
VMCE #15289

LEGAL DESCRIPTION  
SANITARY SEWER EASEMENT TO BE ABANDONED  
GENESIS WEST KIMBERLY MEDICAL OFFICE BUILDING FIRST ADDITION  
DAVENPORT, IOWA

Part of Lot 1 of Genesis West Kimberly Medical Office Building First Addition to the City of Davenport, Iowa, being more particularly described as follows:

Commencing, as a point of reference, at the northeast corner of said Lot 1; thence South  $02^{\circ}-16'-24''$  East 103.99 feet along the east line of said Lot 1; thence South  $88^{\circ}-02'-10''$  West 66.11 feet to the POINT OF BEGINNING of the easement tract to be abandoned:

thence continuing South  $88^{\circ}-02'-10''$  West 82.00 feet along the north line to the west end of the platted easement;

thence South  $01^{\circ}-57'-50''$  East 30.00 feet along the west line to the south line of the platted easement;

thence North  $88^{\circ}-02'-10''$  East 82.00 feet along the south line of the platted easement;

thence North  $01^{\circ}-57'-50''$  West 30.00 feet to the point of beginning.

Containing 2,460 square feet, more or less.



**PUBLIC HEARING NOTICE  
PLAN AND ZONING COMMISSION  
CITY OF DAVENPORT**



**Public Hearing Details:**

Date: 9/5/2017  
Time: 5:00 PM  
Location: Council Chambers at City Hall, 226 West 4th Street Davenport, Iowa  
Subject: Public hearing for a right-of-way abandonment request before the Plan and Zoning Commission  
Case #: ROW17-05

To: All property owners within 200 feet of the subject property located at: **3200 West Kimberly Rd.**

**What is this All About?**

This notice is being sent to inform you that a public hearing will be held for a easement/right-of-way abandonment request. The purpose of the easement abandonment request is to remove portions of public right-of-way from public use.

Request Description

**Case No. ROW17-05: Request of Genesis Health Systems at 3200 West Kimberly Road (corner of Kimberly Rd Elsie Ave) to vacate a portion of a sanitary sewer easement which would be located under the proposed medical building. Existing facilities located in the area to be vacated will be located adjacent to the proposed building in the remaining portion of the sanitary sewer easement.**

**What are the Next Steps after the Public Hearing?**

This public hearing is the first step in the review/approval process. The Commission's recommendation from this public hearing will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing as you received this notice. For the specific dates and times of subsequent meetings, please contact the case planner below.

**Would You Like to Submit an Official Comment?**

As a neighboring property owner, you may have an interest in commenting on the proposed request either in writing/email or in person at the public hearing. If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the public hearing. Send comments to [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us) or CPED, 226 W 4th St, Davenport IA 52801.

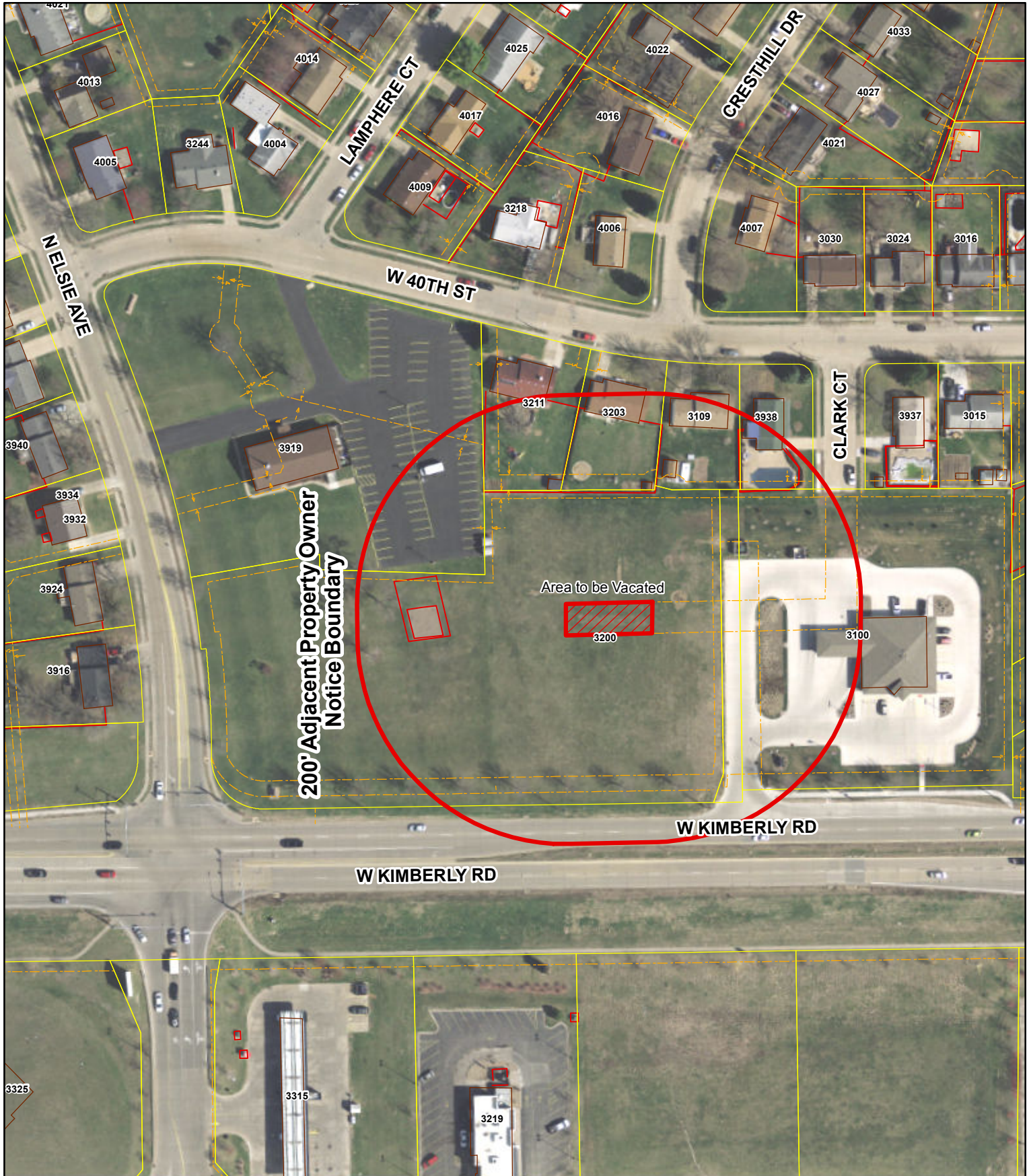
**Do You Have Any Questions?**

If you have any questions on this request, or if ADA/special accommodations are needed, please contact Scott Koops, AICP, the case planner assigned to this project at [sek@ci.davenport.ia.us](mailto:sek@ci.davenport.ia.us) or 563-328-6701.

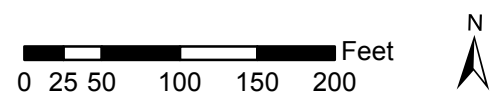
*Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the applicant. If you choose to attend the hearing, you may wish to contact Community Planning prior to your departure to learn of any changes to the agenda.*



# Plan & Zoning Commission: Adjacent Property Owner Notice Area Request for a Easement/Right-of-Way Vacation



Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.



## ORDINANCE NO.

Ordinance for Case No. ROW17-05: Request of Genesis Health Systems at 3200 West Kimberly Road (corner of Kimberly Rd Elsie Ave) to vacate a portion of a sanitary sewer easement which would be located under the proposed medical building. Existing facilities located in the area to be vacated will be located adjacent to the proposed building in the remaining portion of the sanitary sewer easement. [2<sup>nd</sup> Ward]

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate is hereby vacated.

The property has the following legal description:

Part of Lot 1 of Genesis West Kimberly Medical Office Building First Addition to the City of Iowa, being more particularly described as follows:

Commencing, as a point of reference , at the northeast corner of said Lot 1;  
thence South 02°-16'- 24" East 103.99 feet along the east line of said Lot 1; thence South 88° 02'-10" West 66.11 feet to the POINT OF BEGINNING of the easement tract to be abandoned:

thence continuing South 88°-02'-10" West 82.00 feet along the north line to the west end of the platted easement;

thence South 01°-57'-50" East 30.00 feet along the west line to the south line of the platted easement;

thence North 88°-02'-10" East 82.00 feet along the south line of the platted easement;

thence North 01°-57'-50" West 30.00 feet to the point of beginning.

Containing 2,460 square feet, more or less.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration \_\_\_\_\_

Second Consideration \_\_\_\_\_

Approved \_\_\_\_\_

\_\_\_\_\_  
Frank J. Klipsch  
Mayor

Attest: \_\_\_\_\_  
Jackie Holecek, CMC  
Deputy City Clerk

Published in the *Quad City Times* on \_\_\_\_\_

City of Davenport

Agenda Group: Community Development  
Department: Community Planning & Economic Development  
Contact Info: Ryan Rusnak (563) 888-2022  
rrusnak@ci.davenport.ia.us  
Wards: 3rd

**Action / Date**  
**CD10/4/2017**

**Subject:**

First Consideration: Ordinance for Case LL17-01 being the Local Landmark Designation of the John F. Kelly Company Wholesale Groceries Building located at 225 East 2nd Street. The purpose of the Designation is to recognize the John F. Kelly Company Wholesale Groceries Building historic significance to the City of Davenport (Y&J properties LLC, petitioner) [Ward 3].

**Recommendation:**

The Historic Preservation Commission forwards Case LL17-01 to the City Council with a recommendation for approval without any special conditions.

The Commission vote for approval was 4-yes and 0-no.

Please refer to the Commission's September 13, 2017 letter.

**Relationship to Goals:**  
Urban revitalization.

**Background:**

John F. Kelly Company Wholesale Groceries Building was constructed in 1910. The building appears to be an early component of what would become a very substantial presence of wholesale food warehouses in this part of the City. The construction of this building and others in the area marked a transition of the area from the era of "Bucktown", a rough and tumble location of saloons, to a substantive commercial/wholesale district.

The Historic Preservation Commission agrees articulated that the property achieves consistency with Section 17.23.060B.1, which reads "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."

**ATTACHMENTS:**

Type	Description
▣ Ordinance	LL17-01 - Ordinance
▣ Backup Material	LL17-01 - Historic Preservation Commission Letter - 9-13-2017
▣ Backup Material	LL17-01 - Application

**REVIEWERS:**

Department	Reviewer	Action	Date
Community Planning & Economic Development Community Development	Berger, Bruce	Approved	9/27/2017 - 1:03 PM

Committee  
City Clerk

Berger, Bruce  
Admin, Default

Approved  
Approved

9/27/2017 - 1:03 PM

9/27/2017 - 2:48 PM

ORDINANCE NO. 2017-

AN ORDINANCE for Case LL17-01 being the Local Landmark Designation of the John F. Kelly Company Wholesale Groceries Building located at 225 East 2nd Street, pursuant to the provisions of Chapter 17.23 of the Municipal code of Davenport, Iowa. The purpose of Designation is to recognize the John F. Kelly Company Wholesale Groceries Building historic significance to the City of Davenport (Y & J properties LLC, petitioner) [Ward 3].

WHEREAS, the City of Davenport is one of the oldest Cities in Iowa, and contains many structures of architectural importance; and

WHEREAS, the Local Landmark designation will help document and recognize the individual historical and architectural significance of the property.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate is hereby designated a Local Landmark. The property has the following legal description:

Part of the Northwest Quarter of Section 36, Township 78 North, Range 3 East of the 5th P.M. being more particularly described as follows:

Block 62, Lot 6 LeClaire's 2nd Addition.

Said property contains .22 acres, more or less.

The Historic Preservation forwards Case LL17-01 to the City Council with a recommendation for approval without any special conditions.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.



EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration \_\_\_\_\_

Second Consideration \_\_\_\_\_

Approved \_\_\_\_\_

\_\_\_\_\_  
Frank Klipsch  
Mayor

Attest: \_\_\_\_\_

Jackie Holecek, CMC  
Deputy City Clerk

Published in the *Quad City Times* on \_\_\_\_\_



**City of Davenport**  
**Historic Preservation Commission**

Community Planning & Economic Development Department  
226 West 4<sup>th</sup> Street  
Davenport, Iowa 52801

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September 13, 2017

Honorable Mayor and City Council  
City Hall  
226 West 4<sup>th</sup> Street  
Davenport, Iowa 52801

At its regular meeting of September 12, 2017, the Historic Preservation considered Case No. LL17-01 being the Local Landmark Designation of the John F. Kelly Company Wholesale Groceries Building located at 225 East 2<sup>nd</sup> Street.

The Historic Preservation Commission forwards Case LL17-01 to the City Council with a recommendation for approval without any special conditions.

Respectfully submitted,

A handwritten signature in blue ink that reads "John L. Frueh".

John L. Frueh, Chairperson  
Historic Preservation Commission



**"INDIVIDUAL PROPERTY" NOMINATION**

for the

**DAVENPORT REGISTER OF HISTORIC PROPERTIES**

**Historic Preservation Commission  
City of Davenport, Iowa**

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***Please Provide the following information:*** (Please type or print)

Address of the Property: 225 E. Second St., Davenport, IA 52801-1619

Legal Description of the Property: Subdivision Name: LeClaire's 3rd

Block: 62 Lot: 8

Historic Name (or proposed historic name): John F. Kelly Company Wholesale Groceries Building

Date listed on *National Register of Historic Places* (if applicable): N/A

( If listed, NRHP Site No. #82-10 )

NRHP Historic District (if applicable): \_\_\_\_\_

Who is the PETITIONER for Nomination: Owner(s) of Record: X HPC: \_\_\_\_\_ (check one)

Owner(s) of Record: Y & J Properties LLC

Owner(s) Address: (Name) Y & J Properties LLC

(Street) 3213 40<sup>th</sup> St.

(City, State & ZIP) Moline, IL 61265-5919

Owner(s) Telecommunications: Work: 563-424-1310 Home: \_\_\_\_\_ Mobile: \_\_\_\_\_

Fax: \_\_\_\_\_ Email: manisha@yash.com

Current Use of the Property: Art Galleries/Vacant

Original Function of the Property: Wholesale Grocery Distribution

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***The Petitioner shall submit the following information:***

- (1) Four 4" X 6" photographs showing all elevations (These will become part of the Commission's permanent file and cannot be returned.) See attached Continuation Sheet
- (2) Any historical photographs, if available. (Clear photocopies of the photographs are acceptable at the time of application as long as petitioner brings reprints and/or slides of historical photographs to the meeting for HPC review. These will be returned after consideration of the nomination is complete.) Included within 2016 Site Inventory
- (3) Physical Description of the Property: Included within 2016 Site Inventory (Applicant may use as many continuation sheets as necessary)

Date of Construction: 1910\_\_\_\_\_ Architectural Style: Commercial Vernacular with Colonial Revival elements

Building Materials: Foundation: Concrete Block Walls: Brick

Roof: Synthetic Rubber membrane Other: \_\_\_\_\_

Distinctive Features: The building is a simple rectilinear brick veneer structure with an interior built for service. Its most distinctive interior features are its massive timber posts attached to joists by steel brackets, exposed rafters and original hardwood floors. These elements are present throughout the building.

Alterations: A number of windows have been replaced. On the first floor at the primary north façade and the street side east elevation, original sets of large wooden double hung windows are intact. There have been alterations to the interior layout.

- (4) A narrative describing why the property satisfies the "Designation Criteria" listed in Section 17.23.060(2) of the 1990 Municipal Code. Please describe both the property's present and historic physical appearance as it relates to the definitions of Architectural and Historical significance in contained in Section 17.23.030<sup>1</sup>.

The John F. Kelly Company Wholesale Groceries Building satisfies Section 17.23.060(2) based upon its commercial historical associations (Criterion A) with the wholesale grocery business. Its period of significance of 1910-1948 and is based upon its role as a grocery warehouse, dating from its original construction. Significant dates are 1910, the year of construction, and 1948 when it was converted to retail use.

An extensive site inventory on the John F. Kelly Building was completed in 2016 for the building's current owners and that document is attached. Below are some excerpts as well as additional information about the Kelly family.

John F. Kelly was the President of the Kelly Wholesale Grocery firm and a second generation grocer. The Kelly family's participation in the grocery business began with John Kelly's father Walter, a native of Ireland who immigrated to America in 1835 and arrived in Davenport in 1841. Kelly worked for various firms before entering into several partnerships beginning in 1852 that culminated in 1881 in a partnership with son William. The Kelly family, including John F., operated grocery-related firms at various addresses along 1st and 2<sup>nd</sup> near Iowa and Brady Streets. In 1884, Walter retired, selling out to his son John F. Kelly.

This building appears to be an early component of what would become a very substantial presence of wholesale food warehouses in this part of the city. This commercial niche is representative of the commercial and industrial diversification that was forced upon the city following the demise of river-based lumber and wood fabrication, ca. 1905-10. A number of later examples of grocery and food processing warehouses and firms are found in the nearby Crescent Warehouse Historic District that is just a few blocks to the north.  
([https://en.wikipedia.org/wiki/Crescent\\_Warehouse\\_Historic\\_District](https://en.wikipedia.org/wiki/Crescent_Warehouse_Historic_District)).

The construction of the Kelly Building and other nearby commercial structures along 2<sup>nd</sup> Street marks a transition of the area from the era of "Bucktown," a rough-and-tumble location of saloons and bars, to a substantive commercial/wholesale district. In fact, in Sharon E. Woods' 2005 book *The Freedom of the Streets*, the author claims that, after 1893, Davenport city fathers, in an attempt to regulate prostitution, encouraged the concentration of brothels in the areas along 2nd, 3rd, and 4<sup>th</sup> Streets around Iowa, Pershing (then Rock Island) and Iowa Streets.

And, in an October 25, 1923 article, the *Davenport Democrat-Leader*, looked back at the bad old days of Bucktown, when it was the:

"...Gay White Way or Primrose Path which stretched along the thorofare (sic) a generation ago, making the district known from coast to coast as "Bucktown."



It was a district where the noises of revelry could be heard all night long, and until the early morning hours, where there was never a lock and key to the saloons, where the tinkle of pianos and the drum of jazz orchestras was heard nightly to the accompaniment of tinkling wine glasses and rattling beer mugs.

Here it was that the mad crowd of revelers gathered nightly and poured out a stream of gold for its entertainment. In these days rich Chicagoans, students from Iowa City and rich young bloods from Davenport mingled in the throng of pleasure seekers and cabaret dance halls, saloon, gambling hall and resorts of worse repute flourished. With all the revelry the district was in many ways law abiding as far as the major crimes go, and there were not the sudden deaths or crime of violence that one would have expected from a district of the kind.

Property values in those days were extremely high and enormous rentals were secured from the denizens of the underworld who leased the property along East Second Street. Then came the clean-up, the eventual wiping out of the saloon and the district for a time became almost It was not long, however, before enterprising businessmen realized the great possibilities of the main east and west artery between Iowa and Illinois, of the connecting link between Davenport and her sister cities on the other side of the river. Retail business began to settle down there. Then came the auto and the street soon blossomed out into an auto row. Now the oil stations and auto supply and accessory houses have added their business to the collective regeneration of the old thoroughfare and it is one of the busiest streets in Davenport day or night."

The article goes on to underscore the importance of East 2<sup>nd</sup> Street as a gateway to the city from the east and the Iowa exit point of people traveling toward Illinois since the Government Bridge provided the only vehicular river crossing point in the city and would continue to do so until the opening of the first span of the Iowa-Illinois Memorial Bridge (I-74 Bridge) in 1935.

In 1895, the bridge had been rebuilt as a double decker span carrying both rail and road traffic. Transportation was enhanced by the turn-of-the-century construction of an elevated rail bed and a rail yard, making the eastern side of Davenport's downtown an attractive area for factories and warehouses like the Kelly Building.

**Future Use:** After decades as a location for wholesale and retail establishments, the building was converted by MidCoast Fine Arts to Bucktown Center for the Arts which opened in 2005 and housed galleries, artist studios and labs and condominiums. MidCoast sold the building in 2016. The new owners will continue to operate the first floor as public space. The upper floors will become market rate apartments.

The "Designation Criteria" are defined in the 1990 Municipal Code as follows:

Designation Criteria: Section 17.23.060(2). 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:

- (A) It is associated with events or persons that have made a significant contribution to the broad patterns of history of the city, county, state and/or nation; and/or
- (B) It embodies the distinctive characteristics of an architectural style valuable for the study of a type, period or method of construction; and/or
- (C) It represents the work of a master builder, craftsman, architect, engineer or landscape architect or possesses high artistic values.

- (5) A list of major bibliographical references.

**See bibliography in attached Site Inventory, plus:**

Svendsen, Marlys, "Crescent Warehouse Historic District." National Register of Historic Places Registration Form. October, 2003.

Woods, Sharon E. *The Freedom of the Streets: Work, Citizenship and Sexuality in a Gilded Age City*. University of North Carolina Press. 2005

"Walter Kelly." *Davenport, Scott County, Iowa Biographical History and Portrait Gallery of Scott County*. American Biographical Publishing Co. 1895.

"I, petitioner for the nomination of the aforementioned property to the Davenport Register of Historic Properties, do hereby state that all the information contained herein is, to the best of my knowledge, accurate and that there are no negligent or fraudulent misrepresentations of fact. I also understand that fraudulent misrepresentations of fact contained in this nomination form shall be sufficient cause to immediately nullify the nomination process.

---



Owner(s) of Record or Authorized Agent

07/26/17

Date

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<sup>1</sup> Definitions of Architectural and Historical significance can be found in Sections 17.23.030(3) and 17.23.030(19) respectively.

Please return the completed application to the:

Historic Preservation Commission  
Community & Economic Development Department  
226 W. 4<sup>th</sup> Street  
Davenport, Iowa 52801

Direct your questions to the Commission Secretary at 326-7765.

Your Nomination for Designation will be considered by the Historic Preservation Commission at its public meeting scheduled for:

\_\_\_\_\_  
month                      day                      year

All Historic Preservation Commission Public Meetings are held in the City Council Chambers at City Hall on the 2<sup>nd</sup> Tuesday of every month at 4:30 p.m. unless otherwise notified.

Staff will keep the original signed nomination form and will return to the petitioner a photocopy of the application with staff comments.

**PLEASE NOTE:** The owner(s) of record, or an agent acting on their behalf (petitioner), should plan to attend the Commission meeting in person. It is important for someone to be present to respond to the Commission's inquiries and comments. If no one is present, the nomination process may be delayed indefinitely.

\_\_\_\_\_  
**For Staff Only:**

Received by: \_\_\_\_\_

\_\_\_\_\_  
Commission Secretary or Designee

\_\_\_\_\_  
Date

Is application complete?                      Yes                      No

If not, explain: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Historic Preservation Commission  
City of Davenport, Iowa  
Nomination for the Davenport Register of Historic Properties

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Continuation Sheet:



Photo #1  
The John F. Kelly Building  
August 27, 2016  
Looking S, North Façade. Original windows at the first floor.



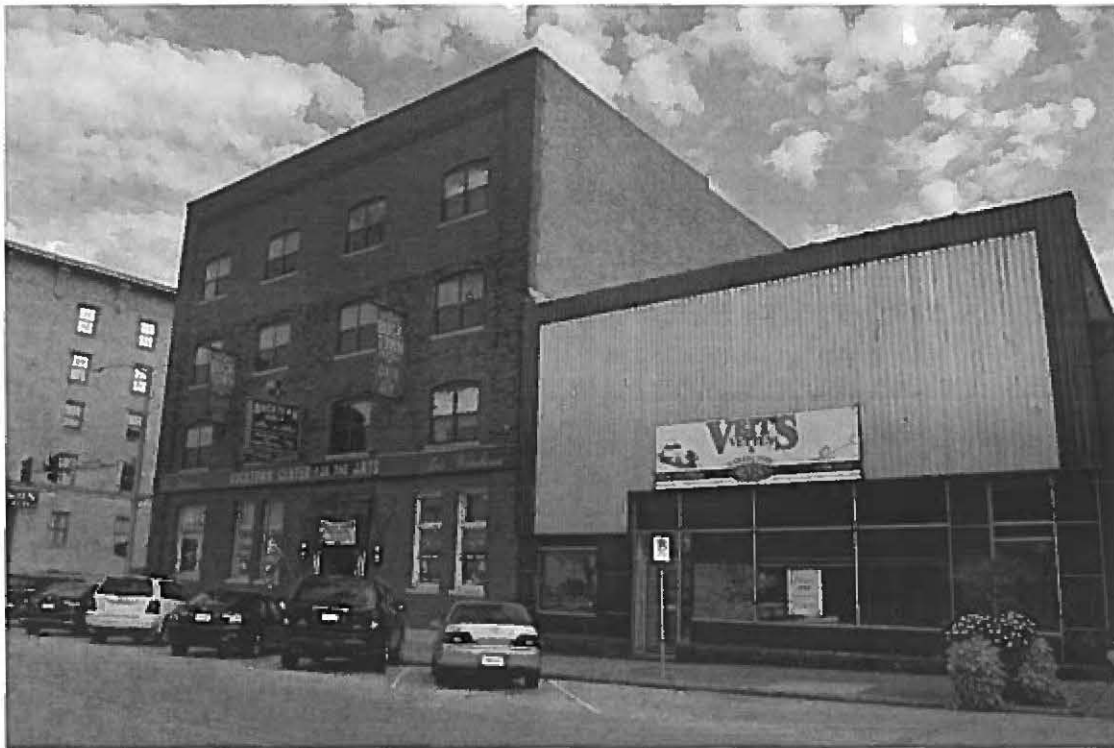


Photo # 2  
The John F. Kelly Building  
August 26, 2016  
Looking SE, N façade and W elevation.



Photo #3  
The John F. Kelly Building  
Looking W, E elevation.



Photo #4  
John F. Kelly Building  
August 26, 2016  
Looking NE, S elevation and side of W elevation

State Inventory Number: 82-05320 ☐ New ☒ Supplemental  
9-Digit SHPD Review and Compliance (R&C) Number: \_\_\_\_\_ ☐ Non-Extant Year: \_\_\_\_\_

## IOWA SITE INVENTORY FORM

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

### Basic Information

Historic Building Name: John F. Kelly Company Wholesale Groceries Building  
Other Names: \_\_\_\_\_  
Street Address: 225 East Second Street  
City: Davenport ☐ Vicinity County: Scott State: IA ZIP: 52801-1619

### LEGAL DESCRIPTION

#### Rural

Township Name: \_\_\_\_\_  
Township No.: \_\_\_\_\_  
Range No.: \_\_\_\_\_  
Section: \_\_\_\_\_  
Quarter: \_\_\_\_\_ of \_\_\_\_\_

#### Urban

Subdivision: LeClaire's 3rd  
Block(s): 62  
Lot(s): 6

### Classification

#### A. PROPERTY CATEGORY:

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

#### B. NUMBER OF RESOURCES (WITHIN PROPERTY):

If eligible property, enter number of:

Contributing		Noncontributing	
<u>1</u>	Buildings	<u>0</u>	
	Sites		
	Structures		
	Objects		
<u>1</u>	Total	<u>0</u>	

If non-eligible property, enter number of:

_____	Buildings
_____	Sites
_____	Structures
_____	Objects
_____	Total

C. STATUS OF PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES ☐ 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: \_\_\_\_\_ Historic District Site Number: \_\_\_\_\_

#### E. NAME OF RELATED PROJECT REPORT OR MULTIPLE PROPERTY STUDY (if applicable)

MPD Title: \_\_\_\_\_ Historical Architectural Database No. \_\_\_\_\_



Address: 225 East Second Street

City: Davenport

County: Scott

Site Number: \_\_\_\_\_

District Number: \_\_\_\_\_

## Function or Use

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

### A. HISTORIC FUNCTIONS

02-Commerce/Trade/02H-Warehouse

### B. CURRENT FUNCTIONS

02-Commerce/Trade/02E-Specialty Store

01-Domestic/01B-Multiple Dwelling

## Description

### A. ARCHITECTURAL CLASSIFICATION

01-No Style

### B. MATERIALS

Foundation (visible exterior): 10-concrete

Walls (visible exterior): 03-brick

Roof: 15-Synthetics/15C01-rubber membrane (EPDM)

Other: \_\_\_\_\_

### C. NARRATIVE DESCRIPTION ☒ See continuation sheets which must be completed.

## Statement of Significance

### A. APPLICABLE NATIONAL REGISTER OF HISTORIC PLACES CRITERIA (mark your opinion of eligibility after applying relevant National Register criteria)

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☐ No ☒ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☐ Yes ☐ No ☒ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☒ More research recommended

### B. SPECIAL CRITERIA CONSIDERATIONS (mark any special considerations; leave blank if none)

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

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

☐ B. Removed from its original location.

☐ F. A commemorative property.

☐ C. A birthplace or grave.

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

☐ D. A cemetery

### C. AREAS OF SIGNIFICANCE (enter categories from instructions)

Commerce

### D. PERIOD(S) OF SIGNIFICANCE

1910-1948

### E. SIGNIFICANT DATES

Construction Date: 1910

Other Dates (including renovations): 1948

### F. SIGNIFICANT PERSON (complete if Criterion B is marked above)

### G. CULTURAL AFFILIATION (complete if Criterion D is marked above)

### H. ARCHITECT/BUILDER

Architect: Spink, C. R.

Builder/Contractor: Phillips, Harry W.

### I. NARRATIVE STATEMENT OF SIGNIFICANCE ☒ See continuation sheets which must be completed.

Address: 225 East Second Street  
City: Davenport County: Scott  
Site Number: \_\_\_\_\_ District Number: \_\_\_\_\_

### Bibliography

☒ See continuation sheets for the list research sources used in preparing this form.

### Geographic Data

#### OPTIONAL UTM REFERENCES

☐ See continuation sheet for additional UTM or comments

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

### Form Preparation

Name and Title: James E. Jacobsen Date: November 14, 2016  
Organization/Firm: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City: Des Moines State: IA ZIP: 50312  
Email: hp@raccoon.com Telephone: 515-274-3625

### Additional Documentation

#### 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 ALL 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

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

- ☐ Yes ☐ No ☐ More research recommended  
☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**IOWA SITE INVENTORY FORM – CONTINUATION SHEET**

Name of Property: John F. Kelly Company Wholesale Groceries Building  
Address: 225 East Second Street  
City: Davenport County: Scott

Site Number: \_\_\_\_\_

Related District Number: \_\_\_\_\_

Refer to continuation page.

**Continuation Pages, John F. Kelly Company Wholesale Groceries Building, 225 East Second Street, Davenport, Scott County, Iowa**

The Kelly warehouse is a very substantial four-story brick building that orients on its longer axis fronting north on to East Second Street. It is on the northeast corner of its block and has a primary (north) facade and a secondary (east) facade. There is a raised concrete basement level. The building is fully fenestrated on its principal fronts as well as its rear wall. The east wall parapet line steps down in three stages, the first of which terminates with the substantial in-wall chimney. The building has no attributable style. A feature of its front entry is its off-center location east of center. Facade windows are paired 1/1 light sets while all other original windows, above the ground level were single 1/1 light openings. The roof drains via a rear gutter/downspout system.

This building is located near the east end of Davenport's downtown proper, an area built up with mostly lower-level commercial buildings, but also with a number of substantial warehouses. There are several blocks west of the north end of the 1896 Government Bridge, a Quad-City landmark structure. The downtown occupies a low terrace that fronts south onto the Mississippi River. Davenport is the county seat of Scott County and the county is located on the south end of the east central "bulge" that serves to define the state map's footprint.

Exterior Description:

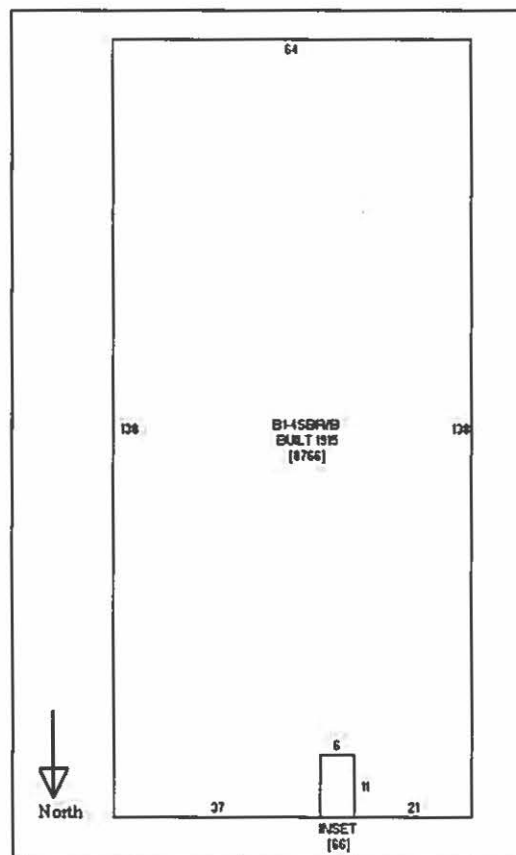


Figure 1: Basic building footprint (Scott County Assessor, 2016)

The building is load-bearing and its very substantial walls step down as the live load diminishes vertically. Like many area warehouses, the building facades are veneered with Purington Paver brick, a hard fired wider brick that is difficult to cut and otherwise lay up. While sandblasting has altered the original darker hues of the brick, the walls remain a mottled brown in their color range. On the ground levels rowlock courses of paver block indicate double layers in addition to the sub brick. Sub walls are of brick construction. The



paver veneer is laid in running bond with successive courses being centered above the lower vertical joints of the preceding one. The foundation walls as noted are an exposed concrete, the absence of a stone veneer reflecting the utilitarian nature of the building design. The internal structural system consists of three evenly spaced rows of square cut columns, 11 columns to a row, which makes for four bays running east and west, and a dozen north and south. These too step down in their size at each floor level. First floor columns measure nine inches square while the uppermost third floor ones are seven and a half inches square. Successive columns rest directly on those below it. The metal beam supports are of interest because they are composite assemblages, being at least theoretically adjustable due to the use of through-bolts and nuts from side to side. In theory the same cap could have been used regardless of the scale of columns by adjusting the bolt length. However in this instance considerable shimming or trimming was used to fit the caps and columns. The building interior is wood framed with wood floors (see alterations). The basement has concrete floors but these are ad hoc in nature.

The primary facade design consists of a single recessed unadorned wall plane that is set back within a three-sided pilaster/parapet frame. The parapet steps out using corbelled brick but is otherwise unadorned. Windows are evenly spaced across each floor level (which is to say the spaces between each other is broad and consistent). Semi-circular window arches consist of triple rowlock brick rows with stone or concrete sills. Windows on this front are paired 1/1 openings. The fact that the fourth floor exterior brickwork has been differentially tuck pointed and more severely sandblasted makes it read as an added feature. The contrast is heightened because all of the lower level brick work has a gray mortar color, while the fourth floor tuck pointing was with white mortar. Ground level office and storefront uses necessitated elongated windows. These have transoms, are paired on either side of the entrance and a broader corner window, and have a split transom that replicates the paired window sets. The entrance is offset into the second bay east. It has a recessed entry stair and a faux Colonial Revival wooden frame consisting of columns and a straight arch. Signage, in the form of a projecting wooden square-cut cornice and a centered projecting sign (also in Colonial Revival style) are the only other distinguishing main facade features. The recessed entry has a wooden ceiling with molding, a patterned projecting brick that apparently supported the original inset door frame. A Colonial Revival style trimmed raised window on the west entry wall is a later modification. A stepped or pedimented stone arch above the doorway is of interest.

The darker facade brickwork wraps around the north edge of the west sidewall by one wall thickness. Otherwise the west wall is faced with a common blonde colored brick. It is unfenestrated save for a centered second floor connecting fire door that linked it with a now lost neighboring two-story building and one added window set cut into the south end of the fourth floor.

The eastern secondary facade on the ground level continues the pattern of larger office windows across the north half of the frontage. As is the case on the main facade, the east corner window is squared with split transom while the other four 1/1 elongated windows with transoms are loosely paired. Basement windows are paired within the structural bay cadence but is the case elsewhere all of these openings have been infilled with concrete. Four door openings across the middle of this frontage have been bricked in or reduced in height. From north to south these include a full-height (relative to the adjacent office windows) single door entry with transom, completely bricked shut; an elevated shipping door with triple-rowlock semi-circular arch left in place along with a broad concrete sill (the gas service is now below this opening); a matching elevated shipping door, with the same concrete sill but a straight soldier brick arch set below a stone sill (the base for a transom opening now bricked in but obscured by signage), this is now an at-grade single door entry; a third shipping door matching the others but infilled more recently with a recessed concrete wall infill, and with the transom light also bricked in. Finally a fourth identical raised shipping door remains in service at the south end. It retains a wooden bumper, one steel corner guard, twin steel arch supports, and the paving stone veneer is wrapped around and through it on both sides. It remains in use but never had a transom.

The rear wall uses the same paver veneer but the upper three stories were tuck pointed with white mortar and the visual contrast is notable. On this frontage the paver veneer is keyed into the walls with rowlock

courses in contrast to the facade veneer. Historically this was a railroad siding frontage with a loading dock and two shipping doors without transoms and a ramp and a concrete stoop emulate the lost dock. Both openings survive but the east corner one has been downsized to a single door entry with sidelights. The fenestration on this front consisted of four 1/1 lights with triple rowlock brick semi-circular arches, these being centered within each bay frontage and vertically aligned. These openings survive on the second floor (the east two being obscured by signage) but have been enlarged on the upper floors.

#### Setting:

The building being on a corner necessarily is fronted to the north and south with sidewalks and the paved street and gutter with no landscaping. An alley runs south of the building and a single-story building adjoins the west wall from front to back.

#### Interior Description:

##### Basement:

The basement is high-ceilinged and is largely open-planned as are the upper levels. A range of partition walls separate the center portion of the east side wall into a range of rooms that contained coal, mechanicals, a vault and shops/storage. Walls are of concrete construction and it is important to note that the columns at this level are of paver block construction in lieu of wood. The square columns have concrete caps. The chimney is composed of brick pavers. The floors are concrete, the exception being at the base of the removed freight elevator.

##### General Upper Level Comments:

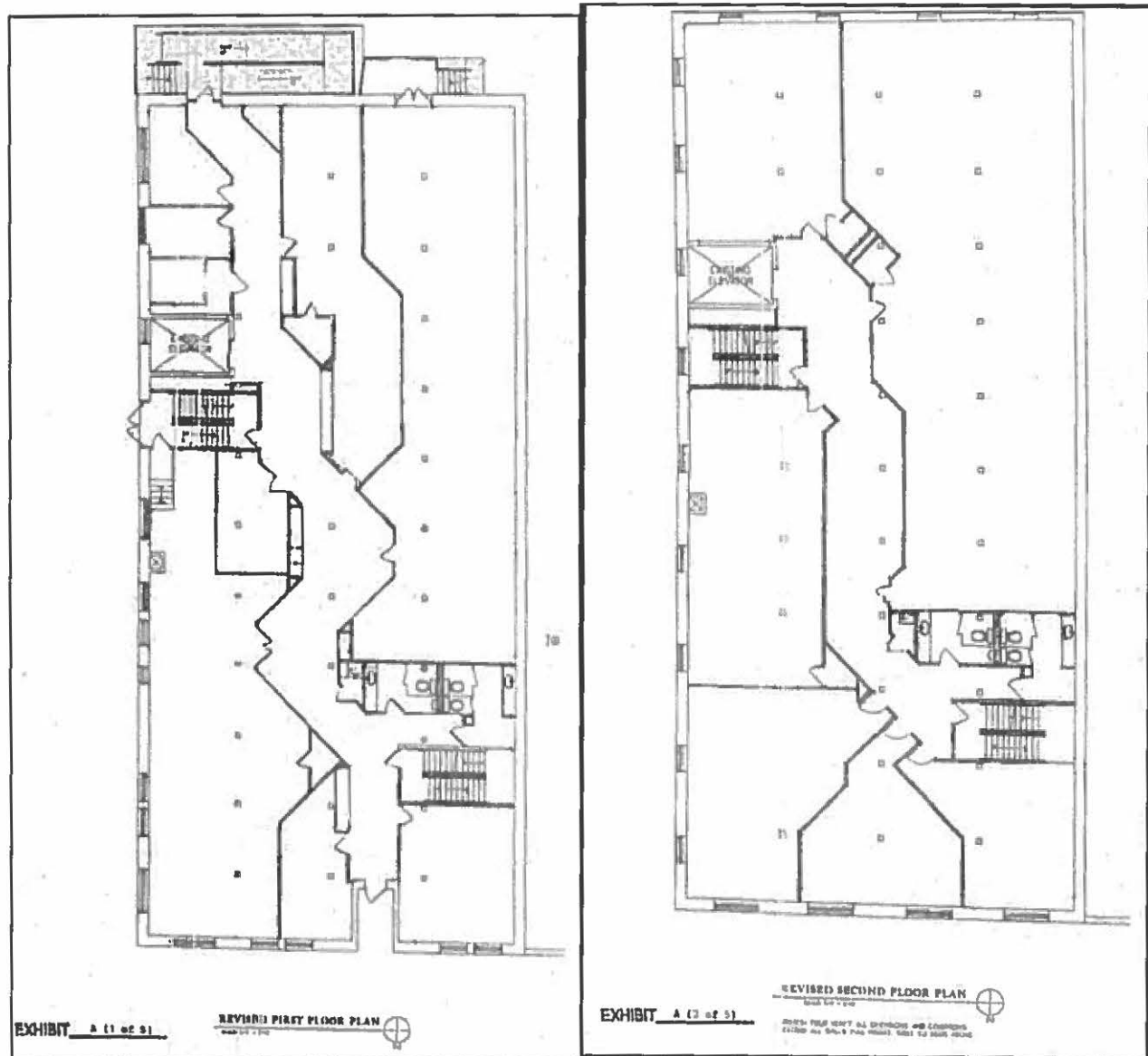
The four upper floors are identical in their general layouts, with a zig-zagging hall layout that angles from the southeast corner to the northwest corner. There are two enclosed stairways both of recent vintage, located in the latter corner and to the north of the elevator on the south end of the east wall. Interior perimeter walls are brick-faced and show few signs that they were ever finished (exceptions being the office areas on the ground floor and some later-date upper level retail areas. Ceiling joists are exposed as are wooden floors. One of the noteworthy aspects of the Bucktown rehabilitation was the full exposure of the wood columns and beams. These are usually buried within walls. Apart from the framing, very little original trim and no original elevator, vault, or stairway components or trim work survive. Circular unpainted ducts deliver heat and fresh air on all levels. The chimney has stove holes on many floors indicating that stove heat supplemented the central heating plant at times.

##### First Floor:

The office area of the original and early companies occupied the northeast quadrant of this plan and lath marks on the ceiling joints indicate a plastered ceiling now removed. Concrete floors denote the location of the vault and the front part of this level was also partitioned off for retail use throughout its history. Some removed partition walls have left their ghosts in the flooring although the current maple floors date from its first real retail conversion in the early 1950s. Similarly the ceiling joists show marks of lost lathe and plaster. The northernmost sealed in shipping door on the east side wall is infilled with paving block on the inside and regular brick on the outside, an indication that the latter was added to make the infill flush with the outside wall at a later date. The sealed in pedestrian door in the same wall, originally egressed the office area. The office area walls remained plastered.

As Figure 2 shows the ground floor is divided into four major and two lesser (southeast corner) tenant spaces. Note how the structural columns remain exposed throughout this and all other floor plans. A rougher wooden floor is located in the southwest quadrant of the plan. There are some replaced flooring sections across

the east central part of the plan. A mount for a rolling fire door survives on the south wall alongside the existing overhead door in the southwest corner. The west interior brick wall is painted gray. Each floor has a janitor's closet located immediately east of the bathrooms. The plan shows the rear entry ramp, the two rear entrances, the elevator and staircase and the second northeast corner staircase. A half-flight of stairs descends to the east entry to the north of the east stair system. The concrete floor in center of this larger room marks the location of a basement vault.



Figures 2-3: as-built floor plans, first (left) and second (right) floors (Property Abstract, 2005)

### Second Floor:

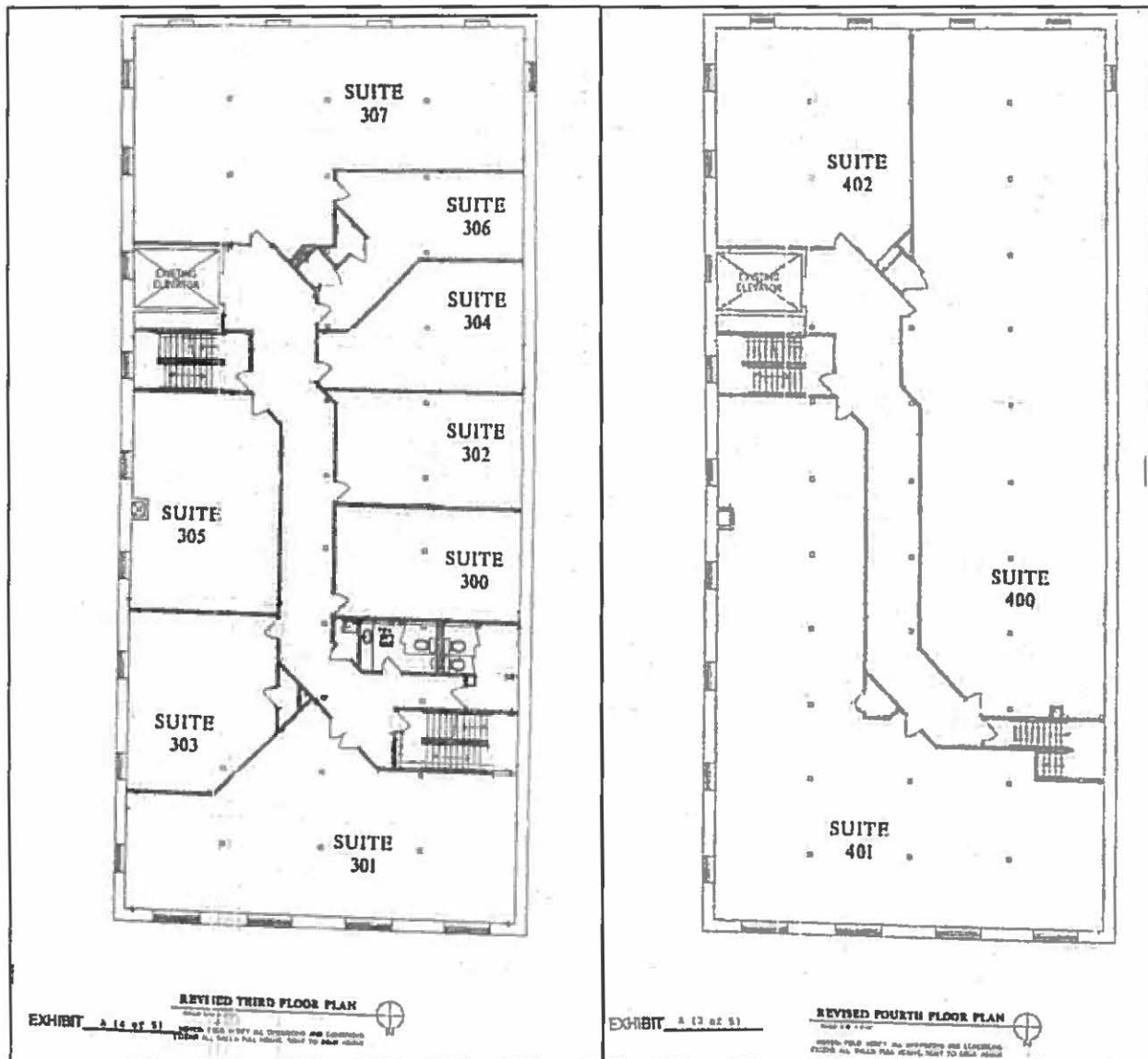
This level has six medium to large suites, and the same bathroom, hall, stairs and elevator features as the lower three floors.

### Third Floor:

This level has seven small to medium suites and the southeast part of the plan is the lower level of a two-story condominium. A metal spiral stairs links the two levels and there is a substantial light well.

## Fourth Floor:

This level has the simplest layout with two larger suites and the upper level of the condominium. Angled heavy timber columns or braces denote the location of the removed freight elevator located in the second bay from the west wall and the fourth one from the south wall. These braces supported the elevator penthouse.



Figures 4-5: as-built floor plans, third (left) and fourth (right) floors (Property Abstract, 2005)

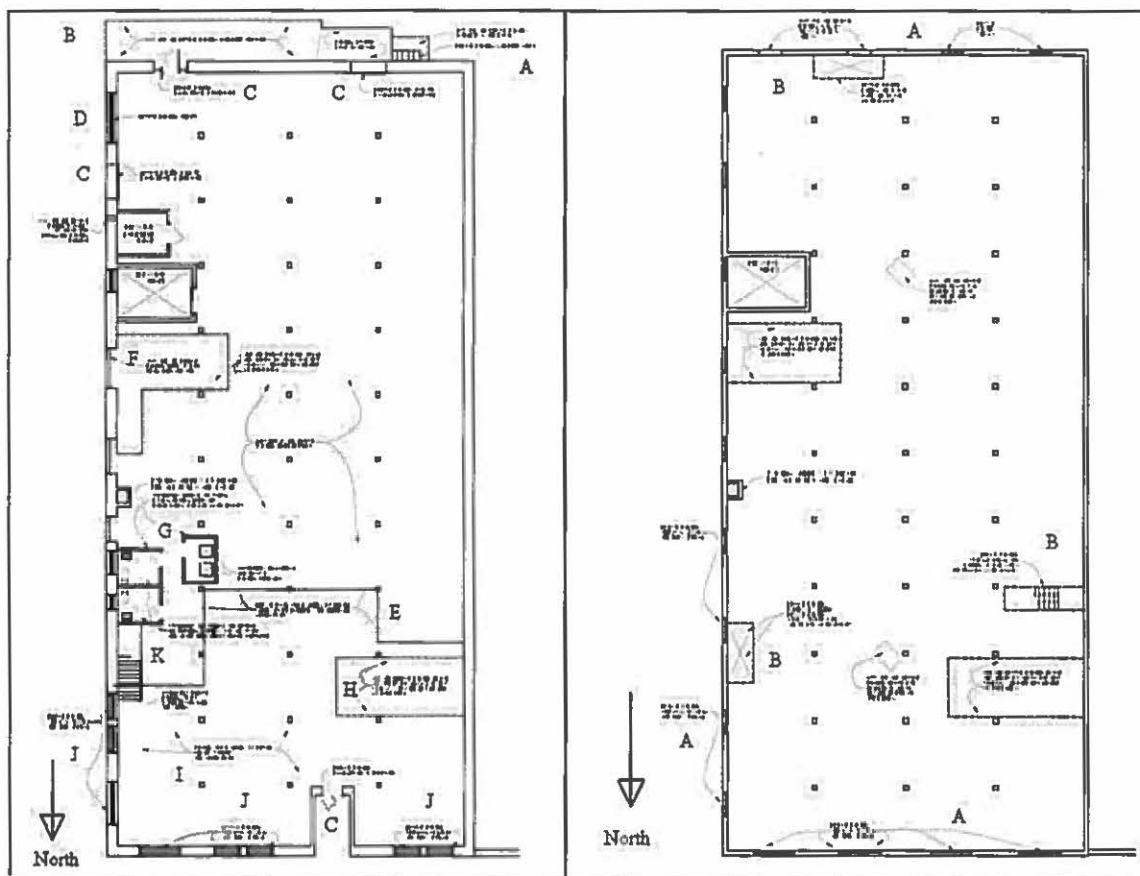
## Alterations:

The extensive building permit record that is associated with this building illustrate a continuous history of alteration within the building as well as on the east and south ground levels. The comprehensive work undertaken in 2005 eliminated all pre-existing stairwells, the freight elevator and any and all interior partition walls. On the first floor the southeast corner door and frame were replaced and the southwest exterior roll-up shipping door was replaced. The front door and frame were replaced and two new stairwells were cut through. The present bathrooms and of course the new partitions and halls also date to this period. There are notes relative to retaining a metal ceiling located in the northeast quadrant of the plan but this component is not extant today. What basically was left were the wood floors, interior structural system, the exposed joists including a whitewash coating in the southwest quadrant of the first floor and the ground level front office windows and



frames. The columns were not cleaned although some tenants did paint the column capitals differentially and apply a wash to some columns and beams. The basement was left pretty much unchanged with regard to partition walls along the east wall. All windows apart from the office windows were replaced and openings were enlarged on south wall of the upper two floors.

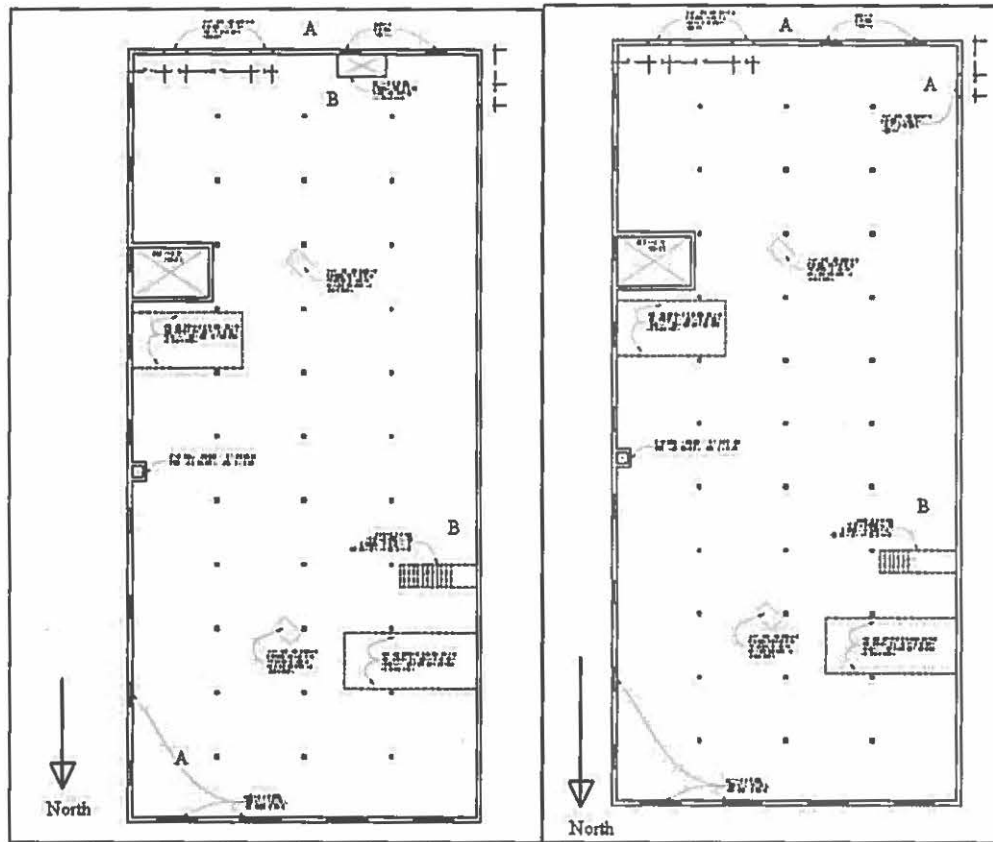
The original freight elevator is not referenced by the 2005 plans and must have been removed prior to the transformation of the building for retail use in 1948 when the first elevator reference is made.



Figures 6-7: 2005 as built (first floor left, second right)

The 2005 as built basement plan showed no changes or existing partition walls. No major changes were observed apart from presumed mechanical updates. The 2005 first floor changes were (A) removal of southwest exterior stairs; (B) removal of southeast corner sidewalk; (C) replacement of door and door frames at four locations; (D) window removal; (E) line of existing metal ceiling (north from this line) see I; (F) cutting in new east side stairway; (G) completely remove furnaces, enclosure and bathrooms; (H) construct new west stairway; (I) retain metal ceiling (apparently not done or removed later); (J) replace facade office windows (not done) and (K) remove northeast corner stairs. The stair construction and removals necessarily carried up through the entire plan save for a rear stair set that started on the second floor.

The 2005 second floor changes were (A) window replacement and (B) stairway removal and infill (three points).



Figures 8-9: 2005 as built (third floor left, fourth right)

The 2005 third floor changes were (A) window replacement and (B) stairway removal and infill (three points). Fourth floor 2005 changes are coded in the same manner, with the cutting of a new window at the south end of the west wall.

Add.	Date	Owner	Contractor	Description	Comment
227	10-20-32	John F. Kelly Co.	H. Vogel Roofing	Roof, \$300	
229	1-17-38	Union Savings Bank		12 foot high partitions and plaster, \$600	
227	2-24-38	Western Grocery	Kennedy Insulation	Install cold storage, partitions and insulate, 90 feet by 14 feet by 10 feet	
227	12-18-39	Same	Roy Larsen	70 feet by 15 feet roof display sign	
227	10-9-40	Union Receiver	Walter Johnson	Cut new east wall door to enter who. from street, with arch in place of ??? to fill in with wood over door	
227	2-20-43	Western Grocery	Brookfield Pest Control	Fumigate 3rd-4th floors with gas	
225	9-27-43	1st Trust & Savings	Vogel Roofing	Reroof 58 squares, \$420	
227	2-1-45	H. Tenenbom	Roy Hanson	Remove stairs bet.	

Add.	Date	Owner	Contractor	Description	Comment
				1st and 2nd in front of who. replace at rear of building	
227	1-11-46	Abe Tenenbom	Larson Co.	Repairs east fire escape, rebuild bottom so as to not be again damaged by trucks, \$200	
227	12-28-48	H. Tenenbom	A. J. Evans Co.	\$12,000-remodel who. for retail first floor, drop ceiling 61 feet by 102 feet area, suspended ceiling with joists, sheet rock and nuwood, 61 feet partition across rear and around elevator shaft, metal lath and plaster both sides no opening store to elevator, partition for new toilet	
227	1-12-49	H. Tenenbom	Layson Co.	250 gallon oil steam boiler and tank	
227	2-14-49	Robert Hall Clothing	Roy Hanson	Neon sign	
227	4-4-49	A. & M. Tenenbom	Philips Roofing	Storage house roof, 87.5 squares, \$975	
225	8-9-50	Tenenbom Inc.	Deanery Const.	Repair loading dock decking, \$175	
229	2-5-53	H. Tenenbom		Sheet rock second floor for paint spray room, 8 feet by 10 feet, \$125	
225	5-25-53	H. Tenenbom	Sorento Peters Co	2nd floor toilet partition, not to ceiling	gone
225	1-2-57	Ryman Furniture	Boy Hansen Co	Neon sign	
225	2-1-57	Same	Same	Plastic ilum. sign	
227	2-6-59	L. Pessa, A. Kinter	Herrington Roofing	Remove old asphalt roof, 80 squares, \$1,800	
225	4-2-59	Mark Elliott Realty	Same	10' stud partition rear first floor adj. to elevator, \$30	
225	4-17-59	Robinson Wholesale	Same	5 painted signs flat, 2 east, 3 north	

Add.	Date	Owner	Contractor	Description	Comment
225	1-3-60	Alex Cantor	Fred Peterson Co.	Close inside of basement elevator opening, \$500	
225	8-28-63	Lou Siegel Furn.	Park Advertising	Double-faced sign	
225	2-29-64	Same	Henry Erps	First, second floor stair enclosures, \$450	
225	11-24-64	Same	Freeman Htg.	Gas air conditioning	
225	10-12-65	Same	Same	Replace controls after flooding	
225	6-27-67	Same	Rogers Door Co.	6 feet by 8.6 feet overhead steel door, \$160	
225	6-27-67	Same	Ryan & Asso.	Gas-hot water	
225	10-2-67	Same	B&N Gen. Cont.	Repair cellar floor, \$200	
225	3-22-68	Same	Park Advertising	Plastic illum. sign	
225	12-5-68	Same	People's Heating	Gas heat, \$400	
225	6-17-69	Same	Same	Air conditioning, \$3,000	
225	11-18-69	Same	Same	Gas heating	
228?	4-28-71	Same		Replace heating, air conditioning	
225	10-9-71	Same	Bert Lafferty	Close and tuck point exterior, \$10,300	
225	1-27-72	Same	Blitz Impvt. Co.	Minor roof repairs	
225	1-25-75	Same	Advance Sign	Electric sign	
225	10-30-75	Same	R. L. Felt Co.	Elevator pit to foundation edge	
225	12-2-75	Same	Same	Concrete block elevator enclosure, pit, four floors 14 feet by 12 feet by 56 feet, \$15,700	
225	8-13-76	Same	Peoples Htg.	New air conditioning install	
227	6-17-80	??? Industries	Advance Sign	2 40 feet by 9 inch signs	

#### Integrity Analysis:

The building overall retains a good degree of historical integrity. The two key focal points or concerns are the differential fourth story exterior tuckpointing and the overall loss of all interior historical features. The first is mitigated by the probability that the visual impact of the tuckpointing can be mitigated by repointing, the latter point is mitigated by the retention of interior floors, open ceilings and structural components. The building otherwise retains a sufficient level of physical integrity and meets the seven measures of same sufficiently to be eligible for individual nomination to the National Register of Historic Places.



The location measure is met given that the building has not been moved and occupies its historical parcel.

The integrity of setting is well met by the survival of the commercial streetscape that largely consists of warehouses and automotive related buildings, the proximity of the Mississippi River and the Government rail/vehicular bridge and Lock and Dam #15. The latter features interpret the vulnerability to flooding, the role of this part of the downtown as an emerging point of entry to the city proper and the related commercial evolution of this part of the downtown to take advantage of that locational advantage.

The integrity of materials is met by virtue of the preservation of the core structure (raised concrete foundation, brick curtain walls, ornamental stone, main entry), cladding materials (brick, stone) and interior structural system and wood floors.

Integrity of workmanship is particularly well expressed in the foundation and brickwork and the structural system. Vitrified brick is difficult to work with, being resistant to mortar and frightful to cut. The cast iron column caps used inside had to be fitted by trimming the columns and this work is readily visible.

Integrity of feeling is particularly strong given that a considerably altered building interior retains its ability to present its original appearance. Inside the high ceilings, entrance and open vestibule, reflect the majesty of the original grocery display room.

Finally integrity of association is strongly retained. Any person directly associated historically with this building would have no difficulty finding and recognizing it.

#### Future Building Plans:

The building will be redeveloped for retail and residential use but without a condominium ownership structure. The rehabilitation plans envision the addition of windows on the West elevation starting 38' back on from the facade. The interior hall layout will be retained, with minor wall changes going on inside the existing units. Ceiling heights will remain open except for perhaps the bedrooms on floors 2 and 3. The bedroom ceilings need to be sheet rocked for noise reduction. The bathrooms will have dropped ceilings. All others will be open.

### Historical Significance Evaluation:

The John F. Kelly Company Wholesale Groceries Building is individually eligible for listing in the National Register of Historic Places. Its significance, on the local level, is based upon its commercial historical associations (Criterion A), with a period of significance of 1910-1948. The period of significance is based upon its role as a grocery warehouse, dating from its original construction. Significant dates are 1910, the year of construction, and 1948 when it was converted to retail use.

This building appears to be an early component of what would become a very substantial presence of wholesale food warehouses in this part of the city. This commercial niche is representative of the commercial and industrial diversification that was forced upon the city following the demise of river-based lumber and wood fabrication, ca. 1905-10. A number of later examples of grocery and food processing warehouses and firms are found in the nearby Crescent Warehouse Historic District that is just a few blocks to the north ([https://en.wikipedia.org/wiki/Crescent\\_Warehouse\\_Historic\\_District](https://en.wikipedia.org/wiki/Crescent_Warehouse_Historic_District)).

A Criterion C argument is not offered at this time despite the fact that this building is a large and prominently located warehouse building and one that is constructed using a fairly uncommon brick type. While the building retains its historic storefront and its interior support system and sense of scale, the loss of stairs, freight elevator and all historic interior offices or other rooms reduces its ability to reflect its design as it relates to wholesale grocery sales and storage. Nothing distinctive is otherwise found regarding its design.

This property was documented and evaluated by historical consultant Alexa McDowell (AKAY Consulting) in 2004 and was recommended as being so eligible under the same historical justification (without specific reference to the warehousing role or establishing a period of significance).

### Bucktown Neighborhood Context:

This part of town was known as "Bucktown" a wilding place where all desires that were prohibited elsewhere, were to be fulfilled. The district encompassed six blocks located between Front to East Third, and Perry to the Arsenal Bridge. The 1892 Sanborn Map identifies eleven saloons in operation along the two-block length of East Second Street as of that time. This corner location was fully involved in the liquor and related trade. The lot was divided into two halves in 1842 but was in unified ownership as part of the William G. Jones estate when its owner died in 1884. Sanborn maps show a residence and a saloon on the lot. The property abstract first documents a pre-existing link to the liquor trade in 1903 when James A. "Brick" Munro (1862-1940) obtained an eight year plus lease that included his payment of the annual Mulct Tax. Munro was known as the "King of Bucktown" and operated "Brick's Pavilion and Summer Garden" aka "Brick's Dime-a-dance Saloon." Munro was an entrepreneur, providing rubber-wheeled carriage service to all arriving boats and trains and the joint inventor of a successful pressure pump that produced compressed air. He was also a walking contradiction, both his own bouncer and one who prohibited prostitutes from his operation. He was also generous to a fault and gave away a personal fortune to those in need and worthy local causes. He first hired Al Jolson as a singing waiter. His first court test dated to late 1903 and by 1908 Munro was partnered with Bernhard D. Connelly when the pair was hauled to county district court and an injunction was issued against their livelihood of choice. The good times finally ended in 1909 for Munro and for Bucktown with statewide prohibition in 1916 (*History of Davenport and Scott County*, 1910, p. 735; *Davenport Daily Leader*, November 11, 25, 1903; Turner, pp. 90-92; *Quad City Times*, January 24, 2006; <https://www.facebook.com/Donna.Lee.Bucktownsaga>; <https://bucktownmadame.blogspot.com>).

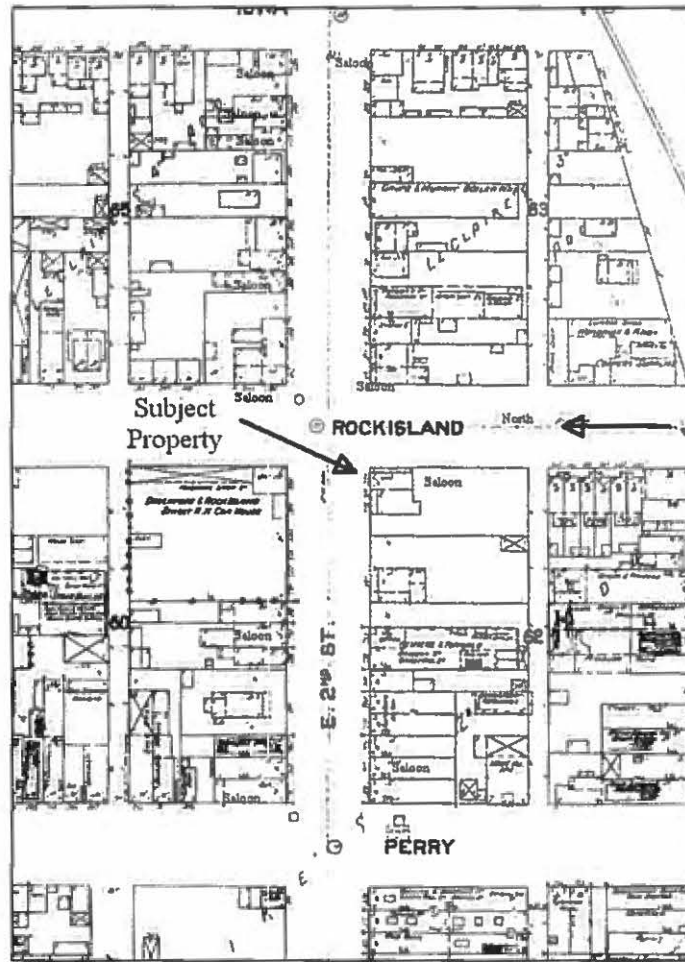


Figure 10: 1892 Sanborn Map annotated with saloon locations



Figure 11: Detail Davenport, Iowa 1888 bird's eye view, Bucktown area showing bridge and future building site (<https://www.loc.gov/item/75693231>)

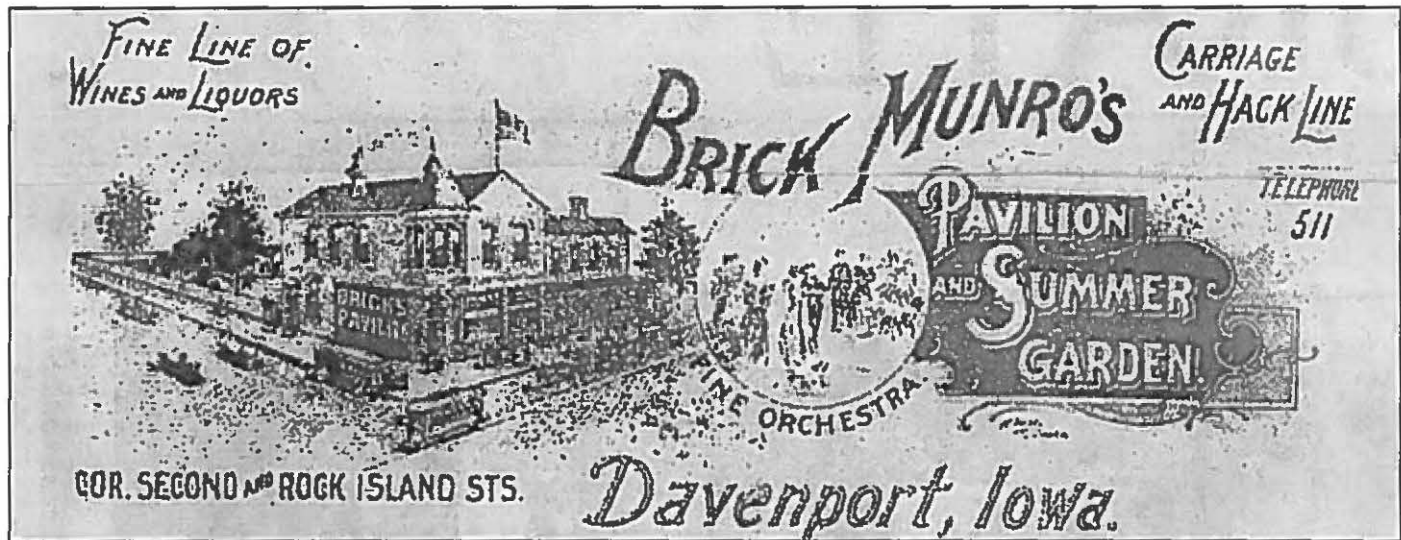


Figure 12: Brick's pavilion (<https://www.facebook.com/Donna.Lee.Bucktownsaga>)

#### The John F. Kelly Company, Wholesale Grocers:

Walter Kelly (1814-1893) was an Irish emigrant who came to America in 1835, reaching Davenport six years later. In 1852 a series of business partnerships began. In 1884 son John F. Kelly (1846-1925) purchased his father's interest (Walter Kelly and Son) and the namesake company was organized as a wholesale grocery, being located at 102 Front Street, immediately south of the subject property location. Kelly partnered with his brother William F. Kelly. John Kelly retired in 1904. By the time the subject building was erected brother William was president (listed as such through 1934), while John's sons Richard (vice president) and Arthur (secretary) filled the other top managerial positions. (*Biographical History and Portrait Gallery of Scott County, Iowa*, pp. 90-92; *Davenport Times*, February 14, 1925).

#### Building Construction:

The development that spurred a transformation of the diminished Bucktown was the laying of a railroad spur across the east end of Block 65 in early 1909. A Mrs. Beauchnite was holding out for a \$500 payment for a key easement for the right-of-way. C. H. Klinze was ready to build a warehouse on the same side of East Second on the same block, but the rail access was a deal-maker. The *Times* noted "the new warehouse will be another valuable addition to the line of warehouse buildings being erected on East Second." The subject property abstract noted the contribution of the south ten feet of the lot for the rail line effective January 18, 1909 (*Davenport Times*, March 25, 1909; Property abstract).

After Munro's routing the lot had passed to the Rock Island Brewing Corporation on June 29, 1909 and banker Frederick H. Bartemeyer (1846-1928) became its owner on September 30, 1909. The John F. Kelly Company was awarded a 25-year lease of the planned building on December 1, 1909 at an annual cost of \$5,400. It had the option to purchase lot and building for \$40,000 after December 1, 1914. Thus the new building was constructed on leased land. The corporate link was through Bartemeyer who served as company treasurer as of 1910. The first public announcement relative to the planned warehouse dated to December 2 when the newspaper article caption stated "A. A. Arnould to Build Warehouse." Arnould was a noted local contractor but it is curious that the Kelly Company was buried in the lead. Previous announcements doubtless appeared as this was the contract awarding notice. Work on a five-story building was to begin immediately despite the season and it was noted that the building exterior would be veneered using vitrified brick. The building would contain all modern improvements including steam heat and it was added that "arrangements have been made whereby the warehouse will have direct railroad connections." Regarding the interior layout, the same source continued "On the ground floor will be located the general office, a private office, showrooms



for samples and a shipping department. The upper floors will be used for store room purposes"(Davenport *Democrat and Leader*, December 2, 1909).



Figure 13: Postcard view looking southwest, ca.1910  
(Collection of Doug Smith, *A Brief History of Bucktown*)

No further mention is then found until February 2, 1910 when contractor Harry W. Phillips took out the actual building permit for the building with an estimated construction cost of \$24,000. The *Improvement Bulletin*, issued a week later, corroborated the change in contractors and the total cost. Apparently the building had been scaled down by a story (unless the initial report counted the elevated basement as a story). Phillips (1866-?) had served as an alderman and city mayor previously and his arc had collided with James Munro in the battle of the saloons when Phillips shut down all city saloons at midnight, and then permanently refusing to re-license those caught in violation. He was promptly defeated for re-election and his gains were lost but there is irony in the fact that he would be the contractor who would replace Munro's symbolic dance hall on the subject site. Phillips was a prominent city leader, serving as alderman, 1900-02, mayor 1903-05 and as Commissioner of Public Works, 1918-30 (<http://www.davenportlibrary.com/genealogy-and-history/local-history-info/history-faq/davenport-mayors>: *Annual Reports of the City Officers of The City of Davenport For The Year Ending March Thirty First Nineteen Hundred Nineteen*; *Davenport Times*, February 18, 1910; *The Improvement Bulletin*, Volume 40, February 12, 1910, p. 26; *Oxford Mirror*, December 29, 1904; 1920 Census; 1930 Federal Census; *Davenport Daily Leader*, August 15, 1900; <http://www.celticcousins.net/scott/1924homeedition.htm>).

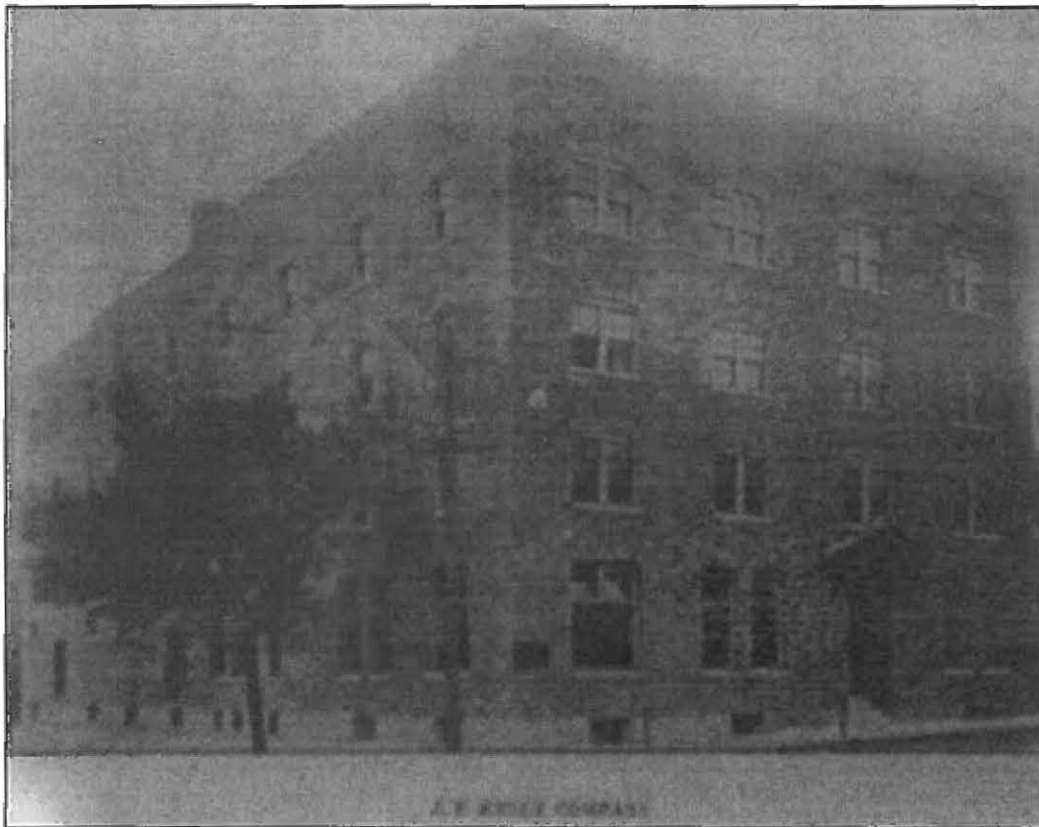


Figure 14: The completed building, looking southwest  
(Davenport *Daily Times*, October 3, December 30, 1910)

The 1910 construction season in Davenport was notable for its scale, its early start, and its early conclusion. In February Mayor George W. Scott predicted that "Many contractors will doubtless start work as soon as the weather becomes moderated to a sufficient degree." By that time permits valued at over \$400,000 were already on record and this amount included the subject building which was specifically referenced by local newspapers. The month of March was the warmest recorded so work started well ahead of the usual April beginning point. By mid-year the permit total was \$1,106,000. The 1909 total at that same point was just \$247,000. Building halted abruptly in late November (Davenport *Democrat and Leader*, February 21, 25, April 2, May 1, 11, 17, July 1, November 22, 1910).

At this point no additional building progress reports have been found although as noted the new building was placed in service in time to be included in the 1910 city directory. An early October progress edition in the *Times* made up for this deficiency of detail by virtue of publishing a photo of the finished building (Figure 14), along with this descriptive account:

#### **J. F. Kelly Company Warehouse**

Among the handsome new warehouse buildings of Davenport erected this year, is the four-story structure of the J. F. Kelly company on the southwest corner of Second and Rock Island streets. It has 64 feet frontage on Second Street and extends back 138 feet, or practically to the alley, where there is a sidetrack, providing excellent shipping facilities. The general appearance of the building is pleasing, as it is constructed of dark bricks.

The four floors and basement give ample space for the business of the company. The front part of the first floor is used for office purposes. There is a spacious general office, as well as a private office, a fire-proof vault, and toilet rooms. The shipping room is directly back of the general offices. These are all located on the east side of the main entrance on Second Street. On

The same photo appeared in an end of year progress summary. The October 3 date indicates that the building was finished and occupied prior to that date. Phillips and architect Spink are further documented at the end of this section (Davenport *Times*, October 3, 1910).

Figure 15: (Davenport *Democrat and Leader*, March 17, 1949)

20

Robert Hall Clothes Inc. came next. Hailed as one of the nation's fastest growing retail clothing chains, this firm sold clothing only with no accessories and chose lower rent locations more distant from the emerging malls and other competitors. It produced all of its men's clothing and much of its women's clothing. The low rent angle included a distain for fancy display windows which explains why the storefront in this building could meet its needs without alteration. N. H. Rosenthal was the first manager as of the late March 1949 grand opening. He was succeeded by T. Hank Moore in mid-July of that year. The firm remained into 1955 (Davenport *Democrat and Leader*, February 11, March 17, 22, July 14, 1949).

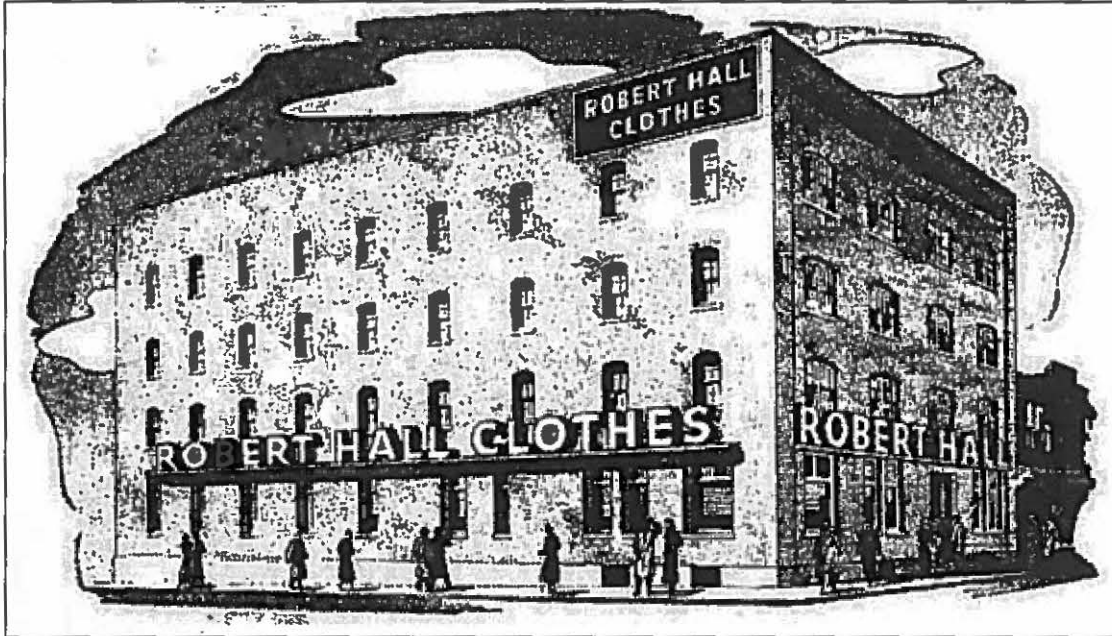


Figure 16: The building remodeled for retail use, looking southwest  
(Davenport *Democrat and Leader*, March 17, 1949)

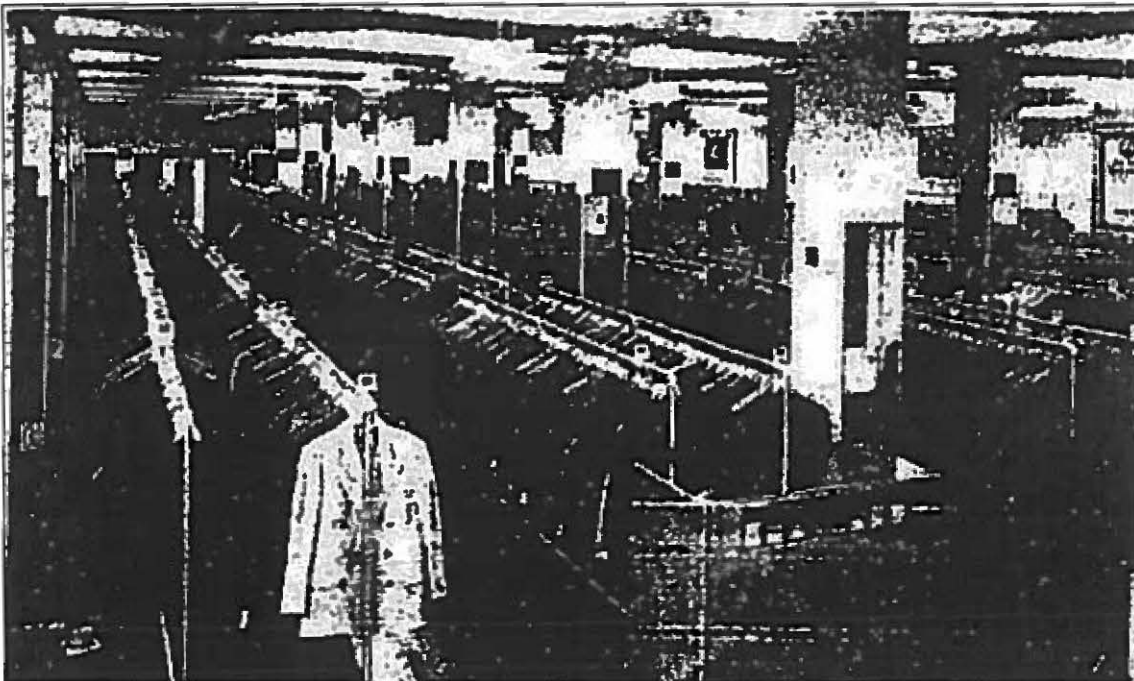


Figure 17: Interior Robert Hall Clothes Inc. grand opening, first floor  
(Davenport *Democrat and Leader*, March 22, 1949)





Figure 18: Western Grocers/Jack Sprat Foods, ca.1945, looking west on East 2nd Street  
(Davenport Public Library, Photo 000487)



Figure 19: 1993 view looking north from over the Mississippi River, subject building visible at the upper left  
([qctimes.com/weather/historic-q-c-flood-photos/collection\\_832f074-abbb-57fc-b65e-0f01f0856690.html#12](http://qctimes.com/weather/historic-q-c-flood-photos/collection_832f074-abbb-57fc-b65e-0f01f0856690.html#12))

#### Architect and Builder:

Charles Raymond Spink, architect:

Charles Raymond Spink (1869-1952) was yet another Iowa architect who early gravitated to California where he would spend the majority of his working career. His designs evolved rapidly from the Classical

Revival standard to the Modern. He graduated from the University of Illinois in 1901 and almost immediately found a Chicago position with the architects Raeder and Coffman. His tenure there was brief and an early 1902 report had him relocating to Marshalltown to take over the business of architect Frank Cucker, but that didn't last long either. By mid-1902 he was working independently in Davenport and secured the contract for the Union Electric Telephone and Telegraph Building located at 1602 Harrison Street (National Register of Historic Places, 1983). That building has a brick foundation but its raised foundation echoes the concrete foundation of the subject building. (The Improvement Bulletin, Vo. 25, May 3, 1902, p. 13).



Figure 20: Union Electric Telephone and Telegraph Building, 1602 Harrison Street, Davenport, looking northwest (Google Earth, 2016)

Five years.

### CONTRACT LET FOR NEW EXCHANGE BUILDING

Will be Erected by Phillips and Vol-  
quardsen.

Yesterday at the office of Architect Splak in the McManus building the contract was let for the erection of the Davenport exchange building of the Union Electric and Telegraph company. The bidding was very close, but the contract went to the firm of Phillips & Volquardsen, whose figures were in the neighborhood of \$12,500. The building will be erected on the northwest corner of Sixth and Harrison streets, and will be two stories and basement in height. The frontage on Harrison street will be 55 feet and the depth 12 feet.

The building will be on the Corinthian order with four massive pillars of that design on the front. The material used will be St. Louis pressed brick, gray in color. On the basement floor will be installed the heating apparatus and the storage rooms. On the first floor will be the apparatus room, the public room, the general manager's office, for the Davenport exchange is to be the headquarters for the business in the tri-city, and the general manager's private office.

The operating room will be on the second floor, as will be the office rooms and the waiting room. The building will be equipped with electric lights and gas and will be heated by steam. A push button system will connect the manager's office with every other room in the building. Work on the building is to begin at once.

Figure 21: Contract let for the Union Electric Telephone and Telegraph Building (Davenport Daily Republican, August 6, 1902)

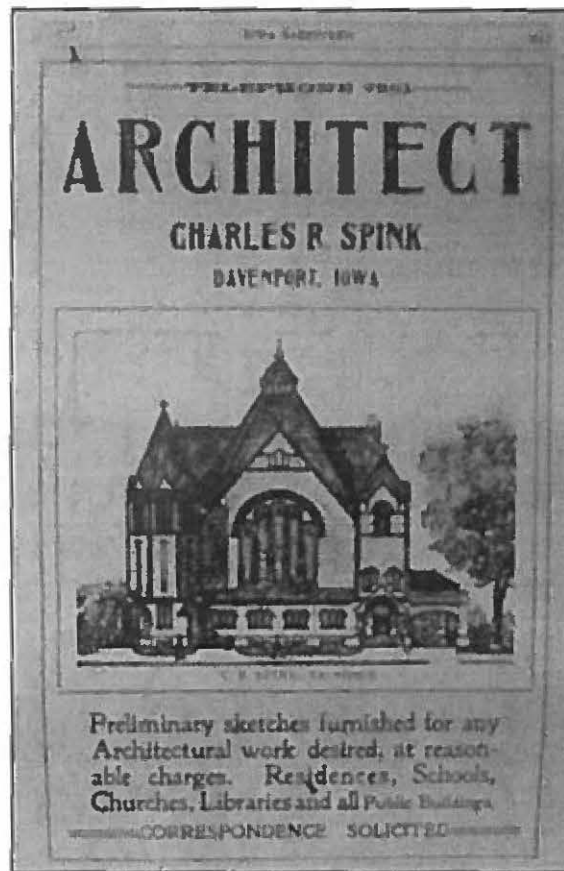


Figure 22: 1903 advertisement depicting a church plan (1903 Iowa State Gazeteer)<sup>1</sup>



Figure 23: Advertisement 1903 (Davenport *Daily Republican*, March 15, 1903)

The next known commission was the Bettendorf Washington School, 533 16th Street. An \$8,500 design by Spink in 1909, it too featured a raised brick foundation. This National Register listed building (listed May 23, 1984) is non-extant ([https://en.wikipedia.org/wiki/Bettendorf-Washington\\_School](https://en.wikipedia.org/wiki/Bettendorf-Washington_School)).

He designed a boat house in 1908 for the Davenport Boat Club and his design for the subject building is the only other specific design work yet found (Architects Files, Iowa Historic Preservation Office).

Spink was living in Hollywood by 1917 where he designed several downtown commercial buildings none of which appear to have survived. In 1926 he patented a truss (*American Architect and Architecture*, Vol. 3, January 17, 1917; [freepatentsonline.com/1744342.pdf](http://freepatentsonline.com/1744342.pdf)).

<sup>1</sup> This is certainly a church design that was described in his BS thesis project for the University of Illinois ([babel.hathitrust.org/cgi/pt?id=uiuo.ark:/13960/t8kd41x6b;view=1up;seq=3](http://babel.hathitrust.org/cgi/pt?id=uiuo.ark:/13960/t8kd41x6b;view=1up;seq=3) (accessed November 14, 2016))



Figure 24: The Otto J. Kurz House, 1038 Nordica Drive, Mount Washington, California, 1937  
([https://www.flickr.com/photos/michael\\_locke/14286552749](https://www.flickr.com/photos/michael_locke/14286552749))

The Kurz House (Figure 24) is a tantalizing late career Art Deco example of the architect's work. A post by Michael Locke states that Spink "for a time was associated with one of the leading architects of San Francisco; he also designed the Bittendorf [sic] House in Davenport, Iowa, and important example of the California Mission style." No sources are offered for these statements and the Bettendorf House, 1821 Sunset Drive in Bettendorf, Iowa (1914-15) was designed by Arthur Ebeling ([https://www.flickr.com/photos/michael\\_locke/14286552749](https://www.flickr.com/photos/michael_locke/14286552749)).

Harry W. Phillips, Contractor:

Phillips (1866-1940+) appears in the 1910 federal census in Davenport without a listed profession, this being the selfsame year he built the Kelly building. He was in court that year seeking \$1,621 from the LeClaire King Company presumably a completed commission (310 E. 4th Street) (*Davenport Democrat and Leader*, March 25, 1910).



Figure 25: 211 E. Rusholme Street (Google Earth, 2016)



Other 1910 projects included a two-story brick factory building for the Deluxe Textile Company in Rockingham, valued at \$7,500; a two-story residence for G. Cardinal at 211 E. Rusholme Street, valued at \$3,300 and the remodeling of an ice house (\$3,000) (Davenport *Daily Times*, December 30, 1910)

Phillips was still working and earning a good income as an insurance broker at age 74 in Davenport as of the 1940 census.

#### Bibliography:

Special thanks are extended to Karen O'Connor, Jessica Mirasol, Special Collections, Davenport Public Library; and Alexa McDowell, AKAY Consulting who first documented the subject property, and Marion Meginnis for research and participation in the building walk-through.

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Davenport City Directories

Davenport Building Permits (Special Collections, Davenport Public Library)

Downer, Harry. History of Davenport and Scott County, Iowa. Chicago: Clarke Publishing Company, 1910

History of Scott County, Iowa. Chicago: Interstate Publishing Company, 1882

Iowa Geographic Map Server, 2016

McDowell, Alexa. "Iowa Site Inventory Form, J. F. Kelly Company Warehouse, 225 E. 2<sup>nd</sup> Street, #82-05320"

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Putnam Museum of History and Natural Science Photo Collection

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Sanborn Maps, Davenport, Iowa

Shank, Wesley I. Iowa's Historic Architects: A Biographical Dictionary. Iowa City: University of Iowa Press, 1999

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Find a Grave: [secure.findagrave.com/cgi-bin/fg.cgi://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=106817017](http://secure.findagrave.com/cgi-bin/fg.cgi://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=106817017) (accessed November 14, 2016)

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Library of Congress: *Davenport, Iowa 1888 bird's eye view* by Henry Wellege, Milwaukee: American Publishing Company, 1888 (<https://www.loc.gov/item/75693231>) (accessed April 25, 2016)

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Wikipedia: [https://en.wikipedia.org/wiki/Union\\_Electric\\_Telephone\\_%26\\_Telegraph](https://en.wikipedia.org/wiki/Union_Electric_Telephone_%26_Telegraph) (accessed November 14, 2016)

Wikipedia: [https://en.wikipedia.org/wiki/Crescent\\_Warehouse\\_Historic\\_District](https://en.wikipedia.org/wiki/Crescent_Warehouse_Historic_District) (accessed November 14, 2016)

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Flicker: [https://www.flickr.com/photos/michael\\_locke/14286552749](https://www.flickr.com/photos/michael_locke/14286552749) (accessed November 14, 2016)

Celtic Cousins; <http://www.celticcousins.net/scott/1924homeedition.htm> (accessed November 14, 2016)

Maps:



Figure 26: Scott County Assessor's Map showing parcel (2016-annotated)



Figure 27: Building location within Davenport context (Google Earth, 2016, annotated)

City of Davenport

Agenda Group: Community Development  
Department: Community Planning & Economic Development  
Contact Info: Bruce Berger, Development, 563-326-7769  
Wards: 3

**Action / Date**  
**CD10/4/2017**

**Subject:**

Resolution setting a public hearing to convey easement rights to Mid-American to two new houses in the Riverview on 6<sup>th</sup> area.

**Recommendation:**

Set the Public Hearing.

**Relationship to Goals:**

Revitalized Neighborhoods and Corridors.

**Background:**

In constructing two new houses on the north side of East 6<sup>th</sup> Street as part of the Riverview on 6<sup>th</sup> redevelopment, Mid-American has asked for an easement to serve the two properties. Attached is Exhibit A that shows the proposed overhead and underground electric easement. The transfer of this property will provide Mid-American with access to construct, maintain, replace or remove electric supply line(s), underground conduit, wire and cables for the transmission and distribution of electric energy and for communication and electrical controls, including other necessary poles, wires, guys, guy stubs, anchors, and any other reasonably necessary equipment.

State code requires that a public hearing be held on the proposed easement, after which granting an easement can be considered. If this Resolution is approved, the Public Hearing will be set for Wednesday, October 18 at 5:30pm in Council Chambers.

**ATTACHMENTS:**

Type	Description
▣ Cover Memo	EXHIBIT A
▣ Cover Memo	RESOLUTION FOR PH UH 7th St Easement

**REVIEWERS:**

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	9/27/2017 - 1:15 PM
Community Development Committee	Berger, Bruce	Approved	9/27/2017 - 1:15 PM
City Clerk	Admin, Default	Approved	9/27/2017 - 4:15 PM



# EXHIBIT "A"

Legend:



- Easement Area

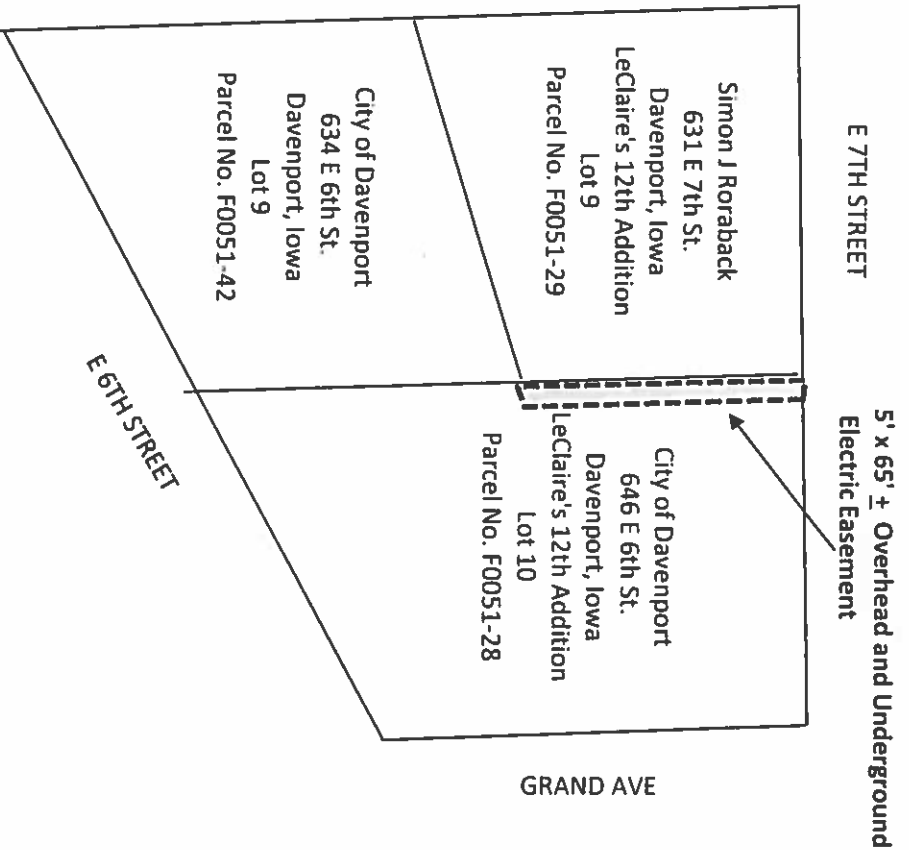
## DESCRIPTION OF PROPERTY

### CONTAINING EASEMENT AREA:

Lot 10 in Block 146 of LeClaire's  
12th Addition to the City of  
Davenport, Scott County, Iowa.  
(Parcel No. F0051-28)

### EASEMENT DESCRIPTION:

The North Sixty- Five (65) Feet of the West  
Five (5) feet, more or less, Lot 10 in Block 146  
of LeClaire's 12th Addition to the City of  
Davenport, Scott County, Iowa.



Customer: City of Davenport  
Address: 646 E 6th Street

ROW Agent: MN City: Davenport, Iowa

Scale: Not to Scale

DR # 2644322

Date: 9/15/2014

Folder #: 4544

SW 1/4, S25, T78, R3E, 5th PM



Job Desc: Overhead and Underground Electric Distribution Easement

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Meginnis

RESOLUTION setting a public hearing regarding the proposed easement of

The North Sixty-Five (65) Feet of the West Five (5) Feet, more or less, of Lot 10 in Block 146 of LeClaire's 12<sup>th</sup> Addition to the City of Davenport, Scott County, Iowa to Mid-American Energy Company

RESOLVED by the City Council of the City of Davenport.

WHEREAS, the City of Davenport is the legal owner of certain property legally described as:

Lot 10 in Block 146 of LeClaire's 12<sup>th</sup> Addition to the City of Davenport, Scott County, Iowa  
Parcel #F0051-28

WHEREAS, the City of Davenport wishes to convey the property to the Petitioner Mid-American Energy Company; and

WHEREAS, the transfer of this property is mutually beneficial to the City and the Petitioner; and

WHEREAS, transfer of this property will provide Mid-American with access to construct, maintain, replace or remove electric supply line(s), underground conduit, wire and cables for the transmission and distribution of electric energy and for communication and electrical controls, including other necessary poles, wires, guys, guy stubs, anchors, including other reasonably necessary equipment.

WHEREAS, a public hearing on the matter is required by law;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that a public hearing shall be held on the proposed transfer of this real estate on Wednesday, the 18<sup>th</sup> of October, 2017, at 5:30 PM in the Council Chambers of City Hall and notice of said hearing shall be published in the manner prescribed by law.

Approved::

Attest:

\_\_\_\_\_  
Frank Klipsch, Mayor

\_\_\_\_\_  
Jackie E. Holecek  
Deputy City Clerk

City of Davenport

Agenda Group: Community Development  
Department: Community Planning & Economic Development  
Contact Info: Ryan Rusnak (563) 888-2022  
rrusnak@ci.davenport.ia.us  
Wards: All

**Action / Date**  
**CD10/4/2017**

**Subject:**

Resolution authorizing the Mayor to sign the Certified Local Government National Register Nomination Evaluation Form for the Davenport Bag and Paper Company building located at 301 East 2nd Street.

**Recommendation:**

The Historic Preservation Commission recommended that the Davenport Bag and Paper Company be listed on the National Register of Historic Places at its September 12, 2017 meeting.

**Relationship to Goals:**

Urban revitalization.

**Background:**

As a participant in the Certified Local Government Program, the Historic Preservation Commission is required to review and comment on proposed National Register nominations of properties within its jurisdiction. The State forwarded the nomination of the Davenport Bag and Paper Company located at 301 East 2nd Street to the National Register of Historic Places. This property was designated a Local Historic Landmark by the City Council in 2012.

The Certified Local Government National Register Nomination Evaluation Form contains a signature area for the Chief Elected Official.

**ATTACHMENTS:**

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	Historic Preservation Commission Letter - 9-13-2017
▣ Backup Material	CLG Review Form - Davenport Bag and Paper Company

**REVIEWERS:**

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	9/27/2017 - 1:04 PM
Community Development Committee	Berger, Bruce	Approved	9/27/2017 - 1:04 PM
City Clerk	Admin, Default	Approved	9/27/2017 - 1:08 PM

Resolution No. \_\_\_\_\_

Resolution offered by Kyle Gripp, Chairperson

RESOLVED by the City Council of the City of Davenport.

RESOLUTION authorizing the Mayor to sign the Certified Local Government National Register Nomination Evaluation Form for the Davenport Bag and Paper Company building located at 301 East 2nd Street. [ALL Wards]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Mayor is authorized to sign the Certified Local Government National Register Nomination Evaluation Form for the Davenport Bag and Paper Company building located at 301 East 2nd Street

and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution.

Approved:

Attest:

\_\_\_\_\_  
Frank Klipsch, Mayor

\_\_\_\_\_  
Jackie E. Holecek, City Clerk





**City of Davenport**  
**Historic Preservation Commission**

Community Planning & Economic Development Department  
226 West 4<sup>th</sup> Street  
Davenport, Iowa 52801

---

September 13, 2017

Honorable Mayor and City Council  
City Hall  
226 West 4<sup>th</sup> Street  
Davenport, Iowa 52801

At its regular meeting of September 12, 2017, the Historic Preservation recommended that the Davenport Bag and Paper Company be listed on the National Register of Historic Places pursuant to Criterion C (Architecture).

Respectfully submitted,

A handwritten signature in blue ink that reads "John L. Frueh". The signature is written in a cursive, flowing style.

John L. Frueh, Chairperson  
Historic Preservation Commission

# CERTIFIED LOCAL GOVERNMENT NATIONAL REGISTER NOMINATION EVALUATION REPORT FORM

As a participant in the Certified Local Government Program (CLG), the Historic Preservation Commission is required to review and comment on proposed National Register nominations of properties within its jurisdiction. The State is required to provide the CLG with a 60-day period for the review prior to a State Nominations Review Committee (SNRC) meeting. This form must be received by the State Historic Preservation Office (SHPO) five days in advance of the State Nomination Review Committee (SNRC) meeting.

(Please print clearly)

**Historic Property Name:** Davenport Bag and Paper Company

**Address:** 301 East 2nd Street

**Certified Local Government Name:** City of Davenport

**Date of public meeting for nomination review:** September 12, 2017 Historic Preservation Commission meeting.

**Applicable Criteria:** (Please Check the Appropriate Box)

☐ Criterion A (Historical Events)

☐ Criterion B (Important Person)

☒ Criterion C (Architecture)

☐ Criterion D (Archaeological)

**Please check the following box that is appropriate to the nomination** (Please print clearly).

☒ The Commission recommends that the property should be listed on the National Register of Historic Places.

☐ The Commission recommends that the property should not be listed in the National Register for the following reasons: \_\_\_\_\_

☐ The Commission chooses not to make a recommendation on this nomination for the following reasons: \_\_\_\_\_

☐ The Commission would like to make the following recommendations regarding the nomination: (use additional sheets if necessary) : \_\_\_\_\_

## Official Signatures Required Below

### Historic Review Board Chair or Representative

Print Name: John Frueh

Approved ☒ Not Approved ☐

Signature: \_\_\_\_\_

### Chief Elected Official

Print Name: Frank Klipsch

Approved ☒ Not Approved ☐

Signature: \_\_\_\_\_

### Professional Evaluation

Print Name: \_\_\_\_\_

Approved ☐ Not Approved ☐

Signature: \_\_\_\_\_

City of Davenport

Agenda Group: Community Development  
Department: Community Planning & Economic Development  
Contact Info: Rita Pribyl 563-326-6171  
Wards: 3rd Ward

**Action / Date**  
**COW10/4/2017**

**Subject:**

Resolution accepting State CDBG-DR Grant for the Naval Station Project [3rd Ward]

**Recommendation:**

Approve the resolution

**Relationship to Goals:**

Desirable Neighborhoods

**Background:**

At the August 27, 2014 meeting, Council approved submission to the State of Iowa for a CDBG DR grant on behalf of the Naval Station Project. The project did not receive the CDBG-DR grant during the 2014 funding cycle; however, the State solicited applications from previously unsuccessful applicants during the 2017 funding cycle and this project was selected.

In their April 25, 2017 letter, the Iowa Economic Development Authority notified the City of a Supplemental Community Development Block Grant (CDBG) of \$ 2,564,432 for this project and \$ 52,335 to the City for General Administration expenses.

Naval Station LLC will be the owner, with Quad Cities Redevelopment Resources LLC (QCRR) as the sole member of Naval Station LLC as developer. Paul Elgatian, Executive Director of QCRR, has identified Ales PC (Chris Ales) as project and property manager. The proposal is to rehabilitate the structure which was Buchanan School and later the Naval Training center located at 2104 W. 6<sup>th</sup> Street. Most recently the current owner used the site as storage for his antique auto parts business. The property will be renovated into 18 units of independent senior living.

Per the application, the estimated cost for the project is \$5.4 million, with the balance of funds coming from mortgage financing, Workforce Housing Tax Credits f/k/a Enterprise Zone, and Federal and State Historic Tax Credits. The owner also indicated they would apply for Urban Revitalization Tax Exemption Benefits. The project manager hopes to begin work on the project in the fall of 2017, with completion summer of 2018.

Approval of this resolution authorizes the Mayor or his designee to sign documents related to the project including this State amendment to the current CDBG-DR funds agreement 08-DRH-213, any additional State funding amendments for this specific project, a Development Agreement and any associated documents between the City and QCRR. Signing the amendment to the State agreement and project agreements with QCRR is contingent upon successful completion by QCRR of other program requirements and submission of required documents.

**ATTACHMENTS:**

Type

Description

▣ Backup Material

RESOLUTION accepting State CDBG-DR Grant  
for the Naval Station Project

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Pribyl, Rita	Approved	9/27/2017 - 10:11 AM



Resolution No. \_\_\_\_\_

Resolution offered by Alderman

RESOLVED by the City Council of the City of Davenport.

RESOLUTION accepting State CDBG-DR Grant for the Naval Station Project.

WHEREAS, Naval Station LLC, has an option to purchase the property at 2401 W. 6<sup>th</sup> Street, known as Old Buchanan School a/k/a the Naval Station , and has plans to convert the structure into eighteen independent senior apartments which includes four 1- bedroom and fourteen 2- bedroom units; and

WHEREAS, the Iowa Department of Economic Development awarded a Community Development Block Grant (CDBG) from the Housing Disaster Recover Fund to the City for the rehabilitation of this building; and

WHEREAS, the Developer's intention is to have 11 units affordable and 7 available at market rate rents for Seniors; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, that the City Council does hereby accept the CDBG-DR funding from the State for the Naval Station Project amend the current CDBG-DR fund agreement with the State # 08-DRH-213, and authorize the Mayor or his designee to execute the necessary documents.

Approved:

Attest:

\_\_\_\_\_  
Frank Klipsch, Mayor

\_\_\_\_\_  
Jackie E. Holecek, City Clerk

City of Davenport

Agenda Group: Public Safety  
Department: Public Works - Engineering  
Contact Info: Gary Statz (563) 326-7754  
Wards: 5 & 6

**Action / Date**  
**PS10/4/2017**

**Subject:**

First Consideration: Ordinance amending Schedule I of Chapter 10.96 entitled "Snow Routes" by adding and deleting various streets. [Wards 5 & 6]

**Recommendation:**

Adopt the ordinance.

**Relationship to Goals:**

Upgraded City Infrastructure & Public Facilities

**Background:**

Traffic Engineering recommends amending Schedule 1 of Chapter 10.96 Ordinance entitled "Snow Routes" by amending the following streets as a snow route by;

- adding Belle Ave from Locust St to Elm St;
- adding Forest Grove Dr from Utica Ridge Rd to the eastern city limits;
- and removing Forest Grove Rd from Utica Ridge Rd to Somerset Rd.

**ATTACHMENTS:**

Type	Description
▣ Ordinance	PS_ORD_2017 Snow Routes_pg 2

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/27/2017 - 11:38 AM
Public Works Committee	Lechvar, Gina	Approved	9/27/2017 - 4:07 PM
City Clerk	Admin, Default	Approved	9/27/2017 - 4:58 PM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SECTIONS OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE I SNOW ROUTES THERETO BY ADDING AND DELETING VARIOUS STREETS.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. That Schedule I Snow Routes of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by adding the following:

Belle Avenue from Locust Street to Elm Street.  
Forest Grove Drive from Utica Ridge Road to the east city limits.

And by deleting the following:

Forest Grove Road from Utica Ridge Road to Somerset Road.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration \_\_\_\_\_

Second Consideration \_\_\_\_\_

Approved \_\_\_\_\_

\_\_\_\_\_  
Frank Klipsch  
Mayor

Attest: \_\_\_\_\_

Jackie Holecek, MMC  
Deputy City Clerk

City of Davenport

Agenda Group: Public Safety  
Department: Public Works - Engineering  
Contact Info: Gary Statz (563) 326-7754  
Wards: 6

**Action / Date**  
**PS10/4/2017**

**Subject:**

First Consideration: Ordinance amending Schedule V of Chapter 10.96 entitled "Four-Way Stop Intersections" by adding Utica Ridge Road at Veterans Memorial Parkway/Forest Grove Drive.  
[Ward 6]

**Recommendation:**

Adopt the ordinance.

**Relationship to Goals:**

Revitalized Neighborhoods & Corridors

**Background:**

Traffic engineering recommends a 4-way stop at Utica Ridge, Forest Grove Rd and Veterans Memorial Parkway. This temporary traffic control will be in place until the installation of permanent traffic signals. For advanced warning, stop ahead signs, flashing stop signs and temporary rumble strips will be installed.

**ATTACHMENTS:**

Type	Description
▣ Ordinance	PS_ORD_Utica Ridge at VMP 4 way stop_pg 2

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/27/2017 - 11:47 AM
Public Works Committee	Lechvar, Gina	Approved	9/27/2017 - 4:14 PM
City Clerk	Admin, Default	Approved	9/27/2017 - 4:58 PM



ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE V FOUR-WAY STOP INTERSECTIONS THERETO BY ADDING UTICA RIDGE ROAD AT VETERANS MEMORIAL PARKWAY/FOREST GROVE DRIVE.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. That Schedule V Four-Way Stop Intersections of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by adding the following:

Utica Ridge Road at Veterans Memorial Parkway/Forest Grove Drive.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration \_\_\_\_\_

Second Consideration \_\_\_\_\_

Approved \_\_\_\_\_

\_\_\_\_\_  
Frank Klipsch  
Mayor

Attest: \_\_\_\_\_  
Jackie Holecek, MMC  
Deputy City Clerk

City of Davenport

Agenda Group: Public Safety  
Department: Public Works - Engineering  
Contact Info: Gary Statz (563) 326-7754  
Wards: 3 & 4

**Action / Date**  
**PS10/4/2017**

Subject:

First Consideration: Ordinance amending Schedule VI of Chapter 10.96 entitled "Speed Limits" by adding Gaines Street from Locust Street to 5th Street as a 30 mph street. [Wards 3 & 4]

Recommendation:

Approve the ordinance.

Relationship to Goals:

Revitalized Neighborhoods & Corridors

Background:

To improve safety, traffic engineering recommends reducing the speed limit on Gaines St between Locust St to 5th St from 35 mph to 30 mph.

This recommendation is based on a recent traffic study.

ATTACHMENTS:

Type	Description
▣ Ordinance	PS_ORD_Gaines St 30 mph speed limit_pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/27/2017 - 11:27 AM
Public Works Committee	Lechvar, Gina	Approved	9/27/2017 - 4:07 PM
City Clerk	Admin, Default	Approved	9/27/2017 - 4:58 PM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE VI SPEED LIMITS THERETO BY ADDING GAINES STREET FROM LOCUST STREET TO 5<sup>TH</sup> STREET AS A 30 MPH STREET.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. That Schedule VI Speed Limits of the Municipal Code of Davenport Iowa, be and the same is hereby amended by adding the following:

Gaines Street from Locust Street to 5<sup>th</sup> Street as a 30 mph street.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration \_\_\_\_\_

Second Consideration \_\_\_\_\_

Approved \_\_\_\_\_

\_\_\_\_\_  
Frank Klipsch  
Mayor

Attest: \_\_\_\_\_  
Jackie Holecek, MMC  
Deputy City Clerk

City of Davenport

Agenda Group: Committee of the Whole

Department: City Clerk

Contact Info: Jackie E Holecek

Wards: 5

**Action / Date**

**10/4/2017**

Subject:

Resolution closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s).

St. Paul the Apostle Church, 1007 East Rusholme Street, Trunk or Treat, October 25, 2017 from 4:00 PM to 9:00 PM; Closure Location: Rusholme Street between Carey and Arlington Streets [Ward 5]

REVIEWERS:

Department

Reviewer

Action

Date

City Clerk

Admin, Default

Approved

9/28/2017 - 3:29 PM



City of Davenport

Agenda Group: Finance  
Department: Finance  
Contact Info: Sherry Eastman 326-7795  
Wards: Various

**Action / Date**  
**PS10/4/2017**

Subject:  
Motion approving beer and liquor license applications.

A. New license, new owner, temporary permit, temporary outdoor area, location transfer, etc. (as noted):

Ward 3

Redstone Room (River Music Experience) - 129 Main St., 2nd Floor - Premise update (exclude Gallery & RME) for Festival of Trees Wine Tasting Event November 16, 2017 - License Type: C Liquor

The Renwick Mansion, LLC (Dane Moulton) - 901 Tremont Ave. - New License - Outdoor Area - License Type: C Liquor

Raw Bar (Rawbar) 136 E 3rd Street, Suite A - Adding Outdoor area - License Type: C Liquor

Ward 4

Dhakals LLC (Dhakals LLC) - 3108 W Central Park Ave - New License/Owner - License Type: E Liquor / C Beer / B Native Wine

The Pour House (Boss Lady, Inc.) 1502 W Locust St. - Extended Outdoor Area October 21 - 22, 2017 "Annual Hawkeye Tailgating Party" - License Type: C Liquor

B. Annual license renewals (with outdoor area renewals as noted):

Ward 1

Dollar General Store #2913 (Dolgencorp, LLC) - 2217 Rockingham Rd. - License Type: C Beer / B Wine

Kwik Shop #583 (Kwik Shop, Inc.) - 3129 Rockingham Rd. - License Type: C Beer

Lulac Club (L.U.L.A.C. Council #10 Inc.) - 4224 Ricker Hill Rd. - License Type: C Liquor

Ward 2

Dollar General Store #4010 (Dolgencorp, LLC) - 3936 N Pine St. - License Type: C Beer / B Wine

Express Lane Gas & Food Mart #83 (ExpressLane Inc.) - 3636 Hickory Grove Rd. - License Type: C Beer / B Native Wine

Rudy's Taco's (Majec Incorporated) - 3502 W Kimberly Rd., Suite 1 - License Type: C Liquor

Wal-Mart Supercenter #5115 (Wal-Mart Stores, Inc.) - 3101 W Kimberly Rd. - License Type: E Liquor / C Beer / B Wine

### Ward 3

Analog Arcade Bar (Analog LLC) - 302 Brady St. - Outdoor Area - License Type: C Liquor

The Col Ballroom (Leigh Reitz) - 1012 W 4th St. - License Type: C Liquor

Dam View Inn (VanDamQC LLC) - 410 E 2nd St. - Outdoor Area - License Type: C Liquor

Duck City Delicatessen & Bistro (Moskowitz Llewellyn Restaurant Systems, Inc.) - 115 E 3rd St. - License Type: C Liquor

Express Lane Gas & Food Mart #84 (ExpressLane Inc.) - 321 N Division St. - License Type: C Beer / B Native Wine

River Drive Smoke Shop (AB Kazi LLC) - 828 W River Dr. - License Type: E Liquor / C Beer / B Wine

Shenanigans (Here We Go Again, Inc.) - 303 W 3rd St. - License Type: C Liquor

Van's Pizza and Grill (TJM QC LLC) - 217 Brady St. - License Type: C Liquor

West Side Grocery (RAM S LLC) - 1802 W 7th St. - License Type: E Liquor / C Beer / B Wine

### Ward 4

Kwik Shop #577 (Kwik Shop, Inc.) - 1732 Marquette St. - License Type: C Beer

Kwik Shop #593 (Kwik Shop, Inc.) - 303 W Locust St. - License Type: C Beer / B Wine

### Ward 6

Applebee's Neighborhood Grill & Bar (Apple Corps L.P.) - 3838 Elmore Ave. - License Type: C Liquor

Chili's Southwest Grill (ERJ Dining IV, LLC) - 4020 E 53rd St. - License Type: C Liquor

The Clubhouse (Clubhouse Beverage LLC) - 4800 Elmore Ave., Suite 100 - Outdoor Area - License Type: C Liquor / B Wine

Dollar General Store #254 (Dolgencorp, LLC) - 2170 E Kimberly Rd. - License Type: C Beer / B Wine

R Bar (KJT Holdings LLC) - 4907 Utica Ridge Rd. - License Type: C Liquor / B Wine

Wal-Mart Supercenter #1241 (Wal-Mart Stores, Inc.) - 5811 Elmore Ave. - License Type: E  
Liquor / C Beer / B Wine

#### Ward 7

CASI (Center for Active Seniors, Inc.) - 1035 W Kimberly Rd. - Outdoor Area - License Type: C  
Liquor

Dollar General Store #9381 (Dolgencorp, LLC) - 109 E 50th St. - License Type: C Beer / B  
Wine

Famous Dave's (Elmore Foods, LLC) - 1110 E Kimberly Rd. - License Type: C Liquor

Kwik Shop #587 (Kwik Shop, Inc.) - 1670 W Kimberly Rd. - License Type: C Beer

Theisen's of Davenport (Theisen's Inc.) - 3808 Brady St. - License Type: C Beer / B Wine

Van's Pizza Pub and Grill (Van Sev, Q.C.A., Inc.) - 3333 N Harrison St. - Outdoor Area - License  
Type: C Liquor

#### Ward 8

Express Lane Gas & Food Mart #86 (ExpressLane Inc.) - 7522 Northwest Blvd. - License Type:  
C Beer / B Native Wine

Harold's Jack & Jill (Slagle Foods, Inc.) - 6723 Northwest Blvd., Unit 1 - License Type: C Beer /  
B Wine

Harold's Jack & Jill (Slagle Foods, Inc.) - 6723 Northwest Blvd., Unit 1 - License Type: E Liquor

C. Request for exemptions for 19- and 20- year-olds on premises:

#### Ward 3

The Col Ballroom (Leigh Reitz) - 1012 W 4th St. - License Type: C Liquor

Recommendation:  
Consider the license applications.

Relationship to Goals:  
Support local businesses.

Background:  
The following applications have been reviewed by the Police, Fire and Zoning Departments.

#### REVIEWERS:

Department	Reviewer	Action	Date
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Finance	Watson-Arnould, Kathe	Approved	9/28/2017 - 11:15 AM
Finance Committee	Watson-Arnould, Kathe	Approved	9/28/2017 - 11:16 AM
City Clerk	Admin, Default	Approved	9/28/2017 - 12:42 PM



City of Davenport

Agenda Group: Public Works  
Department: Public Works - Engineering  
Contact Info: Brian Schadt; (563) 326-7929  
Wards: 5

**Action / Date**  
**PW10/4/2017**

**Subject:**

Resolution granting a license to encroach pursuant to Chapter 12.36 five inches into the east/west alley between Christie and Mound and 11th and 12th Streets and for the patio poured eight feet into the Mound Street right-of-way for the purpose of constructing a patio service area with Christopher Schneider, property owner of 1117 Mound St. Staff is neutral on allowing what is currently poured and remain opposed to pouring additional concrete. [Ward 5]

**Recommendation:**

Approve the resolution

**Background:**

The property owner is requesting an approximately five inch encroachment into the alley right-of-way and an eight foot encroachment into the Mound St right-of-way for concrete already poured to construct a patio service area.

If Council approves, engineering requests to add special provisions to the license agreement in order to address responsibility and costs of repairs.

**ATTACHMENTS:**

Type	Description
▣ Resolution Letter	PW_RES pg2
▣ Backup Material	ROW Map
▣ Backup Material	Design & Review application

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/28/2017 - 11:56 AM
Public Works Committee	Lechvar, Gina	Approved	9/28/2017 - 12:06 PM
City Clerk	Admin, Default	Approved	9/28/2017 - 12:42 PM

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Ambrose

Resolved by the City Council of the City of Davenport

Resolution granting a license to encroach pursuant to Chapter 12.36 five inches into the east/west alley between Christie and Mound and 11th and 12th Streets and for the patio poured eight feet into the Mound Street right-of-way for the purpose of constructing a patio service area with Christopher Schneider, property owner of 1117 Mound St. Staff is neutral on allowing what is currently poured and remain opposed to pouring additional concrete.

Whereas, Christopher Schneider, property owner of 1117 Mound St, wishes to expand the service area by building a patio/porch which is currently designed and formed will encroach into the alley right-of-way by approximately 5 inches and into Mound Street right-of-way by approximately 8 feet;

Whereas, the Owners will comply with Davenport Municipal Code Chapter 12.36 and will agree to hold the City harmless; and

Whereas, the Owners are petitioning the City Council for a license allowing them to construct a patio/porch that otherwise is prohibited from encroaching into the public right-of-way pursuant to Davenport Municipal Code 12.36.060,

Now, Therefore, Be it Resolved, by the City Council of the City of Davenport that Owners of 1117 Mound St, are hereby granted a license to encroach the areas stated in this resolution, that would otherwise be prohibited by Davenport Municipal Code Chapter 12.36.040, in the public right-of-way adjacent to the subject in the provisions of the Chapter 12.36.

Be it Further Resolved, this license is granted pursuant to Davenport Municipal Code Chapter 12.36, and the petitioner shall obtain a permit as provided for in 12.36.090 for informational purposes, but the permit fees shall be waived, and the grantee/licensee further accepts, as evidenced by its use and occupation of the public right-of-way; and further, releases the City, its officers, employees, and agents from any damage that may arise from municipal operations. Licensee and the City Attorney may execute a written license memorializing the same. The licensee shall name the City of Davenport as an additional insured on its liability insurance coverage for the licensed area for the purpose of the City of Davenport receiving notice of cancellation not less than thirty days' prior to the effective date of the termination of coverage.

Passed and approved this 11<sup>th</sup> day of October, 2017.

Approved:

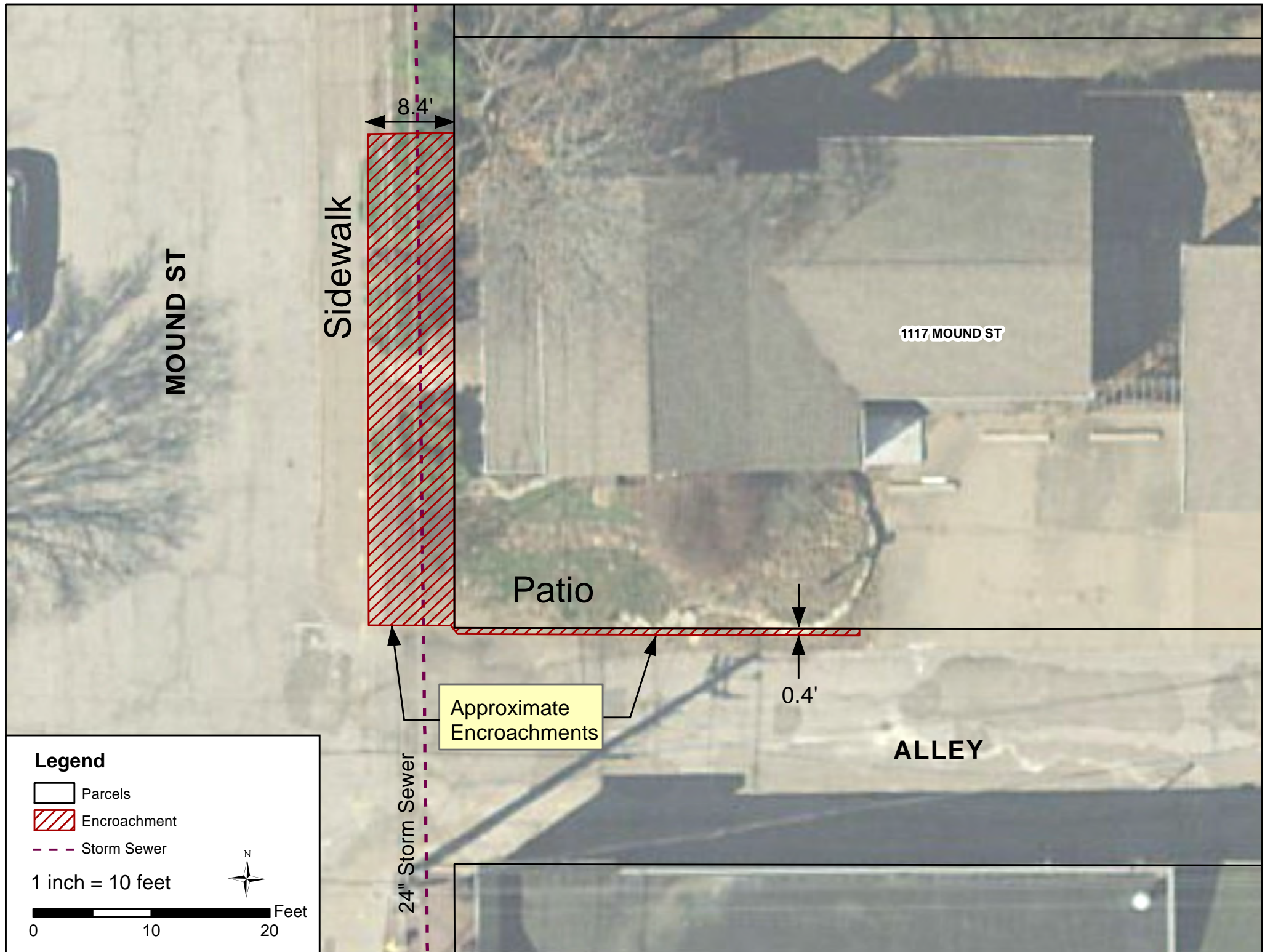
Attest:

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Frank Klipsch, Mayor

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Jackie E. Holecek, City Clerk





## DESIGN REVIEW BOARD

- Case Summary -  
Monday, July 25, 2017, 5:00 pm  
City Council Chambers  
226 W 4<sup>th</sup> Street



### **Request:**

Case No. DR17-38: Certificate of Design Approval – “HSD” Historic Shopping District – 1117 Mound Street. Enclosed seating area. Bill Sheeder, petitioner.

### **Summary:**

Request was approved as presented.



**CERTIFICATE OF DESIGN APPROVAL (CDA)  
APPLICATION  
Design Review Board  
City of Davenport, Iowa**

Date:

Property Address:

	Owner	Petitioner* (If not owner)
Name:	<input type="text"/>	<input type="text" value="william sheeder"/>
Address (Including Zip):	<input type="text" value="1117 mound street davenport IA"/>	<input type="text"/>
Daytime Phone:	<input type="text" value="3092692752"/>	<input type="text"/>
Email Address:	<input type="text" value="getbaked@bakedbeerandbread"/>	<input type="text"/>

**\*If the petitioner is different from the property owner, please submit a letter signed by the property authorizing the applicant**

**Applicable District:**

- |  |   |
|--|---|
| <input type="checkbox"/> Downtown Design Overlay District      | <input type="checkbox"/> Hilltop Campus Village Overlay District    |
| <input checked="" type="checkbox"/> Historic Shopping District | <input type="checkbox"/> Residential Infill Design Overlay District |

**Not sure which district you are in?** You can click [here](#) for a map of the districts or you can contact Community Planning and Economic Development staff at (563) 326-7765 or [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us) and we can help you.

**When is a certificate of design approval required?**

Prior to the commencement of the work.

**What type of activity requires the approval of a certificate of design approval?**

**Downtown Design Overlay District:**

- The construction of a building, structure, improvement or sign and which affects the exterior appearance
- Any substantial external appearance changes not requiring a building permit where changes are visible from the public right-of-way.
- Encroachments into and over the public right-of-way.
- The demolition of structures.

**Hilltop Campus Village Overlay District**

- Alteration or the construction of a new building, structure, parking lot or fence.

**Historic Shopping District**

- Alteration or the construction of a new building, structure, parking lot or fence.

**Residential Infill Design Overlay District**

- Any new dwelling or an addition to a dwelling which is visible from a street and exceeds twenty-five percent of the square footage of the original structure and is located within the R-1, R-2, R-3, R-4, R-5, R-5M and R-6M zoning districts (generally south of Duck Creek).

## **Submission requirements**

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

### All types of requests:

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

### 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.

## **Determination of the request by the Design Review Board**

- The applicant's attendance is required at the meeting.
- Only work described in the application may be approved by the Board.
- The Board may continue the Certificate of Design approval until its next meeting, if it feels there is insufficient information to make a proper judgment on the proposed activity. It shall not continue any application more than three regularly scheduled consecutive meetings unless the applicant requests additional continuances. If the continuances are based on the petitioner's failure to provide required information, the board may make a decision on the information available, or it may return the petition to the party submitting it for future resubmission. Notwithstanding the provisions described above and provided the application submitted is complete, the petition shall be considered approved if the board should fail to take action within sixty days of the complete application having been submitted.
- The owner(s) of record may appeal the board's decision to the city council by filing a written appeal with the city clerk's office within thirty calendar days of the official notification of determination.

**The applicant hereby acknowledges and agrees to the following requirements:**

- (1) No Application for a Certificate of Design Approval will be presented to the Design Review Board for consideration until the applicant has submitted all requested information to the Board Secretary.
- (2) No work subject to Design Review Board approval may commence until the Design Review Board has issued a Certificate of Design Approval approving said work.
- (3) All work shall be in accordance with Design Review Board approval. Changes not in accordance with the approval may require a subsequent Design Review Board approval.
- (4) Once commenced, all work must be completed within a timely manner. If the work is not in accordance with the Design Review Board approval, the applicant may be required to remove the improvements or vacate the premises until compliance with the approval is achieved.
- (5) Design Review Board approval would not vest against other required land development regulations or other regulatory approvals that may apply. The applicant must contact the City's Office of Construction Code Enforcement located in the Public Works Facility at East 46th Street and Tremont Avenue (1200 Tremont) to apply for all necessary permits prior to the commencement of said work.
- (6) If the Design Review Board denies the Application for a Certificate of Design Approval, the applicant may file a written appeal with the City Clerk within 30 calendar days to bring the issue before the City Council.
- (7) In the event work has been completed without the required Certificate of Design Approval, the applicant and persons performing may be subject to a municipal infraction. Every day each said violation shall continue to exist shall constitute a separate violation.

*Owner(s) of Record or Authorized Agent*

william sheeder

*Date*

7/10/2017

*By typing or signing your name, you acknowledge and agree to the aforementioned requirements.*

*Received by:*

*Commission Secretary or Designee*

Ryan Rusnak

*Date*

7/10/2017

*Date of Downtown Design Review Board Public Meeting:* 7-27-2017

*All Design Review Board Meetings are held in City Hall Council Chambers located at 226 West 4<sup>th</sup> Street, Davenport, Iowa.*

*Hand delivered applications may be submitted to:*

*Design Review Board*

*C/O Community Planning and Economic Development Department*

*226 W. 4th Street*

*Davenport, Iowa 52801*

## 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 adding a black rod iron fence around the paved patio area. we will also be stringing lights from the extension poles that are holding the fence up to the exterior of the house. all of the exterior design ideas are attached with the sketch provided.

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City of Davenport

Agenda Group: Public Works  
Department: Public Works - Engineering  
Contact Info: Zach Peterson; (563) 328-6709  
Wards: 3

**Action / Date**  
**PW10/4/2017**

**Subject:**

Resolution approving the plans, specifications, form of contract and estimate of cost covering the Riverfront Infrastructure Demolition Project, estimated at \$235,870.63 budgeted in CIP #68003.  
[Ward 3]

**Recommendation:**

Approve the resolution

**Relationship to Goals:**

Upgraded City infrastructure & Public Facilities  
Revitalized Neighborhoods & Corridors

**Background:**

With the recent removal of the porte-cochere and relocation of the former Rhythm City Casino barge structure, the remaining portions of the former riverfront casino site are vacated and available for public site improvements.

This project will demolish the former casino related access driveways and walks, unneeded infrastructure. Upon conclusion of site demolition, affected areas will be replaced with topsoil and turf seeding to add to the existing open lawn greenspace which will transform the site into a public park/amenity. Activities outlined in this project will lay the foundation for future park improvements in this location.

The total project costs are not to exceed \$235,870.63.

**ATTACHMENTS:**

Type	Description
▢ Resolution Letter	PW Pg2
▢ Backup Material	Map

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/27/2017 - 1:35 PM
Public Works Committee	Lechvar, Gina	Approved	9/27/2017 - 4:58 PM
City Clerk	Admin, Default	Approved	9/27/2017 - 5:00 PM



Resolution No. \_\_\_\_\_

RESOLUTION offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the plans, specifications, form of contract and estimate of cost covering the Riverfront Infrastructure Demolition project, estimated at \$235,870.63 budgeted in CIP #68003.

WHEREAS, plans, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa for Riverfront Infrastructure Demolition project within the City of Davenport, Iowa; and

WHEREAS, Notice of Hearing on plans, specifications and form of contract was published as required by law:

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the Riverfront Infrastructure Demolition Project.

Passed and approved this 11<sup>th</sup> day of October, 2017.

Approved:

Attest:

\_\_\_\_\_  
Frank Klipsch, Mayor

\_\_\_\_\_  
Jackie E. Holecek, Deputy City Clerk

## EXISTING CONDITIONS



RHYTHM CITY CASINO SITE  
SITE DEMOLITION  
CITY OF DAVENPORT, IOWA

ISSUE DATE: SEPTEMBER 20, 2017  
DRAWN: ZCP REVIEWED: MM  
REV: # DATE DESCRIPTION

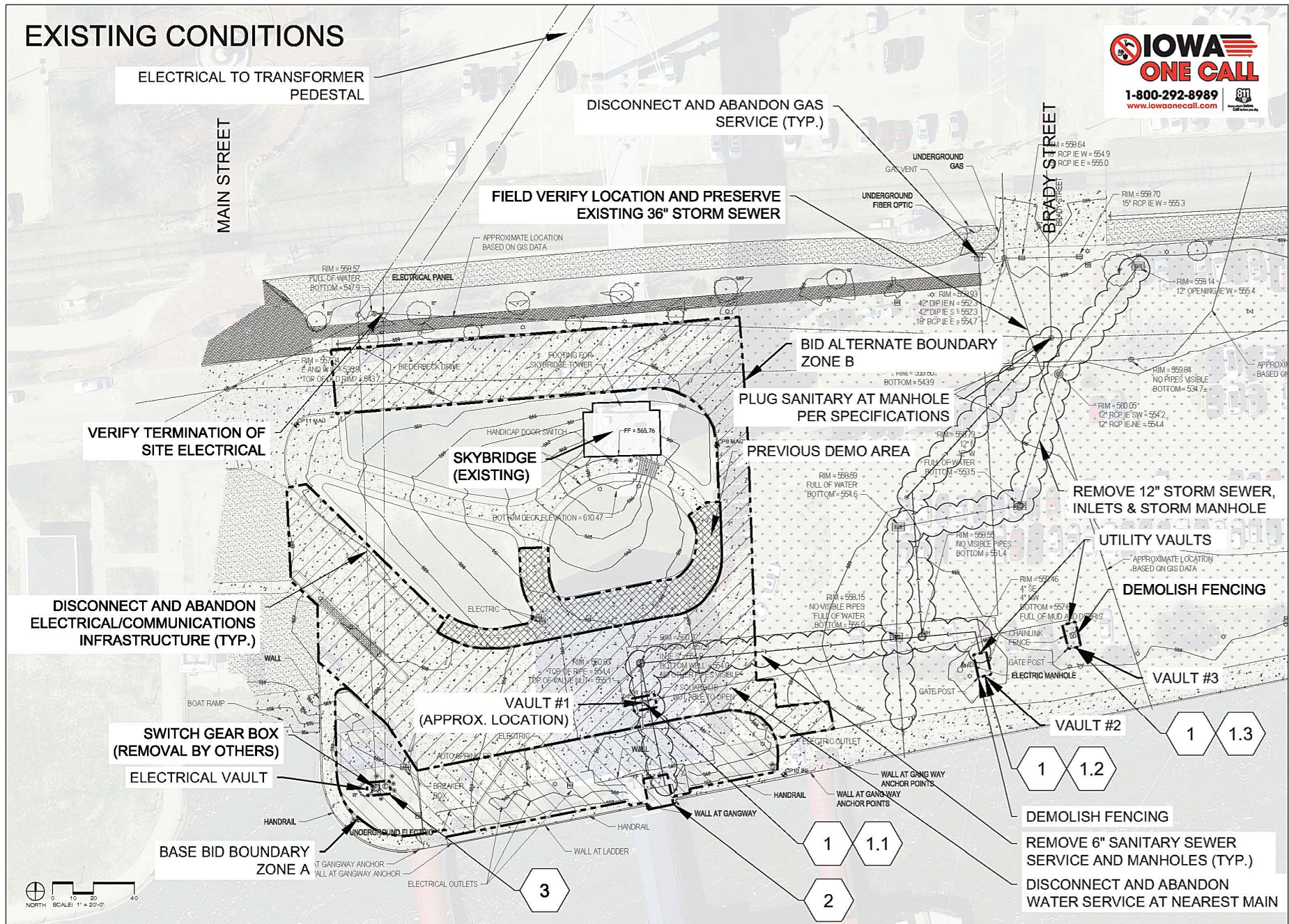
95% BID SET

PROJECT NUM: 68001

### EXISTING CONDITIONS

SHEET NUMBER

LD-101



City of Davenport

Agenda Group: Public Works  
Department: Public Works - Admin  
Contact Info: Nicole Gleason 327-5150  
Wards: 3

**Action / Date**  
**PW10/4/2017**

**Subject:**  
Resolution awarding a contract for the City Hall air conditioning replacement to Crawford Company of Rock Island, IL in the amount of \$136,995 budgeted in CIP #23008. [Ward 3]

**Recommendation:**  
Adopt the resolution.

**Relationship to Goals:**  
Financially Responsible City Government.

**Background:**  
An Invitation to Bid was issued on August 23, 2017 and send to contractors. On September 13, 2017, the purchasing division opened and read six bids. Crawford Company was the lowest responsive and responsible bid. See bid tab attached.

The current air conditioning system at city hall is outdated and in need of replacement. The new system will be more cost effective and more efficient to run.

Funding for this contract is from CIP #23008 City Hall A/C Replacement, account number 77034698 530350 23008. These funds are from the sale of General Obligation Bonds.

**ATTACHMENTS:**

Type	Description
▣ Cover Memo	PW_RES_City Hall Air Conditioning Replacement
▣ Cover Memo	Bid Tab - City Hall A/C Replacement

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	9/28/2017 - 3:32 PM

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Tompkins:

RESOLVED by the City Council of the City of Davenport.

RESOLUTION awarding a contract for the City Hall Air Conditioning Replacement to Crawford Company of Rock Island IL, in the amount of \$136,995, and authorizing Mayor Frank Klipsch or designee to sign and manage any related agreements.

WHEREAS, the City needs to contract the City Hall Air Conditioning Replacement; and

WHEREAS, the applicable purchasing process was followed resulting in a recommendation to award to Crawford Company of Rock Island, IL;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. the contract for the City Hall Air Conditioning Replacement; and
2. Mayor Frank Klipsch or designee is authorized to sign and manage any related agreements;

Attest:

Approved:

\_\_\_\_\_  
Jackie E. Holecek, CMC  
Deputy City Clerk

\_\_\_\_\_  
Frank Klipsch  
Mayor

CITY OF DAVENPORT, IOWA  
INVITATION TO BID RESPONDENTS

DESCRIPTION: CITY HALL AIR CONDITIONING REPLACEMENT

BID NUMBER: 18-24

OPENING DATE: SEPTEMBER 13, 2017

GL ACCOUNT: 77034698 530350 23008 CITY HALL A/C REPLACEMENT

RECOMMENDATION: AWARD THE CONTRACT TO CRAWFORD COMPANY  
OF ROCK ISLAND IL

<u>VENDOR NAME</u>	<u>AMOUNT</u>
<b>Crawford Company of Rock Island IL</b>	<b>\$136,995</b>
Johnson Contracting Company of East Moline IL	\$159,849
Schebler Company of Bettendorf IA	\$166,000
Hometown Plumbing & Heating Co. Inc. of Davenport	\$181,500
The Waldinger Corp. of Buffalo IA	\$181,935
Johnson Constrols of Moline IL	\$198,000

Prepared By Kristi Keller  
Purchasing

Approved By Nicole McLean  
PW Director

Approved By Brenli Coug  
Budget/CIP

Approved By BW  
Finance Director



City of Davenport

Agenda Group: Public Works  
Department: Public Works - Engineering  
Contact Info: Sandy Doran; (563) 326-7756  
Wards: All

**Action / Date**  
**PW10/4/2017**

**Subject:**

Resolution approving the plans, specifications, form of contract and estimate of cost for the FY2018 Sewer Lining Program – Phase II, estimated cost is \$600,000 budgeted in CIP #30036. [All Wards]

**Recommendation:**

Approve the resolution.

**Relationship to Goals:**

Davenport – *The Choice Community for Living*

**Background:**

This program rehabilitates existing sanitary sewers through the use of cured-in-place pipe (CIPP) liners. This product has been proven to eliminate leaking joints, restore structural integrity to damaged sewers and provide increased flow capacity without the cost of open excavation.

This program is a combined effort by the sewer and engineering divisions. Sewers are selected by the sewer division based on manhole inspections, cleaning and televising the existing sewer network and reported problems from the public. Included with this year's program, sanitary sewer will be lined based on completed I & I studies recommendations. This program is part of the IDNR Administrative Order.

Program management will be completed by the sewers division with quality assurance inspections being completed by engineering division staff. The program letting is proposed for October 2017.

Funds for the FY2018 Sewer Lining Program – Phase II are budgeted in CIP #30036 for a total of \$600,000.

**ATTACHMENTS:**

Type	Description
□ Resolution Letter	PW_RES pg2
□ Backup Material	List of Sewer Lines for CIPP
□ Backup Material	Maps of sewer lines for CIPP

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works -			

Engineering	Lechvar, Gina	Approved	9/27/2017 - 12:06 PM
Public Works Committee	Lechvar, Gina	Approved	9/27/2017 - 1:04 PM
City Clerk	Admin, Default	Approved	9/27/2017 - 4:59 PM

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the plans, specifications, form of contract and estimate of cost for the FY2018 Sewer Lining Program – Phase II, estimated cost is \$600,000 budgeted in CIP #30036.

WHEREAS, on the 27th day of September, 2017, plans, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa for the Fiscal Year 2018 Sewer Lining Program – Phase II within the City of Davenport, Iowa; and

WHEREAS, Notice of Hearing on plans, specifications and form of contract was published as required by law:

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that said plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract and estimate of cost for said Fiscal Year 2018 Sewer Lining Program – Phase II.

Passed and approved this 11<sup>th</sup> day of October, 2017.

Approved:

Attest:

\_\_\_\_\_  
Frank Klipsch, Mayor

\_\_\_\_\_  
Jackie E. Holecek, Deputy City Clerk

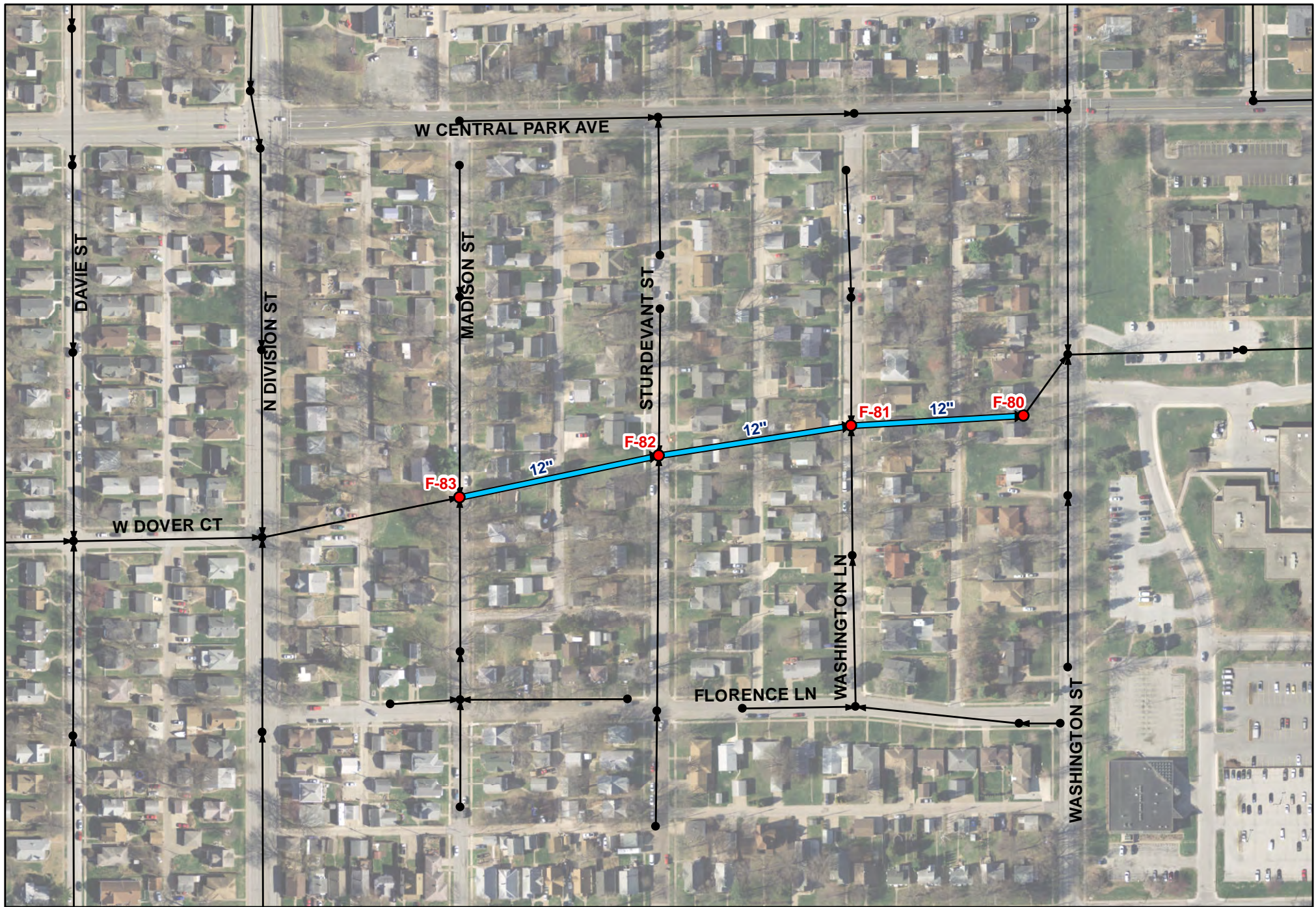
MAP PAGE NUMBER	LOCATION	UPSTREAM MH		DOWNSTREAM MH		ESTIMATED LIVE LATERALS	DIAMETER (IN)	LENGTH (FT)	PIPE_ID
		MH ID	ESTIMATED DEPTH	MH ID	ESTIMATED DEPTH				
24 (PHASE II)	S OF W CENTRAL PARK AVE - MADISON ST TO STURDEVANT ST	F-83		F-82		0	12	334	F-83_F-82
24 (PHASE II)	S OF W CENTRAL PARK AVE - STURDEVANT ST TO WASHINGTON LN	F-82		F-81		0	12	319	F-82_F-81
24 (PHASE II)	S OF W CENTRAL PARK AVE - WASHINGTON LN TO WASHINGTON ST	F-81		F-80		0	12	283	F-81_F-80
25 (PHASE II)	S OF W CENTRAL PARK AVE - BETWEEN N GAYMAN AVE & N FAIRMOUNT ST	BW-19-48		BW-19-47		10	8	297	BW-19-48_BW-19-47
26 (PHASE II)	MARLO AVE & E 18TH ST	F-3-141		F-3-145		1	10	205	F-3-141_F-3-145
27 (PHASE II)	LECLAIRE ST - E 8 1/2 ST TO E 8TH ST	RO-1-30		RO-1-26		0	18	189	RO-1-30_RO-1-26
27 (PHASE II)	LECLAIRE ST - E 9TH ST TO E 8 1/2 ST	RO-1-31		RO-1-30		2	18	157	RO-1-31_RO-1-30
27 (PHASE II)	E 9TH ST - IOWA ST TO LECLAIRE ST	RO-1-33		RO-1-37		12	18	320	RO-1-33_RO-1-37
27 (PHASE II)	E 9TH ST - PERSHING AVE TO IOWA ST	RO-1-35		RO-1-32		6	8	263	RO-1-35_RO-1-32
27 (PHASE II)	E 9TH ST & LECLAIRE ST	RO-1-37		RO-1-31		0	18	58	RO-1-37_RO-1-31
27 (PHASE II)	PERSHING AVE - E 9TH ST TO E 8TH ST	RO-1-38		RO-1-27		9	10	377	RO-1-38_RO-1-27
27 (PHASE II)	E 9TH ST & IOWA AVE	RO-1-39		RO-1-32		0	14	25	RO-1-39_RO-1-32
27 (PHASE II)	E 9TH ST & IOWA AVE	RO-1-32		RO-1-33		0	14	30	RO-1-32_RO-1-33
27 (PHASE II)	IOWA ST - N OF E 9TH ST	RO-1-41		RO-1-39		4	14	174	RO-1-41_RO-1-39
27 (PHASE II)	IOWA ST - S OF E 10TH ST	RO-1-43		RO-1-41		1	15	177	RO-1-43_RO-1-41
27 (PHASE II)	PERSHING AVE - E 10TH ST TO E 9TH ST	RO-1-44		RO-1-38		8	10	381	RO-1-44_RO-1-38

MAP PAGE NUMBER	LOCATION	UPSTREAM MH		DOWNSTREAM MH		ESTIMATED LIVE LATERALS	DIAMETER (IN)	LENGTH (FT)	PIPE_ID
		MH ID	ESTIMATED DEPTH	MH ID	ESTIMATED DEPTH				
27 (PHASE II)	PERSHING AVE - N OF E 10TH ST	RO-1-45		RO-1-44		3	10	182	RO-1-45_RO-1-44
27 (PHASE II)	PERSHING AVE & E 11TH ST	RO-1-47		RO-1-45		4	10	400	RO-1-47_RO-1-45
28 (PHASE II)	E 5TH ST - PERSHING AVE TO IOWA ST	RO-1-10		_RO-1-8		4	12	311	RO-1-10_RO-1-8
28 (PHASE II)	PERSHING AVE & E 5THST	RO-1-11		RO-1-10		0	15	62	RO-1-11_RO-1-10
28 (PHASE II)	IOWA ST & FEDERAL ST	RO-1-12		RO-1-46		0	8	44	RO-1-12_RO-1-46
28 (PHASE II)	FEDERAL ST - LECLAIRE ST TO IOWA ST	RO-1-13		RO-1-12		3	10	318	RO-1-13_RO-1-12
28 (PHASE II)	IOWA ST - E 6TH ST TO FEDERAL ST	RO-1-14		RO-1-46		2	18	151	RO-1-14_RO-1-46
28 (PHASE II)	E 6TH ST & IOWA ST	RO-1-15		RO-1-14		0	10	11	RO-1-15_RO-1-14
28 (PHASE II)	E 6TH ST & IOWA ST	RO-1-16		RO-1-14		0	8	16	RO-1-16_RO-1-14
28 (PHASE II)	E 6TH ST - LECLAIRE ST TO IOWA ST	RO-1-17		RO-1-16		8	18	346	RO-1-17_RO-1-16
28 (PHASE II)	PERSHING AVE - E 6TH TO E 5TH ST	RO-1-18		RO-1-11		2	15	355	RO-1-18_RO-1-11
28 (PHASE II)	E 6TH ST & LECLAIRE ST	RO-1-19		RO-1-17		0	18	62	RO-1-19_RO-1-17
28 (PHASE II)	IOWA ST - N OF E 6TH ST	RO-1-20		RO-1-15		2	10	190	RO-1-20_RO-1-15
28 (PHASE II)	PERSHING AVE - E 7TH ST TO E 6TH ST	RO-1-23		RO-1-18		5	10	387	RO-1-23_RO-1-18
28 (PHASE II)	E 7TH ST - W OF PERSHING AVE	RO-1-24		RO-1-23		2	10	207	RO-1-24_RO-1-23
28 (PHASE II)	PERSHING AVE - E 8TH ST TO E 7TH ST	RO-1-27		RO-1-23		4	10	384	RO-1-27_RO-1-23

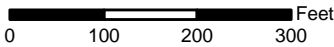


MAP PAGE NUMBER	LOCATION	UPSTREAM MH		DOWNSTREAM MH		ESTIMATED LIVE LATERALS	DIAMETER (IN)	LENGTH (FT)	PIPE_ID
		MH ID	ESTIMATED DEPTH	MH ID	ESTIMATED DEPTH				
28 (PHASE II)	E 8TH ST - FARNAM ST TO LECLAIRE ST	RO-1-28		RO-1-26		6	12	264	RO-1-28_RO-1-26
28 (PHASE II)	IOWA ST - FEDERAL ST TO E 5THS T	RO-1-46		RO-1-9		2	18	176	RO-1-46_RO-1-9
28 (PHASE II)	E 5TH ST & IOWA ST	RO-1-8		RO-1-7		0	15	58	RO-1-8_RO-1-7
28 (PHASE II)	E 5TH ST & IOWA ST	RO-1-9		RO-1-7		0	18	80	RO-1-9_RO-1-7
29 (PHASE II)	EMERSON PL - PERSHING AVE TO IOWA ST	RO-43-2		RO-43-1		8	12	364	RO-43-2_RO-43-1
29 (PHASE II)	E 2ND ST & PERSHING AVE	RO-43-3		RO-43-2		3	12	311	RO-43-3_RO-43-2
29 (PHASE II)	PERSHING AVE - N OF 2ND ST	RO-43-4		RO-43-3		0	12	89	RO-43-4_RO-43-3
29 (PHASE II)	PERSHING AVE - S OF E 3RD ST	RO-43-5		RO-43-4		2	12	186	RO-43-5_RO-43-4
29 (PHASE II)	PERSHING AVE - E 4TH ST TO E 3RD ST	RO-43-6		RO-43-5		2	8	371	RO-43-6_RO-43-5
29 (PHASE II)	PERSHING AVE - N OF E 4TH ST	RO-43-7		RO-43-6		3	8	349	RO-43-7_RO-43-6
30 (PHASE II)	GAINES ST - N OF W RIVER DR	RO-23-1		1_RO-23		3	18	391	RO-23-1_RO-23
31 (PHASE II)	MYRTLE ST - W CENTRAL PARK AVE TO W RUSHOLME ST	F-71-1		1_F-71		16	8	387	F-71-1_F-71
32 (PHASE II)	E 18TH ST - E OF WOODLAND AVE	F-3-71		F-3-64		7	8	333	F-3-71_F-3-64
32 (PHASE II)	E 18TH ST - W OF KENWOOD AVE	F-3-75		F-3-71		7	8	258	F-3-75_F-3-71
32 (PHASE II)	JERSEY RIDGE RD - S OF E LOCUST ST	F-3-58		F-3-47		12	15	501	F-3-58_F-3-47
32 (PHASE II)	CRESTWOOD DR - W OF RIDGEWOOD AVE	F-3-35		F-3-32		6	8	177	F-3-35_F-3-32

MAP PAGE NUMBER	LOCATION	UPSTREAM MH		DOWNSTREAM MH		ESTIMATED LIVE LATERALS	DIAMETER (IN)	LENGTH (FT)	PIPE_ID
		MH ID	ESTIMATED DEPTH	MH ID	ESTIMATED DEPTH				
33 (PHASE II)	W OF 7108 HILLANDALE RD (SILVER CREEK)	S-62		S-61		0	15	320	S-62_S-61
33 (PHASE II)	W OF 3156 W 73RD ST (SILVER CREEK)	S-67		S-66		0	15	316	S-67_S-66
33 (PHASE II)	SW OF HILLANDALE RD & W 73RD ST (SILVER CREEK)	S-63-1		S-63		4	8	418	S-63-1_S-63
33 (PHASE II)	W OF 3156 W 73RD ST (SILVER CREEK)	S-66		S-65		1	15	197	S-66_S-65
34 (PHASE II)	N DIVISION ST & W KIMBERLY RD	DN-52-39		DN-52-35		3	12	345	DN-52-39_DN-52-35
35 (PHASE II)	HILLANDALE RD - N OF W 56TH ST	S-43-3		S-43-1		3	8	162	S-43-3_S-43-1
35 (PHASE II)	VALLEY DR - E OF THORNWOOD AVE	S-42-20		S-42-14		6	8	187	S-42-20_S-42-14
36 (PHASE II)	COVINGTON DR - BEFTWEEN N ELSIE AVE & BEDFORD PL	S-22-6		S-22-4		9	8	300	S-22-6_S-22-4
36 (PHASE II)	NE OF BEDFOR BL & COVINGTON DR	S-22-3		S-22-2		0	8	138	S-22-3_S-22-2
36 (PHASE II)	NE OF BEDFOR BL & COVINGTON DR (UNDER SILVER CREEK)	S-22-1		S-22		0	8	125	S-22-1_S-22
36 (PHASE II)	HILLANDALE RD & CRESTHILL DR	S-21-3		S-21-1		4	8	251	S-21-3_S-21-1



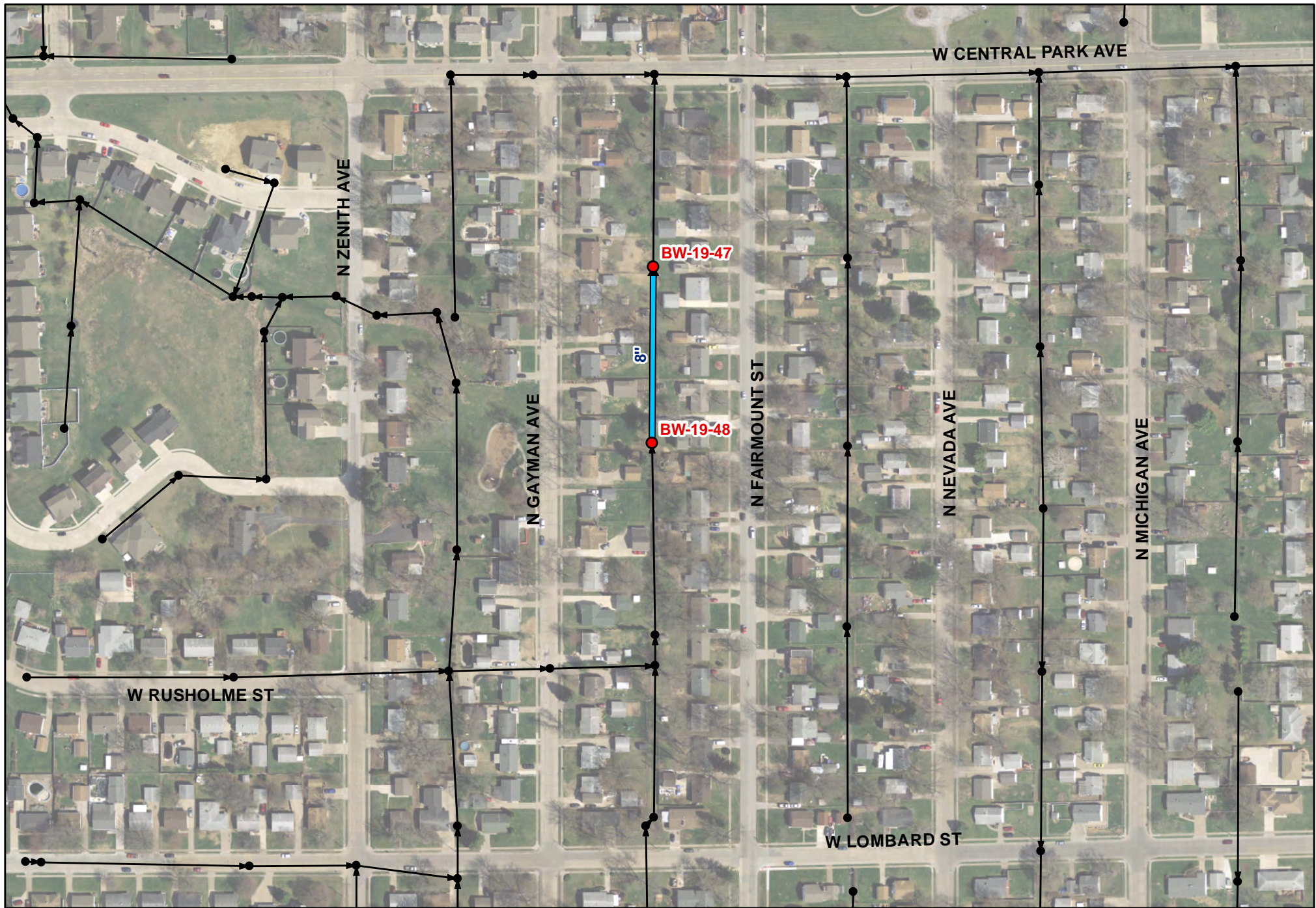
**City of Davenport**  
Sewer Lining 2017 (Phase II)



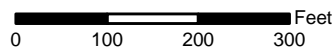
- Sanitary Sewer
- Sanitary Lining (Phase II)









**City of Davenport**  
Sewer Lining 2017 (Phase II)

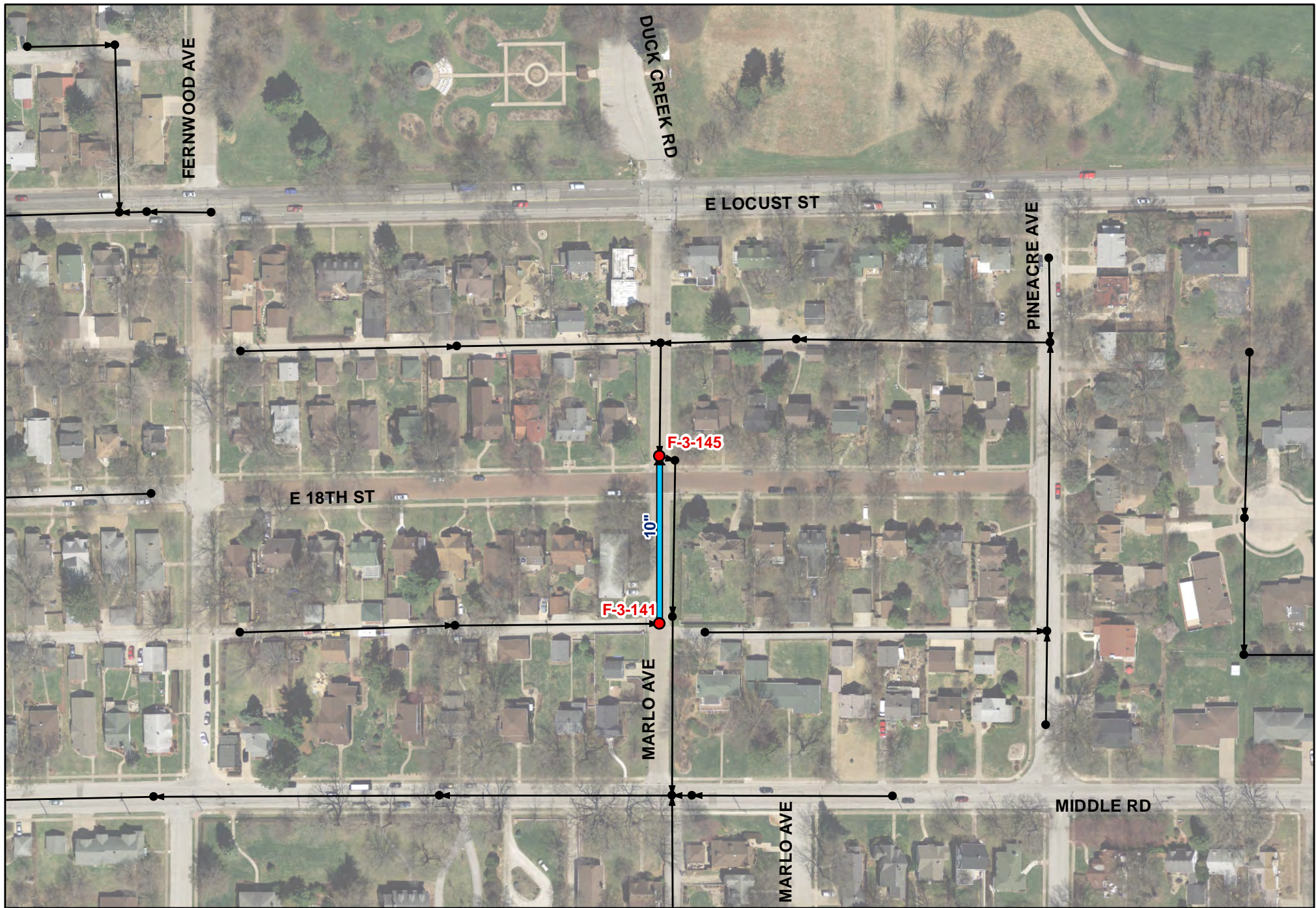


-  Sanitary Sewer
-  Sanitary Lining (Phase II)

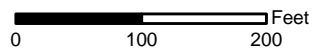


**Sheet 25**  
**Phase II**





**City of Davenport**  
Sewer Lining 2017 (Phase II)

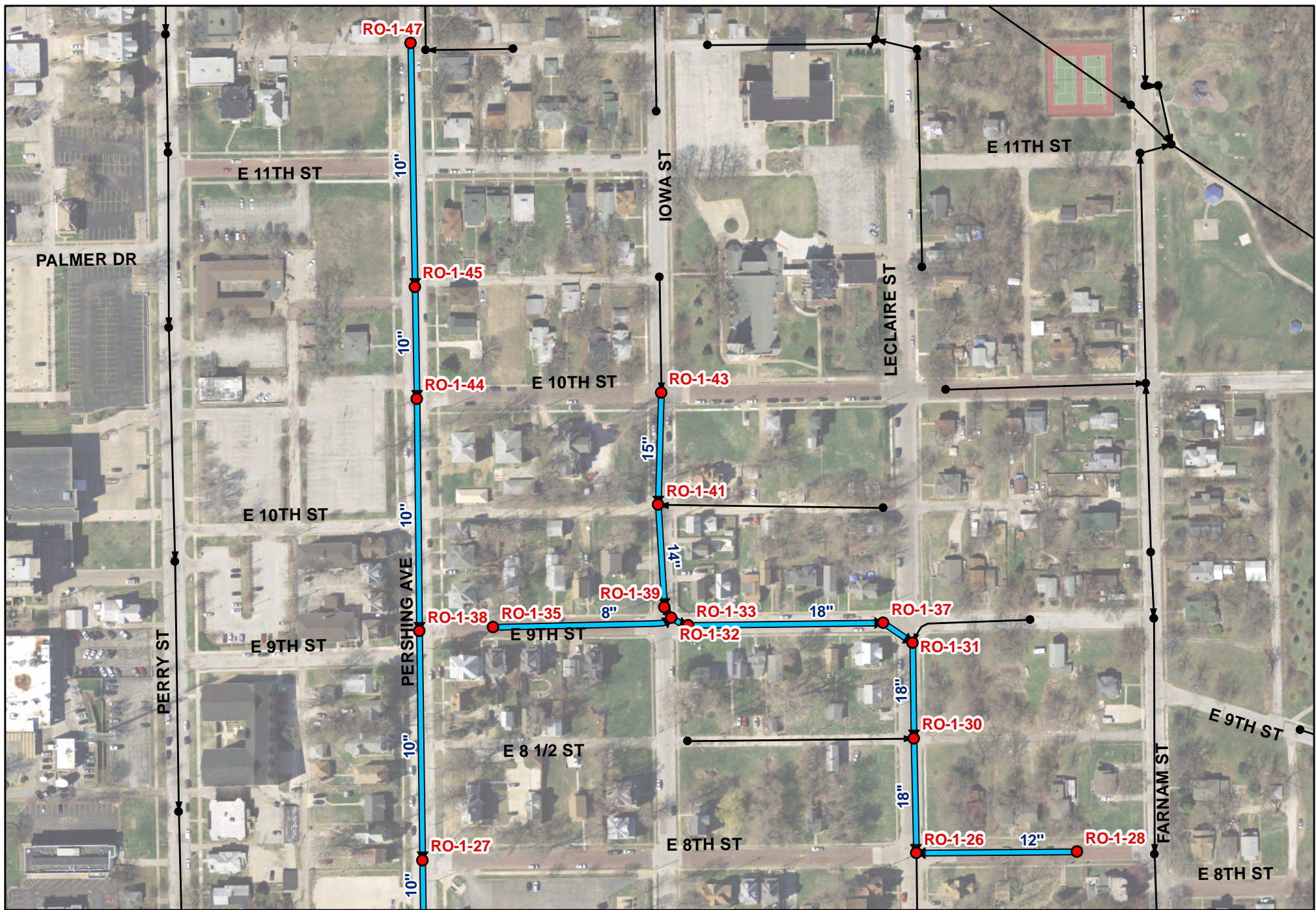


- Sanitary Sewer
- Sanitary Lining (Phase II)

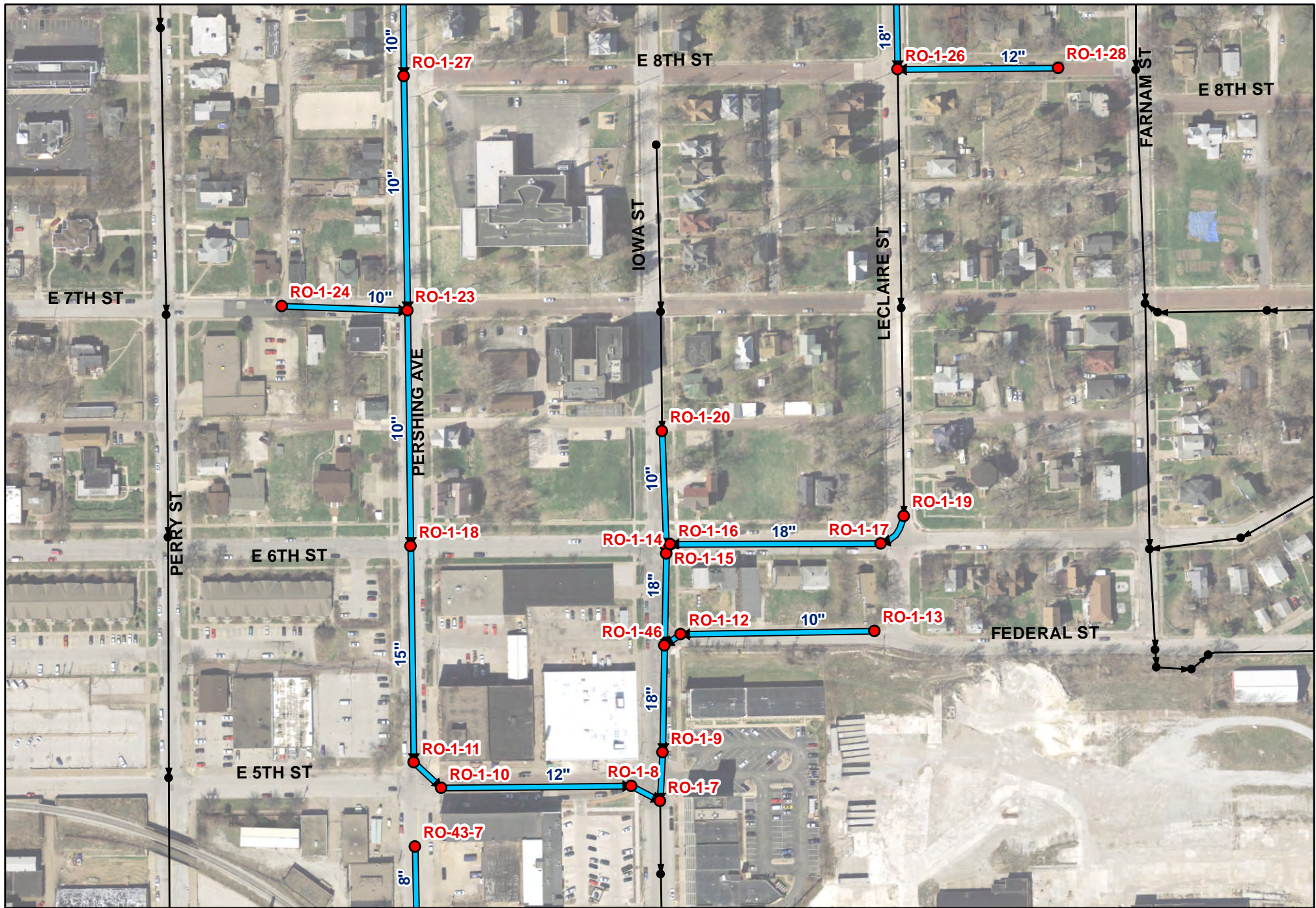


**Sheet 26**  
**Phase II**

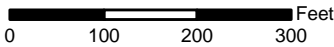










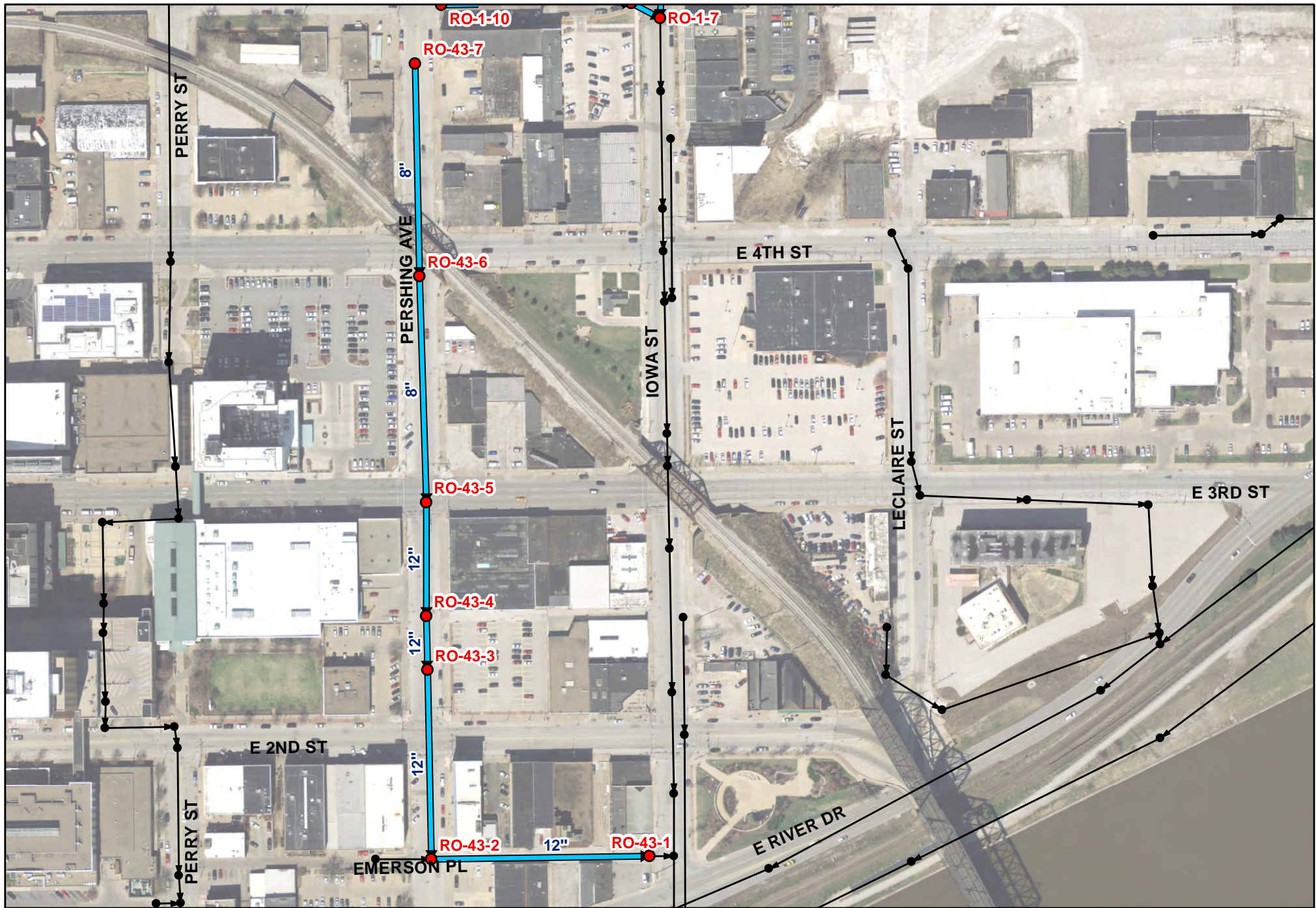
**City of Davenport**  
 Sewer Lining 2017 (Phase II)



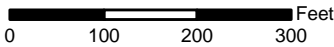
-  Sanitary Sewer
-  Sanitary Lining (Phase II)







**City of Davenport**  
Sewer Lining 2017 (Phase II)



- Sanitary Sewer
- Sanitary Lining (Phase II)







**City of Davenport**  
Sewer Lining 2017 (Phase II)

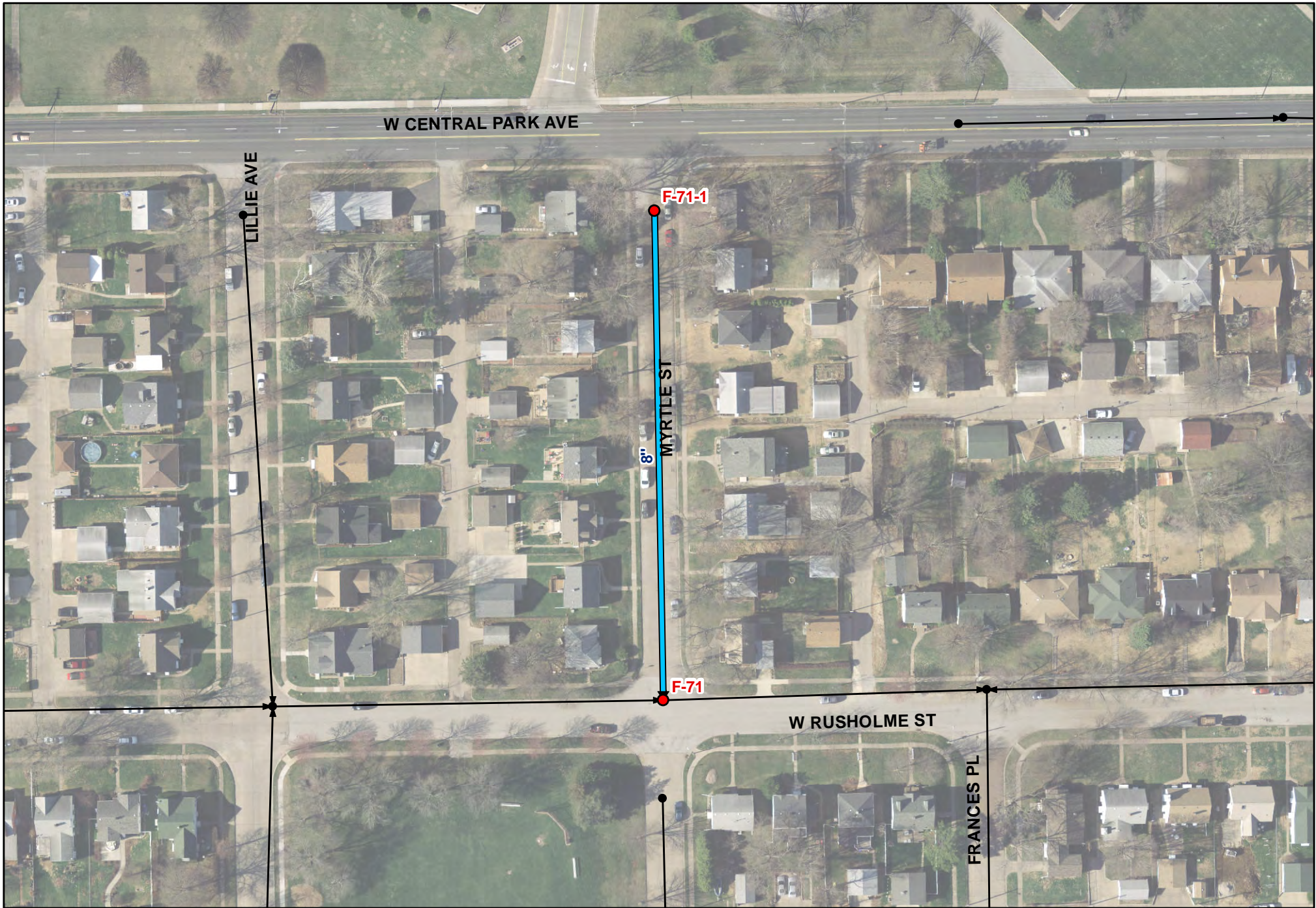
0 100 Feet

- Sanitary Sewer
- Sanitary Lining (Phase II)



**Sheet 30**  
**Phase II**





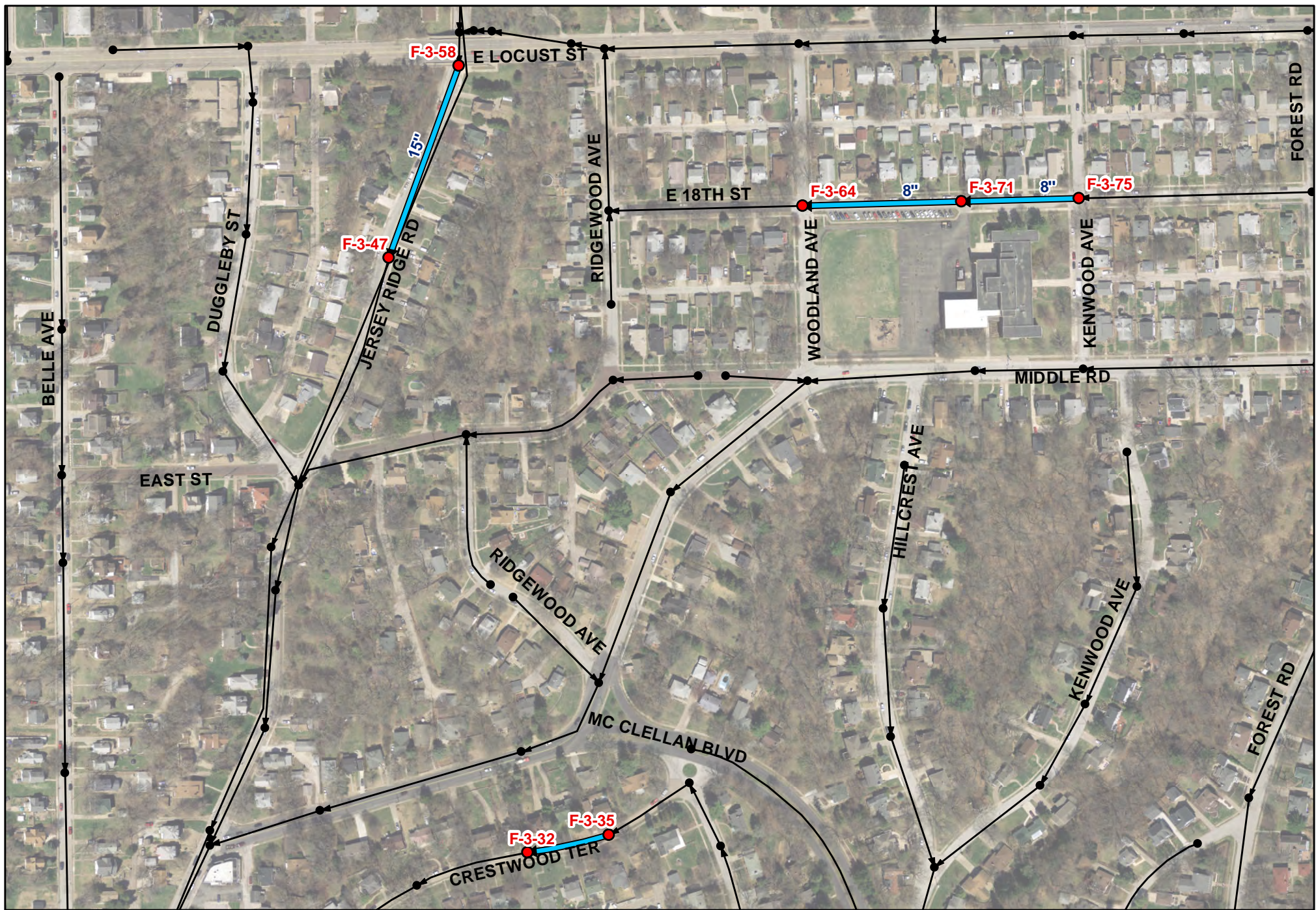
**City of Davenport**  
Sewer Lining 2017 (Phase II)



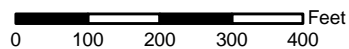
- Sanitary Sewer
- Sanitary Lining (Phase II)







# City of Davenport Sewer Lining 2017 (Phase II)



- Sanitary Sewer
- Sanitary Lining (Phase II)



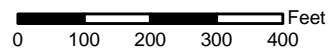
**Sheet 32**  
**Phase II**





# City of Davenport

## Sewer Lining 2017 (Phase II)



- Sanitary Sewer
- Sanitary Lining (Phase II)



**Sheet 33**  
Phase II





**City of Davenport**  
Sewer Lining 2017 (Phase II)

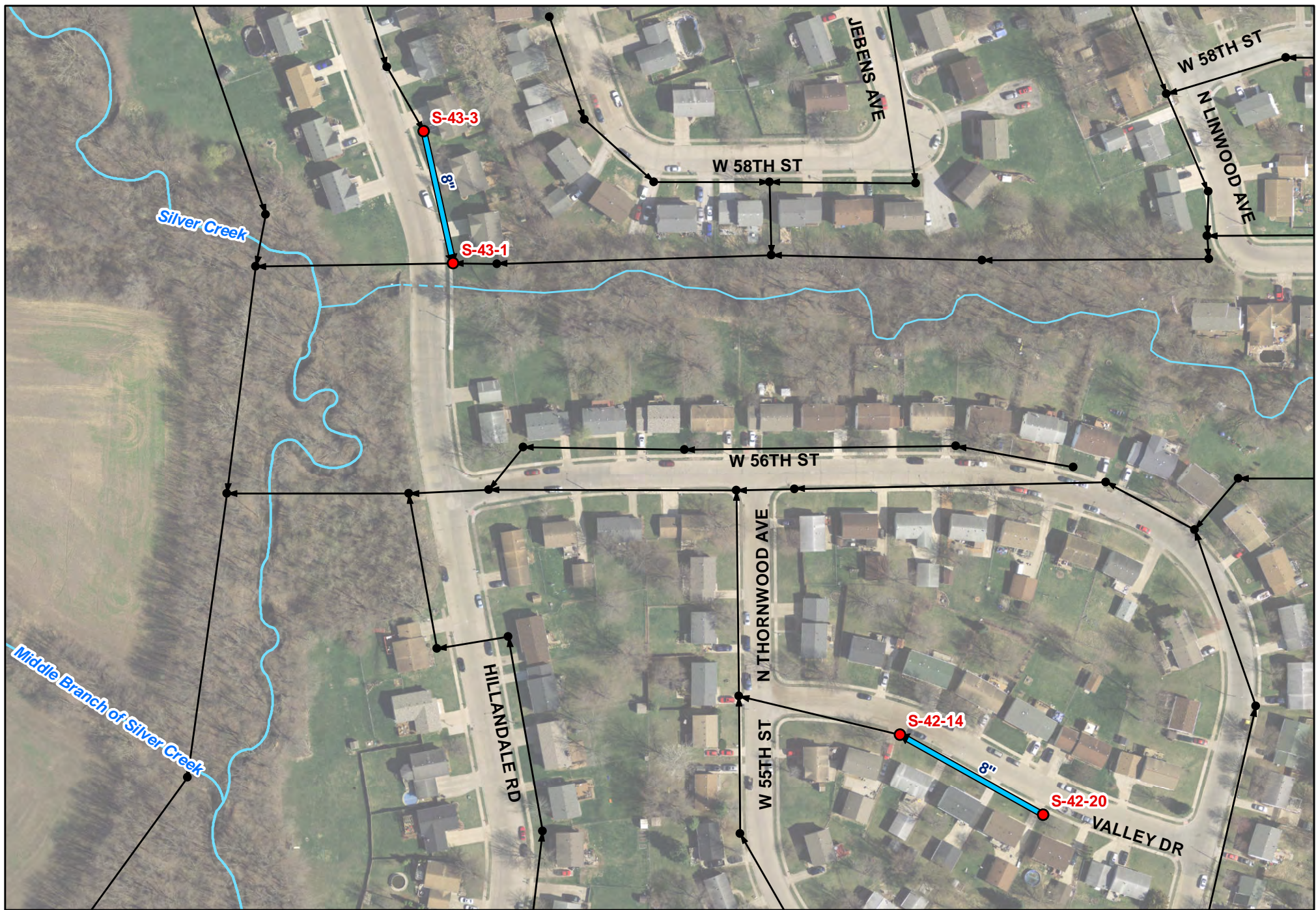


- Sanitary Sewer
- Sanitary Lining (Phase II)

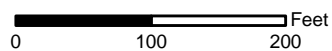


**Sheet 34**  
**Phase II**





**City of Davenport**  
Sewer Lining 2017 (Phase II)



- Sanitary Sewer
- Sanitary Lining (Phase II)

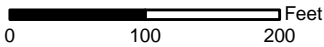


**Sheet 35**  
**Phase II**





**City of Davenport**  
Sewer Lining 2017 (Phase II)



- Sanitary Sewer
- Sanitary Lining (Phase II)





City of Davenport

Agenda Group: Public Works  
Department: Public Works - Engineering  
Contact Info: Lesley Eastlick 563-326-7729  
Wards: 3

**Action / Date**  
**PW10/11/2017**

**Subject:**

Resolution approving the plans, specifications, form of contract and estimate of cost for the Oneida Avenue Sanitary Sewer Project, estimated at \$245,850 budgeted in CIP #30001. [Ward 3]

**Recommendation:**

Pass the resolution.

**Relationship to Goals:**

Upgraded City Infrastructure and Public Facilities

**Background:**

During televising operations and investigations for direct river intrusion into the sanitary This project will repair the broken sanitary pipe, replace a small diameter pipe and start the process of removing connections from the 1930's line and transferring them into the 1970's sanitary line. Veenstra & Kimm prepared the plans and specifications for bidding this project.

Project management will be completed by engineering division staff.

**ATTACHMENTS:**

Type	Description
▣ Resolution Letter	PW pg2
▣ Backup Material	Map

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/27/2017 - 1:34 PM
Public Works Committee	Lechvar, Gina	Approved	9/27/2017 - 4:57 PM
City Clerk	Admin, Default	Approved	9/27/2017 - 5:00 PM

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the plans, specifications, form of contract and estimate of cost for the Oneida Avenue Sanitary Sewer project, estimated at \$245,850 budgeted in CIP #30001.

WHEREAS, the City of Davenport previously completed I & I investigations as part of the Equalization Basin/Wet Weather Planning work; and

WHEREAS, as a result of the study, recommendations were made for the repair/rehabilitation of the Davenport collection system; and

WHEREAS, the work is to be performed at agreed upon prices; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa; that said plans, specifications, form of contract and estimate of cost for the Oneida Avenue Sanitary Sewer project are hereby approved.

Passed and approved this 11<sup>th</sup> day of October, 2017.

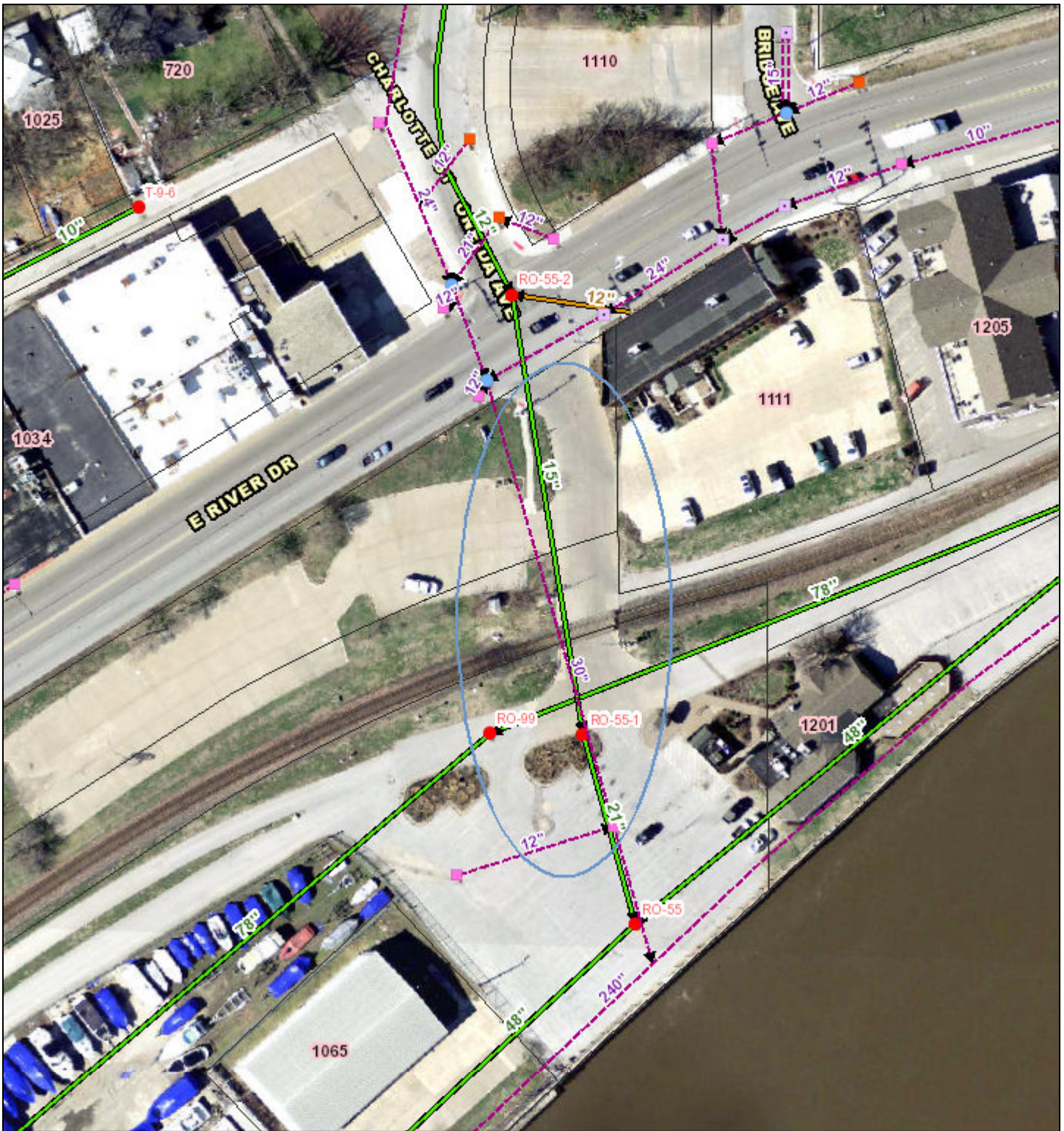
Approved:

Attest:

\_\_\_\_\_  
Frank Klipsch, Mayor

\_\_\_\_\_  
Jackie E. Holecek, Deputy City Clerk

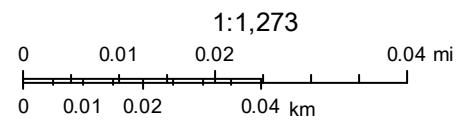
# Oneida Location Map



September 27, 2017

- |                     |                          |
|---------------------|--------------------------|
| Pump Stations       | FES INLET                |
| <b>Storm Inlets</b> | Storm Manholes           |
| BEE HIVE            | Storm Pipe               |
| INLET               | Storm Outfalls           |
| SINGLE CATCH BASIN  | <b>Sanitary Manholes</b> |
| DOUBLE CATCH BASIN  | PUBLIC MANHOLE           |
| TRIPLE CATCH BASIN  | PRIVATE MANHOLE          |

- Sanitary Sewers**
- |  |                |
|--|----------------|
|  | PUBLIC MAIN    |
|  | PRIVATE MAIN   |
|  | Address Points |
|  | City Limit     |



Scott County Iowa, Bi-State Regional Commission

City of Davenport

Agenda Group: Public Works  
Department: Public Works - Admin  
Contact Info: Nicole Gleason 327-5150  
Wards: All

**Action / Date**  
**PW10/4/2017**

**Subject:**

Resolution awarding a contract for the Manhole Rehabilitation FY2018 and FY2019 Program to Kim Construction Company, LLC of Steger, IL in the amount of \$1,114,760 budgeted in CIP #30034. [All Wards]

**Recommendation:**

Approve the resolution.

**Relationship to Goals:**

Financially Responsible City Government.

**Background:**

An invitation to bid was issued on August 25, 2017 and sent to 251 contractors. On September 22, 2017, the Purchasing Division opened and read one responsive and responsible bid. See bid tab attached.

The proposed work includes rehabilitation of manholes at various locations throughout the city over the next two fiscal years. Kim Construction Company, LLC currently has the contract and has performed the work required to everyone's satisfaction.

Funding for this project is from the CIP #30034 Manhole Rehabilitation Program. These funds are from the sales of General Obligation Bonds.

**ATTACHMENTS:**

Type	Description
▣ Cover Memo	PW_RES_Manhole Rehabilitation Program FY18 and FY19
▣ Cover Memo	Bid Tab for Greensheet

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	9/28/2017 - 3:33 PM



Resolution No. \_\_\_\_\_

Resolution offered by Alderman Tompkins:

RESOLVED by the City Council of the City of Davenport.

RESOLUTION awarding a contract for the Manhole Rehabilitation FY18 and FY19 program to Kim Construction Company LLC of Steger IL, for the price of \$1,114,760, and authorizing Mayor Frank Klipsch or designee to sign and manage any related agreements.

WHEREAS, the City needs to contract the Manhole Rehabilitation for FY18 and FY19 program; and

WHEREAS, the applicable purchasing process was followed resulting in a recommendation to award to Kim Construction Company LLC of Steger IL;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. the contract for the Manhole Rehabilitation FY18 and FY19 program; and
2. Mayor Frank Klipsch or designee is authorized to sign and manage any related agreements;

Attest:

Approved:

\_\_\_\_\_  
Jackie E. Holecek, CMC  
Deputy City Clerk

\_\_\_\_\_  
Frank Klipsch  
Mayor

CITY OF DAVENPORT, IOWA  
TABULATION OF BIDS

DESCRIPTION: MANHOLE REHABILITATION FY18 & FY19

BID NUMBER: 18-16

OPENING DATE: SEPTEMBER 22, 2017

GL ACCOUNT NUMBER: 71557698 530350 30034 MANHOLE REHAB PROG

RECOMMENDATION: AWARD THE BID TO KIM CONSTRUCTION OF  
STEGER IL

<u>VENDOR NAME</u>	<u>BID AMOUNT</u>
--------------------	-------------------

Kim Construction of Steger IL	\$1,114,760
-------------------------------	-------------

Hydro-Klean LLC of Des Moines IA (incomplete bid – non-responsive)

Approved By Kristi Keller  
Purchasing

Approved By Nicole Gleason  
Department Director

Approved By Brandi Coyle  
Budget/CIP

Approved By [Signature]  
Finance Director

City of Davenport

Agenda Group: Public Works  
Department: Public Works - Engineering  
Contact Info: Sandy Doran; (563)326-7756  
Wards: All

**Action / Date**  
**PW10/4/2017**

**Subject:**

Resolution approving a contract for the Manhole Rehabilitation FY2018 and FY2019 Program to Strand Associates, Inc. in an amount not-to-exceed \$362,000 budgeted in CIP #30034. [All Wards]

**Recommendation:**

Approve the resolution.

**Relationship to Goals:**

Davenport – *The Choice Community for Living*

**Background:**

There are manholes in the sanitary collection system that are structurally deficient and allow for inflow and infiltration. Rehabilitation is needed to comply with the Iowa Department of Natural Resources (IDNR) Administrative Consent Order.

This program is a combined effort by the sewer and engineering divisions. The manhole rehabilitation areas were based on Inflow & Infiltration studies and manhole inspections.

Strand Associates, Inc. will provide construction related services in an amount not-to-exceed \$362,000 budgeted in CIP #30034.

**ATTACHMENTS:**

Type	Description
▣ Resolution Letter	PW_RES pg2
▣ Backup Material	FY 2018/2019 MH Rehab Program Construction Related Services Task Order 17-03

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/27/2017 - 1:32 PM
Public Works Committee	Lechvar, Gina	Approved	9/28/2017 - 10:32 AM
City Clerk	Admin, Default	Approved	9/28/2017 - 10:37 AM

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving a contract for the Manhole Rehabilitation FY2018 and FY2019 Program to Strand Associates, Inc. in an amount not-to-exceed \$362,000 budgeted in CIP #30034.

WHEREAS, the work is to be performed at agreed upon prices;

WHEREAS, on the 22<sup>nd</sup> day of September, 2017, bids were received for the FY 2018 and 2019 Collection System (Sanitary Sewer Manholes) Rehabilitation Program within the City of Davenport, Iowa; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa; that the Contract is hereby approved.

Passed and approved this 11<sup>th</sup> day of October, 2017.

Approved:

Attest:

\_\_\_\_\_  
Frank Klipsch, Mayor

\_\_\_\_\_  
Jackie E. Holecek, Deputy City Clerk





Strand Associates, Inc.®

910 West Wingra Drive

Madison, WI 53715

(P) 608-251-4843

(F) 608-251-8655

Task Order No. 17-03  
City of Davenport, Iowa (OWNER)  
and Strand Associates, Inc.® (ENGINEER)  
Pursuant to Technical Services Agreement dated April 8, 2015

### Project Information

Project Name: FY 2018 and 2019 Collection System Rehabilitation Program–Construction-Related Services

### Scope of Services

ENGINEER will provide the following services to OWNER:

1. Provide contract administration services including attendance at preconstruction conference, review of contractor's shop drawing submittals, review of contractor's periodic pay requests, attendance at construction progress meetings, periodic site visits, and participation in project closeout.
2. Provide resident project representative for up to 1,900 hours part time observation of construction. In furnishing observation services, ENGINEER's efforts shall be directed toward determining for OWNER that the completed PROJECT will, in general, conform to the Contract Documents, but ENGINEER shall not supervise, direct, or have control over contractor's work and shall not be responsible for contractor's construction means, methods, techniques, sequences, procedures, health and safety precautions or programs, or for contractor's failure to perform the construction work in accordance with the Contract Documents.

### Compensation

OWNER shall compensate ENGINEER for Services under this Task Order on an hourly rate basis plus expenses a not-to-exceed fee of \$362,000.

### Schedule

Services will begin upon execution of this Task Order, which is anticipated on October 18, 2017. Services are scheduled for completion on August 31, 2019.

### TASK ORDER AUTHORIZATION AND ACCEPTANCE:

ENGINEER:

OWNER:

STRAND ASSOCIATES, INC.®

CITY OF DAVENPORT

  
Matthew S. Richards  
Corporate Secretary

Date

Frank Klipsch  
Mayor

Date

City of Davenport

Agenda Group: Public Works  
Department: Public Works - Engineering  
Contact Info: Brad Guy (563) 326-7923  
Wards: 3

**Action / Date**  
**PW10/4/2017**

Subject:  
Resolution of acceptance for the LeClaire Park Storm Sewer Project, completed by Hagerty Earthworks, LLC. CIP #10011 [Ward 3]

Recommendation:  
Pass the Resolution

Relationship to Goals:  
Sustainable Infrastructure

Background:  
Work was completed to construct a new storm sewer to bypass a failed and plugged section of the existing sewer located in LeClaire Park, near Modern Woodman Park. This project has been completed with a total cost of \$142,234.35 and accepted by the engineering division.

ATTACHMENTS:

Type	Description
 Resolution Letter	RES_LeClaire Park Stm Sewer accept

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/27/2017 - 4:58 PM
Public Works Committee	Lechvar, Gina	Approved	9/27/2017 - 4:56 PM
Public Works Committee	Lechvar, Gina	Approved	9/27/2017 - 4:57 PM
City Clerk	Admin, Default	Approved	9/27/2017 - 4:59 PM

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION of acceptance for the LeClaire Park Storm Sewer Project; completed by Hagerty Earthworks LLC. CIP #10011 [Ward 3]

WHEREAS, the City of Davenport entered into a contract with Hagerty Earthworks LLC of Muscatine, IA

WHEREAS, work on the project has been satisfactorily completed and accepted by the Engineering Division

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the LeClaire Park Storm Sewer Project, with a total cost of \$142,234.35, is hereby accepted.

Passed and Approved this 11<sup>th</sup> day of October, 2017.

Approved:

Attest:

\_\_\_\_\_  
Frank Klipsch, Mayor

\_\_\_\_\_  
Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group: Public Works  
Department: Public Works - Engineering  
Contact Info: Brad Guy (563) 370-5105  
Wards: 3

**Action / Date**  
**PW9/4/2017**

Subject:  
Resolution of acceptance for the Marquette Street Sewer Repair Project; completed by Hagerty Earthworks, LLC. CIP #10537 [Ward 3]

Recommendation:  
Pass the Resolution

Relationship to Goals:  
Sustainable Infrastructure

Background:  
Work was completed to repair structural failures and mitigate inflow and infiltration to the Marquette Street sewer, between 2nd Street and River Drive. This project has been completed with a total cost of \$358,811.00 and accepted by the engineering division.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	RES_Marquette Sewer accept.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/27/2017 - 4:57 PM
Public Works Committee	Lechvar, Gina	Approved	9/27/2017 - 4:57 PM
City Clerk	Admin, Default	Approved	9/27/2017 - 5:00 PM



Resolution No. \_\_\_\_\_

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION of acceptance for the Marquette Street Sewer Repair Project; completed by Hagerty Earthworks LLC. CIP #10537 [Ward 3]

WHEREAS, the City of Davenport entered into a contract with Hagerty Earthworks LLC of Muscatine, IA

WHEREAS, work on the project has been satisfactorily completed and accepted by the Engineering Division

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Marquette Street Sewer Repair Project, with a total cost of \$358,811.00, is hereby accepted.

Passed and Approved this 11<sup>th</sup> day of October, 2017.

Approved:

Attest:

\_\_\_\_\_  
Frank Klipsch, Mayor

\_\_\_\_\_  
Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group: Public Works  
Department: Public Works - Admin  
Contact Info: Ron Hocker;(563) 327-5169  
Wards: All

**Action / Date**  
**PW10/4/2017**

**Subject:**  
Resolution of acceptance for the FY2016 Contract Sewer Repair Program with Hometown Plumbing and Heating Company of Davenport, IA. CIP #'s 30002 and 33002. [All Wards]

**Recommendation:**  
Pass the resolution

**Relationship to Goals:**  
Enhance Quality of Life

**Background:**  
This program is to repair damages to sewer infrastructure by contract. All work has been satisfactorily completed. The total cost was \$665,174.33 paid out of CIP #30002 and 33002.

**ATTACHMENTS:**

Type	Description
▢ Resolution Letter	PW_RES pg2

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	9/28/2017 - 10:44 AM
Public Works Committee	Lechvar, Gina	Approved	9/28/2017 - 10:48 AM
City Clerk	Admin, Default	Approved	9/28/2017 - 12:42 PM

Resolution No. \_\_\_\_\_

RESOLUTION offered by Alderman Ambrose

RESOLUTION of acceptance for the FY2016 Contract Sewer Repair Program with Hometown Plumbing and Heating Company of Davenport, IA. CIP #'s 30002 and 33002.

WHEREAS, the FY2016 Contract Sewer Repair Program has been satisfactorily completed:

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the FY2016 Contract Sewer Repair Program, which work was completed by Hometown Plumbing and Heating Company of Davenport, IA, having been satisfactorily completed, be and the same is hereby formally accepted. The final cost totals \$665,174.33.

Passed and approved this 11<sup>th</sup> day of October, 2017.

Approved:

Attest:

\_\_\_\_\_  
Frank Klipsch, Mayor

\_\_\_\_\_  
Jackie E. Holecek, City Clerk

City of Davenport

Agenda Group: Public Works  
Department: Public Works - Engineering  
Contact Info: Mike Atchley 563-327-5149  
Wards: 8

**Action / Date**  
**PW10/4/2017**

**Subject:**

Motion to accept the dedication of right-of-way and easements from Sterilite which are necessary for the road improvements. [Ward 8]

**Recommendation:**

Approve the motion.

**Relationship to Goals:**

Welcome Investment

**Background:**

The right-of-way is necessary for the construction of turn lanes for Sterilite at their truck entrance on Division Street, their employee entrance on Slopertown Road and at the intersection of Slopertown Road and Division Street. As part of the Sterilite development agreement, the City is responsible for these improvements to service the new facility. TIF and RISE Grants are funding the construction through CIP #35029.

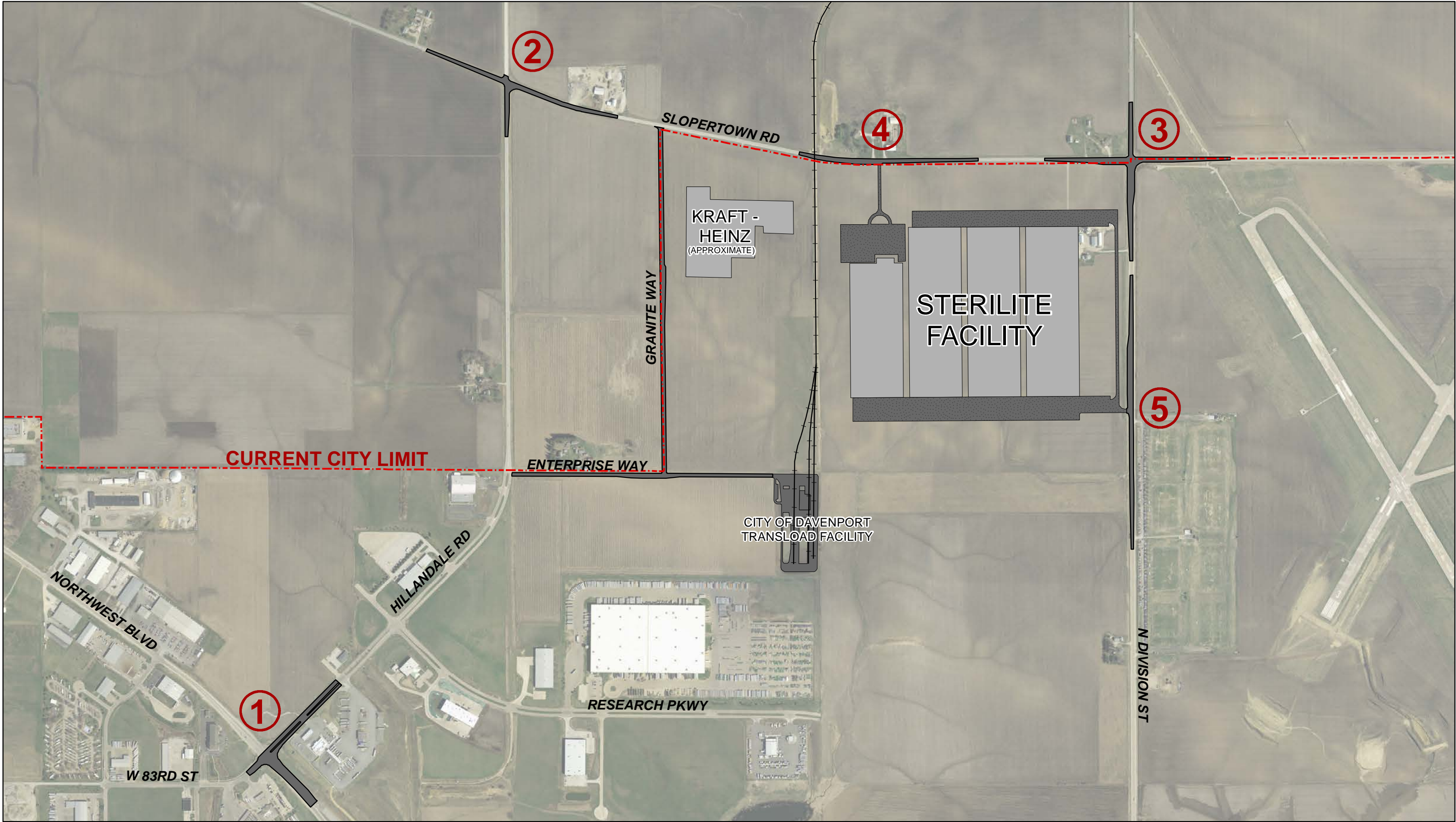
**ATTACHMENTS:**

Type	Description
▣ Cover Memo	Sterilite Paving Map
▣ Cover Memo	Right of way Dedication Plat

**REVIEWERS:**

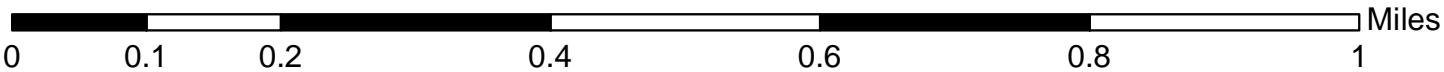
Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/27/2017 - 4:58 PM
Public Works Committee	Lechvar, Gina	Approved	9/27/2017 - 4:58 PM
City Clerk	Admin, Default	Approved	9/27/2017 - 5:00 PM



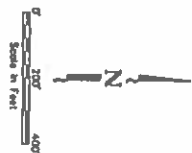


**STERILITE AREA DEVELOPMENT  
STREET IMPROVEMENT LOCATIONS**

July 18, 2017



Part of the southeast quarter of Section 27, Township 78 North, Range 3 East of the 6th Principal Meridian  
City of Beaumont, County of Santa Fe, State of Iowa  
TOTAL AREA: 1.81 ACRES (Right of Way)  
1.78 ACRES (Beaumont)

[illegible]

NAME: JAMES ROBERT \_\_\_\_\_  
 BIRTH: \_\_\_\_\_  
 OWNER (STERILE)  
 BY: \_\_\_\_\_  
 PRESENTED: JAMES M. STONE \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 RECEIVED AND PRESENTED: STONE, J. STONE \_\_\_\_\_  
 DATE: \_\_\_\_\_

[illegible][illegible][illegible]

## DAVENPORT, IOWA

REVISIONS			
NO.	(REV)	DATE	BY

PURCHASE BOOKS	V <sup>e</sup> = V <sup>e</sup>
DRAWN BY	AAS
CHECKED BY	LAM
DATE	8/22/97



ON 17248

—

City of Davenport

Agenda Group: Finance  
Department: Finance  
Contact Info: Brandon Wright 326-7750  
Wards: 3

**Action / Date**  
**FIN10/4/2017**

**Subject:**

Resolution awarding a contract for the Adler Theatre marquee replacement to Wagner Electric Sign of Elyria OH, in the amount of \$334,850; \$233,650 through private donations and balance from CIP accounts. [Ward 3]

**Recommendation:**

Adopt the Resolution.

**Relationship to Goals:**

Financially Responsible City Government.

**Background:**

On July 14, 2017, an Invitation to Bid was issued and sent to 200 sign contractors. On August 7, 2017, one bid was opened. This bid was significantly over budget, and was not awarded. On August 18, 2017, a revised Invitation to Bid was issued with revised specifications, and sent to the contractors. On September 6, 2017, the Purchasing Division opened and read two responsive and responsible bids. The lowest bid was from Wagner Electric Sign of Elyria, OH, in the amount of \$334,850. See attached bid tab.

The lowest bid response to this re-bid was \$60,000 less than the response to the first bid. Staff has evaluated and feels that this is a responsible and response bid.

Funding for this project is: \$233,650 through private donations, the balance is coming from RCAT CIP account 69010.

**ATTACHMENTS:**

Type	Description
▣ Resolution Letter	FIN_RES_Adler Theatre Marquee Replacement
▣ Backup Material	Bid Tab for Greensheet

**REVIEWERS:**

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	9/26/2017 - 2:41 PM
Finance Committee	Watson-Arnould, Kathe	Approved	9/26/2017 - 2:41 PM
City Clerk	Admin, Default	Approved	9/26/2017 - 4:18 PM

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Tompkins:

RESOLVED by the City Council of the City of Davenport.

RESOLUTION awarding a contract for the Adler Theatre Marquee Replacement to Wagner Electric Sign of Elyria OH, for the price of \$334,850, and authorizing Mayor Frank Klipsch or designee to sign and manage any related agreements.

WHEREAS, the City needs to contract the Adler Theatre Marquee Replacement; and

WHEREAS, the applicable purchasing process was followed resulting in a recommendation to award to Wagner Electric Sign of Elyria OH;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. the contract for the Adler Theatre Marquee Replacement; and
2. Mayor Frank Klipsch or designee is authorized to sign and manage any related agreements;

Attest:

Approved:

\_\_\_\_\_  
Jackie E. Holecek, CMC  
Deputy City Clerk

\_\_\_\_\_  
Frank Klipsch  
Mayor



CITY OF DAVENPORT, IOWA  
INVITATION TO BID RESPONDENTS

DESCRIPTION: ADLER THEATRE MARQUEE SIGN REPLACEMENT

BID NUMBER: 18-23

OPENING DATE: SEPTEMBER 6, 2017

GL ACCOUNT: \$233,650 thru private donations, balance from CIP account

RECOMMENDATION: AWARD THE CONTRACT TO WAGNER ELECTRIC SIGN  
OF ELYRIA OH

<u>VENDOR NAME</u>	<u>AMOUNT</u>
Wagner Electric Sign of Elyria OH	\$334,850
CR Sign Inc. of Cedar Rapids IA	\$421,470

Prepared By Kristi Keller  
Purchasing

Approved By [Signature]  
RCAT Executive Director

Approved By Brandi Coyle  
Budget/CIP

Approved By [Signature]  
Finance Director

City of Davenport

Agenda Group: Finance  
Department: Finance  
Contact Info: Jon Meeks - 326-7922  
Wards: All

**Action / Date**  
**FIN10/4/2017**

Subject:  
Resolution awarding the purchase of five Police SUVs to Reynolds Motor Company of East Moline, IL in the amount of \$162,912.90. [All Wards]

Recommendation:  
Adopt the resolution.

Relationship to Goals:  
Financially Responsible City Government

Background:  
A Request for Bids was issued on September 5, 2017 and was sent to 96 vendors. On September 26, 2017 the Purchasing Division received and opened two responsive and responsible bids. Reynolds Motor Company was the lowest bidder and is recommended for the award.

The five Police pursuit-rated SUVs will be used to replace current vehicles that have met their end-of-life use or are no longer in operation.

Funding for the purchase is from accounts 54912540-530302 (4) and 50470460-520236 (1).

**ATTACHMENTS:**

Type	Description
▣ Resolution Letter	Resolution Police SUVs
▣ Backup Material	Bid Tabulation

**REVIEWERS:**

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	9/28/2017 - 3:02 PM
Finance Committee	Watson-Arnould, Kathe	Approved	9/28/2017 - 3:02 PM
City Clerk	Admin, Default	Approved	9/28/2017 - 3:08 PM

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Tompkins:

RESOLVED by the City Council of the City of Davenport.

RESOLUTION awarding the purchase of five Police SUVs from Reynolds Motor Company of East Moline, IL in the amount of \$162,912.90.

WHEREAS, the City needs to purchase five Police SUVs; and

WHEREAS, the applicable purchasing process was followed resulting in a recommendation to award to Reynolds Motor Company of East Moline, IL;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. the purchase of five Police SUVs from Reynolds Motor Company of East Moline, IL is hereby approved.

Attest:

Approved:

\_\_\_\_\_  
Jackie E. Holecek, CMC  
Deputy City Clerk

\_\_\_\_\_  
Frank Klipsch  
Mayor

CITY OF DAVENPORT, IOWA  
REQUEST FOR BIDS RESPONDENTS

DESCRIPTION: FIVE POLICE SUVs  
BID NUMBER: 18-27  
OPENING DATE: SEPTEMBER 26, 2017  
RECOMMENDATION: AWARD THE PURCHASE TO REYNOLDS MOTOR COMPANY,  
OF EAST MOLINE, IL

<u>VENDOR NAME</u>	<u>LOCATION</u>	<u>AMOUNT</u>
REYNOLDS MOTOR COMPANY	EAST MOLINE, IL	\$162,912.90
COURTESY FORD	DAVENPORT, IA	\$167,950.00

Prepared By Cindy Whitaker  
Purchasing

Approved By Nicole Gleason  
Department Director

Approved By Jawn Ganner  
Budget/CIP

Approved By BW  
Finance Director



City of Davenport

Agenda Group: Finance  
Department: Finance  
Contact Info: Brandon Wright 326-7750  
Wards: All

**Action / Date**  
**FIN10/4/2017**

**Subject:**

Resolution approving payment of \$136,726.91 to Tyler Technologies, Inc. of Falmouth, ME for the support and maintenance of the Munis software system for the period of 11/01/17 through 10/31/18. [All Wards]

**Recommendation:**

Adopt the resolution.

**Relationship to Goals:**

Financially Responsible City Government

**Background:**

The Munis software system is the system which enables the Finance Department to track and administer the accounting functions of all departments within the City. The Munis software requires a yearly support contract for technical assistance and fundamental upgrades. This contract supplies the City with the appropriate coverage for our vital HR Management, Fleet and Facilities Management, Payroll, Accounts Payable, and Accounts Receivable systems. This contract also supplies with City with all new upgrades to the Munis software automatically.

Funding is available in the IT operating expense account.

**ATTACHMENTS:**

Type	Description
□ Resolution Letter	Resolution Munis/Tyler

**REVIEWERS:**

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	9/28/2017 - 3:18 PM
Finance Committee	Watson-Arnould, Kathe	Approved	9/28/2017 - 3:18 PM
City Clerk	Admin, Default	Approved	9/29/2017 - 10:52 AM

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Tompkins:

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the payment of \$136,726.91 to Tyler Technologies, Inc. of Falmouth, ME for the support and maintenance of the Munis software system for the period of 11/01/17 through 10/31/18.

WHEREAS, the City needs to renew its support and maintenance agreement with Tyler Technologies, Inc. for the Munis software system for 2017-2018;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

the payment of \$136,726.91 to Tyler Technologies, Inc. is hereby approved.

Attest:

Approved:

\_\_\_\_\_  
Jackie E. Holecek, CMC  
Deputy City Clerk

\_\_\_\_\_  
Frank Klipsch  
Mayor

City of Davenport

Agenda Group: Finance  
Department: Finance  
Contact Info: Dan Miers 888-2121  
Wards: ALL

**Action / Date**  
**FIN10/4/2017**

**Subject:**  
Resolution awarding a contract for engineering services for the WPCP UV Disinfection Infrastructure to Strand Associates, Inc. of Madison, WI in the amount of \$328,600. [Ward 1]

**Recommendation:**  
Adopt the Resolution.

**Relationship to Goals:**  
Financially Responsible City Government.

**Background:**  
A Request for Proposals for professional services was issued on August 3, 2017 and was sent to 150 firms. On August 23, 2017 the Purchasing Division received and opened eight responses.

The purpose of this contract is to provide professional engineering services for wastewater disinfection design and bid documents for construction at the City of Davenport Water Pollution Control Plant (WPCP). The project includes testing, a pilot study, and design and bid documents for UV disinfection infrastructure.

Proposals were evaluated on the following criteria: (1) Professional qualifications of firm and key personnel - 25%; (2) Comprehensiveness, responsiveness, professional quality, and overall value of the proposal to the requirements of this solicitation - 15%; (3) Past experience of assigned personnel with similar work - 25%; (4) Proposed work approach - 10%; and (5) Fee structure - 10%.

The duration of the project will go through 2021 with construction expected to begin in 2020.

Funding for this contract will start with 51151975-520217. The remaining funding will come from a CIP project planned for FY19.

**ATTACHMENTS:**

Type	Description
▣ Resolution Letter	Resolution Letter
▣ Backup Material	Bid Tabulation

**REVIEWERS:**

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	9/29/2017 - 10:47 AM
Finance Committee	Watson-Arnould, Kathe	Approved	9/29/2017 - 10:47 AM
City Clerk	Admin, Default	Approved	9/29/2017 - 10:52 AM

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Tompkins:

RESOLVED by the City Council of the City of Davenport.

RESOLUTION awarding the contract for engineering services for the WPCP UV Disinfection Infrastructure to Strand Associates, Inc. of Madison, WI in the amount of \$328,600.

WHEREAS, the City needs to contract engineering services; and

WHEREAS, the applicable purchasing process was followed resulting in a recommendation to award to Strand Associates, Inc. of Madison, WI;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. the contract for engineering services for the WPCP UV Disinfection Infrastructure to Strand Associates, Inc. of Madison, WI is hereby approved.

Attest:

Approved:

\_\_\_\_\_  
Jackie E. Holecek, CMC  
Deputy City Clerk

\_\_\_\_\_  
Frank Klipsch  
Mayor



CITY OF DAVENPORT, IOWA  
PROPOSAL TABULATION

DESCRIPTION: ENGINEERING SERVICES FOR WPCP UV DISINFECTION  
INFRASTRUCTURE

RFP NUMBER: 18-10

OPENING DATE: AUGUST 23, 2017

RECOMMENDATION: AWARD THE CONTRACT STRAND ASSOCIATES, INC OF  
MADISON, WI

<u>VENDOR NAME</u>	<u>LOCATION</u>
STRAND ASSOCIATES, INC	MADISON, WI
DONAHUE & ASSOICATES, INC	SHEBOYGAN, WI
FOX ENGINEERING ASSOCIATES, INC	AMES, IA
HR GREEN, INC	CEDAR RAPIDS, IA
IMEG CORP	ROCK ISLAND, IL
MCCLURE ENGINEERING CO	NORTH LIBERTY, IA
SNYDER & ASSOCIATES, INC	CEDAR RAPIDS, IA
VEENSTRA & KIMM, INC	ROCK ISLAND, IL

Prepared By Cindy Whitaker  
Purchasing

Approved By Nicole Gleason  
Department Director

Approved By Luann Jarnu  
Budget/CIP

Approved By BW  
Finance Director

City of Davenport

Agenda Group: Finance  
Department: Finance  
Contact Info: Megan Overton 888-3204  
Wards: All

**Action / Date**  
**FIN10/4/2017**

**Subject:**

Motion awarding a contract for the regional Affirmatively Furthering Fair Housing Plan consultant to Mosaic Community Planning, LLC of Atlanta, GA in the amount of \$68,656. [All Wards]

**Recommendation:**

Approve the Motion.

**Relationship to Goals:**

Financially Responsible City Government.

**Background:**

A Request for Proposal was issued on July 31, 2017 and was sent to 262 consulting firms. On August 22, 2017 the Purchasing Division received and opened six proposals.

The purpose of the study is for regional assessments of fair housing to lead the process of completing an Assessment of Fair Housing (the Assessment) for a regional Consortium. The consortium consists of three HUD Community Development Block Grant Entitlement cities, Davenport, Iowa and Moline & Rock Island, Illinois and six Public Housing Authorities (PHAs) serving Davenport, Moline, Rock Island, Mercer County, Henry County and the Greater Metropolitan Housing Authority of Rock Island.

Proposals were evaluated on the following criteria: Relevant experience of project team and assurances that identified team will actually work on the project - 20%; Relevant prior experience of firm - 10%; Proposed approach and timeline - 30%; Understanding of the process/issues - 15%; Clarity of presentation - 10%; Evaluation of references and previously completed analyses - 15%.

The original intergovernmental agreement stated that the three entitlements will split half the cost three ways and the six PHA's will split the other half six ways.

Total \$68,656

3 entitlements \$34,238 (\$11,443 each)

6 PHA's \$34,328 (\$5,722 each)

**ATTACHMENTS:**

Type	Description
□ Backup Material	RFP Respondents

**REVIEWERS:**

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	9/28/2017 - 11:18 AM
Finance Committee	Watson-Arnould, Kathe	Approved	9/28/2017 - 11:18 AM

City Clerk

Admin, Default

Approved

9/28/2017 - 12:42 PM

CITY OF DAVENPORT, IOWA  
PROPOSAL TABULATION

DESCRIPTION: AFFIRMATIVELY FURTHERING FAIR HOUSING PLAN  
CONSULTANT

RFP NUMBER: 18-9

OPENING DATE: AUGUST 22, 2017

RECOMMENDATION: AWARD THE CONTRACT TO MOSAIC COMMUNITY  
PLANNING, LLC OF ATLANTA, GA

<u>VENDOR NAME</u>	<u>LOCATION</u>
<b>MOSAIC COMMUNITY PLANNING, INC</b>	<b>ATLANTA, GA</b>
LAWYERS' COMMITTEE FOR CIVIL RIGHTS UNDER LAW	WASHINGTON, D.C.
MORNINGSIDE RESEARCH AND CONSULTING, INC	AUSTIN, TX
MULLIN & LONERGAN ASSOCIATES	CAMP HILL, PA
TDA CONSULTING INC.	SAN ANTONIO, TX
WESTER ECONOMIC SERVICES, LLC	PORTLAND, OR

Prepared By Cindy Whitaker  
Purchasing

Approved By Bruce Berger  
Department Director

Approved By Laura Garner  
Budget/CIP

Approved By BN  
Finance Director



City of Davenport

Agenda Group: Finance

Department: Finance

Contact Info: Kristi Keller 888-2077

Wards: All

**Action / Date**

**FIN10/4/2017**

Subject:

1. Altorfer, Inc. - Extend exhaust stacks @ WPCP - Amount: \$34,973
2. Elliott Equipment Co. - Compactor for RCPA - Amount: \$26,040
3. Image Access, Inc. - Scanning system for Library - Amount: \$23,923
4. Vogue Marketing, Inc. - Painting @ Junior Theatre - Amount: \$21,500
5. RDG Planning & Design - Davenport GO multi-modal transportation plan - Amount: \$15,400

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	9/26/2017 - 10:28 AM
Finance Committee	Watson-Arnould, Kathe	Approved	9/26/2017 - 10:28 AM
City Clerk	Admin, Default	Approved	9/26/2017 - 4:18 PM