

HISTORIC PRESERVATION

Summary

The historic preservation chapter (1986) of the city's comprehensive plan asks the question, "What is 'historic preservation?'" The answers provided by the authors are still true today:

Put simply, historic preservation is the national movement to conserve the human-made environment. It includes efforts to protect buildings, structures, sites and neighborhoods associated with important people, events and developments. It is a movement which draws from the disciplines of history, architecture and archaeology and links us with our heritage.¹

The 1986 chapter established five goals for Davenport's historic preservation efforts: protect and enhance the character of the community's significant neighborhoods and landmarks, coordinate local preservation efforts between the public and private sector, develop tools to create a favorable preservation climate, use preservation to strengthen the local economy, and increase the public awareness of the community's history, culture, and heritage to create a sense of pride, place, and continuity.²

Davenport, like many communities across the country, experienced mixed preservation results over the past twenty years. The community has established numerous local and national historic districts in our community's neighborhoods. State and local governments have cooperated to strengthen the city's preservation programs in specific instances. The city has created incentives that can be used to preserve, protect, and enhance our built environment. On the downside, the city has failed to capitalize economically on its history, and the community has mixed feelings about the methods of and the reasons for historic preservation. While much progress has been made since Davenport established its preservation ordinance in 1992, opportunities and challenges still exist. Development of a uniform approach to preservation more closely linking neighborhood redevelopment, economic growth, and safeguarding the community's history is essential.

Making certain that a community's history survives is the responsibility of the entire community, including local government and its private partners. Through legislative means, economic incentives, and education programs, government can work to strengthen the philosophy of protecting our built heritage. Private entities can employ the incentives and a knowledgeable public to increase property values and tax base, fortify downtown and other established commercial districts, and connect with the tourism industry. Together, the public and private arms of preservation should work in tandem to demonstrate the benefits of historic preservation to the community and region.

Related Objectives

The objectives listed below are identified by the community in *Davenport 2025's* Goals and Objectives section as being related to “Historic Preservation”

- Strengthen the existing built environment.
 - Reduce the number of underoccupied, abandoned, or vacant buildings / properties through adaptive reuse and infill.
 - Encourage use of civic design principles and standards, greenspace, and public art within neighborhoods, districts, and corridors.
- Reinforce downtown as the City’s recreational, cultural, entertainment, and government center.
 - Improve housing options in the downtown district.
- Create a positive business climate that encourages growth of existing and new businesses.
 - Promote the opportunities, strengths, and services that complement and enhance Davenport’s business community.
 - Retain existing and attract new business and industry.
- Work closely with surrounding communities for the betterment of the region.
 - Develop cooperative marketing efforts among local governments to promote the strengths of our regional community.
 - Improve and coordinate access, circulation, and wayfinding among regional attractions.

Existing Conditions

National Preservation Efforts and Regulation

The National Trust for Historic Preservation (NTHP) was formed in 1949 with the purpose to acquire and administer historic sites; its mission was later expanded to include public outreach. The National Historic Preservation Act (1966) authorized federal funding of the Trust’s efforts; this arrangement was terminated by mutual agreement in 1988, and the Trust now relies on private-sector contributions. The Trust opened its first field office in San Francisco in 1971, and has since expanded across the country. Two notable NTHP projects that emphasize preservation as a way to revitalize communities include Main Street (focusing on business districts) and Community Partners (focusing on historic residential neighborhoods). The NTHP also has other special programs which focus on rural preservation, heritage tourism, and statewide preservation program organization. The Trust currently maintains twenty-one historic sites, claims 250,000 members, and represents the leading public face of preservation efforts in the United States.

The National Historic Preservation Act (NHPA) codified the movement to protect the nation's historical elements from decline. The idea behind the NHPA was to protect the nation's heritage, including historic buildings, sites, structures, districts, and archaeological sites. The act established:

- the national historic preservation program,
- the Advisory Council on Historic Preservation
- the Historic Preservation Fund (federal money for preservation programs)
- the position of State Historic Preservation Officer at the state level
- professional qualifications for preservation professionals
- guidelines for federal preservation grants, and
- a process for consideration of federal projects and funding in light of preservation.

Many of the provisions of the act are referred to in professional circles by their section number. Two of the more significant sections are Section 101 and Section 106.

Section 101 of the act called for the creation of a list of the nation's culturally significant properties. The list, composed of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture, became known as the National Register of Historic Places (NRHP). The National Register currently tallies nearly 77,000 listings, including all historic areas in the National Park System, over 2,300 National Historic Landmarks, and properties recognized as significant to the nation, states, and local communities. Section 101 also authorizes the federal government to partner with states in forming State Historic Preservation Offices (SHPOs) responsible for administering the provisions of the preservation act.

Section 106 of the NHPA accomplishes the goal of establishing a process to identify historic properties potentially affected by federal projects. Section 106 requires the assessment of projects' effects, and the required exploration of means to avoid, minimize, or mitigate any adverse effects on historic properties.

Since its inception in 1966, the NHPA has been revised and amended many times. The 1980 amendments established guidelines whereby Certified Local Governments (CLGs) may participate in how federal grants are administered locally, and required owner consent for placing properties on the National Register.³ The most recent revisions in 2001 updated the NHPA in response to changes in federal laws (notably, tax codes) since 1992.

Economic incentive programs are a hallmark of federal efforts to support preservation activities. Tax credits are available for certified rehabilitation of certified historic structures (20% credit applicable toward "substantial improvements") and also for rehabilitation of non-historic structures built before 1936 (10% credit). The Historic Preservation Services division of the National Park Service notes that "since 1976, the Historic Preservation Tax Incentives have produced the following benefits for the nation:

- more than 31,000 historic properties have been rehabilitated and saved
- the tax incentives have stimulated private rehabilitation of over \$31 billion

- more than 181,000 housing units rehabilitated and 137,000 housing units created, of which over 70,000 are low and moderate-income units.⁴

Additional information can be obtained through the National Park Service, the Internal Revenue Service, or the State Historic Preservation Office.

State Preservation Efforts and Regulation

Iowa created its State Historic Preservation Office in 1974. State preservation efforts are currently under the purview of the State Historical Society (SHSI) in the Department of Cultural Affairs. The Historical Society is responsible for administering archives and records, the state historical museum, historic sites, and preservation programs at the federal and state levels. As noted in the preceding section, Certified Local Governments are also responsible for local administration of federal and state historic preservation programs. There are currently 102 cities and counties in the Iowa CLG program. Davenport is a program member, Scott County is not. There are an additional twenty-one cities and counties with preservation programs that are not in the CLG program.⁵

In 1985, the state legislature adopted the National Trust for Historic Preservation's Main Street guidelines as part of the state's package of economic development programs. The program is structured to provide a positive, identifiable image for downtown districts. Main Street's Four Point Approach is a program built around the Design, Organization, Promotion, and Economic Restructuring of downtown areas. There are thirty-three active Main Street Iowa communities. Davenport does not participate in the program at this time.

The state of Iowa supports preservation grant programs using state funds. One such program, the Historic Sites Preservation Grant Program, is funded through the Rebuild Iowa Infrastructure Fund and provides matching grants to local governments and non-profit agencies to acquire, rehabilitate, and develop National Register-eligible or listed sites that preserve, interpret, or promote Iowa's cultural heritage. Another, the Historical Resource Development Program is funded through the state's Resource Enhancement and Protection (REAP) Act, and issues matching grants to individuals, corporations, nonprofit organizations, and certified local governments on a matching basis for restoration, purchase of historic sites, conservation, history exhibits, educational programs, historic markers, survey, and National Register nominations. There are also funds in place for preservation education (National History Day Grants), upkeep of country schools, and preservations "emergencies." The state also has tax credits available for rehabilitation of historic residential and commercial structures, similar to the federal program. The state does not currently have any open-space preservation programs in place.

Local Preservation Efforts

In 1976, Davenport's historic preservation movement began with the purchase and renovation of the Collins House, a historic farm house near Garfield Park, for use as a senior center. The project was undertaken with great sensitivity to the character of the farm house, and following

completion of the renovations, the house was nominated to the National Register for Historic Places.⁶

The community also engaged in two other significant preservation projects in the mid-1970s. The Antoine LeClaire House, 630 East 7th Street, was acquired in 1977 by the city using federal grant money. The property was proposed for re-use as a community center and period museum. The initial study called for renovation in phases; federal grants funded the first phase work, including a new roof, new chimneys, and repair of the cornice and masonry.⁷ Additional work was performed over the next two decades, mainly thanks to the “LeClaire House Restoration Committee” and “Friends of the LeClaire House” partnerships between the City and the Scott County Historic Preservation Society. The most recent accomplishment was the installation of period fireplace mantles in the house in late 2003.

The Annie Wittenmeyer Home, 2800 Eastern Avenue, was the third major public preservation project undertaken by the City of Davenport. The campus of more than fifty buildings, sited on the former Civil War era campgrounds known as Camp Roberts, was originally developed to house and educate the children of deceased Civil War veterans. Later, the facility was expanded to house orphans from all over Iowa, and was renamed in 1872 the Iowa Soldiers’ Orphans Home and Home for Indigent Children. In the 1940s, the complex was renamed in honor of Wittenmeyer, leading proponent of the soldier’s orphanage concept. The complex, closed as an orphanage in 1974, was rehabilitated with federal and local funds from 1977 – 79 for use as a library, office complex, and City warehouses.⁸

Following these successes, other projects received preservation and renovation attention. The City Hall renovation (1979 – 1981) and the Littig House renovation (1982 – 84) demonstrated to many that old buildings can be retrofitted to suit modern needs.

Additional Local Preservation Efforts

In 1978, the community began a comprehensive survey of its neighborhoods, districts, and architecture. Marlys Svendsen was hired to spearhead the city’s preservation efforts; her primary responsibility was to produce the survey. The Davenport Historical and Architectural Survey was conducted in three phases, the first and second from 1979 to 1982, and the third from 1982 to 1983. Svendsen published the survey’s findings in two documents: Phases I and II under the title *Davenport – Where the Mississippi Runs West*, and Phase III as *Davenport Architecture – Tradition and Transition*. Completion of the phases established a historic context, which in turn allowed the city to file a Multiple Resource nomination to place its notable historic properties on the National Register of Historic Places simultaneously. Between the two sets of phases, twelve historic districts and more than 1650 buildings on 350 parcels were nominated to the National Register by March 1985; the districts and 249 individual properties were eventually approved and listed.

During the 1980s, the City of Davenport developed strategies for assisting residential and commercial property owners with rehabilitation. The “Historic Restoration Grant Program” provided Community Development Block Grant (CDBG) funds to offer owners of historic properties

incentives to perform rehabilitation in manners consistent with the historic designs and methods. The City worked with other community interests to establish Davenport's Neighborhood Housing Services, a public-private partnership offering housing rehabilitation loans in targeted areas.⁹ In the mid-1980s, the city participated in Iowa's new Certified Local Government programs with the hopes of strengthening existing and proposed preservation programs within the community. In 1986, the Planning Division completed the historic preservation amendment to the city's comprehensive plan. The Planning Division's amendment notes that measures such as working closely with individual property owners, assuming a larger responsibility for reviewing federally funded initiatives, and conducting public information efforts, should be used to encourage the community to learn more about and engage in historic preservation.¹⁰

The late 1980s saw a lull in historic preservation efforts in Davenport for two reasons. First, the city's preservation spurt in the early part of the decade was tempered both by its success and the decline in the local economy. Second, following completion of the Architectural and Historical Survey in 1985 and the historic preservation amendment to the comprehensive plan in 1986, the city chose to broaden the preservation planner's scope to include other responsibilities, thereby diluting the position's focus on preservation. These two factors left Davenport with the largest number of properties on the National Register of Historic Places in the state, but little means to effectively plan for present or future preservation needs.

In the late 1990s, the city recognized the need to revisit its historic districts and obtain updated survey information to include those structures that matured to the fifty-year historic benchmark, as well as document changes to districts and other structures. The Village of East Davenport was resurveyed in 2002 – 03, and several more areas of the city (specifically post-World War II neighborhoods) were resurveyed in 2004 – 05. As discussed in the "Neighborhoods and Districts" chapter of *Davenport 2025*, a significant number of residential and commercial areas were developed in the early to mid-twentieth century; these areas were surveyed from 1998 – 2000, with the findings documented in a report entitled "An Expanded Architectural / Historical Survey of Davenport's Residential Areas 1900 – 1950" (Jacobsen 2000). The report records the new survey areas, presents findings, and offers recommendations for the preservation of significant historic structures and districts.

Besides neighborhoods and districts, other areas within communities are worthy of preservation efforts. Davenport's VanderVeer Botanical Park is a strong example of a cultural landscape. The former county fairgrounds became the city's "Central Park" in 1890; its development style was patterned after its New York City counterpart, with walkways, artificial lakes, and naturalized plantings. The park was renamed in 1911 following the death of park system activist A.W. VanderVeer. During the 1930s, the Civil Works Administration (CWA) completed several modifications to the park, including construction of a stone fountain. A new conservatory was constructed in 1955 to replace the original one from 1897; the new building has been modified several times over the last fifty years. Currently, the park contains play equipment, floral displays and gardens, the recently-refurbished fountain, numerous specimen trees, and walking paths. A 2004 cultural landscape report completed for the gardens and main park entrance note that opportunities exist to use historic documentation to restore landscape elements (such as tree allées, flower beds, traditional circulation paths, and ornamental furnishings) and recapture some of the park's lost history and design.

Historic Preservation Planning

The action plan presented in the April 1986 preservation amendment to the comprehensive plan represents the Davenport's first effort to describe how historic preservation can be used to strengthen the community. The chapter established the city's five goals for preservation:

- Protect and enhance the character of Davenport's significant historic neighborhoods and landmarks for future generations.
- Strengthen and coordinate local historic preservation efforts in the public and private sector.
- Develop and implement the public tools necessary for creating a favorable historic preservation climate.
- Incorporate historic preservation into the local economy.
- Increase public awareness of Davenport's history, culture, and architectural heritage and create a sense of pride, place, and continuity.¹¹

Inroads have been made into the first three goals presented, while the last two have yet to be significantly addressed. Davenport has the greatest number of properties listed on local and national historic registers, and is home to the largest contiguous historic area (the Village of East Davenport and adjoining McClellan Heights) in the state. Local preservation efforts are supported both privately and publicly. There are several programs developed by the city that can assist property owners with preservation activities; these programs contribute to making preservation a viable option in the community. However, Davenport has not yet fully integrated preservation into its public and private economic programs, nor has the community embraced its history, culture, and heritage to the fullest. All five goals are still commendable, and worthy of consideration as the community considers the direction of future preservation efforts.

The chapter notes that municipalities alone cannot unilaterally achieve historic preservation goals; additional assistance from private sources is needed. At the time of writing, the city anticipated that Neighborhood Housing Service, the Scott County Historic Preservation Society, the Downtown Davenport Association, the Downtown Davenport Development Corporation, the Northwest Business Association, the Village of East Davenport Association, and the Davenport Area Convention and Visitor's Bureau would be valued partners in preservation efforts, with guidance from city staff.

In 1992, following recommendations of the action plan, the city established its Historic Preservation Commission and passed its historic preservation ordinance. By doing so, the City of Davenport became eligible and attained the status of Certified Local Government (CLG) in the state, and assumed responsibility for review of local projects participating in state and federal preservation programs. Furthermore, with the preservation ordinance in place, the City was able to exert some control over modifications to and demolitions of historic buildings. From 1992 to November 2003, the Historic Preservation Commission reviewed 48 applications for landmark designation, 50 applications for demolition, and 133 applications for certificates of appropriateness.

The historic preservation ordinance also allowed the community to establish a local register of historic places. In 1992, the first four properties recognized as having particular significance to local

history were added to the list: the Antoine LeClaire House (brick Italianate home of Davenport's founder, located at 630 East 7th Street), St. Anthony's Church Square (corner of 4th and Main Street downtown), the Claim House (the first house west of the Mississippi in Iowa, relocated in 1868 to its current College Avenue location), and the Prospect Park hillside (overlooking the Mississippi River, sited above the Iowa American Water Company pumping station). There are currently forty properties on the Davenport Register of Historic Places, sixteen of which are also listed on the National Register.

The National Register of Historic Places currently includes the following historic districts within Davenport's city limits:

- Hamburg Historic District
- West Third Street Historic District
- College Square Historic District
- Cork Hill Historic District
- E. Fourteenth Street Historic District
- Bridge Avenue Historic District
- Prospect Terrace Historic District
- McClellan Heights Historic District
- Oak Lane Historic District
- Vander Veer Park Historic District
- Columbia Avenue Historic District
- Riverview Terrace Historic District
- Marycrest College National Historic Register District
- Crescent Warehouse Historic District

An area within the national Hamburg district became a local historic district following a petition process initiated by property owners. The city's listings on the National Register tallies 249 individual properties plus fourteen districts, by far the largest in the state. A map of these districts, a listing of properties on the national and local registers, and additional supporting information is included at the end of this chapter.

In general, in order for a property to be eligible for listing on the National Register of Historic Places, it must be at least 50 years old and possess both historic significance and integrity. Significance may be found in four aspects of American history recognized by the National Register:

- A. association with historic events or activities;
- B. association with important persons;
- C. distinctive design or physical characteristics; or
- D. potential to provide important information about prehistory or history.

A property must meet at least one of the criteria for listing. Integrity must also be evident through historic qualities including location, design, setting, materials, workmanship, feeling, and association. These guidelines are utilized in evaluating the historic resources that appear eligible for the National Register of Historic Places.

It should be noted that placement of a property on the local register carries with it both status and possible regulatory red tape. Prestige comes from recognition that a property is noteworthy in local, regional, or national history; historians call this “significance.” The companion term to significance is “integrity,” i.e., how authentically a property conveys its historical identity. It is the measure of integrity, and the steps one can or cannot take to protect integrity, that seems to frequently confound property owners. Listing a property on the National Register of Historic Places (exclusively) does not restrict any actions of a private property owner.¹²

For the reader’s convenience, the glossary of this comprehensive plan includes definitions of selected preservation terms. Discussion of the methodologies of preservation and the reasons behind them are well-documented in other sources, readers are directed to the bibliography for more information.

Influential Variables

The 1986 report notes that, besides protecting the architectural history of a community, preservation can contribute to the economic development of a community through increased property values and tax base, fortifying downtown and other established commercial districts, and connecting with the tourism industry. The report also notes that land use and zoning policies can both threaten and strengthen historic preservation activities in a community.

Donovan Rypkema has documented the monetary impact of preservation in his book *The Economics of Historic Preservation* (National Trust for Historic Preservation, 1994). Rypkema notes that independent analyses by consultants, state and federal agencies, and cities support his one hundred reasons for making preservation an integral part of a community’s economic development strategy.¹³ The author quotes supporting statistics from his work entitled *The Economics of Rehabilitation*:

Suppose a community is choosing between spending \$1,000,000 in new construction and spending \$1,000,000 in rehabilitation. What would the differences be?

- \$120,000 more dollars will initially stay in the community with rehabilitation than with new construction.
- Five to nine more construction jobs will be created with rehabilitation than with new construction.
- 4.7 more new jobs will be created elsewhere in the community with rehabilitation than with new construction.
- Household incomes in the community will increase \$107,000 more with rehabilitation than with new construction.
- Retail sales in the community will increase \$142,000 as a result of that \$1,000,000 of rehabilitation expenditure -- \$34,000 more than with \$1,000,000 of new construction.
- Real estate companies, lending institutions, personal service vendors, and eating and drinking establishments will all receive monetary benefit from \$1,000,000 in rehabilitation than from \$1,000,000 in new construction.¹⁴

Communities across the country would be wise to consider the above figures when weighing whether preservation activities make sense. In Davenport's case, rehabilitation of existing buildings can offer growth, reactivate vacant or idled facilities, and provide economic reasons why it may not be in the community's best interests to keep expanding the city outward.

To accomplish rehabilitation and reuse, the community must have an understanding of planning's impacts on preservation. Land use and zoning can both support and endanger historic properties in a community. Planners recognize the principles of creating and maintaining compatible adjacent land uses. The question arises over time, when land uses change, what is the impact on parcels within and near an area? Consider as an example historic commercial and retail buildings in Davenport's downtown. The downtown district is shifting away from commerce and toward office and entertainment space. If the needs of the district dictate that a retail / commercial building is no longer compatible with current land use or zoning desires, what should happen to that piece of history? Ideally, buildings are reused for a new purpose; some, however, give way to changing times at the cost of losing something that characterized the original district. Both paths have been followed in Davenport's downtown: local organizations have saved the Petersen department store building for reuse as a multi-use structure, but several other smaller commercial establishments have been lost to the wrecking ball.

Residents of communities are also an influential variable in the success of local preservation programs. People often cite "loss of private property rights" as the major concern regarding preservation. Simply, homeowners want the freedom to do what they choose with their property. It is conceded that many local preservation programs infringe somewhat on private property rights; however, they do so in the interest of protecting the public heritage. This argument is predicated on the fact that, while an individual may own a property, that individual is only the latest in a string of owners, some of whom may have been influential in a community's past. While preservationists are not against change, they advocate sympathetic alterations that protect the historic character of a building, which sometimes leads to misunderstandings. One measure for alleviating potential conflict is providing property owners with flexibility and options when it comes to preservation and rehabilitation programs. Preservationists recognize that building technologies and uses have evolved, and most historic preservation commissions are willing to work with property owners to establish alternatives that encourage both reuse and satisfy the community's desire to acknowledge and protect its history.

Another significant variable in the public's acceptance of historic preservation is the poor level of understanding in regards to treatment methods. It should be noted that not all historic preservation methods strive to "preserve" or "restore." Depending on the significance, integrity, and desired treatment outcome, a specific treatment method is encouraged. There are four different methods for working with historic properties: preservation, rehabilitation, restoration, and reconstruction. The "preservation" method is intended to stabilize a property in its current state for as long as possible; the others are more flexible in regards to appropriate construction and treatment.

The most common treatment approach for historic structures is "rehabilitation." Rehabilitation is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and

features of the property which are significant to its historic, architectural, and cultural values.”¹⁵ Rehabilitation is important as it assures that a significant structure will continue to exist in a community while meeting modern needs and uses.

The goal of the treatment methods is to work toward modifications that are sensitive to the history and character of the building or landscape, so as not to lose the history entirely. Better education of the public in regards to preservation terminology and options is critical to gaining an understanding and acceptance of preservation means and methodologies. Many arguments about historic preservation can be overcome if all parties are informed of the variety of ways to improve a property and still ensure that heritage endures.

Preservation Concerns of the Community

Several issues often confront communities in regards to historic preservation:

- What happens when owners of historic properties are unwilling or unable to perform needed maintenance and upkeep?
- What happens when cost obstacles get in the way of suggested historic treatment methods?
- Who has intra-governmental jurisdiction over preservation-related issues?
- Are historic treatment criteria too subjective?
- Should sentiment or the visibility of a property in a community in any way affect the push for historic preservation?
- How long a timeframe is acceptable for preservation / rehabilitation efforts to begin on a property identified as in need of historic protection?
- How can it be better communicated that the relationship between preservationists, developers, and property owners is not as simple as those classifications?

These issues are rarely black-and-white: depending on circumstances, what is the correct course of action for one situation may be completely off-base for another. It is incumbent upon each community to establish a set of preservation guidelines that can be referred to when issues arise, and ensure that persons familiar with the guidelines are in a position to honestly debate the issues and offer leadership.

Conclusion

While much progress has been made since Davenport established its preservation ordinance in 1992, opportunities and challenges still exist. Three of the five historic preservation goals established by the city in 1986 have been reasonably addressed. The remaining two, using preservation to strengthen the local economy and increasing the public awareness of the community’s history, have only been sparingly undertaken. While in some cases, it is better for public and private entities to function independently, preservation is not such an area. Both need to work together now and in the future to support preservation efforts and dispel the myth that preservation and growth are incompatible.

Available Resources

As noted in the 1986 report, historic preservation requires a strong public-private partnership. Many of the private organizations noted previously (Neighborhood Housing Service, the Scott County Historic Preservation Society, and several related organizations tied to the Village of East Davenport) still exist today, and most are active in preservation efforts.

The Historic Preservation Commission is a resource that is not fulfilling all aspects of the role identified in the ordinance which established it. The city's preservation ordinance outlines the responsibilities of the Commission: promote the educational, cultural, aesthetic, economic and general welfare of the city. The majority of the Commission's time is spent reviewing projects for appropriateness, demolition, or nomination to the local register. These activities leave little time for other duties, such as developing interpretive programs on local history, developing design guidelines for historic districts, and preparing and publicizing information on economic incentives for preservation activities.

One area the Historic Preservation Commission has eagerly pursued is the update of historic survey areas within Davenport. With the original Multiple Resource nomination in the early 1980s, the community established a standard for documenting historic resources. In the 1990s and 2000s, the Commission continued its documentation efforts, establishing more landmarks and three new historic districts. Recent survey work performed by preservation consultant Jim Jacobsen eclipsed the 1980s surveys in the number of structures reviewed and documented. Additional potential National Register districts were identified, and surveys for the Village of East Davenport and the downtown were redone. Finally, the commission documented oral histories on World War II and the Korean War.

In February 2000, several complementary entities, including the Chamber of Commerce and the Downtown Davenport Association, combined to form DavenportOne. DavenportOne's mission continues to espouse economic and community development, thus opportunity exists for partnership in preservation endeavors.

Several non-profit organizations, such as United Neighbors Incorporated, John Lewis Community Services, and Vera French Housing Services, are interested in developing affordable housing. These groups could be called upon to assist in the strengthening of neighborhoods through preservation of viable housing.

Homeowners are often overlooked as resources. People that buy older houses do so for several reasons: they enjoy the character of the houses, and the houses tend to be located in established neighborhoods. Opportunities exist for homeowners to tap into grants offered to rehabilitate structures for housing or adaptive re-use. Furthermore, it is the people with enough money to purchase and rehabilitate housing stock who are likely to make the most impact in revitalizing Davenport's central city neighborhoods.

Other untapped resources are high school and college education programs. Both offer opportunity to publicize Davenport's heritage, and prepare students to assist in the catalogue and protection

of the same. Further, educational programs on the community's built heritage could be developed for elementary, intermediate, and high school students.

Anticipated / Desired Change

Preservation is concerned with history, yet anticipates change as communities evolve and time marches on. Preservation, therefore, must be a continuous effort in order to adequately safeguard our community's heritage. Given the community is nearly 175 years old, there is much history worth protecting in Davenport.

Several changes to the city's historic preservation efforts are anticipated. As the community grows more familiar with the benefits of historic preservation, more funding for preservation activities will be requested, particularly directed toward consolidating the community's preservation efforts. While many communities across the country have managed to function without a preservation program, those with strong proactive programs are often recognized as great places to live and visit.

Second, the community will recognize the need for ongoing efforts to document, enhance, and protect the community's historic and cultural resources. As time passes, existing historic districts will need to be resurveyed for potential new additions to local and national registers. A preservation plan for the city, as well as smaller-scale plans for neighborhoods and districts, can outline the community's goals and objectives for preservation efforts, describe issues and challenges, describe the community's architecture and historic property types, and establish historic design guidelines.

Third, the Historic Preservation Commission, city staff, and members of the community at large have expressed interest in clarifying and strengthening the community's historic preservation ordinances, regulations, and incentives. Guidelines for appropriate infill development, design standards for historic districts and properties, a minimum maintenance ordinance, an abandoned property ordinance, and simplified incentive packages for preservation and rehabilitation are all items that can improve the community's preservation program.

Finally, the community will ask that its economic development programs for historic properties (both existing and proposed) be reviewed, to determine how the programs can be better tailored for Davenport's maturing post-war developments and commercial districts. The National Trust for Historic Preservation notes that Main Street revitalization is one of the most successful economic development strategies in America, stating that "every dollar a community uses to support its local Main Street program has leveraged an average of more than \$38 in new investment."¹⁶

Projections / Trends

Several national trends in historic preservation are notable. First, the philosophy of open space preservation is gaining momentum in the country, from both the standpoint of agriculture and recreation. Across the United States, acres upon acres of agricultural open space are being converted for use as housing and industry. While this trend is not likely to be reversed, people are coming to recognize that agriculture is notable in our country's history, and therefore worthy of protection from loss.

A related trend is the recognition that landscapes, natural or man-made, are worthy of protection. The history of Davenport is rooted in the surrounding landscape. It was not an accident that Davenport was established on the western banks of the Mississippi River and at the base of its Lower Rapids; rather, it was a conscious choice to take advantage of the natural harbor and location for west-bound settlers. The Mississippi River is linked to the histories of exploration, transportation, industry, and the Civil War. Parks, residential grounds, and cemeteries represent the community's shaping of the land for recreation, personal enjoyment, and solitude. These landscapes, like buildings, are susceptible to change. Historic preservation argues that, while change will likely occur, the community should effect change in a way that is sympathetic to protecting the history embodied within the land. In 1996, the U.S. Department of the Interior published *Guidelines for the Treatment of Cultural Landscapes*, a document that explains how these historic properties and landscapes should be best managed for posterity.

A third trend noted is the recognition that many soon-to-be-historic properties are likely to be districts as opposed to single sites. Rural regions are often overlooked by the public as areas worthy of preservation. Whereas one farmstead might not qualify as a significant part of history, a conglomeration of farmsteads into a rural region might meet the standard for historical significance. One could hardly argue against the importance of farms to local Davenport and Iowa state history. The city's remaining agricultural land, more than fifteen square miles, might be worthy of consideration as a rural historic region.

Likewise, while any single house in an established neighborhood might not be noteworthy, the greater neighborhood might muster consideration. The nation's post-war neighborhoods have already reached or are rapidly approaching the fifty-year "historic" threshold. During the 1940s, 1950s, and 1960s, there was a period of building boom and decentralization related to the return of veterans from World War II and the Korean War, the rise of the suburban lifestyle, and the popularity of the automobile. Many neighborhoods literally sprung up overnight due to the ability of home builders to rapidly reproduce the same floor plan over and over in subdivisions. In Davenport, housing from this postwar era represents more than 37% of the community's total stock, a figure surely significant enough to merit investigation.

Recommendations

The following are *Davenport 2025*'s recommendations relating to Historic Preservation:

- Strengthen the existing built environment.
 - Reduce the number of underoccupied, abandoned, or vacant buildings / properties through adaptive reuse and infill.
 - Policy: Encourage adaptive re-use and infill projects within the community.
 - Policy: Identify and market opportunities for redevelopment, adaptive re-use, and infill in all areas of the community.
 - Program: In conjunction with interested stakeholders, develop economic and historic thresholds to evaluate potential viability of vacant properties for stabilization, rehabilitation, development, acquisition, and/or demolition.
 - Program: Establish incentive programs for infill, rehabilitation, and reoccupancy efforts, especially historic properties.
 - Encourage use of civic design principles and standards, greenspace, and public art within neighborhoods, districts, and corridors.
 - Program: Enact and enforce design and maintenance standards for targeted areas of the community, e.g. highway corridors, downtown district, historic districts, etc.
- Reinforce downtown as the City's recreational, cultural, entertainment, and government center.
 - Improve housing options in the downtown district.
 - Program: Create rehabilitation education programs for developers, contractors, and existing / potential residents.
 - Project: Identify adaptive reuse opportunities for housing.
- Create a positive business climate that encourages growth of existing and new businesses.
 - Promote the opportunities, strengths, and services that complement and enhance Davenport's business community.
 - Program: Use connections with local, state, and national organizations to promote Davenport's position of leadership in historic preservation.
 - Retain existing and attract new business and industry.
 - Program: Develop marketing concepts to attract firms specializing in adaptive reuse and infill.
 - Program: Explore heritage tourism as a local and regional attraction.
- Work closely with surrounding communities for the betterment of the region.
 - Develop cooperative marketing efforts among local governments to promote the strengths of our regional community.
 - Project: Develop marketing materials in conjunction with other Quad Cities municipalities that stress the region's housing, recreation, cultural, and historic tourism strengths and opportunities.

- Improve and coordinate access, circulation, and wayfinding among regional attractions.
 - Program: Develop and map a local tourism route that features regional attractions.
 - Program: Develop and implement local wayfinding (signs, maps, etc.).

Support of adaptive re-use and infill development projects are two ways in which historic preservation can contribute to the strengthening of the existing built environment. Communities across the country are finding new and exciting ways to return abandonments and vacant properties to viability, Davenport should pursue similar efforts. Conversion of industrial properties to housing, introduction of new housing stock into existing neighborhoods, and rehabilitation and modernization of old office buildings for the twenty-first century are all worthy endeavors to which preservation can lend expertise.

Davenport's preservation efforts can also be furthered through the adoption of design and maintenance standards for historic districts and notable areas of the community (like downtown). These standards will help ensure that the visual and structural quality of our built environment are high, and offer insight into how new development can fit in with treasured existing features in a sympathetic and compatible manner.

Davenport's historic preservation efforts should be marshaled to participate in developing thresholds the community can use to better address the problems associated with vacant and deteriorating buildings. Adaptive re-use, infill, and design and maintenance standards aside, the real issue with some vacancies and abandonments is that there are no objective standards against which to chart further courses of action. Not every building is worth saving; however, from a preservation standpoint, one must first consider the building's historic significance, integrity, and rehabilitation feasibility. Historic preservation can offer ways to stabilize (e.g., protect them from further deterioration), rehabilitate, and even demolish buildings. The demolition is a viable, albeit final, one, and should be pursued only after the community has established "line in the sand" thresholds that indicate the community has pursued other solutions.

Historic tourism is a budding industry, and Davenport has potential as a regional historic destination. As 2004's Grand Excursion event (bringing people to the Quad Cities to experience the nineteenth century meeting of the railroad and the river) showed, Davenport has notable claims to fame in its past. Preservation efforts should be directed toward that end over the next several years, focusing especially on the community's status as a regional hub for transportation and manufacturing. Wayfinding and marketing materials may be developed to better guide people to all the history that Davenport has to offer.

In conclusion, several other ideas can contribute to the accomplishment of the recommendations. First, the community's historic districts should be regularly resurveyed so that changes over time are documented. Second, like several communities across the country, Davenport should consider a "demolition by neglect" ordinance as part of design and maintenance standards, to strengthen the community's leverage against intentional abandonment, neglect, and decay. Finally, along the line of incentives, Davenport should consider providing tiered incentives for historic properties and districts, akin to those incorporated in the nation's Main Street program.

FIGURE HPI
DAVENPORT HISTORIC DISTRICTS – 2005

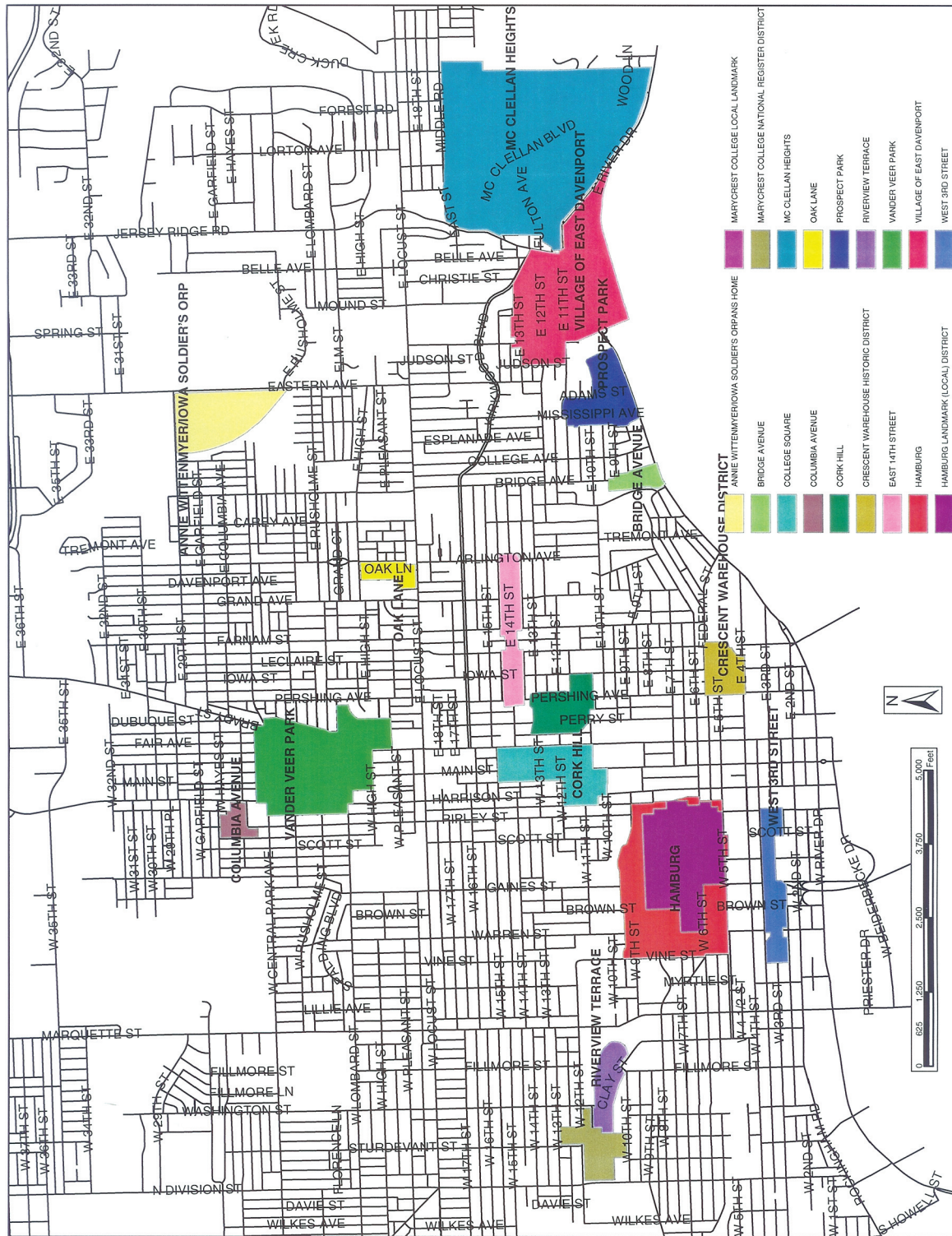


TABLE HPI
DAVENPORT PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC
PLACES

RESOURCE NAME	ADDRESS	LISTED	HOW FILED
<i>Note: shaded listings are historic districts</i>			
Adams, Walker, House	1009 College Ave.	7/27/1984	Davenport MRA
Adler, E. P., House	2104 Main St.	7/7/1983	Davenport MRA
Ambrose Hall	518 W. Locust	4/11/1977	
American Commercial and Savings Bank	201-209 W. 3rd St.	7/7/1983	Davenport MRA
American Telegraph & Telephone Co. Bldg.	529 Main St.	7/7/1983	Davenport MRA
Argyle Flats	732 Brady St.	7/7/1983	Davenport MRA
Ball-Waterman House	616 Kirkwood Blvd.	7/27/1984	Davenport MRA
Ballard, John W., House	205 W. 16th St.	7/7/1983	Davenport MRA
Barrows, Edward S., House	224 E. 6th St.	11/21/1976	
Beiderbecke, Leon Bismark, House	1934 Grande Ave.	7/13/1977	
Benton, Richard, House	2204 and 2210 W. 3rd St.	7/7/1983	Davenport MRA
Berg, Henry, Building	246 W. 3rd St.	7/7/1983	Davenport MRA
Bethel AME Church	325 W. 11th St.	7/7/1983	Davenport MRA
Blackhawk Hotel	309 Perry St.	7/7/1983	Davenport MRA
Boyle, John R., House	408 E. 6th St.	7/7/1983	Davenport MRA
Brammer Grocery Store	1649 W. 3rd St.	7/7/1983	Davenport MRA
Bridge Avenue Historic District	Bridge Ave. from River Dr. to 9th St.	11/28/1983	Davenport MRA
Bryan, Alden, House	2236 W. 3rd St.	7/7/1983	Davenport MRA
Buchanan School	2104 W. 6th St.	7/7/1983	Davenport MRA
Building at 1119-1121 W. Third Street	1119-1121 W. 3rd St.	7/7/1983	Davenport MRA
Building at 202 W. Third Street	202 W. 3rd St.	4/5/1984	Davenport MRA
Building at 813-815 W. Second Street	813-815 W. 2nd St.	7/7/1983	Davenport MRA
Burdick, Anthony, House	833 College Ave.	7/27/1984	Davenport MRA
Burtis-Kimball House Hotel	210 E. 4th St.	4/2/1979	
Busch, Diedrich, House	2340 E. 11th St.	7/27/1984	Davenport MRA
Calvary Baptist Church/First Baptist Church	1401 Perry St.	7/7/1983	Davenport MRA
Cameron, W. S., House	623 Kirkwood Blvd.	7/27/1984	Davenport MRA
Carr, William V., House	1531 W. 3rd St.	7/7/1983	Davenport MRA
Cawley, James, House	1406 Esplanade	7/27/1984	Davenport MRA
Central Fire Station	331 Scott St.	4/22/1982	
Central Office Building	230 W. 3rd St.	7/7/1983	Davenport MRA
Chicago, Milwaukee, St. Paul and Pacific Freight House	102 S. Ripley St.	11/14/1985	Davenport MRA
City Market	120 W. 5th St.	4/5/1984	Davenport MRA
Claussen, William, House	2215 W. 2nd St.	7/7/1983	Davenport MRA
Clifton	1533 Clay St.	2/21/1979	
College Square Historic District	Roughly bounded by Brady, Main, Harrison, 11th, and 15th Sts.	11/18/1983	Davenport MRA
Collins House	1234 E. 29th St.	10/8/1976	
Columbia Avenue Historic District	Roughly W. Columbia Ave., Harrison, Ripley and W. Haynes Sts.	11/1/1984	Davenport MRA
Cook, Clarissa C., Library/Blue Ribbon News Bldg.	528 Brady St.	7/7/1983	Davenport MRA
Cook, Clarissa, Home for the Friendless	2223 W. 1st St.	7/7/1983	Davenport MRA
Copeland, George, House	929 College Ave.	7/27/1984	Davenport MRA
Cork Hill District	Perry, Pershing, Iowa, 11th, 12th, and 13th Sts.	5/16/1984	Davenport MRA
Cottage at 1514 and 1516 W. Second Street	1514-1516 W. 2nd St.	7/7/1983	Davenport MRA
Currier House	1421 Grand Ave.	7/7/1983	Davenport MRA
Davenport City Hall	226 W. 4th St.	4/22/1982	
Davenport Crematorium	3902 Rockingham Rd.	1/19/1983	
Davenport Hose Station No. 3	326 E. Locust St.	7/27/1984	Davenport MRA
Davenport Hotel	324 Main St.	7/7/1983	Davenport MRA

RESOURCE NAME	ADDRESS	LISTED	HOW FILED
<i>Note: shaded listings are historic districts</i>			
Davenport Village (Village of East Davenport)	Roughly bounded by Mississippi River, Spring, Judson, and 13th Sts., Kirkwood Blvd., and Jersey Ridge Rd.	3/17/1980	
Davenport Water Co. Pumping Station No. 2	1416 Ripley St.	4/5/1984	Davenport MRA
Davison, Abner, House	1234 E. River Dr.	7/27/1984	Davenport MRA
Democrat Building	407-411 Brady St.	7/7/1983	Davenport MRA
Dessaint, Marie Clare, House	4808 Northwest Blvd.	11/1/1984	Davenport MRA
Dillon Memorial	S. Main St.	7/7/1983	Davenport MRA
Dils-Downer House	1020 E. 15th St.	7/7/1983	Davenport MRA
Donahue Building	114 W. 3rd St.	7/7/1983	Davenport MRA
East 14th Street Historic District	14th St. from Pershing to Arlington Ave.	11/18/1983	Davenport MRA
Ebeling, Arthur, House	1106 W. 15th St.	7/27/1984	Davenport MRA
Ebeling, Henry, House	1623 W. 6th St.	7/27/1984	Davenport MRA
Edinger, Edward, House	1018 W. 9th St.	7/7/1983	Davenport MRA
Eldridge, D. C., House	1333 E. 10th St.	7/27/1984	Davenport MRA
Eldridge, Theodore, House	1404 E. 10th St.	7/27/1984	Davenport MRA
Ewert, Ferdinand, Building	1107 W. 2nd St.	7/7/1983	Davenport MRA
Fennern, Henry P., House	1332 W. 4th St.	4/5/1984	Davenport MRA
Ficke Block	307-309 Harrison St.	7/7/1983	Davenport MRA
Finch, Fred, House	719 Main St.	7/7/1983	Davenport MRA
First Bible Missionary Church	2202 W. 4th St.	7/7/1983	Davenport MRA
First Church of Christ, Scientist	636 Kirkwood Blvd.	7/27/1984	Davenport MRA
First National Bank Building	201 W. 2nd St.	7/7/1983	Davenport MRA
First Presbyterian Church	316 E. Kirkwood Blvd.	7/7/1983	Davenport MRA
Fisher, Lewis M., House	1003 Arlington Ave.	7/7/1983	Davenport MRA
Forrest Block	401 Brady St.	7/7/1983	Davenport MRA
French, Alice, House	321 E. 10th St.	7/7/1983	Davenport MRA
Frick's Tavern	1402-1404 W. 3rd St.	9/9/1974	
Gabbert, William, House	1210 Tremont St.	7/7/1983	Davenport MRA
Gannon, M. V., House	631 Farnham St.	7/7/1983	Davenport MRA
Gaspard, D. Julius, House	510 W. 101/2 St.	7/7/1983	Davenport MRA
Germania-Miller/Standard Hotel	712 W. 2nd St.	7/7/1983	Davenport MRA
Gilruth Schoolhouse	53rd and Marquette Sts.	9/16/1977	
Glaspell, Isaac, House	621 LeClaire St.	7/7/1983	Davenport MRA
Goering, Jacob, House	721 Harrison St.	7/7/1983	Davenport MRA
Goodrich, William T., House	1156 E. 15th St.	7/7/1983	Davenport MRA
Grilk, Charles, House	2026 Main St.	7/27/1984	Davenport MRA
Guy, Finley, Building	310 E. Locust St.	7/27/1984	Davenport MRA
Hall, Israel, House	1316 E. 10th St.	7/27/1984	Davenport MRA
Hamburg Historic District	Roughly bounded by 5th., Vine, Ripley, and 9-1/2 Sts.	11/18/1983	Davenport MRA
Hauschild's Hall	1136 W. 3rd St.	7/7/1983	Davenport MRA
Hebert, Louis, House	914 Farnan St.	7/7/1983	Davenport MRA
Heinz, Bonaventura, House (first)	1128 W. 5th St.	4/5/1984	Davenport MRA
Heinz, Bonaventura, House (second)	1130 W. 5th St.	7/7/1983	Davenport MRA
Henne, Robert, House	1445 W. 3rd St.	7/7/1983	Davenport MRA
Hibernia Hall	421 Brady St.	7/7/1983	Davenport MRA
Hiller Building	310-314 Gaines St.	7/24/1974	
Hillside	1 Prospect Dr.	2/4/1982	
Hoersch, John, House	716 Vine St.	11/1/1984	Davenport MRA
Hoffman Building	510 W. 2nd St.	7/7/1983	Davenport MRA
Hoffman, Samuel, Jr., House	2108 W. 3rd St.	7/7/1983	Davenport MRA
Holbrook, William, House	804 Kirkwood Blvd.	7/27/1984	Davenport MRA
Hose Station No. 1	117 Perry St.	7/7/1983	Davenport MRA

RESOURCE NAME	ADDRESS	LISTED	HOW FILED
<i>Note: shaded listings are historic districts</i>			
Hose Station No. 6	1410 Marquette St.	7/7/1983	Davenport MRA
Hose Station No. 7	1354 W. 4th St.	7/7/1983	Davenport MRA
Hotel Mississippi--RKO Orpheum Theater	106 E. Third St.	10/22/1998	Davenport MRA
House at 1646 W. Second Street	1646 W. 2nd St.	7/7/1983	Davenport MRA
House at 2123 W. Second Street	2123 W. 2nd St.	7/7/1983	Davenport MRA
House at 2212 W. River Drive	2212 W. River Dr.	11/1/1984	Davenport MRA
House at 318-332 Marquette Street	318-332 Marquette St.	7/7/1983	Davenport MRA
House at 919 Oneida Street	919 Oneida St.	4/5/1984	Davenport MRA
Iowa Reform Building	526 W. 2nd St.	11/18/1983	Davenport MRA
Iowa Soldiers' Orphans' Home	2800 Eastern Ave.	4/26/1982	
Jansen, Theodore, House	922 Myrtle St.	7/7/1983	Davenport MRA
Kahl Building	326 W. 3rd St.	7/7/1983	Davenport MRA
Kahl, Henry, House	1101 W. 9th St.	7/7/1983	Davenport MRA
Kiene, Albert, House	1321 W. 8th St.	7/27/1984	Davenport MRA
Kimball-Stevenson House	116 E. 6th St.	7/7/1983	Davenport MRA
Klindt, George, House	902 Marquette St.	7/7/1983	Davenport MRA
Klindt, Henry, House	834 Marquette St.	7/27/1984	Davenport MRA
Koch Drug Store	1501 Harrison St.	7/27/1984	Davenport MRA
Koenig Building	619 W. 2nd St.	7/7/1983	Davenport MRA
Koester, Nicholas, Building	1353 W. 3rd St.	7/7/1983	Davenport MRA
Kuhnen, Nicholas J., House	702 Perry St.	7/7/1983	Davenport MRA
LeClaire, Antoine, House	630 E. 7th St.	3/22/1974	
Lend-A-Hand Club	105 S. Main St.	4/5/1984	Davenport MRA
Lerch, Gustov C., House	2222 W. 4th St.	7/7/1983	Davenport MRA
Lincoln School	318 E 7th St.	10/24/2002	Public Schools for Iowa: Growth and Change MPS
Linden Flats	219 Scott St.	11/28/1983	Davenport MRA
Lindsay, James E., House	911 College Ave.	7/27/1984	Davenport MRA
Lippincott, John, House	2122 W. Third St.	7/7/1983	Davenport MRA
Littig Brothers/Mengel & Klindt/Eagle Brewery	1235 W. 5th St.	7/7/1983	Davenport MRA
Littig, John, House	6035 Northwest Blvd.	11/1/1984	Davenport MRA
Lueschen, John, House	1628-1632 Washington St.	7/27/1984	Davenport MRA
Mallet, Joseph, House	415 E. 10th St.	7/7/1983	Davenport MRA
Martzahn, August F., House	2303 W. 3rd St.	7/7/1983	Davenport MRA
McBride-Hickey House	701 Iowa St.	7/7/1983	Davenport MRA
McCarthy, Patrick F., House	842 Marquette St.	7/27/1984	Davenport MRA
McClellan Heights Historic District	Roughly bounded by city limits, E. River Dr., East St., Jersey Ridge and Middle Rds.	11/1/1984	Davenport MRA
McHarg, Joseph S., House	5905 Chapel Hill Rd.	4/9/1985	Davenport MRA
McKinley Elementary School	1716 Kenwood	10/24/2002	Public Schools for Iowa: Growth and Change MPS
McKinney House	512 E. 8th St.	7/7/1983	Davenport MRA
McManus House	2320 Telegraph Rd.	7/7/1983	Davenport MRA
Meadly House	1425 W. 10th St.	7/27/1984	Davenport MRA
Meiser Drug Store	1115 W. 3rd St.	7/7/1983	Davenport MRA
Middleton, Dr. George McLelland, House and Garage	1221 Scott St.	11/10/1982	
Miller Building	724 Harrison St.	7/7/1983	Davenport MRA
Miller, F. H., House	1527 Brady St.	7/7/1983	Davenport MRA
Miller, Severin, House	2200 Telegraph Rd.	7/7/1983	Davenport MRA
Motie, Joseph, House	421 E. 10th St.	11/18/1983	Davenport MRA
Mueller Lumber Company	501 W. 2nd St.	7/7/1983	Davenport MRA
Murray, Thomas, House	628 Kirkwood Blvd.	7/27/1984	Davenport MRA
Newcome, Daniel T., Double House	722-724 Brady St.	7/7/1983	Davenport MRA

RESOURCE NAME	ADDRESS	LISTED	HOW FILED
<i>Note: shaded listings are historic districts</i>			
Newhall, Lucian, House	526 Iowa St.	7/7/1983	Davenport MRA
Nichols, Oscar, House	1013 Tremont St.	7/7/1983	Davenport MRA
Nighswander, Benjamin, House	1011 Kirkwood Blvd.	7/27/1984	Davenport MRA
Northwest Davenport Savings Bank	1529 Washington St.	7/27/1984	Davenport MRA
Northwest Davenport Turner Society Hall	1602 Washington St.	7/10/1979	
Oak Lane Historic District	Oak Lane between High and Locust Sts.	11/1/1984	Davenport MRA
Ockershausen, Henry, House	1024 Charlotte St.	4/5/1984	Davenport MRA
Old City Hall	514 Brady St.	7/7/1983	Davenport MRA
Outing Club	2109 Brady St.	7/15/1977	
Pahl, Henry, House	1946 W. 3rd St.	7/7/1983	Davenport MRA
Palmer, B. J., House	808 Brady St.	7/27/1984	Davenport MRA
Paulsen, Peter J., House	705 Main St.	7/7/1983	Davenport MRA
Paustian, Henry, House	1226 W. 6th St.	7/7/1983	Davenport MRA
Peters' Barber Shop	1352 W. 3rd St.	4/5/1984	Davenport MRA
Peters, J. C., House	1339 W. 13th St.	7/27/1984	Davenport MRA
Petersen's, J. H. C., Sons Store	123-131 W. 2nd St.	7/7/1983	Davenport MRA
Petersen's, J. H. C., Sons Wholesale Building	122-124 W. River Dr.	7/7/1983	Davenport MRA
Petersen, W. D., Memorial Music Pavillion	Beiderbecke Dr.	7/7/1983	Davenport MRA
Peterson, Max, House	1607 W. 12th St.	12/25/1979	
Picklum, Frank, House	1340 W. 7th St.	7/27/1984	Davenport MRA
Pierce School No. 13	2212 E. 12th St.	7/7/1983	Davenport MRA
Plambeck, Joachim, House	1421 W. 14th St.	7/27/1984	Davenport MRA
Pohlmann, Elizabeth, House	1403 W. 13th St.	7/27/1984	Davenport MRA
Pohlmann, Henry, House	1204 W. 13th St.	7/27/1984	Davenport MRA
Potter-Williams House	427 E. 7th St.	4/5/1984	Davenport MRA
Price, Hiram/Henry Vollmer House	723 Brady St.	7/7/1983	Davenport MRA
Prien Building	506-508 W. 2nd St.	7/7/1983	Davenport MRA
Prospect Park Historic District	Roughly bounded by E. River Dr., Mississippi Ave., Prospect Terr., 11th and Adams St.	11/1/1984	Davenport MRA
Quickel, Jacob, House	1712 Davenport St.	7/27/1984	Davenport MRA
Radcliff, Willam, House	904 College Ave.	7/27/1984	Davenport MRA
Raible, F. J., House	1537 W. 3rd St.	11/28/1983	Davenport MRA
Ranzow-Sander House	2128 W. 3rd St.	7/7/1983	Davenport MRA
Raphael, Jacob, Building	628-630 Harrison St.	7/7/1983	Davenport MRA
Renwick Building	322 Brady St.	7/7/1983	Davenport MRA
Renwick House	1429 Brady St.	7/7/1983	Davenport MRA
Riepe Drug Store/G. Ott Block	403 W. 2nd St.	7/7/1983	Davenport MRA
Riverview Terrace Historic District	Roughly Riverview Terr., Clay and Marquette Sts.	11/1/1984	Davenport MRA
Roberts, Edward C., House	918 E. Locust St.	7/27/1984	Davenport MRA
Roslyn Flats	739 Perry St.	7/7/1983	Davenport MRA
Rowhouses at 702-712 Kirkwood Boulevard	702-712 Kirkwood Blvd.	7/27/1984	Davenport MRA
Sacred Heart Roman Catholic Cathedral Complex	406 and 422 E. 10th St. and 419 E. 11th St.	4/5/1984	Davenport MRA
Saengerfest Halle	1012 W. 4th St.	7/7/1983	Davenport MRA
SAINT GENEVIEVE (dredge)	Antoine LeClaire Park, off US 67	8/4/1986	Davenport MRA
Schauder Hotel	126 W. River Dr.	7/7/1983	Davenport MRA
Schebler, Richard, House	1217 W. 7th St.	7/7/1983	Davenport MRA
Schick's Express and Transfer Co.	118-120 W. River Dr.	7/7/1983	Davenport MRA
Schmidt Block	115 E. 3rd St.	7/7/1983	Davenport MRA
Schmidt, F. Jacob, House	2143- and 2147 W. 5th St.	7/7/1983	Davenport MRA
Schricker, John C., House	1446 Clay St.	7/7/1983	Davenport MRA
Schricker, John, House	5418 Chapel Hill Rd.	4/9/1985	Davenport MRA
Schroeder Bros, Meat Market	2146 W. 3rd St.	7/7/1983	Davenport MRA

RESOURCE NAME	ADDRESS	LISTED	HOW FILED
<i>Note: shaded listings are historic districts</i>			
Scott County Jail	428 Ripley St.	7/7/1983	Davenport MRA
Sharon, Fred B., House	728 Farnan St.	7/7/1983	Davenport MRA
Shaw, E. A., House	1102 College Ave.	7/27/1984	Davenport MRA
Shields Woolen Mill	1235 E. River Dr.	7/7/1983	Davenport MRA
Siemer House	632 W. 3rd St.	11/16/1977	
Simpson, Charles S., House	1503 Farnan St.	7/7/1983	Davenport MRA
Sitz, Rudolph H., Building	2202 W. 3rd St.	7/7/1983	Davenport MRA
Smith, Alvord I., House	2318 W. 3rd St.	7/7/1983	Davenport MRA
Smith, Henry H./J.H. Murphy House	512 E. 6th St.	7/7/1983	Davenport MRA
Smith, James, House	1037 E. 18th St.	7/27/1984	Davenport MRA
Smith, William G., House	1002 Bridge St.	4/5/1984	Davenport MRA
St. Anthony's Roman Catholic Church Complex	407 and 417 Main St.	4/5/1984	Davenport MRA
St. John's Methodist Church	1325-1329 Brady St.	7/7/1983	Davenport MRA
St. Joseph's Catholic Church	W. 6th and Marquette Sts.	7/7/1983	Davenport MRA
St. Katherine's Historic District	901 Tremont St.	4/5/1984	Davenport MRA
St. Luke's Hospital	121 W. 8th St.	7/7/1983	Davenport MRA
St. Mary's Academy	1334 W. 8th St.	7/27/1984	Davenport MRA
St. Mary's Roman Catholic Church Complex	516, 519, 522, and 525 Fillmore Sts.	4/5/1984	Davenport MRA
St. Paul's English Lutheran Church	1402 Main St.	7/7/1983	Davenport MRA
Stewart, J. W., House	212 E. 6th St.	7/7/1983	Davenport MRA
Struck, Dr. Kuno, House	1645 W. 12th St.	7/27/1984	Davenport MRA
Swan, George B., House	909 Farnan St.	7/7/1983	Davenport MRA
Swedish Baptist Church	700 E. 6th St.	7/7/1983	Davenport MRA
Taylor School	1400 Warren St.	7/7/1983	Davenport MRA
Templeton, I. Edward, House	1315 Perry St.	7/7/1983	Davenport MRA
Tevoet, Lambert, House	2017 W. 2nd St.	7/7/1983	Davenport MRA
Trinity Episcopal Cathedral	121 W. 12th St.	12/24/1974	
Union Electric Telephone & Telegraph	602 Harrison St.	7/7/1983	Davenport MRA
Union Savings Bank and Trust	229 Brady St.	7/7/1983	Davenport MRA
Union Station and Burlington Freight House	120 S. Harrison St.	7/7/1983	Davenport MRA
Untiedt, Claus, House	1429 W. 14th St.	7/27/1984	Davenport MRA
Vander Veer Park Historic District	Roughly bounded by Temple Lane, W. Central Park Ave., Brady, High, and Harrison Sts.	4/9/1985	Davenport MRA
Von Ach, Frank J., House	1618 Davenport St.	7/27/1984	Davenport MRA
Walsh Flats/Langworth Building	320-330 W. 4th St.	4/5/1984	Davenport MRA
Walter-Gimble House	123 W. 6th St.	7/7/1983	Davenport MRA
Warner Apartment Building	414-416 E. 6th St.	7/7/1983	Davenport MRA
Washington Flats	1415-1431 Washington St.	7/27/1984	Davenport MRA
Washington Gardens	1301 W. 13th St.	7/27/1984	Davenport MRA
Werthman Grocery	1402 W. 7th St.	7/27/1984	Davenport MRA
West Third Street Historic District	Roughly 3rd St. between Ripley and Myrtle Sts.	11/18/1983	Davenport MRA
Westphal-Schmidt House	432 S. Fairmount St.	7/27/1984	Davenport MRA
Whitaker, Charles, House	1530 E. 12th St.	1/14/1985	Davenport MRA
Wilkinson, Thomas C., House	118 McManus St.	7/27/1984	Davenport MRA
Wolters Filling Station	1229 Washington St.	7/27/1984	Davenport MRA
Woods, Oscar C., House	1825 Grand Ave.	11/1/1984	Davenport MRA
Worley, Philip, House	425 Brady St.	7/7/1983	Davenport MRA
Wupperman Block/I.O.O.F. Hall	508-512 Brady St.	7/7/1983	Davenport MRA
Young, Col. Joseph, Block	502 Brady St.	7/7/1983	Davenport MRA
Zoller Bros-Independent Malting Co.	1801 W. 3rd St.	7/7/1983	Davenport MRA

TABLE HP2
DAVENPORT PROPERTIES LISTED ON THE LOCAL REGISTER OF HISTORIC PLACES

Note: shaded properties also on National Register of Historic Places

<i>Historic Name</i>	<i>Year Built</i>	<i>Address</i>	<i>Date Listed</i>
Antoine LeClaire House	1855	630 E. 7th Street	9/16/1992
St. Anthony's Church Square	1850	407-417 Main Street	10/7/1992
Claim House	1832	1329 College Avenue	10/7/1992
Hillside	1905	One Prospect Drive	12/2/1992
Dr. Heinrich Matthey House	1900	505 W. 6th Street	1/6/1993
Henry Lischer House	1872	624 W. 6th Street	1/6/1993
Davenport City Hall	1895	226 W. 4th Street	6/2/1993
John Littig House	1867	6035 Northwest Boulevard	6/2/1993
W.D. Petersen Memorial Music Pavilion	1924	LeClaire Park	6/2/1993
Dillon Memorial	1918-1919	Main St. & Beiderbecke Drive	6/2/1993
Soldiers' Monument	1918-1919	1100 Block of Main Street	6/2/1993
Hose Station #4	1915	2301 E. 11th Street	6/2/1993
Miles Collins House	1860	1234 E. 29th Street	6/2/1993
Vander Veer Park	1885	Parcel Number: B0042-01	8/4/1993
Prospect Park	1895	Prospect Drive & Adams Street	8/4/1993
Riverview Terrace Park	1895	Clay Street & Washington Street	8/4/1993
Annie Wittenmyer Complex	1876-1905	2800 Eastern Avenue	5/15/1996
Dr. Kuno Struck House/Clifton Manor	1917	1645 W. 12th Street	8/7/1996
Standard Hotel	1871	712 W. 2nd Street	9/12/1996
Octagon House	1855	512 E. 6th Street	4/2/1997
Riverview-Abner Davidson Homestead	1900	1234 E. River Drive	6/10/1997
Schuetzen Park Street Car Pavilion	1911	700 Waverly Road	8/5/1998
Saengerfest Halle	1898	1012 W. 4th Street	8/5/1998
Lindsay Park		Upper and Lower Lindsay Park	8/5/1998
Anken Flats	1892-1893	508 W. 3rd Street	10/7/1998
Crawfords Sugar Bowl Confectionary	1934	1130 Harrison Street	11/30/1998
Old St. Luke's Hospital	1850, 1905	121 W. 8th Street	2/3/1999
Credit Island	1918	Credit Island	2/3/1999
Decker French House	1911	1044 Pershing Avenue	3/17/1999
Municipal Inn	1928	Foot of Main Street - LeClaire Park	3/17/1999
Hose Station #1	1877	117 Perry Street	6/2/1999
St. Joseph's Church and Rectory	1881, 1856	605 & 615 Marquette Street	9/1/1999
Hamburg Historic District			11/1/1999
Frank & John Bredow House	1876	822 Gaines Street	2/2/2000
Renwick Building	1896-1897	324 Brady Street	2/2/2000
Woeber Carriage Works (rear stone building)	1854	312 W. 3rd Street	11/15/2000
Charles F. Ranzow and Sons Building	1875	532 W. 3rd Street	12/6/2000
Annie Wittenmyer/Iowa Soldier's Orphans Home Historic District	1876-1940	2800 Eastern Avenue	5/1/2001
J.H.C. Petersen and Sons Building	1892	131 W. 2nd Street	11/7/2001
Iowa Reform Building	1892	526 W. 2nd Street	1/16/2002

(Endnotes)

¹ “Historic Preservation Chapter,” 1.

² Ibid.

³ To become a Certified Local Government, communities must pass a historic preservation ordinance and establish a historic preservation commission. A community (or county) qualifies for special grants and programs as a result of its continuing preservation efforts.

⁴ Historic Preservation Services website, http://www2.cr.nps.gov/tps/tax/tax_p.htm

⁵ Iowa State Historical Society Iowa, “CLG City and County Historic Preservation Programs’ website.

⁶ “Historic Preservation Chapter,” 6.

⁷ Ibid.

⁸ Ibid.

⁹ Ibid, 10.

¹⁰ Ibid, 10.

¹¹ Ibid, 6.

¹² An exception to this statement is for federal projects or projects that use federal funds. Both would require review by the State Historic Preservation Office according to established guidelines and standards.

¹³ Rypkema 1994, 2

¹⁴ Ibid, 14.

¹⁵ Secretary of the Interior definition.

¹⁶ NTHP, “National Main Street Center” website.