

Gateway Redevelopment Group (GRG)



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Who we ARE

Our Mission: Uniting community resources of volunteer service, professional expertise, and financial assets to save abandoned buildings in our neighborhood.

Our Neighborhood: The Hamburg Historic District

Our People: All volunteer, people inside and outside the neighborhood

One of two neighborhood focused groups operating in the Hamburg



What we DO

- Rehab
- Recycle
- Advocate
- Transfer Property

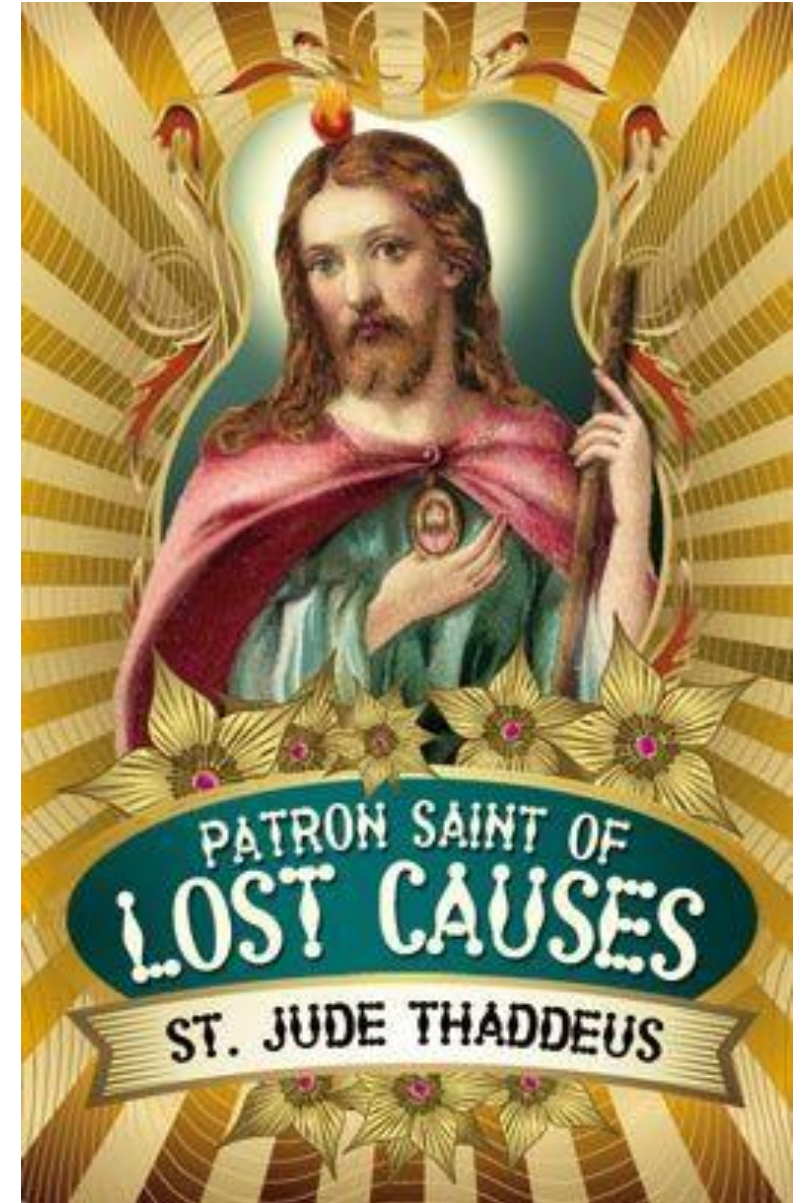


Funding

- Architectural Rescue Shop Sales
- Rents
- Grants



If we were a
religious
organization.....



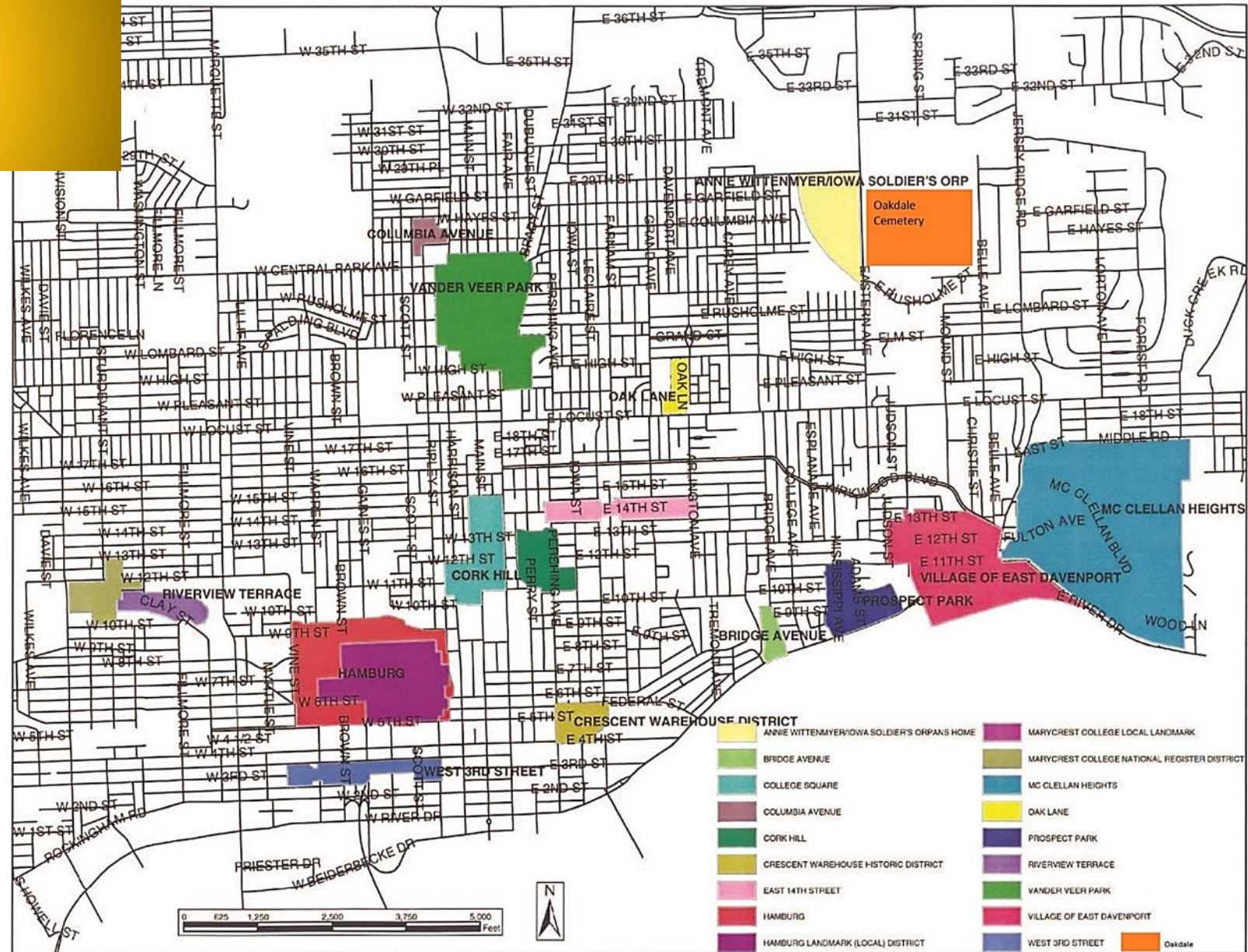
City History

- 1816-Fort Armstrong settled
- 1832- End of Blackhawk War forced Native Americans to cede land to U.S.
- 1836-Davenport established
- 1856-First bridge across the entire Mississippi
- 1870-Largest city in Iowa

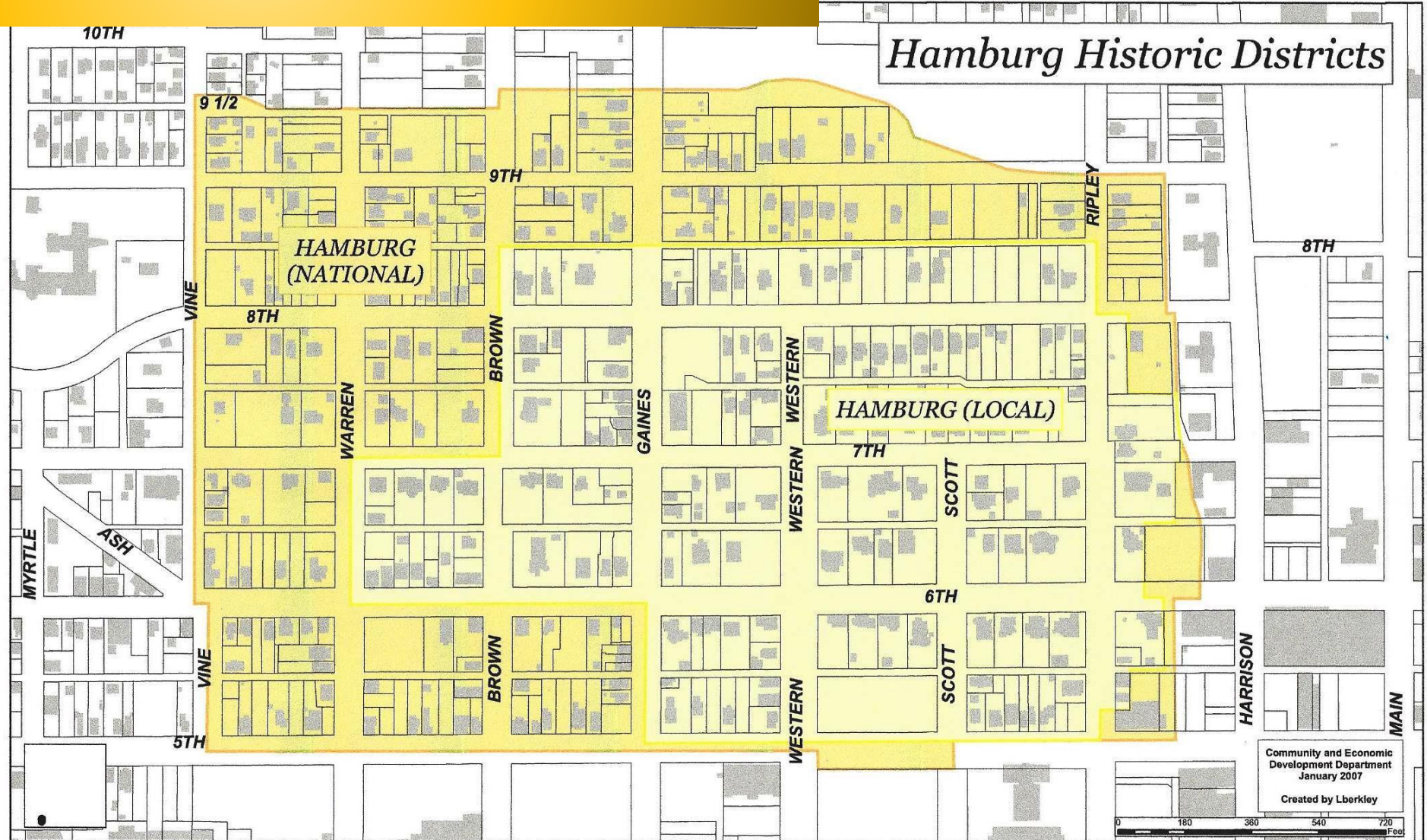


Historic Districts

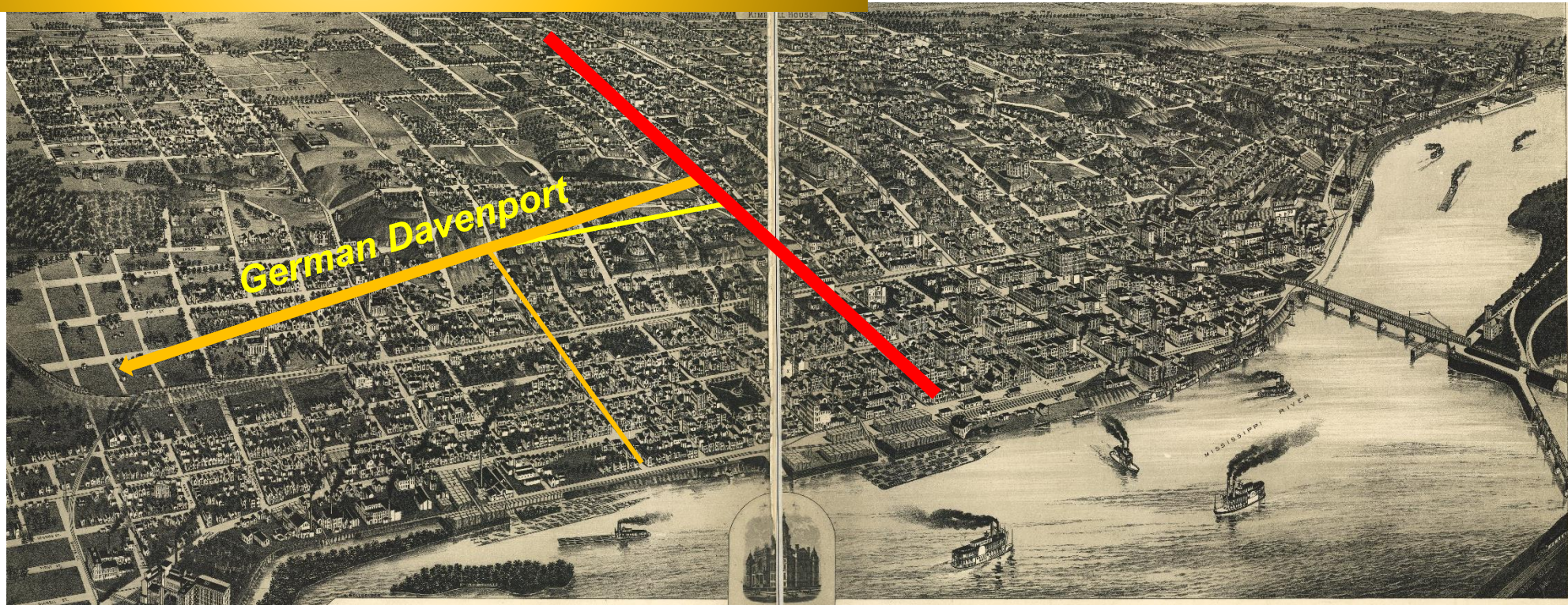
- 16 National Register Districts
- 2 National Register and Local Districts
- Individually listed properties and sites.
- 1450+ properties total.



The Hamburg Historic District "The Gold Coast"



German Davenport-1888



Gold Coast 1888

- German immigrants that had been successful at business moved up the hill from their original homes.
- Not an exclusive section.
- Small cottages also part of the neighborhood.



Gold Coast 20th Century

- Homes turned into apartments
- Absentee owners and abandoned properties
- Area redlined, banks refused mortgages
- In 1983, the neighborhood was added to National Register of Historic Places
- A 1983 Architectural Survey identified **361** neighborhood structures

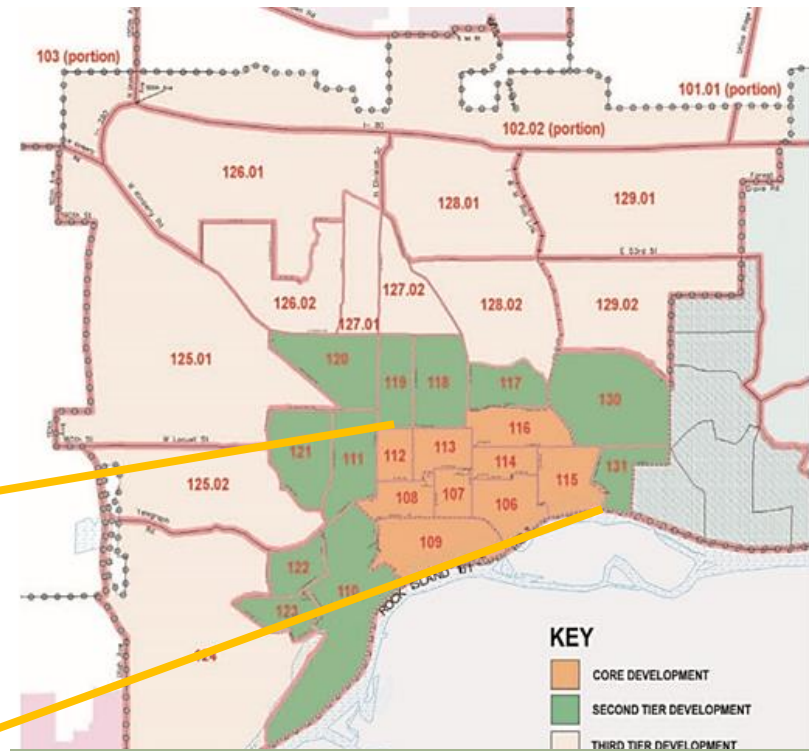
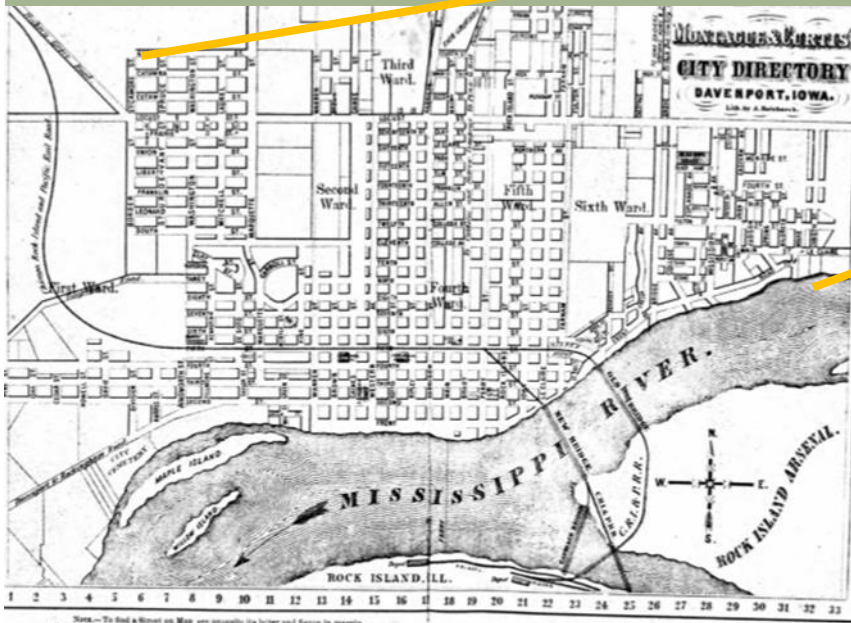
Today, less than 280 survive

20%--Over 80 buildings have been lost



Davenport's Challenge

Davenport 1870.6 square miles - 20,000 people
The largest city in Iowa

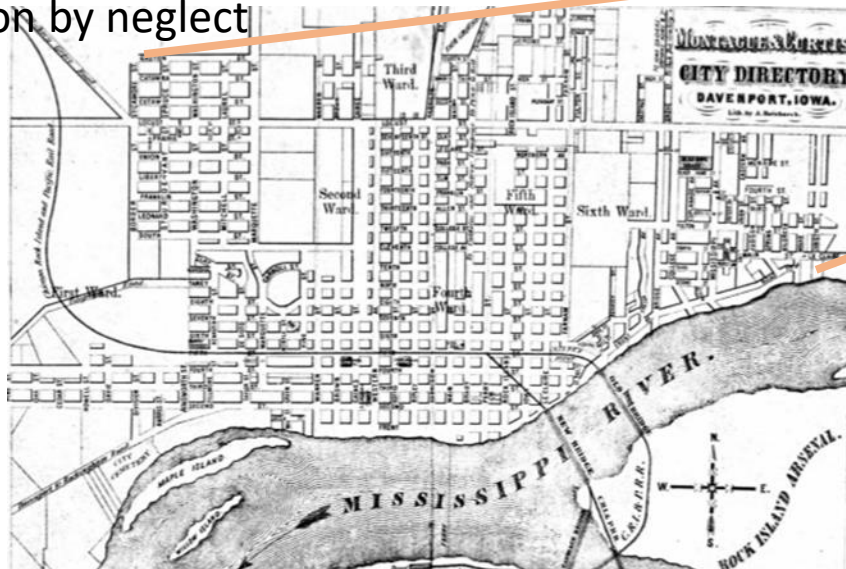


Davenport 2010
65 square miles - 98,000 people
10 x its 1870 size
5 x the number of people

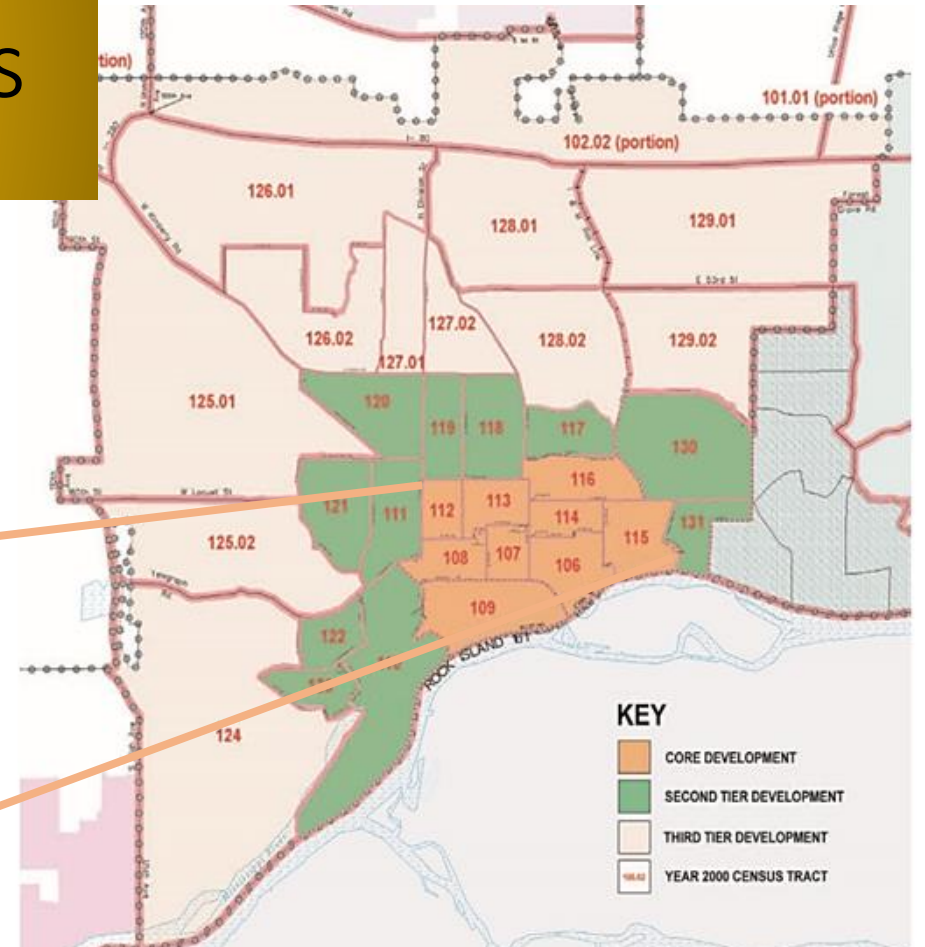
Bigger footprint = More infrastructure
Fewer dollars and resources available
for core area.

Heritage Neighborhood Challenges

- Dwindling population
- Loss of historic housing stock
- Fewer owner-occupied homes
- More absentee landlords
- Harder to get banks to invest
- More vacant/derelict buildings
- No municipal demolition by neglect ordinance
- No use of Iowa abandoned property law



Davenport 1870.
6 square miles - 20,000 people
The largest city in Iowa



Davenport 2005.
65 square miles - 98,000 people
10 x its 1870 size
5 x the number of people

Iowa's Challenge Aging Housing Stock & Slow Population Growth

Age of Housing Stock-Iowa Cities

City	Population ¹	# Housing Units ²	% 50+ Years ³
Davenport, IA	99,685	44,252	53.6
Burlington	25,663	12,122	67.4
Dubuque	57,637	25,447	51.3
Waterloo	68,406	31,128	53.8
Average Four Cities	-	-	56.5
% 50+ Years Statewide	-	1,362,034	42.5

Comparison of Population Growth 1900-2010-Selected States

State	1900	2010	% Increase
Iowa	2,231,853	3,107,126	39.2%
Indiana	2,516,462	6,596,855	162.2%
Wisconsin	2,069,042	5,757,564	178.3%
Kentucky	2,147,174	4,413,457	105.6%
Tennessee	2,020,616	6,549,352	224.1%
North Carolina	1,893,810	9,943,964	425.1%
Georgia	2,216,331	10,097,343	355.6%

Comparative Populations and Age of Housing Stock

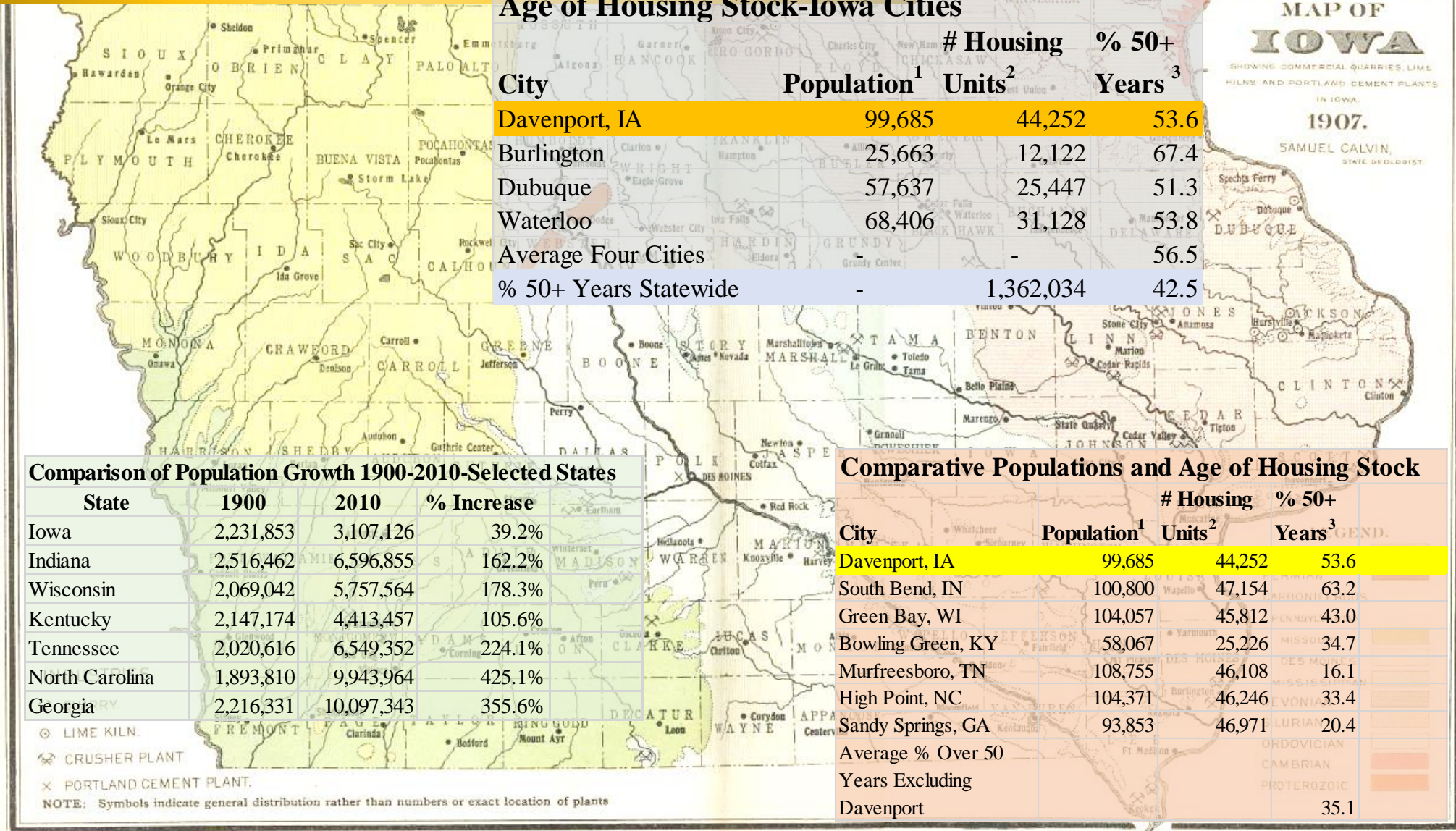
City	Population ¹	# Housing Units ²	% 50+ Years ³
Davenport, IA	99,685	44,252	53.6
South Bend, IN	100,800	47,154	63.2
Green Bay, WI	104,057	45,812	43.0
Bowling Green, KY	58,067	25,226	34.7
Murfreesboro, TN	108,755	46,108	16.1
High Point, NC	104,371	46,246	33.4
Sandy Springs, GA	93,853	46,971	20.4
Average % Over 50 Years Excluding Davenport			35.1

A GEOLOGICAL MAP OF IOWA

SHOWING COMMERCIAL QUARRIES, LIME KILNS AND PORTLAND CEMENT PLANTS IN IOWA.

1907.

SAMUEL CALVIN, STATE GEOLOGIST.



NOTE: Symbols indicate general distribution rather than numbers or exact location of plants

GRG-Beginnings



The Jipp Home & Grocery

2004--#1 on the city's
demolition list



The Jipp Home and Grocery—Happier Days



-Store built 1868

-House built 1878

-Home to members of the Jipp family for 80 years

ca 1870



ca 1900

Rehab: The Jipp-Stabilization



**Rebuilding
Collapsed
Foundation**



Rehab: The Jipp-Stabilization



Replacing and Enclosing Damaged Rear Wall



Rehab: The Jipp-Stabilization



Replacing Rotted Floor Beams and Rebuilding Joist Pockets



Rehab: The Jipp-Stabilization

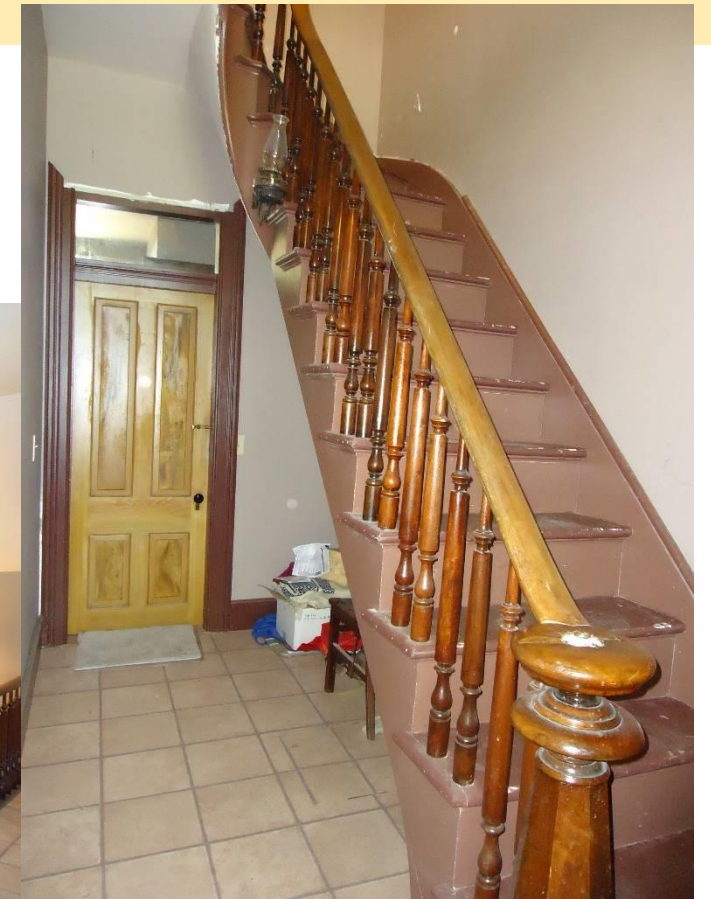
Restoring Front to Original Appearance



Rehab: Second Floor Apartment

Second Floor Apartment

- Moderate Income Housing



Architectural Rescue Shop at the Jipp



Architectural Rescue Shop

- Sells salvaged items from structures coming down to homeowners and others doing restoration
- Sales provide funds for ongoing maintenance of the Jipp Home and Grocery and funding for additional projects



Neighborhood Historic Center

Hamburg Historic District Resource Center

- Permanent Storage for Neighborhood History Files

THE GOLD COAST & HAMBURG HISTORIC DISTRICT

DAVENPORT, IOWA

2008 Tour of Historic Homes

Building the Future by Preserving the Past

Saturday, September 6
11:00 a.m. to 4:00 p.m.
Sunday, September 7
1:00 p.m. to 4:00 p.m.

\$10 per person
Children under 12 free when accompanied by an adult

Tickets on sale now at
The German American Heritage Center
712 West 2nd Street
563-322-8844



822 Gaines Street



712 West 2nd Street



618 West 8th Street



412 West 6th Street



628 West 8th Street



624 West 8th Street



For more information, visit our website at www.davenport.org

Rehab: 822 Gaines...“Stone Soup”

- Built 1876
- Converted to apartments by 1960
- Boarded and abandoned for 20 years



April 2005



#1 On City's
Demolition List



Rehab: 822 Gaines... "Stone Soup"

Rebuilding Roofline



Rehab: 822 Gaines... "Stone Soup"

Replacing collapsed rear wall and installing kitchen



Rehab: 822 Gaines... "Stone Soup"



**Restoring 1st
floor bay and
replacing
original four-
over-four
arch-topped
windows**

Rehab: 822 Gaines-Stone Soup

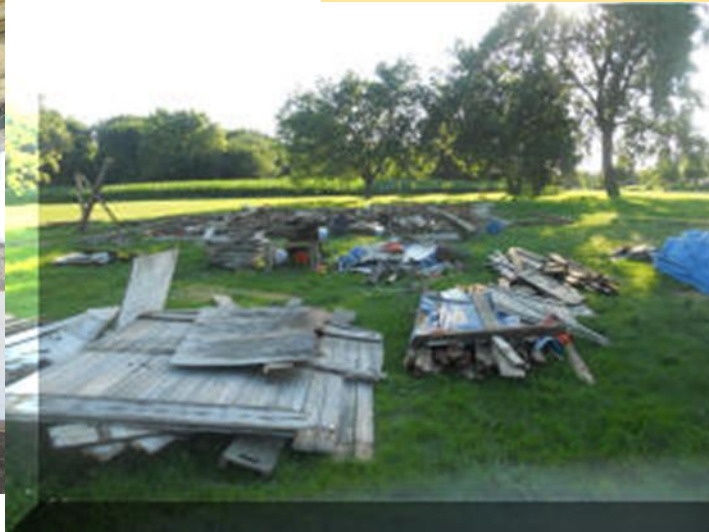


Restored and Sold as Single Family Home-August 2008

Recycle: Salvaging a 1920s Barn to Get Vintage Materials for a Jipp Storage Barn



Day 1



Recycling shingles

Day 11-Only one pick up truck load to the landfill



Recycle: Salvaging a 1920s Barn



The Jipp Barn



DNR Grant	\$ 13,000
County Waste Commission	\$ 2,500
GRG	\$ 6,500
Total	\$ 22,000

Advocacy: 718 Ripley



City moving and renovation of abandoned house on tiny parcel to empty double lot on 8th Street



Advocacy: 510 W. 6th Street

- Historically significant 1857 abandoned building.
- GRG worked with others to pressure city to take property.
- Solicited over \$32,000 in loan pledges through “Friends of 510” drive to give city fall back ownership position.
- City took building in condemnation.
- GRG cleared building to insure retention of historic fabric.



Today

New Owners!

Restoration
Underway!



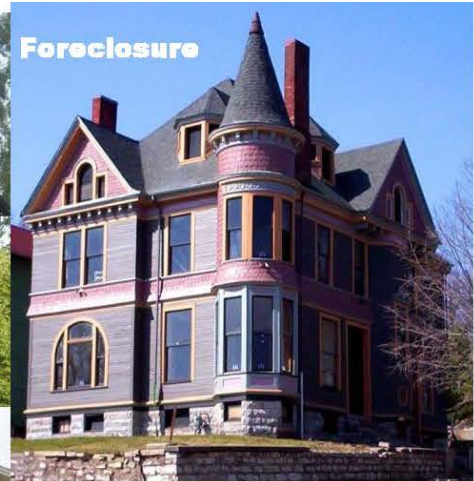
Advocacy Historic Tax Credits



Vacant/Mothballed



**Foreclosure/
Severe
Fire
Damage**



Foreclosure

***State Historic Tax Credits
Approved*
Hamburg Historic District
2007-2015***



**Nuisance Abatement/
Foreclosure**



**Nuisance Abatement/
Foreclosure**



**Projects with approved Part 2 applications; all projects have not been completed and received their tax certifications.*



Advocacy: Historic Tax Credits



*Owner
Occupied &
Income
Property*



Foreclosed



**Total
Properties:
19
Total
Projects:
22**

**Nuisance Abated/
Foreclosed/Boarded**



Advocacy: Historic Tax Credits



**Total State
Historic Tax Credits
Approved
in Hamburg
2007-2015
\$530,000**

**Total Minimum*
Owner Investment In
Tax Credit
Projects
\$2,120,000**

*Some expenses are not considered qualified expenses, so the actual
total dollar amount is higher



Property Transfers: Foreclosures



Wells Fargo donation program for foreclosed houses, sometimes includes cash.

GRG offers to new owners on competitive basis with request-for-proposals that require work be done in specific way.



Property Transfers: County

829 Warren

- Derelict & abandoned
- Multiple tax sales
- County gives to GRG
- 2012-GRG transfers to new owner
- Now owner occupied



517 Ripley - "The Crooked Cottage"

- Derelict & abandoned
- Possibly late 1850s/early 1860s
- GRG currently rehabbing as rental property



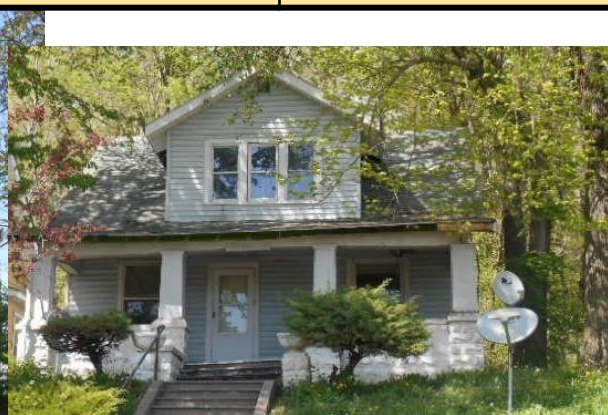
c 1900



Support



Private Loans and Donations	Scott County Housing Council
Iowa Historic Tax Credits	ARS Salvage Sales
Davenport HAPPEN Program	QC Homebuilders Association
Department of Natural Resources	Riverboat Development Authority
Iowa REAP Program	Wells Fargo Bank-House Donations
Alcoa Credit Union	Scott County-House Donations



And thousands of volunteer hours!

Challenges

- Limited funding
- Limited number of volunteers
- Ability to scale
- Financing
- City does not support salvage
- No comprehensive city policy for vacant/derelict properties
- We are getting old!



The Past Belongs to All of Us

“THE PAST IS NOT THE PROPERTY OF HISTORIANS; IT IS A PUBLIC POSSESSION. IT BELONGS TO ANYONE WHO IS AWARE OF IT, AND IT GROWS BY BEING SHARED. IT SUSTAINS THE WHOLE SOCIETY, WHICH ALWAYS NEEDS THE IDENTITY THAT ONLY THE PAST CAN GIVE. IN THE GRAPES OF WRATH JOHN STEINBECK PICTURES A GROUP OF OKLAHOMA FARM WIVES LOADING THEIR GOODS INTO AN OLD TRUCK FOR THE LONG TRIP TO CALIFORNIA. THEY DID NOT HAVE MANY POSSESSIONS, BUT THERE WAS NOT ROOM FOR WHAT THEY HAD.

‘THE WOMEN SAT AMONG THE DOOMED THINGS, TURNING THEM OVER AND LOOKING PAST THEM AND BACK. THIS BOOK. MY FATHER HAD IT. HE LIKED A BOOK. PILGRIM’S PROGRESS. USED TO READ IT. GOT HIS NAME IN IT. AND HIS PIPE—STILL SMELLS RANK. AND THIS PICTURE—AN ANGEL. I LOOKED AT THAT BEFORE THE FUST THREE COME—DIDN’T SEEM TO DO MUCH GOOD. THINK WE COULD GET THIS CHINA DOG IN? AUNT SADIE BROUGHT IT FROM THE ST. LOUIS FAIR. SEE? WROTE RIGHT ON IT. NO, I GUESS NOT. HERE’S A LETTER MY BROTHER WROTE THE DAY BEFORE HE DIED. HERE’S AN OLD-TIME HAT. THESE FEATHERS—NEVER GOT TO USE THEM. NO, THERE ISN’T ROOM HOW CAN WE LIVE WITHOUT OUR LIVES? HOW WILL WE KNOW IT’S US WITHOUT OUR PAST?’ (STEINBECK).

THESE ARE NOT MEMBERS OF A HISTORICAL SOCIETY. THEY HAD NEVER SEEN A MUSEUM OR A MEMORIAL. THEY WERE JUST PEOPLE, ASKING A POIGNANT AND UNIVERSAL QUESTION: ‘HOW WILL WE KNOW IT’S US WITHOUT OUR PAST?’ WE DO NOT CHOOSE BETWEEN THE PAST AND THE FUTURE; THEY ARE INSEPARABLE PARTS OF THE SAME RIVER.”

DR. WALTER HAVIGHURST, QUOTED BY CARL FEISS IN U.S. CONFERENCE OF MAYORS, WITH HERITAGE SO RICH (NEW YORK: RANDOM HOUSE, 1966), P. 1-2.