



HISTORIC PRESERVATION COMMISSION

Meeting Date: May 10, 2012

Request: Local Landmark Nomination of the Lambrite-Iles-Petersen House to the Davenport Historic Register.

Location: 510 West 6th Street

Historic Name: Lambrite-Iles-Petersen House

Case: LL12-01

Applicant: Davenport Historic Preservation Commission, petitioner.

Introduction:

On March 22, 2012 the Historic Preservation Commission unanimously voted to direct staff to prepare a Local landmark Nomination of the Lambrite-Iles-Petersen House at 510 West 6th Street to the Davenport Historic Register.

Attachments:

- Aerial Map
- Site Photographs
- 1892 Sanborn Map
- Individual Property Nomination Application (which describes the architectural and/or historical significance of the nominated property)
- Section 17.23.060 and 17.23.070 of the Davenport Municipal Code;
- National Register of Historic Places Architectural Survey #82-010-277

Analysis:

The Individual Property Nomination details the historical and architectural significance of the Lambrite-Iles-Petersen House, which was constructed in 1857.

The property was listed on the National Register of Historic Places in 1983 as part of the listing of the National Hamburg Historic District. The property was listed on the Davenport Historic Register in 1999 as part of the listing of the Local Landmark Historic District in 1999. Therefore, improvements to the property are already subject to Chapter 17.23 of the Davenport Municipal Code, entitled Historic Preservation. The purpose of this Local Landmark Nomination is to recognize and document the individual historical and architectural significance of the Lambrite-Iles-Petersen House.

Over the past several years, the property has experience a state of disrepair. Although the property has experienced neglect, it possesses integrity, which means the degree in which a structure, site, object or district retains its original design, material, configuration or character.

Significance:

Section 17.23.060B of the Davenport Municipal Code reads:

The commission shall, after such investigation as it deems necessary, make a recommendation to the city council as to whether a nominated structure or district qualifies for the local register. To qualify, a property must satisfy one or more of the following criteria:

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

The Lambrite-Iles-Petersen House was built for Joseph Lambrite c. 1857. Lambrite was a partner with a large saw and planing mill on Front Street, between Scott and Ripley Streets. The property is also associated with Thomas Iles, M.D., a prominent Davenport physician and John H.C. Petersen, who operated J.H.C. Petersen and Sons at 123 West 2nd Street, which was the largest department store in the City of Davenport.

The Lambrite-Iles-Petersen House is a unique surviving early example of the Italianate Villa style in Davenport. In contrast to the block-like form of the Italianate, the Villa Style emphasized asymmetry. Although a front porch and rear service addition were added, it still displays its basic original form and woodworking with quoins and rustication imitating dressed stone.

The Lambrite-Iles-Petersen House was designed by John Crombie Cochrane, a renowned Davenport and Chicago Architect.

It is staff's opinion that the property qualifies under criterion 1, 2 and 3.

Notification to the Property Owner:

City staff notified the property owner via certified mail regarding the public hearing to consider the Local Landmark Nomination. The certified mail receipt was signed by Gordon Muller.

Recommendation:

Findings:

1. That the property satisfies Criterion 1, 2 and 3 enumerated in Section 17.23.060B of the Davenport Municipal Code; and
2. That the property had retained its historic integrity.

Staff recommends the Commission accept the written findings and forward the Local Landmark Nomination of the Lambrite-Iles-Petersen House to the Davenport Historic Register to the City Council with a recommendation of approval.

Prepared by:

A handwritten signature in blue ink, appearing to read "Ryan J. Rusnak". The signature is stylized and cursive.

Ryan J. Rusnak, AICP

Planner II

563-888-2022

rrusnak@ci.davenport.ia.us



W 6TH ST



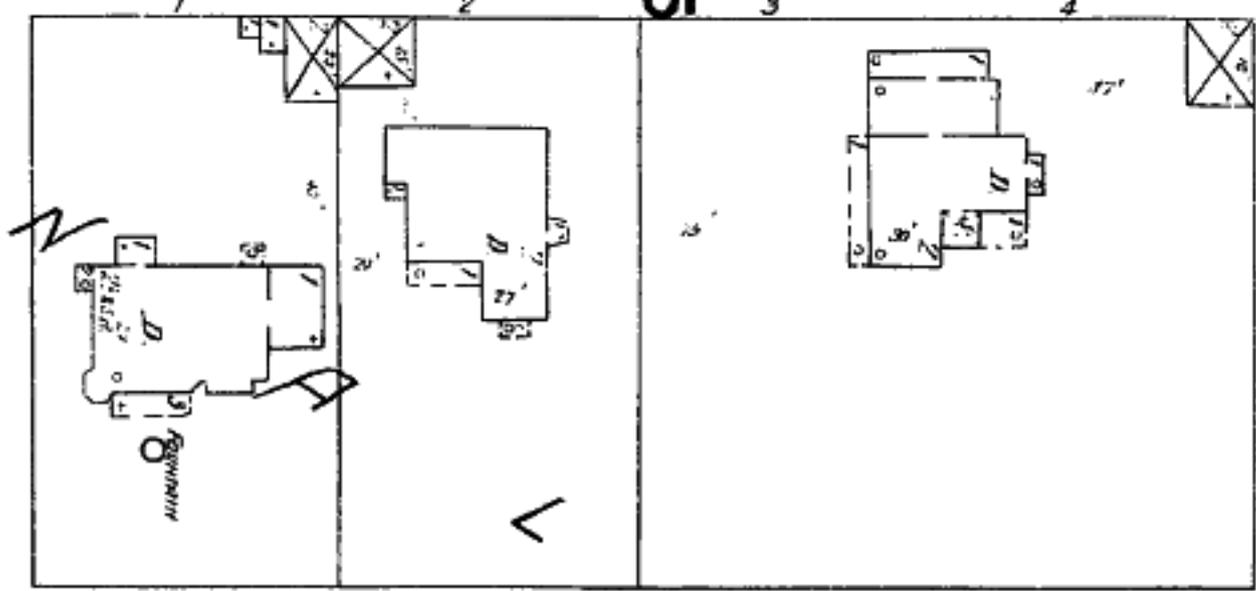
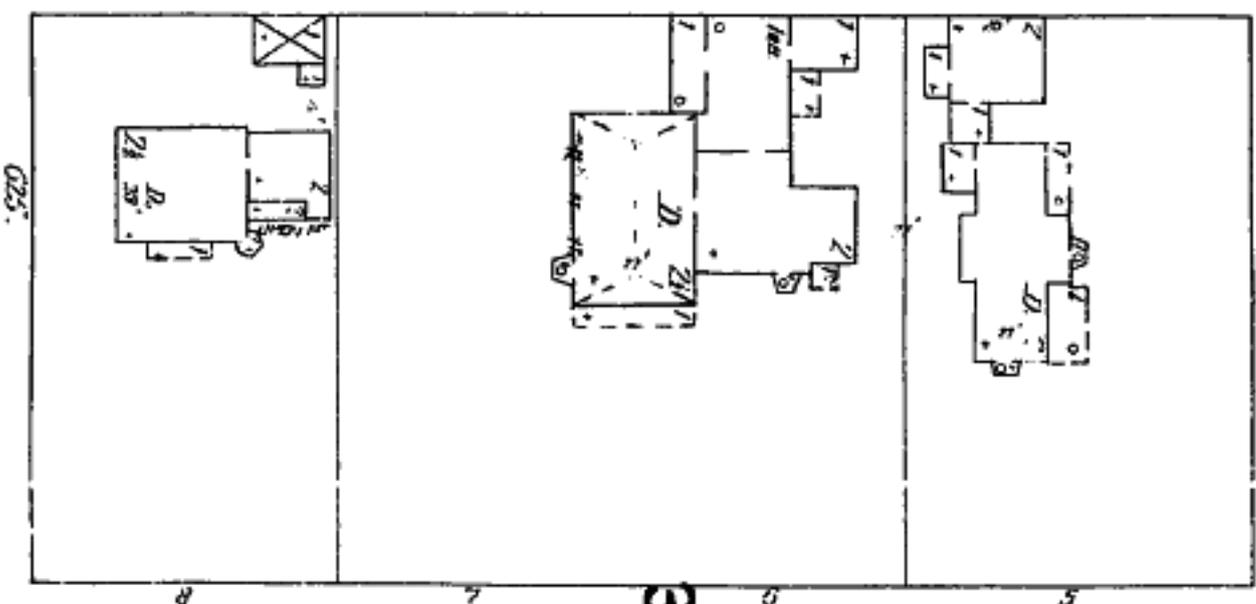
Subject Property



W. 7TH ST.

(150)

O.D.H.



35

SCOTT

(100)

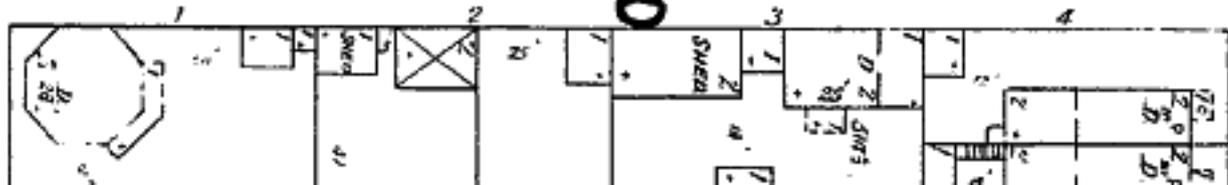
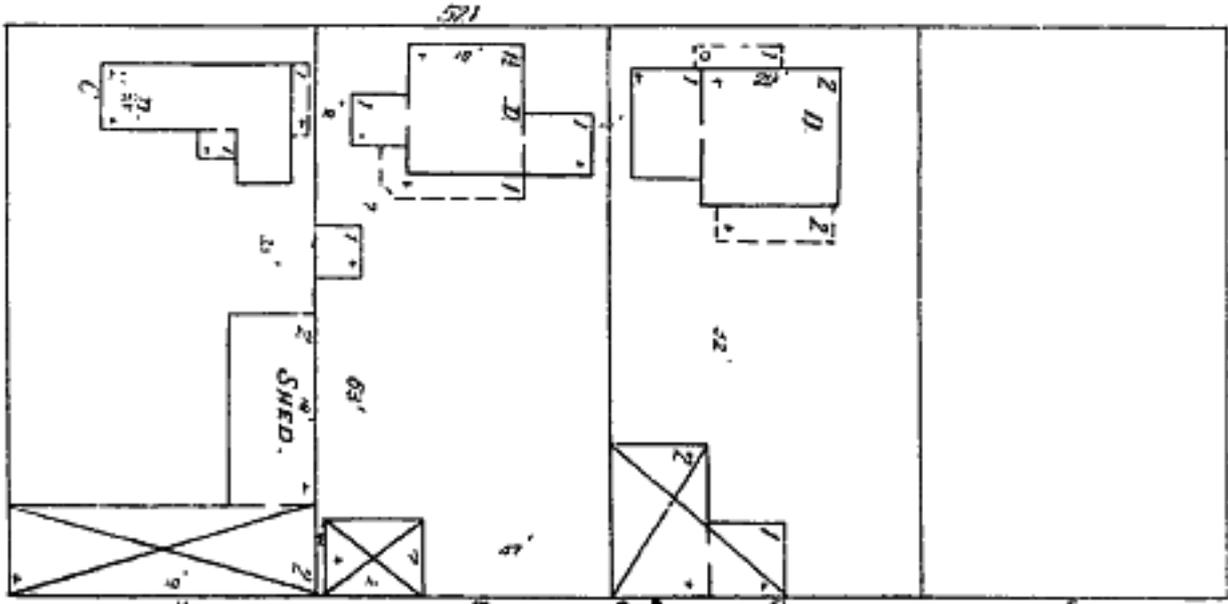
WESTERN AV.

W. 6TH ST.

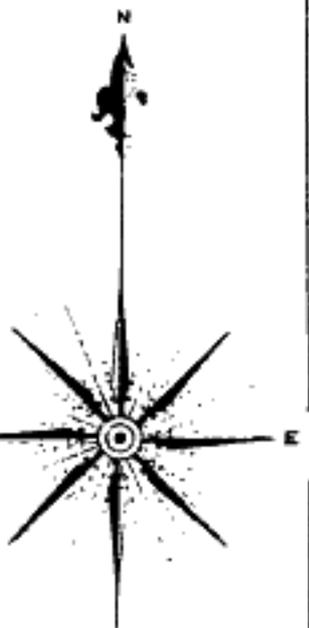
6" W. PIPE.

(100)

O.D.H.



30





South Façade



South and West Façade



East Façade



West Façade



Limestone Retaining Wall along West 6th Street



Landscape Formation South of the House and North of West 6th Street



Limestone Retaining Wall South of the Rear Alley



“INDIVIDUAL PROPERTY” NOMINATION

for the

DAVENPORT REGISTER OF HISTORIC PROPERTIES

Historic Preservation Commission
City of Davenport, Iowa

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

Address of the Property: 510 West 6th Street

Legal Description of the Property: Subdivision Name: Original Town
Block: _____ Lot: lot 3 4 and East 40 feet of

Historic Name (or proposed historic name): Lambrite-Iles-Petersen House

Date listed on *National Register of Historic Places* (if applicable): 4/8/1983

(If listed, NRHP Site No. #82-10-277)

NRHP Historic District (if applicable): Local and National Hamburg Historic District

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

Owner(s) of Record: Gordon L. Muller

Owner(s) Address: (Name) Gordon L. Muller

(Street) 510 West 6th Street

(City, State & ZIP) Davenport, Iowa 52803

Owner(s) Telecommunications: Work: _____ Home: _____ Mobile: _____

Fax: _____ Email: _____

Current Use of the Property: Abandoned single-family residence

Original Function of the Property: Single-family residence

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.)
- (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.)
- (3) Physical Description of the Property: (Applicant may use as many continuation sheets as necessary)

Date of Construction: 1855-1856 Architectural Style: Italianate Villa

Building Materials: Foundation: Rubble Walls: Wood

Roof: Shallow pitched gable roof and tower Other: _____

Distinctive Features: Wood detailing, cornices, arched windows.

Alterations: Front porch addition and rear service addition c. 1920.

- (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 17.23.030¹.

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.

“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

Date

¹ 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. 4th 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:

May	10 th	2012
month	day	year

All Historic Preservation Commission Public Meetings are held in the City Council Chambers at City Hall on the 2nd 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: _____

Ryan Rusnak, Planner II

April 2, 2012

Commission Secretary or Designee

Date

Is application complete?

Yes

No

If not, explain: _____

Continuation Sheet:

Criterion 1

The Lambrite-Iles-Petersen House was built for Joseph Lambrite c. 1857. In 1851 Joseph Lambrite arrived in Davenport and along with S.S. Hillett, partnered with Strong Burnell in a large saw and planing mill on Front Street, between Scott and Ripley Streets. The mill was very lucrative; however, it failed in 1858 due to the financial panic in 1857. Lambrite lost most of his fortune in the financial collapse, listing his net worth as \$100 personal property and no real estate owned in the 1860 federal census.

Thomas Iles purchased the property after it was briefly owned by several men c. 1859-1863. Iles was Chief Surgeon for the Confederate Prison Camp on Government Island. Dr. Iles was a prominent physician and surgeon in Davenport and resided in the house for more than 20 years.

John H.C. Petersen bought the property in the mid-1880s and resided there until his death in 1910. Petersen operated J.H.C. Petersen and Sons at 123 West 2nd Street, which was the largest department store in the City of Davenport.

The Lambrite-Iles-Petersen House is eligible under Criterion 1 because it is associated with persons that have made a significant contribution to the broad patterns of history of the City of Davenport.

Criterion 2

The Lambrite-Iles-Petersen House is a unique surviving early example of the Italianate Villa style in Davenport. In fact, it was Davenport's first dwelling in this style. In contrast to the block-like form of the Italianate, the Villa style emphasized asymmetry. However, the Villa was similar to the Italianate with respect to details such as the arched openings, decorative window hoods and wide bracketed eaves. The Lambrite-Iles-Petersen House contains an irregular form with a shallow pitched gable roof and a tower. It has finely detailed wood brackets and window hoods. The house contains quoins and rustication imitating dressed stone. Although a front porch and rear service addition were added, it still displays its basic original form and details.

The Lambrite-Iles-Petersen House is eligible under Criterion 2 because it embodies the distinctive characteristics of an architectural style valuable for the study of a type, period or method of construction.

Criterion 3

The Lambrite-Iles-Petersen House was designed by John Crombie Cochrane. Cochrane was born in New Boston, New Hampshire in 1833. At seventeen Cochrane left his father's farm to take employment by dry good merchants in Beverly, Massachusetts and subsequently, Boston, Massachusetts. He later returned to his boyhood home to

recuperate from an illness. While there, he was determined to become an architect. After completing his studies, he was employed by W. D. Clark, Esq., of Nashua, New Hampshire, practicing engineer and architect. In 1855 he moved west residing in Davenport, Iowa for two months before reaching Chicago, Illinois. He was employed as draftsman in the office of Edward Burling, architect. After nine months, he moved back to Davenport, Iowa where he established an office. Cochrane moved to St. Louis, Missouri in 1857 during the financial panic where he established an office. In 1864, Cochrane returned to Chicago and resided there until his death in 1887.

J.C. Cochrane designed several noteworthy buildings in the City of Davenport, such as the Scott County Courthouse, which was located at 416 West 4th Street, the Burtis House, located was located at the corner of East 5th Iowa Streets, the Metropolitan Block, which was located at the corner of 2nd Street Brady Streets and the residences of J.L. Davies and W. Renwick, which are located at 901 Tremont Avenue. In 1865, the legislature of the Illinois awarded him the design of the State House at Springfield. He also designed the new Iowa State House in company with his partner. Cochrane's design was selected in 1885 for the construction of the Scott County Court House, which was located at 416 West 4th Street. However, Cochrane died in 1887 before the court house was completed.

There are also the following significant features in the landscape that represent the work of master craftsmen:

- The front stone retaining wall along West 6th Street;
- The grand stone stair case that proceeds up toward the house, with landings and resting areas interspaced to coincide with several terraced levels of the lawn;
- The large stone retaining wall with buttresses located behind the house that supports the alley and
- The terraces of the lawn, in rounded swirling form, rising up level by level from the top of the retaining wall at West 6th Street.

Originally, the property consisted of Lots 3 and 4 of the Original Town Plat. The residence on the western half of Lot 3 was constructed in the 1920s. It remained as one property until it was subdivided in the early 1980s.

The Lambrite-Iles-Petersen House is eligible under Criterion 3 because it represents the work of a master builder, craftsman, architect, engineer or landscape architect that possesses high artistic values.

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

Major Bibliographical References:

National Register of Historic Places Architectural Survey #82-010-277

Celticcousins.net, *The History of the City of Davenport. From History of Scott County Iowa 1882* Chicago: Interstate Publishing Co.

Ancestry.com, *Iowa State Census Collection, 1836-1925*

Ancestry.com, 1860 United States Federal Census

Svendsen, Marls A., Bowers, Martha H (1982). *Davenport where the Mississippi runs west: A Survey of Davenport History & Architecture*. Davenport, Iowa: City of Davenport.

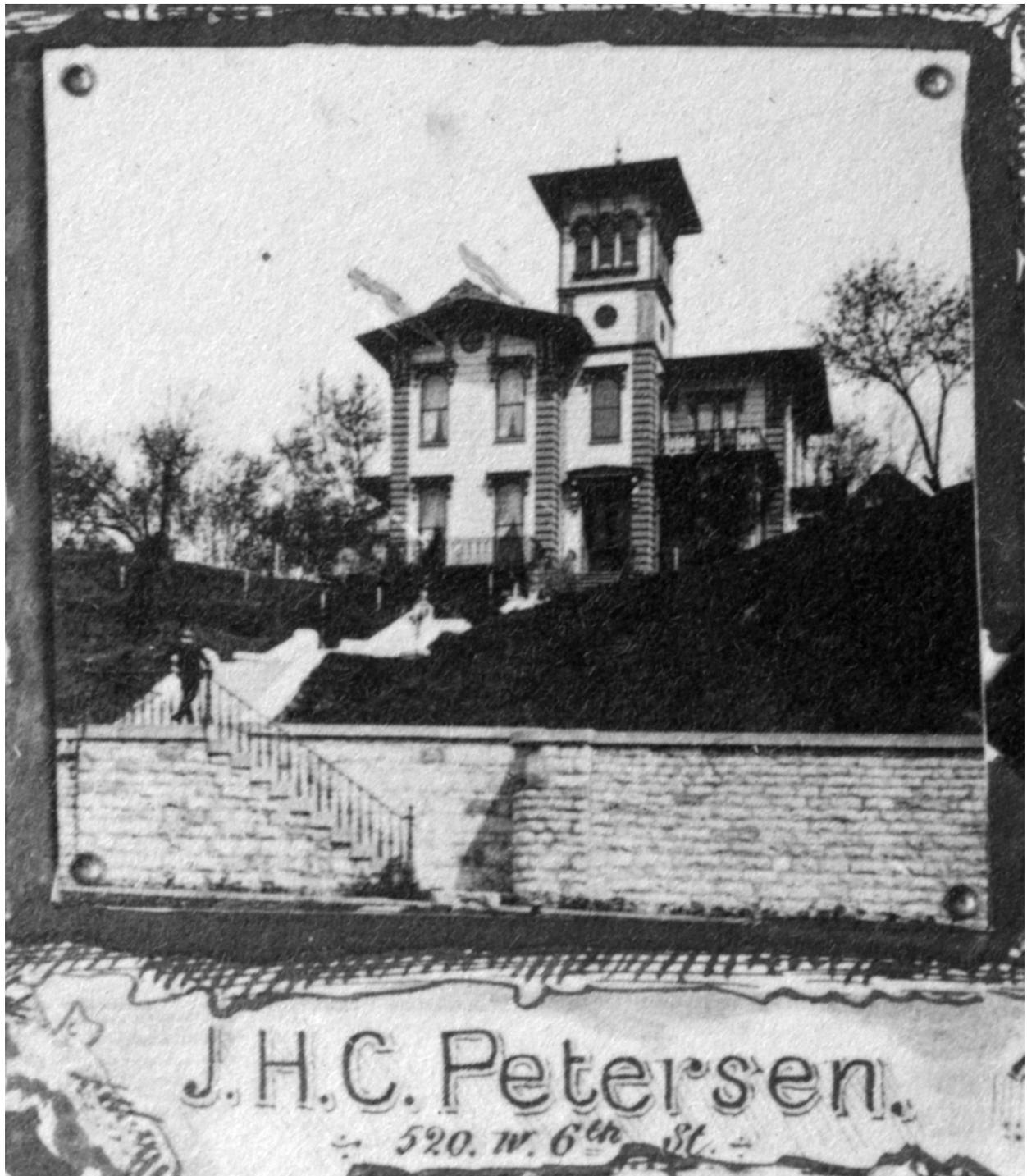
Newspaper article, *Davenport Democrat and Leader*, June 25, 1922

Findagrave.com, John Crombie Cochrane (1833-1887).

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

Photographs:

1. J.H.C Petersen Residence in 1887.
2. John C. Cochrane
3. Quad City Times, October 20, 1991.
4. Site Photographs c. 1982.



1. J.H.C Petersen Residence in 1887



2. John C. Cochrane

Sunday, Oct. 20, 1991

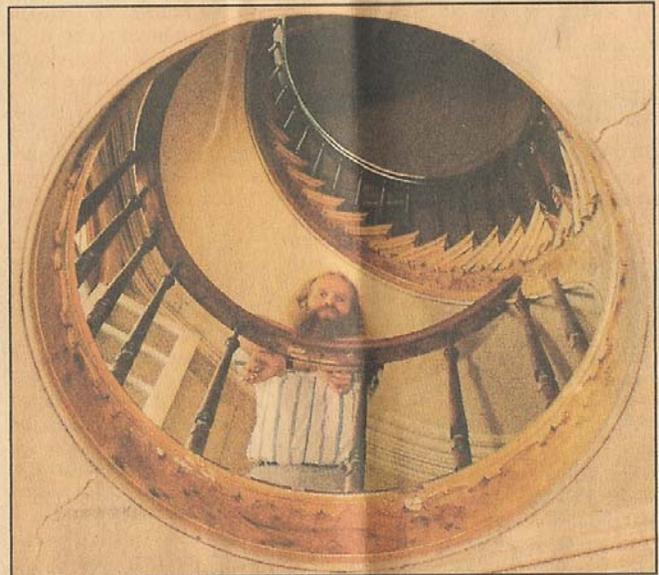
Quad-City
Times

- **How to cut utility bills** 2E
- **Earthworks** 2E
- **Mortgage rate survey** 2E
- **Gardening** 3E
- **Craft pattern** 3E

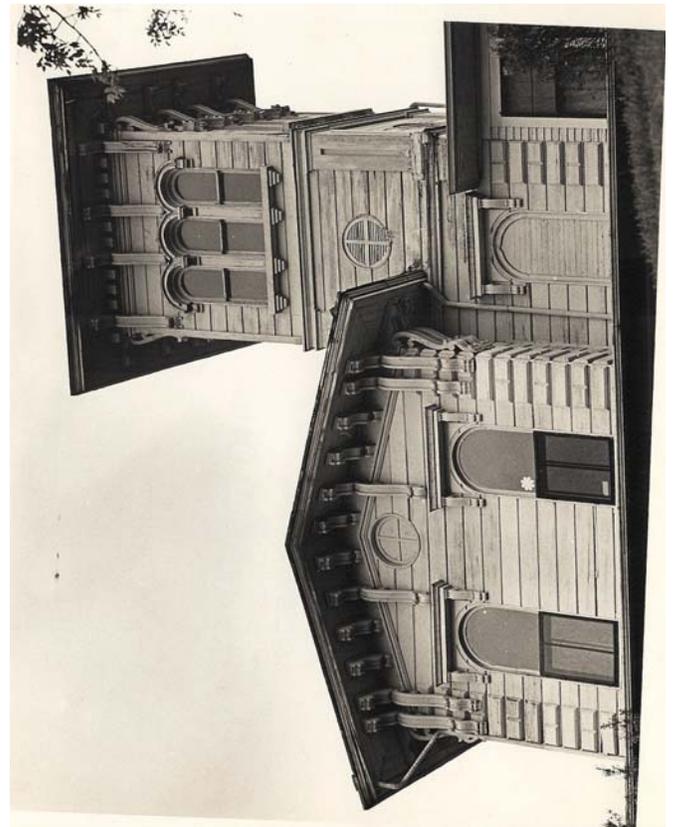
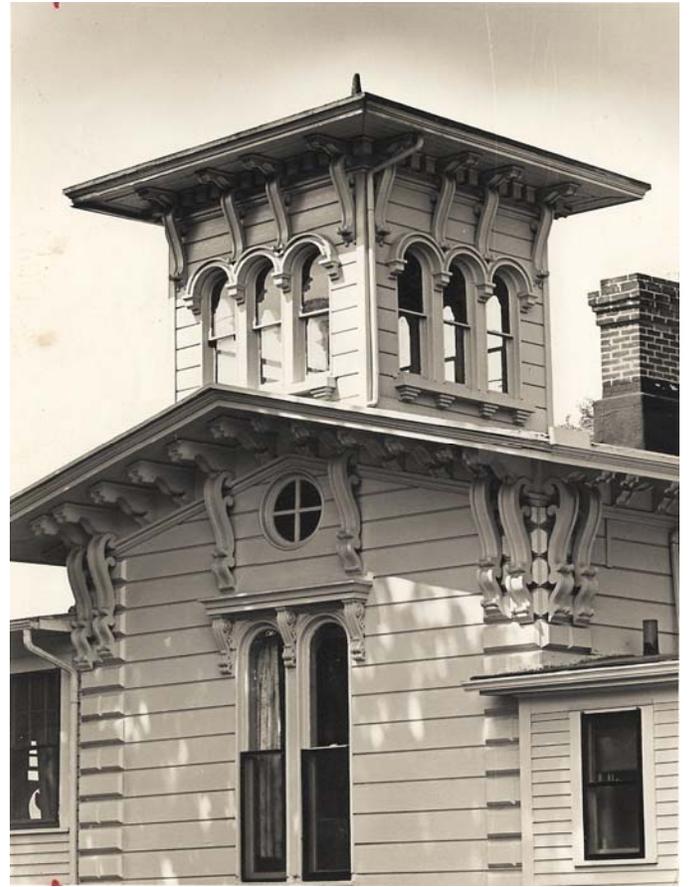
HOME



Marble and tile fireplace in the Gordon Muller home.



Gordon Muller looks down from the cupola of his 1857 Italianate house at 510 W. 6th St., Davenport. The curving walnut staircase is just one of the elegant features of his Gold Coast home.



4. Site Photographs c. 1982.



6 1/2 NEG



4. Site Photographs c. 1982.



4. Site Photographs c. 1982.



4. Site Photographs c. 1982.

- F. To hold public meetings to consider any action officially before the commission; and
- G. To review and take action on applications for a certificate of appropriateness, a certificate of economic hardship and a certificate of public hazard; and
- H. To call upon city staff and/or outside experts for technical advice; and
- I. To promote and conduct public education and interpretive programs on local history, including the city's inventory of architecturally and historically significant structures and districts; and
- J. To periodically review and make recommendations to the city council, in cooperation with the plan and zoning commission, proposed revisions to the Historic Preservation chapter of the city's comprehensive plan and to assist in the development of policies and procedures under the ordinance for Securing of Abandoned Buildings; and
- K. To testify before all boards and commissions on any matter involving a local landmark or designated historic district, such as but not limited to proposed zoning amendments, applications for special use permits or applications for zoning variances; and
- L. To develop and recommend to the city council for adoption, individual design guidelines for designated landmarks and historic districts in addition to the guidelines contained in this ordinance. This includes design guidelines appropriate for rehabilitation, reconstruction and infill development specific to each individual designated historic district; and
- M. To provide information upon request to the owners of local landmarks or to residents in designated historic districts pertaining to the appropriate preservation, rehabilitation and reuse options and the available financial assistance programs for the rehabilitation of designated property; and
- N. To make recommendations to the city council regarding the appropriate streetscape improvements, with adequate technical and public input, for designated historic districts. This also includes the system of signs used to announce the designated historic district and the plaques used to identify individual structures. (Ord. 99-562 § 1: Ord. 91-737 § 1 (part)).

17.23.060 Commission designation process.

A. Application process. The legal owner(s) of record or the commission, may nominate a single structure for designation as a local landmark or an area as a historic district. Upon application, the commission secretary shall inform the applicant of the information needed by the commission to adequately consider the nomination.

To nominate a district for designation by the legal owners of record, a petition requesting nomination must be signed and submitted by the owners of record representing at least fifty-one percent of the total area of the proposed district, excluding public rights-of-way. After the names on the petition are verified as legal real property owners within the proposed district, the commission secretary shall notify the applicant(s) that the nomination process may continue. A copy of the petition shall also be submitted to the State Historical Society of Iowa for its review and recommendation.

B. Designation criteria. The commission shall, after such investigation as it deems necessary, make a recommendation to the city council as to whether a nominated structure or district qualifies for the local register. To qualify, a property must satisfy one or more of the following criteria:

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

C. Notification of nomination. Upon receipt of a properly completed application for designation, the commission shall place the nomination on the agenda within sixty calendar days. A notice shall be placed in a

newspaper of general circulation not less than four nor more than twenty calendar days prior to the scheduled meeting stating the commission's intent to consider an application for designation. It shall contain, at the minimum, the nominated property's address, legal description and the date, time and location of the public meeting. If a district is nominated, in addition to the published public notice, a letter explaining the proposed designation shall be sent by regular mail to the owner(s) of record of real property within the proposed historic district. The commission's meeting agenda shall also be posted on the first floor city hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting.

D. Designation - public meeting. Upon submittal of a complete application, the commission shall conduct a public meeting to consider the designation of the nominated structure and/or district. Any interested person, group of persons or organization may submit oral and/or written testimony concerning the significance of the nominated property. The commission may also consider staff reports, and request and/or hear expert testimony.

E. Burden of documentation. The nominator(s) shall have the burden of proof to provide sufficient evidence and documentation that the nominated structure and/or district is worthy of local landmark status.

F. Recommendation by the commission. To recommend the designation of local landmarks or historic districts, the commission must pass by a simple majority vote of the members present, a vote in the affirmative. In the case of a proposed historic district, when owners of more than thirty-three and one-third percent of the proposed district's area, excluding public rights-of-way and other publicly-owned property, state their disapproval in writing on an owner comment on designation form before or during the commission's first public meeting conducted to formally consider the nomination, a super-majority vote of three-fourths of the commission members present shall be required to recommend designation as a local historic district.

The commission's recommendation for approval of the designation shall be forwarded to the city council for final review and consideration. If the commission determines that the nominated property does not satisfy the criteria for designation, the nomination process shall cease. However, a property denied designation as part of a proposed historic district may seek individual local landmark status at any time following the commission's or city council's first denial. An individual structure denied designation as a local landmark may be considered for the Local Register as part of a nominated historic district at any time following its initial denial.

G. Documentation of recommendation. All commission recommendations shall be adopted by vote in a public meeting and shall be accompanied by a report stating the following information:

1. A map showing the location of the nominated structure and/or the boundaries of the proposed district; and
2. An explanation of the architectural and/or historical significance of the nominated structure and/or district as it relates to the designation criteria listed in Section 17.23.060B; and
3. An inventory of the significant exterior architectural features and property improvements that should be protected from inappropriate alterations; and
4. In the case of a designated district, a brief statement of the architectural and/or historical significance and character unique to the neighborhood that should be preserved for future generations. This statement may include design guidelines for new construction or infill development, signage, parking regulations and streetscape design or any other development issues affecting the physical appearance and use of the district.

H. Interim permit process. No building, sign or demolition permit for exterior work shall be issued for the alteration, construction, reconstruction, relocation or demolition of a nominated local landmark or for a property located within a nominated historic district from the date of filing an application for nomination with the commission until final disposition of said nomination by the commission and/or city council. The commission shall, however, establish and exercise procedures allowing for the review and approval of emergency repairs during this process. In no event shall this limitation on permits apply for more than one hundred twenty calendar days without permission of the owner(s) of record of the property.

I. Nonapplicability. This section nor this chapter is in no way intended to and shall not prevent the demolition of a structure or object that the city housing, building, fire or legal department or the city council had identified as being an immediate threat to the life, health and safety of the general public pursuant to the Uniform

Housing Code, is a fire hazard pursuant to Uniform Fire Code or is a nuisance under state or city law.

This section or this chapter shall have no effect on and shall not prevent demolition of any building already documented as being in substantial violation of the city's building, fire and/or housing codes before the date this chapter is adopted. (Ord. 99-562 §§ 2, 3; Ord. 97-318 §§ 1, 2; Ord. 95-453 § 2; Ord. 91-737 § 1 (part)).

17.23.070 Designation by city council.

A. Action by city council. The city council may vote to approve with modifications or deny the ordinance for a proposed landmark or historic district designation. If the city council denies local landmark status for the property and/or district, the same nominated property(s) may not be reconsidered by the commission for designation during the twenty-four month period following the date of denial by the city council, except pursuant to the exceptions stated in Section 17.23.060G.

B. Notification of decision. The commission secretary shall notify the nominator(s) by regular mail, of the city council's determination. The notification letter shall be postmarked no later than fifteen business days after the date of the city council's ruling on said designation.

If the property is designated, the commission shall pay for and cause said designation to be recorded on the property's chain of title by the Scott County, Iowa Recorder of Deeds.

C. Amendments or rescissions. The designation of any landmark or historic district may be amended or rescinded through the same procedure utilized for the original designation. (Ord. 99-562 § 4; Ord. 91-737 § 1 (part)).

17.23.080 Certificate of appropriateness review process.

A. Application for certificate of appropriateness. Upon application for a building or sign permit that involves a designated property, the office of construction code enforcement shall direct the applicant to the commission secretary to begin the certificate of appropriateness application process. A certificate of appropriateness must be obtained from the commission for any activity requiring a building or sign permit, except demolition, that would change the exterior architectural appearance of a structure designated as a local landmark or a structure located within a designated historic district. The activities covered shall include new construction, exterior alterations, relocations, reconstructions and infill development within designated historic districts. This approval must be obtained prior to the commencement of work and does not relieve the applicant from obtaining the other approvals required by the city.

B. Notification about application. The commission secretary shall inform the owner(s) of record of the date, time and location of the commission meeting at which the application will be considered.

The commission secretary shall also post the commission's agenda on the first floor city hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting.

C. Commission review process - Standards for review. In considering an application for a certificate of appropriateness, the commission shall be guided by the following general standards in addition to any other standards or guidelines established by ordinance for a local landmark or historic district. In all cases, these standards are to be applied in a reasonable manner, taking into full consideration the issue of economic feasibility and other technical considerations.

1. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration; and

2. The removal, alteration or concealing of distinguishing exterior architectural features and historic material of a designated property should be avoided when possible; and

3. All designated property shall be recognized as a product and physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural architectural features shall be discouraged; and

4. Most properties change over time, and those changes that have acquired architectural and/or historical

82-010-277
 Hamburg Historic District
 National Register 4/18/83

ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office
 Wehner, Nowysz, Pattschull and Pfiffner
 201 day building, Iowa city, Iowa 52240

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
 IOWA DIVISION OF HISTORIC PRESERVATION

SITE # 82-10- 6-W510 MAP # 3

HIST. DIST. Hamburg

NAME Lambrite-Iles-Petersen House (H) C

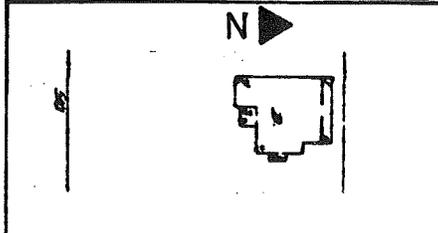
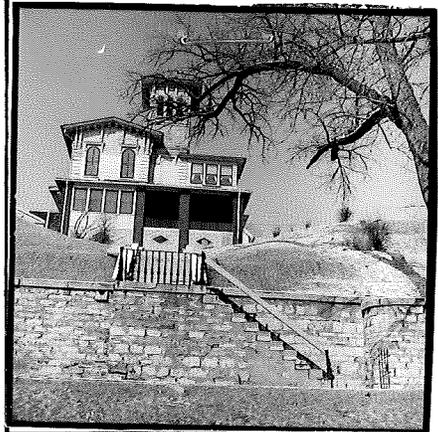
ADDRESS 510 W. 6th Street

LEGAL DES. Original Town 35 4 Lot 3 and E 40'
SUB-DIVISION BLOCK PARCEL SUB-PARCEL

UTM 15 7011880 45199780 ACREAGE -1 ZONE R-6M
EASTING NORTHING

OWNER Carl L. Peterson & Gordon L. Muller
510 W. 6th St., Davenport, IA 52803

TITLE H. _____
 (IF DIFF) _____



SITE SHEET

DESCRIPTION

FORM Irregular with shallow pitched gable roof & tower CONST. DATE 1855-56
 MATERIALS Wood ARCH STYLE Italian Villa
 FENESTRATION Semi-circular arches
 DIST. FEATURES Extremely fine wood detailing and cornice
 ALTERATIONS Porch and service additions front and rear (C. 1920)
 SITE & RELATED STR. 6 ft. stone retaining wall at street

STATEMENT

The house is a unique surviving early example of the Italianate Villa Style in Davenport. Despite some shapeless later additions, it still displays its basic original form and fine wood detailing with quoins and rustication imitating dressed stone.

ARCHITECTURE

SOURCES

Oszuscik, Philippe. "A History of the Architecture and Urbanization of Nineteenth Century Davenport, Iowa"; Iowa City, 1979. Dissertation, University of Iowa.

Insurance Maps of Davenport, Iowa. New York Sandborn Map Co., 1886,
 (See continuation sheet)

SIGNIFICANCE

This residence was associated with the career of a prominent German-American businessman - John H.C. Petersen, drygoods jobber and retailer. Its location in the German neighborhood increases its significance. Petersen resided here from the mid-1880's until his death in 1910.

DESCRIPTION This house was built for Joseph Lambrite c. 1857. Lambrite was the treasurer of Iowa College, which owned property at the rear of this site. Lambrite was also alderman for a short time from this ward. After the property was briefly owned by several other men from c. 1859-1863, Thomas Iles purchased it. Iles was a physician who apparently received a presidential commission as Chief Surgeon for the Confederate Prison Camp on Government Island. Dr. Iles resided here for more than twenty years. In around 1855, John H.C. Petersen bought the property described in the abstract as "Homestead". See also site #82-10-2-W131 (J.C.H. Petersen's Sons' Department Store).

SOURCES
 Richter, August, "A True History of Scott County," Davenport Democrat 29 October 1922.
 "Matches to Merchandising is Petersen's Story," Centennial and Fiftieth Anniversary Edition, Davenport Times, 11 July 1936.
 1 Downer, Harry. History of Davenport and Scott County, Iowa. Chicago: S.J. Clarke Publishing Co., 1910.

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

EVALUATION

ARCHITECTURAL

I. ARCH. EVALUATION Excellent
 II. ENVIR. STATURE Focus
 III. INT. OF CONTEXT Outstanding
 IV. INT. OF FABRIC Good
 LEVEL OF SIGNIFICANCE:
 NAT. STATE LOCAL N. ELIG.

HISTORICAL

I. THEME(S) OF SIGNIFICANCE
 A. PRIMARY Commerce
 B. SECONDARY Drygoods
 LEVEL OF SIGNIFICANCE
 NAT. STATE LOCAL

III. NRHP
 ELIGIBLE NOT ELIGIBLE

HISTORIC DISTRICT CLASSIFICATION

A B C

FOR DIVISION OF HISTORIC PRESERVATION USE ONLY

1 DATE RECEIVED _____

2 DATE OF STAFF EVALUATION _____

	A. ARCHITECTURAL	B. HISTORICAL
ELIGIBLE FOR NRHP	<input type="checkbox"/>	<input type="checkbox"/>
NOT ELIGIBLE FOR NRHP	<input type="checkbox"/>	<input type="checkbox"/>

3. NRHP ACTION

A STATE REVIEW COMM.	APP. <input type="checkbox"/>	DISAPP. <input type="checkbox"/>	TABLED <input type="checkbox"/>	DATE _____
B FEDERAL REVIEW	APP. <input type="checkbox"/>	DISAPP. <input type="checkbox"/>	TABLED <input type="checkbox"/>	DATE _____

4 D.H.P. SOURCES

<input type="checkbox"/> COUNTY RESOURCES	<input type="checkbox"/> DET. OF ELIGIBILITY
<input type="checkbox"/> W'SHIELD SURVEY	<input type="checkbox"/> R. B. C. _____
<input type="checkbox"/> NRHP	<input checked="" type="checkbox"/> DAVENPORT A/H SURVEY
<input type="checkbox"/> GRANT _____	<input type="checkbox"/> _____

5 SUBJECT TRACES

6 PHOTO

1615-9

1623-7,8

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

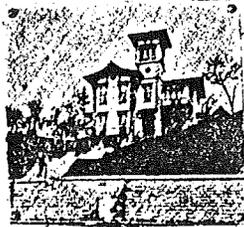
DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

82-10- 6-W510

ADDITIONAL PHOTOGRAPHS:



STATEMENT CONTINUED:



J.H.C. Petersen residence in 1887 (Heubinger)

SOURCES CONTINUED:

1892, 1910, 1920 and 1930.

Heubinger Brothers, Album of Davenport and Vicinity; Davenport,
1887.

CONTINUATION