



DAVENPORT

DEVELOPMENT &
NEIGHBORHOOD SERVICES

March 9, 2023
DAVENPORT HOTEL LLC
PO BOX 611
BETTENDORF IA 52722

Official Notice and Order

Parcel: L0007-24
324 Main Street
Davenport IA 52801

Subject: Inappropriate exterior building material used.

Upon a field inspection on March 1, 2023, it was observed that the exterior finish for the masonry wall being reconstructed was CMU (Concrete Masonry Unit). This is not allowed since this is a historic building located in Downtown Davenport. Per Section 17.14.100 of the City Code, alteration of the exterior of a structure where changes are visible from the public right-of-way requires Design Review board approval and must comply with the Downtown Design Guidelines. Emergency repair work was administratively approved with the understanding that the exterior would be finished with brick to match existing.

Work was immediately stopped. Mason stated that they could not continue with repairing only the interior wythe of the load bearing wall given its structural composition. Both interior & exterior wythes has to be built concurrently.

Work meeting Design Review Board (DRB) Standards has to begin by March 31st. Alternative materials must be approved by the Design Review Board. An application for Design Review must be submitted no later than March 17, 2023. Submit all required paperwork to Matt Werderitch (Matt.Werderitch@davenportiowa.com) for the March 27th DRB meeting. Please note, the Downtown Design Guidelines state that if the existing brick is not available to reuse, the substitute materials should have the same appearance in texture, color, size shape and detailing as the original. Staff will recommend denial of the use of CMU block or similar material as the finished material on this building.

You were aware of the exterior finish requirements for this building when you submitted paperwork to the DRB for painting 324 Main West Wall on April 26, 2021.

Thank you,

Trishna R. Pradhan
Chief Building Official

Laura Berkley
Development & Planning Administrator