HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, AUGUST 10, 2021; 5:00 PM

CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

I. Call to Order

II. Secretary's Report

A. Consideration of the July 13, 2021 meeting minutes.

III. Communications

A. National Alliance of Preservation Commissions Workshop

IV. Old Business

V. New Business

A. Case COA21-08: Request for exterior alteration of the Friederich Hartmann House located at 604 West 5th Street. Hamburg Local Landmark Historic District. Brett McCausland of Bush Construction, petitioner, on behalf of Dr. Tonia Rogers. [Ward 3]

B. Case COA21-17: Request for installation of new windows at 630 West 5th Street. The John Ruch House is located within the Hamburg Local Landmark Historic District. Duane Timm, petitioner. [Ward 3]

C. Case COA21-18: Request for reconstruction of the east porch at 1208 Main Street. The J. Monroe Parker-Ficke House is a locally designated historic landmark and located within the College Square Historic District. Casey Haas, petitioner, on behalf of Delt 100 Alumni Counsel LLC. [Ward 3]

D. Case COA21-19: Request for the installation of a new roof at 511 Gaines Street. Hamburg Local Landmark Historic District. Jonathan Pham, petitioner. [Ward 3]

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Commission Meeting: September 14, 2021

City of Davenport
Historic Preservation Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
8/10/2021

Subject:
Consideration of the July 13, 2021 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The July 13, 2021 meeting minutes are attached.

ATTACHMENTS:

Type	Description
Backup Material	Meeting Minutes 7-13-21

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	8/6/2021 - 9:16 AM

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, JULY 13, 2021; 5:00 PM

CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

I. Call to Order

Vice Chairperson McGivern called the meeting to order with the following Commissioners present: McGivern, Franken, Sage, Miranda, and Lesthaeghe.
Excused: Wilga, Powers
Staff present: Laura Berkley, Matt Werderitch, Jake Ralfs

II. Secretary's Report

A. Consideration of the June 8, 2021 Meeting Minutes.

Motion by Sage, second by Miranda to approve the June 8, 2021 meeting minutes. Minutes were unanimously approved by voice vote (5-0).

III. Communications

IV. Old Business

V. New Business

A. Case COA21-10: Request for installation of a new monument sign located at 515 Ripley Street. Hamburg Local Landmark Historic District. Jamey Licandro, petitioner. [Ward 3]

Werderitch introduced the case and the scope of the already completed work. Jamey Licandro, petitioner, spoke on behalf of the project and conversion of the building to apartments. Franken inquired about the font style selected on the signage.

A recommendation is made to approve the Certificate of Appropriateness for the installation of a new monument sign at 515 Ripley Street per Chapter 14.01.060 of the Zoning Ordinance.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060.C and D. The project meets the following standards:

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.
2. The height of the proposed monument sign is compatible with the designated property and the surrounding structures.
3. Site improvements should have as minimal of an impact as possible to the designated property's original layout and its visual character.

Motion by Franken, second by Sage to approve staff recommendation for approval of Case COA21-10. Motion to approve staff recommendation passed by a roll call vote (5-0).

B. Case COA21-12: Request for exterior alteration to the detached garage at 731 West 8th Street. Hamburg Local Landmark Historic District. Andrea Jaeger, petitioner. [Ward 3]

Werderitch introduced the case and discussed the character of the garage and its compatibility with the surrounding neighborhood. Brad Carter, City staff representing the applicant, was present to answer questions.

A recommendation is made to approve the Certificate of Appropriateness for exterior alteration of the detached garage at 731 West 8th Street in accordance with the submitted material.

The detached garage was reviewed for conformance with the Standards for Review, Chapter 14.01.060C and D of the Davenport Municipal Code. The project meets the following standards:

1. New additions and related new construction shall not be discouraged when such improvements do not destroy historic material and such design is compatible with the size, massing, scale, color, materials and character of the property, neighborhood and district, if applicable.
2. Site improvements. Landscaping and other site improvements, including off-street parking, should have as minimal of an impact as possible to the designated property's original plan/layout and its visual character.

Motion by Miranda, second by Lesthaghe to approve staff recommendation for approval of Case COA21-12. Motion to approve staff recommendation passed by a roll call vote (5-0).

C. Case COA21-13: Request for the installation of a new roof at 528 West 8th Street. Hamburg Local Landmark Historic District. Tara Basinger of R3 Construction, petitioner, on behalf of Rebecca Griffin. [Ward 3]

Werderitch provided an overview of the proposed roof installation. Shannon Turner, R-3 Construction, was present to answer questions.

Staff recommended approval of the Certificate of Appropriateness to install a new roof, at 528 West 8th Street in accordance with the submitted material.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060C of the Davenport Municipal Code. The project meets the following standards:

I. 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.
II. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the

new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

Motion by Sage, second by Miranda to approve staff recommendation for approval of Case COA21-13. Motion to approve staff recommendation passed by a roll call vote (5-0).

D. Case COA21-14: Installation of a new soffits, fascia, frieze boards, barge boards, crown moldings, and dentil moldings at 517 West 7th Street. The Iowa College/S.S. Gillett Residence is located within the Hamburg Local Landmark Historic District. Dana Delveau of Delveau Construction, petitioner, on behalf of Keith and Kristin Morrison. [Ward 3]

Staff discussed the proposal to install new soffits, fascia, frieze boards, crown moldings, and dentil moldings on the historic building that was once home to Iowa College.

A recommendation is made to approve the Certificate of Appropriateness to repair and replace, when necessary, soffits, fascia, frieze boards, barge boards, crown moldings, and dentil moldings at 517 West 7th Street in accordance with submitted material.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060C and D of the Davenport Municipal Code. The project meets the following standards:

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.
2. The removal, alteration or concealing of distinguishing exterior architectural features and historic material of a designated property should be avoided when possible.
3. Distinctive architectural features, construction techniques and/or examples of craftsmanship that characterize a designated property shall be treated with due consideration.
4. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

Motion by Franken, second by Sage to approve staff recommendation for approval of Case COA21-14. Motion to approve staff recommendation passed by a roll call vote (5-0).

E. Case COA21-15: Request for exterior alteration at 709 Brown Street. The William H. Wiese Residence is located within the Hamburg Local Landmark Historic District. Dawn Santiago, petitioner. [Ward 3]

Werderitch provided an overview of the proposed clay tile roof replacement. In addition, the applicant was proposing to reconstruct porch columns to the same

dimensions, massing, and material as the existing. Dawn Santiago, petitioner, was in attendance. McGivern thanked the applicant for their investment in the property and commitment to restore the clay tile roof.

A recommendation is made to approve the Certificate of Appropriateness for exterior alteration at 528 West 8th Street, subject to the following conditions:

1. To the greatest extent possible, the existing clay tile roof shall be preserved and reused.
2. Product specifications of the existing clay tile and proposed replacement clay tile shall be submitted to staff for review and approval.
3. Using pictorial evidence of the existing porch columns, the new columns shall match the old in design, color, texture, and other visual qualities.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060C and D of the Davenport Municipal Code. The project meets the following standards:

1. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
2. Materials. Historic or original architectural features, or replacement elements which in all ways replicated the original, should be repaired whenever possible.
3. Roof shape. The roof design and shape should remain consistent with its original configuration and character.

Motion by Franken, second by Lesthaghe to approve staff recommendation for approval of Case COA21-15 subject to conditions. Motion to approve staff recommendation and conditions passed by a roll call vote (5-0).

F. Case COA21-16: Installation of a new roof at 312 West 3rd Street. Woeber Carriage Works is a locally designated historic structure. Joel Johnson of Dave's Roofing, petitioner, on behalf of Carriage Works LLC. [Ward 3]

Werderitch explained the history of Downtown Davenport’s oldest commercial property and the scope of the roof replacement.

A recommendation is made to approve the Certificate of Appropriateness to install a new roof at 312 West 3rd Street in accordance with the submitted material.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060C and D of the Davenport Municipal Code. The project meets the following standards:

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.
2. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new

feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

Motion by Sage, second by Miranda to approve staff recommendation for approval of Case COA21-16. Motion to approve staff recommendation passed by a roll call vote (5-0).

VI. Other Business

A. Pending Items and Updates

Werderitch informed the Commission that the deck addition at 604 West 5th Street is anticipated for review at the August 10th meeting date.

VII. Open Forum for Comment

VIII. Adjourn

Motion by Sage to adjourn the meeting. Motion passed by a voice vote (5-0). The meeting adjourned at 5:35 pm.

IX. Next Commission Meeting: August 10, 2021

City of Davenport
Historic Preservation Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
8/10/2021

Subject:
National Alliance of Preservation Commissions Workshop

Background:
The National Alliance of Preservation Commissions is hosting a workshop on October 2, 2021 in Van Horne, Iowa. Commissioners should notify City staff if interested in attending.

ATTACHMENTS:

Type	Description
Backup Material	CAMP Flyer
Backup Material	CAMP Workshop Agenda

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	8/6/2021 - 9:21 AM

NATIONAL ALLIANCE OF PRESERVATION COMMISSIONS

camp® commission assistance & mentoring program

WORKSHOP

OCTOBER 2, 2021

VAN HORNE COMMUNITY CENTER

508 1ST Ave. Van Horne, IA 52346

9:00 am to 4:30 pm

$45.00 registration fee

Includes all sessions, lunch and snacks

Please register through tickettailor.com

https://buytickets.at/bentoncountyhistoricpreservationcommission

Sponsored by the

BENTON COUNTY HISTORIC PRESERVATION COMMISSION

Questions? Historicpres@bentoncountyia.gov (319) 436-0446

The activity that is the subject of this project has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior

CAMP Benton County Agenda
October 2, 2021

9:00 - 9:15
Welcome and Introduction

9:15 - 10:15
Preservation Incentives and Benefits *Kim Trent*

10:15 - 11:15
Identifying and Designating Historic Resources *Abbey Christman*

11:15 - 11:30 **Break**

11:30 - 12:15
Preservation Planning *Abbey Christman*

12:15 - 12:45 **Lunch**

12:45 - 1:45
Disaster Preparedness & Recovery Planning *Lisa Craig*

1:45 - 3:00
Community Engagement and Building Public Support *Kim Trent*

3:00 - 3:15 **Break**

3:15 - 4:00
Public Engagement in Disaster Planning & Recovery *Lisa Craig*

4:00 - 4:15
Wrap-up *with Kim Trent facilitating*

CAMP Trainer Bios

Abigail Christman is a Senior City Planner in Landmark Preservation at the City and County of Denver. Abigail has a varied background having previously worked for consulting firms, Colorado Preservation, Inc., and the University of Colorado Denver. Her experience includes Section 106n consultation, reconnaissance and intensive-level surveys, National Register nominations, HABS/HAER/HALS documentation, neighborhood pattern books, preservation tax credit certification, interpretation, public outreach, and serving on the Denver Landmark Commission.

Abigail also teaches a graduate course for CU Denver titled Historic Buildings in Context. Abigail holds a B.A. in History from the University of South, a M.A. in Public History/Historic Preservation from Middle Tennessee State University, and a M.A. in Histories and Theories of Architecture from the Architectural Association School of Architecture in London, England.
Email: abichristman@gmail.com

Kim Trent serves as principal at Preservation Strategies where she works with commercial developers of historic properties to access financial incentives for their preservation projects. In addition, she works with non-profit preservation organizations to develop their capacity to save historic places across the country. Her background in historic preservation, community development banking, community organizing, and marketing provides valuable insights and long-term benefits for her clients.

She formerly served as the Executive Director of Knox Heritage and has spent more than 25 years working in the field of preservation. She started as a neighborhood volunteer who led the effort to establish a local historic district in her Knoxville neighborhood. She went on to become board president of Knox Heritage and then became its first executive director. Working with a dedicated volunteer board and staff, they have changed the culture of the community to one that understands and appreciates preservation more than it ever has before and transformed Knox Heritage into one of the most effective and respected preservation organizations in the country. Throughout that time, she has worked cooperatively with the Historic Zoning Commission to protect Knoxville's historic fabric. She served on the board of the National Trust for Historic Preservation and has spoken at National Trust and statewide preservation conferences multiple times over the last two decades. She has also mentored multiple preservation organizations across the country and shared her experiences with others across our field. **Email:** kim@kimtrentpreservationstrategies.com

Lisa Craig serves as Principal for The Craig Group, LLC. In this role she leads a team of design and planning professionals to support community leaders, local government and nonprofit organizations ingrowing the economic value and protecting the architectural and cultural integrity of historic communities. Her experience in historic preservation, community engagement and resiliency planning has made her a popular speaker and trainer. Previous to

starting her own firm, Ms. Craig served for seven years as Chief of Historic Preservation for the City of Annapolis.
She led historic research, design, commission training, legislation and procedures drafting, grant writing, community engagement, and production of educational materials and programs for the City. She spearheaded the Weather It Together initiative, a Cultural Resource Hazard Mitigation Plan identified by the National Trust for Historic Preservation as a national model for resiliency planning. Previous to her work in Annapolis, Ms. Craig worked as project executive with Forest City Military Communities, Washington, DC leading property development activities for the $82 million housing privatization project at the United States Air Force Academy.

As well, she provided technical assistance on design, development, maintenance, Section 106 and historic tax credit activities for more than 350 historic properties within the Company's historic property portfolio. Ms. Craig's background also includes contract consulting to Lord Cultural Resources Planning & Management on historic preservation, cultural tourism and corridor planning projects; serving as State Historic Preservation Officer for the District of Columbia; and working for the National Trust for Historic Preservation as the head of the Southern Field Office and Director of Preservation Partnerships. Ms. Craig has published numerous articles and presented dozens of public talks on topics ranging planning for the impacts of climate change on historic properties, to historic military housing to conservation districts. Ms. Craig graduated summa cum laude with a Bachelor of Fine Arts in Historic Preservation from the Savannah College of Art & Design and went on for Master's work at the University of Oregon in Historic Preservation. Nationally, she serves as Chair of the Cultural Heritage and Climate Change Committee on the Board of the US International Committee on Monuments and Sites.
Email: lcraiggroup@gmail.com

City of Davenport
Historic Preservation Commission

Department: DNS **Date**
Contact Info: Matt Werderitch 563.888.2221 **7/13/2021**

Subject:
Case COA21-08: Request for exterior alteration of the Friederich Hartmann House located at 604 West 5th Street. Hamburg Local Landmark Historic District. Brett McCausland of Bush Construction, petitioner, on behalf of Dr. Tonia Rogers. [Ward 3]

Recommendation:
A recommendation is made to approve the following project components and materials as presented in the Application for a Certificate of Appropriateness at 604 West 5th Street:

1. The structural area of rescue above the east porch and proposed building materials.
2. The deck and fire escape addition to the west building elevation with submitted building materials. (brick, composite flooring, aluminum railings, composite fascia boards, and PVC column wraps)
3. The installation of a new door on the second floor of the non-historic addition.

A recommendation is made to table the two second floor window conversions on the east porch and west deck addition. The purpose is to allow the applicant additional time to explore window options that fit the existing openings while still enabling safe egress from the structure in the event of an emergency. Extending the height of the opening by removing brick down to the finished second floor will destroy the historic brick and cause irreversible alteration to the building.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060C and D of the Davenport Municipal Code. The east porch and west deck addition meet the following standards:

- New additions and related new construction shall not be discouraged when such improvements do not destroy historic material and such design is compatible with the size, massing, scale, color, materials and character of the property, neighborhood and district, if applicable.
- Height. The height of any proposed addition, construction or reconstruction should be compatible with the designated property and the surrounding structures, if located within a designated historic district.
- Proportions. The proportions (width versus height relationship) between doors and windows should be compatible, if not replicated, with the architectural design and character of the designated property.
- Scale. A proposed alteration, construction, reconstruction or addition should not negatively impact the scale of the designated property or district.

Background:
The safety of the residents is the primary purpose for the two proposed exterior alterations. The predominant concern is the ability for the residents to safely exit the second floor should a fire start anywhere on the main level.

In the event of an emergency, the following two projects are proposed:

- The first project is to establish an area of rescue above the porch on the east side of the building. The existing south facing window above the porch will be removed. The existing window opening will be modified in height only to extend down to the finished second floor. A new pine door, with the appearance of the existing window, will be installed.

  With access provided to the roof of the porch, the structure is essentially converted into a balcony. A structural engineering report has been submitted verifying the integrity of the existing porch roof to support the additional weight of the alteration. Composite decking will be installed over the existing roof membrane to create a flat surface. For safety, black aluminum railings will be installed surrounding the perimeter of the porch roof. As part of the project, the remaining porch structure will be painted white.

- The second project is the addition of a deck on the west side of the dwelling. The deck addition will span the length of the non-historic rear addition and portions of the original brick structure. A new door will be cut into the west side (non-historic addition) portion of the structure on the second floor. The proposed door will be centered directly above the existing door on the first floor to create additional symmetry.

  The existing window on the second floor, furthest south, will be replaced with a new door containing the appearance of a window. Similar to the east porch, the width of the door will not be altered, but the new opening will be cut down to the finished second floor.

  The deck will be at the 2nd floor level (approximately 10'-10" above finished grade). The approximate deck size is 24' long x 9' wide. The deck will be constructed from treated lumber. The treated lumber will be concealed by brick and composite wood. A composite wood material is to be used for the deck boards and for the steps. The railings for the deck and the steps will be a black aluminum.

  New brick will be laid around the bottom of the stair landing to give the appearance of the stairs being an original part of the house. Since the existing colored brick is not a single solid color, a blend of different red bricks will be mixed to better match the historic character of the home.

The existing windows on the building are non-original white vinyl windows. While the proposed door and casing contain a similar muntin grid design, the removal of brick at the base will cause irreversible alteration to the structure. Instead of extending the height of the opening down to the finished second floor, alternative window designs should be further explored that would match the existing opening while still accommodating emergency egress. Cutting new entrances on a primary structure is generally discouraged on structures when it would destroy historic material.

However, the proposed door opening on the second floor of the non-original addition is deemed compatible with the size, massing, scale, and architectural features of the adjacent windows. Given its placement in the rear of the building and the preservation of historic brick, the new door opening is deemed acceptable.

In addition, the project was reviewed for conformance with The Secretary of the Interior's Standards for Rehabilitation. The alteration of the window openings on the historic brick portion of the structure fail to comply with the following standard, "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated form the old and shall be compatible with the massing, size,

scale, and architectural features to protect the historic integrity of the property and its environment."

Alternatively, the proposed east porch and west deck addition comply with the following Secretary of the Interior's Standard for Rehabilitation, "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

ATTACHMENTS:

Type	Description
Backup Material	Application
Backup Material	Background Material-Photos
Backup Material	Door Detail
Backup Material	Proposed Brick
Backup Material	Aluminum Railing Detail
Backup Material	Composite Floor Detail
Backup Material	Structural Report-East Porch
Backup Material	Historic Property Inventory Sheet
Backup Material	Historic Preservation Ordinance Review Criteria

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	8/5/2021 - 11:18 AM

Complete application can be emailed to planning@davenportiowa.com

Property Address* _____

***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)

Name: _____
Company: _____
Address: _____
City/State/Zip: _____
Phone: _____
Email: _____

Owner (if different from Applicant)

Name: _____
Company: _____
Address: _____
City/State/Zip: _____
Phone: _____
Email: _____

Engineer (if applicable)

Name: _____
Company: _____
Address: _____
City/State/Zip: _____
Phone: _____
Email: _____

Architect (if applicable)

Name: _____
Company: _____
Address: _____
City/State/Zip: _____
Phone: _____
Email: _____

Attorney (if applicable)

Name: _____
Company: _____
Address: _____
City/State/Zip: _____
Phone: _____
Email: _____

Application Form Type:

Plan and Zoning Commission

- Zoning Map Amendment (Rezoning) ☐
- Planned Unit Development ☐
- Zoning Ordinance Text Amendment ☐
- Right-of-way or Easement Vacation ☐
- Voluntary Annexation ☐

Zoning Board of Adjustment

- Zoning Appeal ☐
- Special Use ☐
- Hardship Variance ☐

Design Review Board

- Design Approval ☐
- Demolition Request in the Downtown ☐
- Demolition Request in the Village of East Davenport ☐

Historic Preservation Commission

- Certificate of Appropriateness ☐
- Local Landmark Nomination ☐
- Demolition Request ☐

Administrative

- Administrative Exception ☐
- Health Services and Congregate Living Permit ☐

Historic Resource:

☐ Local Hamburg Historic District

☐ Iowa Soldier's Orphans' Historic District

☐ Marycrest College Historic District

☐ Individually Listed Local Historic Landmark

Not sure if you have a Historic Resource? You can click here to access the City's GIS Map. Click the layers icon toward the top right of the page. Click the Planning Layers dropdown. Turn the Historic Resources layer on by checking the box.

Historic Resources requiring a Certificate of Appropriateness are mapped with a or .

If you are unsure, please contact the Community Planning and Economic Development staff at (563) 326-6198 or planning@davenportiowa.com for assistance.

When is a certificate of appropriateness required?
Prior to the commencement of the work.

What type of activity requires the approval of a certificate of appropriateness?
Any activity requiring a building or sign permit, except demolition, that would change the exterior architectural appearance of a structure. Examples include new construction, exterior alterations, relocations, reconstructions and infill development.

Submittal requirements

- Please contact Planning staff at (563) 326-6198 or planning@davenportiowa.com so we can help you determine what exactly is required to be submitted.
- Incomplete applications will not be accepted.

Submittal requirements for all types of requests:

- The completed application form.
- A work plan that accurately and completely describes the work to be done.
- Color digital photographs depicting the building elevations and proposed construction.

Submittal requirements for specific types of requests:

Minor alterations to existing buildings and new and replacement signs (all of the above and):

- Specifications, including dimensions, material used and color of the material.
- A rendering of the proposed alteration as depicted on the existing building.
- Samples of the materials, including the color, along with scaled, accurately colored elevations for any proposed sign and/or sign package.

Minor additions, site improvements and outdoor storage areas (all of the above and):

- A dimensioned site plan, including the locations of any proposed or existing buildings on the subject parcel and on surrounding parcels.
- A preliminary grading plan showing before and after grades at two-foot contour intervals, where deemed necessary by the development official.
- Outdoor storage areas shall be reflected in the elevation drawings submitted and shall show their relationship to the building elevations as well as the materials and treatment proposed that would accurately reflect the screening of the storage areas.
- A landscape plan.

Major additions and new buildings (all of the above and):

- Reproductions of building or site information found in the historical surveys if applicable
- A verifiable legal description, or a land survey.
- A map showing the existing topography of other properties at two-foot contour intervals, extending one hundred feet from the subject parcel.
- Elevation drawings, in color and drawn to scale, of the front, sides, rear, and roof lines of all proposed buildings or structures, illustrating the appearance and treatment of required screening elements for roof-mounted equipment, where deemed necessary by the development official.
- A materials board containing samples of each type of exterior building materials.

Formal Procedure

(1) Application:

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public meetings.

(2) Historic Preservation consideration of the request:

- Only work described in the application may be approved by the Commission.
- If the Commission determines there is insufficient information to make a proper judgment on the application, it may continue the application as long a period of 60 days has not elapsed from an accepted application. This time period does not apply if the applicant requests the continuance.

(3) After the Historic Preservation Commission's decision:

- If approved, a certificate of appropriateness does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. You will need to contact Davenport Public Works and other regulatory agencies regarding permits and/or licenses.
- If approved, a certificate of appropriateness will expire one year from the date of approval unless a building permit is obtained within such period. The Zoning Administrator may grant an extension for a period of validity longer than one year. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.
- The applicant may appeal the Historic Preservation Commission's determination to the City Council. A written appeal along with payment of $75.00 must be submitted to the Zoning Administrator within thirty calendar days of the Historic Preservation Commission's decision.

Applicant: _____ Date: _____

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by: _____ Date: _____

Planning staff

Date of the Public Meeting: _____

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Work Plan

Please describe the work being performed. Please note that only work described in the application may be approved by the Board.

Add additional pages in needed.

City of Davenport Zoning Historic Preservation Commission
2021 Meeting and Submittal Calendar

Local Landmark Nomination Application	Local Landmark HPC Commission Meeting	All Other Historic Preservation Applications	All Other Historic Preservation Applications HPC Meeting
Application Submittal	**HPC Commission Meeting**	**Application Submittal**	**HPC Meeting**
Friday 5:00 p.m.	**Tuesday 5:00 p.m.**	**Friday 5:00 p.m.**	**Tuesday 5:00 p.m.**
Public Works Center	**Council Chambers | City Hall**	**Public Works Center**	**Council Chambers | City Hall**
1200 E 46th St	**226 W 4th St**	**1200 E 46th St**	**226 W 4th St**
Davenport IA, 52807	**Davenport IA, 52801**	**Davenport IA, 52807**	**Davenport IA, 52801**
11/30/2020	1/12/2021	12/31/2020	1/12/2021
12/23/2020	2/9/2021	1/29/2021	2/9/2021
1/22/2021	3/9/2021	2/26/2021	3/9/2021
2/26/2021	4/13/2021	4/5/2021	4/13/2021
3/26/2021	5/11/2021	4/30/2021	5/11/2021
4/23/2021	6/8/2021	5/28/2021	6/8/2021
5/28/2021	7/13/2021	7/2/2021	7/13/2021
6/25/2021	8/10/2021	7/30/2021	8/10/2021
7/30/2021	9/14/2021	9/3/2021	9/14/2021
8/27/2021	10/12/2021	10/1/2021	10/12/2021
9/24/2021	11/9/2021	10/29/2021	11/9/2021
10/29/2021	12/14/2021	12/3/2021*	12/14/2021

Location/Date/Time are subject to change. Contact planning@davenportiowa.com to confirm meeting date/time/location.

Friederich Hartmann House

604 West 5th Street

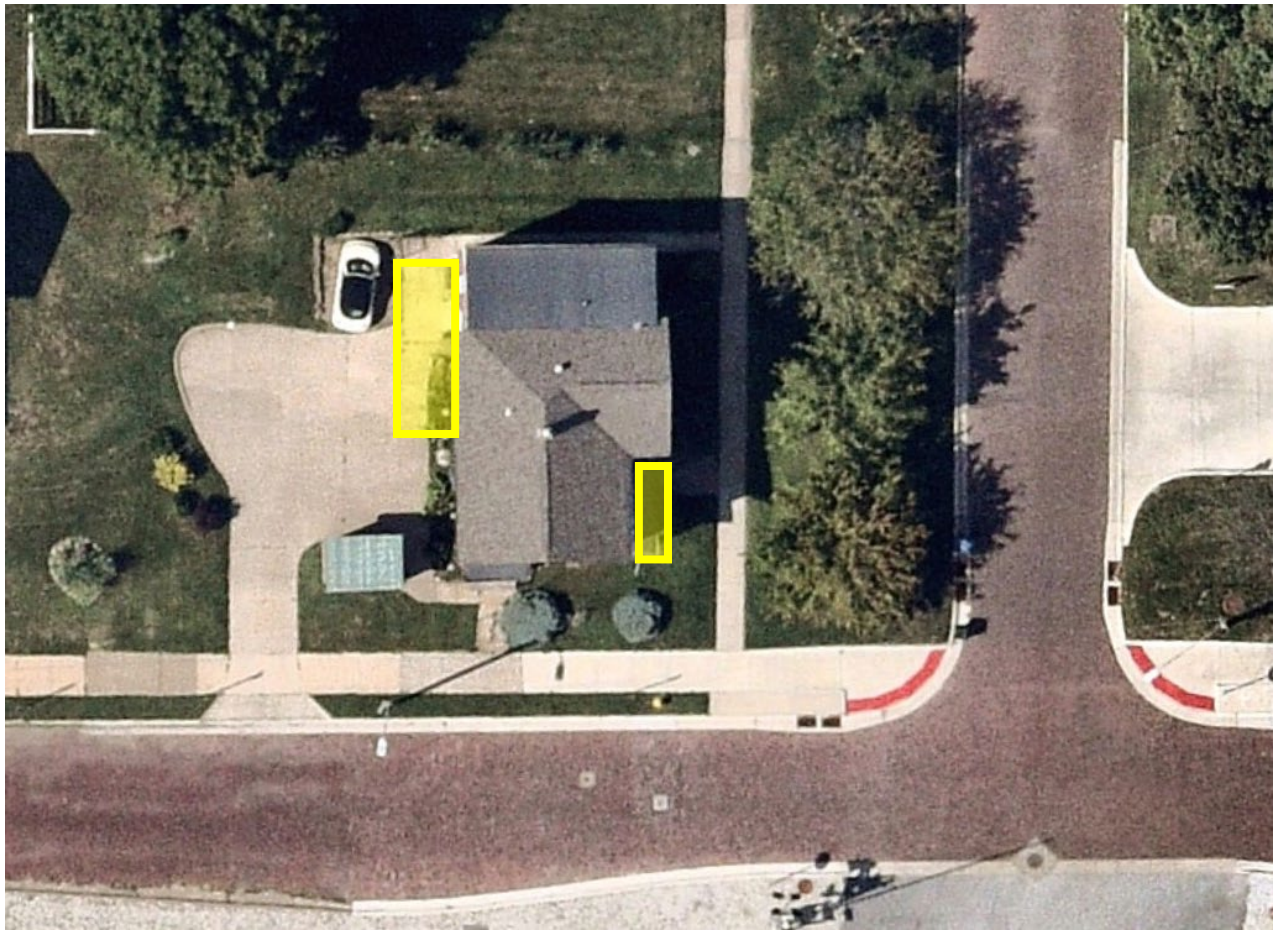
DAVENPORT
IOWA | USA

- Hamburg Local Landmark Historic District
- Constructed Circa 1868
- Architectural Style: Vernacular Greek Revival
- Original Owner: Friederich Hartmann (Brick Mason)
- Single Family Home
- 2 Story Structure

Friederich Hartmann House

604 West 5th Street – Project Scope

DAVENPORT
IOWA | USA



Area of Proposed Alterations

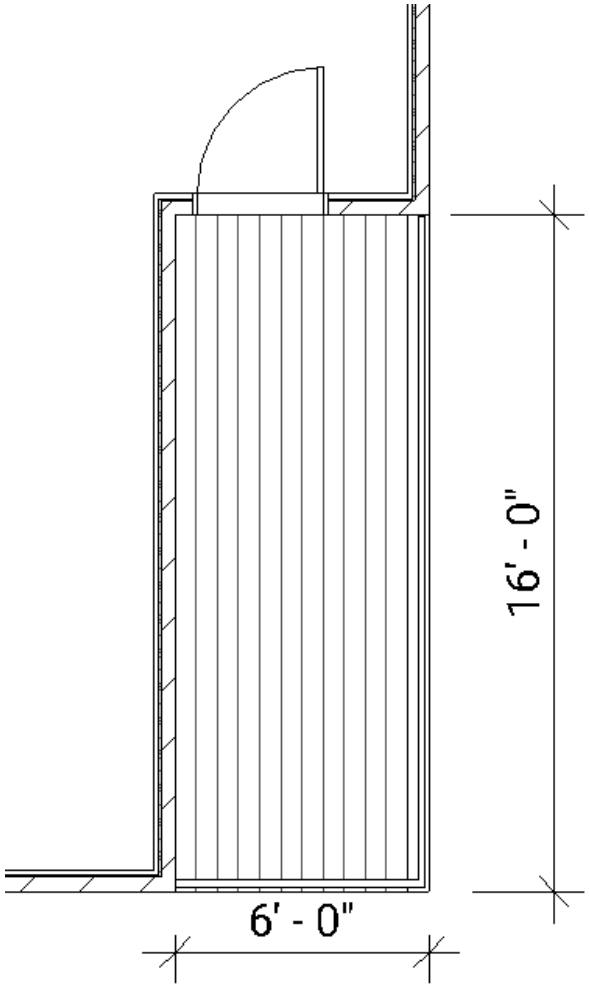
South Elevation

Friederich Hartmann House

604 West 5th Street – East Porch

DAVENPORT
IOWA | USA

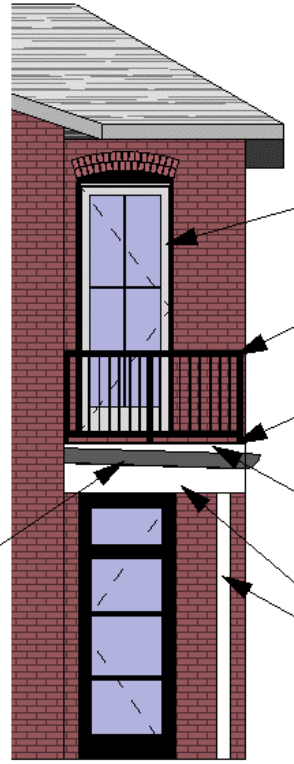
East Elevation



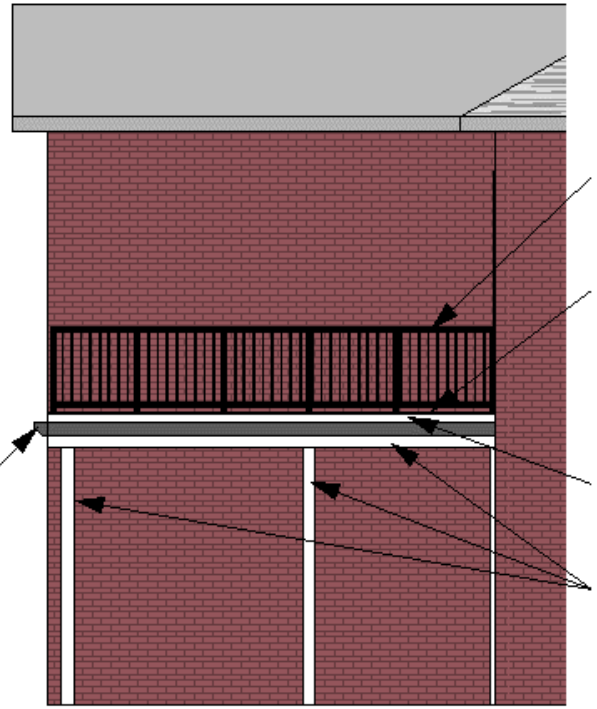
Friederich Hartmann House

604 West 5th Street – East Porch

DAVENPORT
IOWA | USA



South Elevation

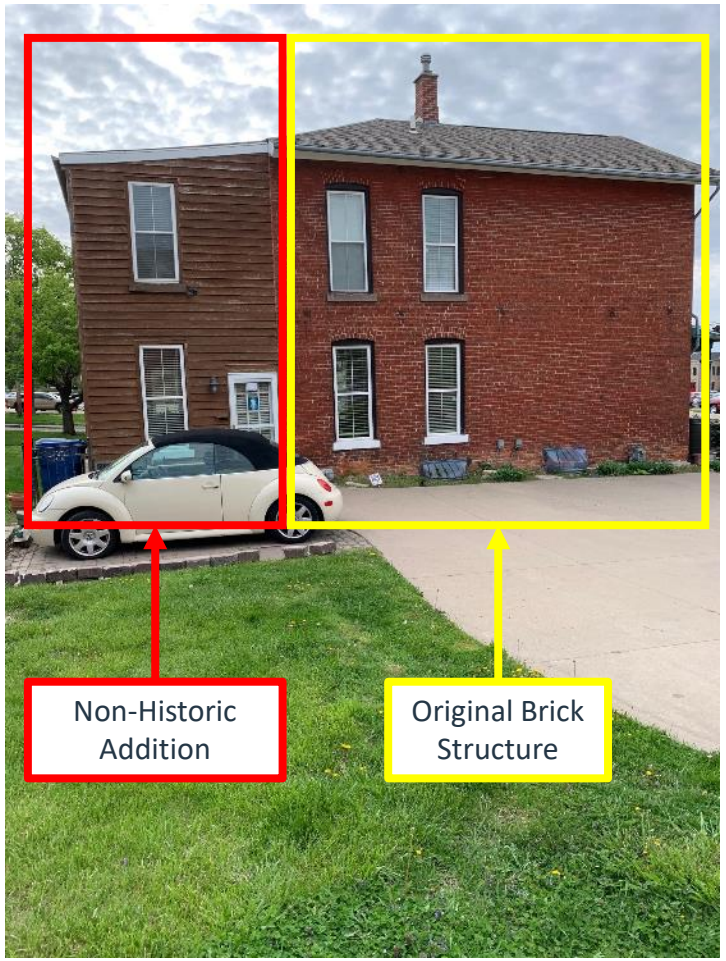


East Elevation

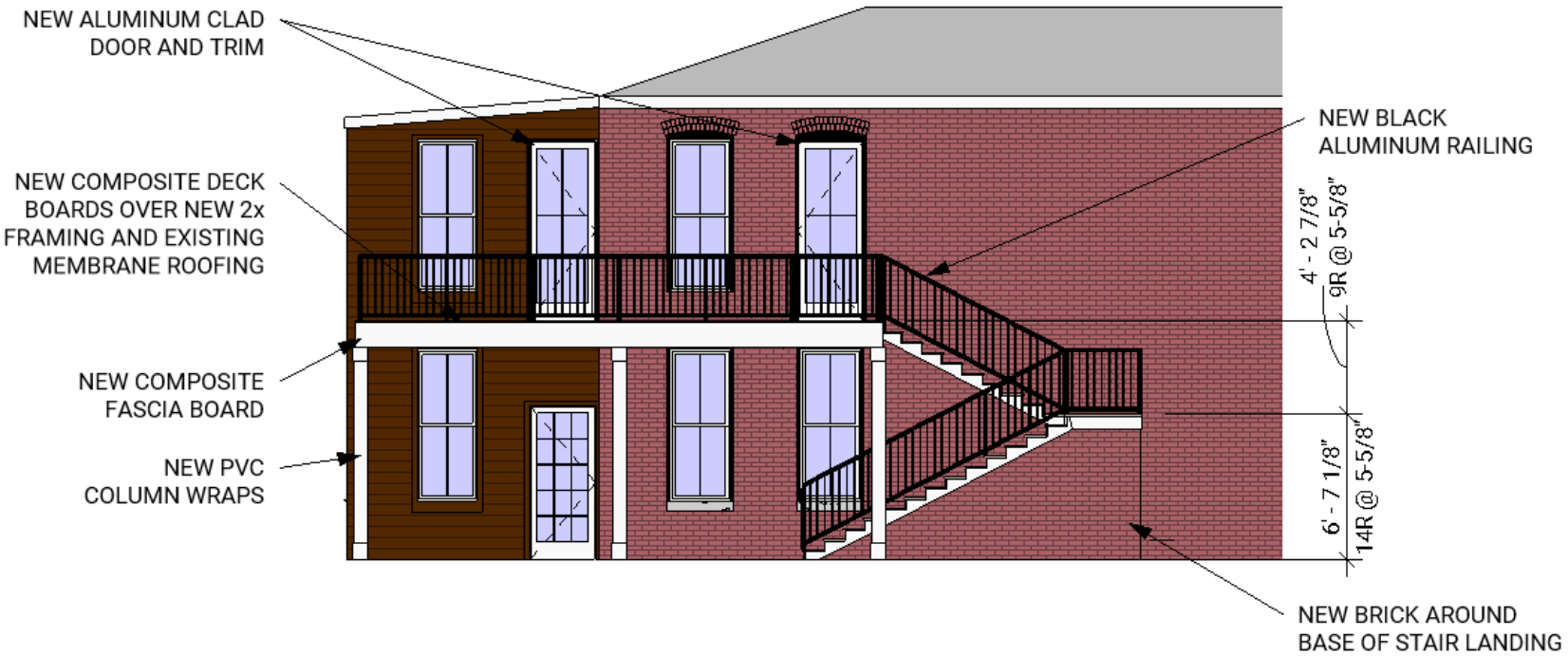
Friederich Hartmann House

604 West 5th Street – West Deck

DAVENPORT
IOWA | USA



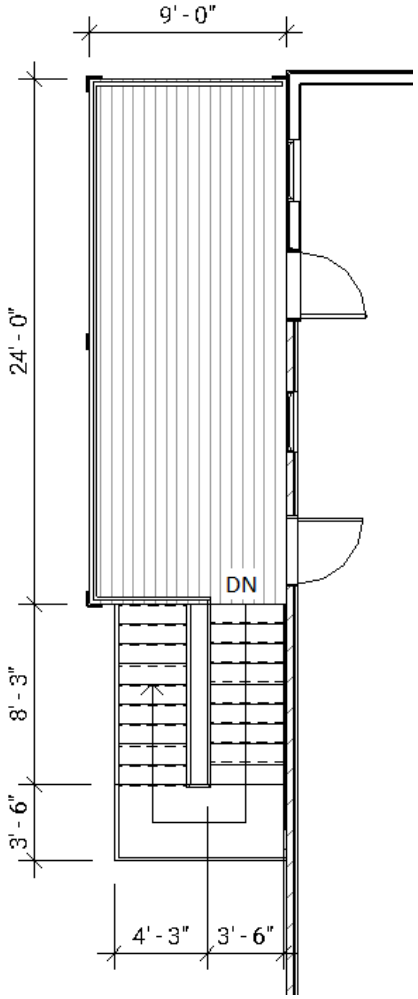
West Elevation

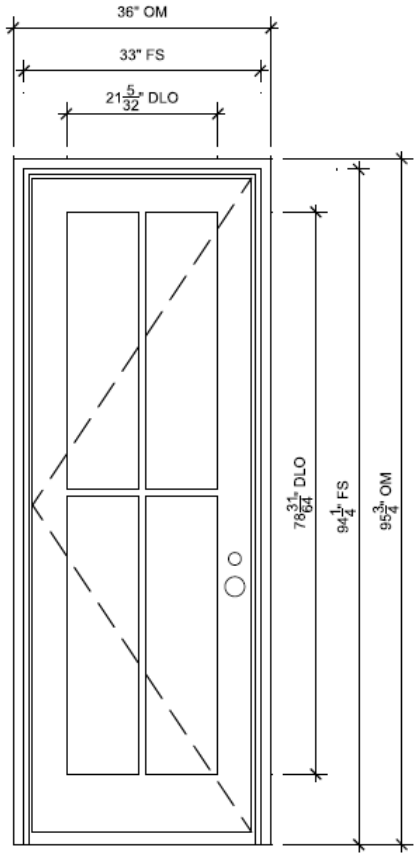


Friederich Hartmann House

604 West 5th Street

DAVENPORT
IOWA | USA





DOOR WITH CASING
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Mark Unit: Door with casing
Product Line: Ultimate
Unit Description: Outswing French Door G2
Frame Size: 33" X 94 1/4"
Masonry Opening: 36 1/2" X 96"
Exterior Finish: Stone White
Species: Pine
Interior Finish: Painted Interior Finish - White
Unit Type: Outswing French Door G2, X, Right Hand
Glass Information: Tempered Low E1 w/Argon, Black
Divider Type: 7/8" Rectangular SDL W/ Spacer - Black
Jamb Depth: 6 13/16"
Exterior Casing: 1 1/2" (A3069) Clad Flat Casing, Stone White
Subsill: None

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.

Friederich Hartmann House

604 West 5th Street

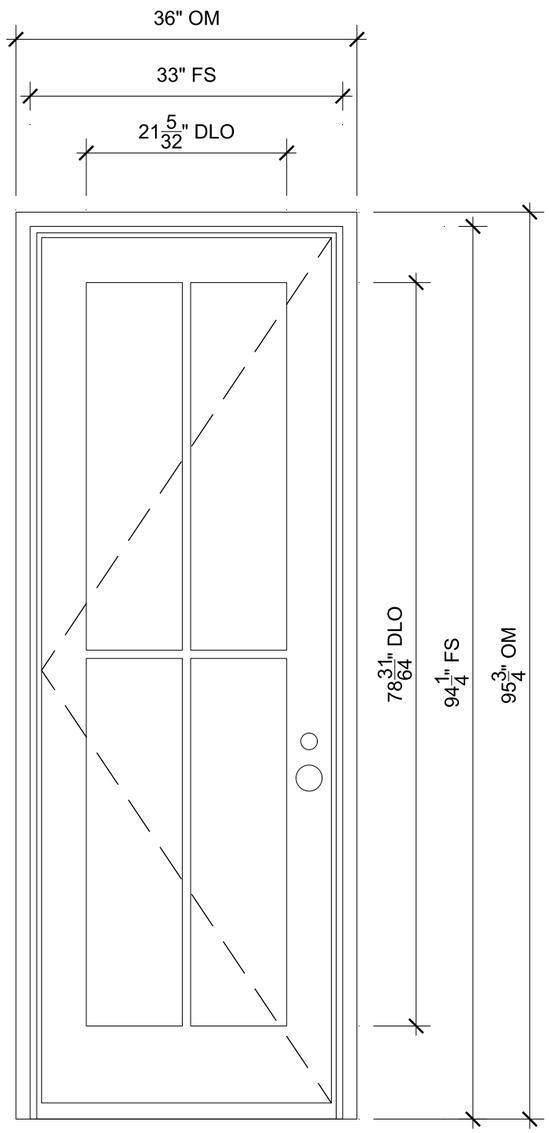
DAVENPORT
IOWA | USA

Matching Red Brick

Composite Decking

Aluminum Railing System

Proposed Materials



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Divider Type: 7/8" Rectangular SDL W/ Spacer - Black
Jamb Depth: 6 13/16"
Exterior Casing: 1 1/2" (A3069) Clad Flat Casing, Stone White
Subsill: None

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.

MARVIN

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56763. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

PROJ/JOB: Tonia Rogers / Historical renovation
DIST/DEALER: SEIFFERT LUMBER CO
DRAWN: JEREMY DEVOL
QUOTE#: VSWGDZ5 PK VER:0003.09.00 CREATED: 07/29/2021 REVISION:

Werderitch, Matt

From: Brett McCausland <bmccausland@bushconstruct.com>
Sent: Thursday, August 5, 2021 12:41 PM
To: Werderitch, Matt; Dr. Tonia Rogers
Cc: Amy M. Simler; Berkley, Laura
Subject: RE: [EXT] 604 W 5th Street - Application

Matt,
There will be a blend of the brick colors in order to best match the existing colored brick on the home as there is not just one solid color. The brick below is another color that will be mixed in.

Thanks,

Brett McCausland, CM-BIM | Project Engineer | Bush Construction
Phone: (563) 344-3791 | Mobile: (563) 484-9158 | Direct: (563) 441-2139
5401 Victoria Avenue, Davenport, IA 52807

From: Werderitch, Matt <Matt.Werderitch@davenportiowa.com>
Sent: Thursday, August 5, 2021 8:34 AM
To: Brett McCausland <bmccausland@bushconstruct.com>; Dr. Tonia Rogers <mypeaceigive@yahoo.com>
Cc: Amy M. Simler <asimler@bushconstruct.com>; Berkley, Laura <Laura.Berkley@davenportiowa.com>
Subject: RE: [EXT] 604 W 5th Street - Application

Good Morning,

I am currently writing the staff report for the west deck addition. The submitted photo below shows four different brick samples. Which brick type are you planning on incorporating into the deck addition? If desired, you can bring the sample brick boards to the meeting along with one of the existing bricks so that the Commission can compare side by side and provide a recommendation.

Let me know what your thoughts are.

Thanks!

Matt Werderitch
Planner II | Development & Neighborhood Services
City of Davenport

T 563-888-2221
226 W 4th St, Davenport, IA 52801

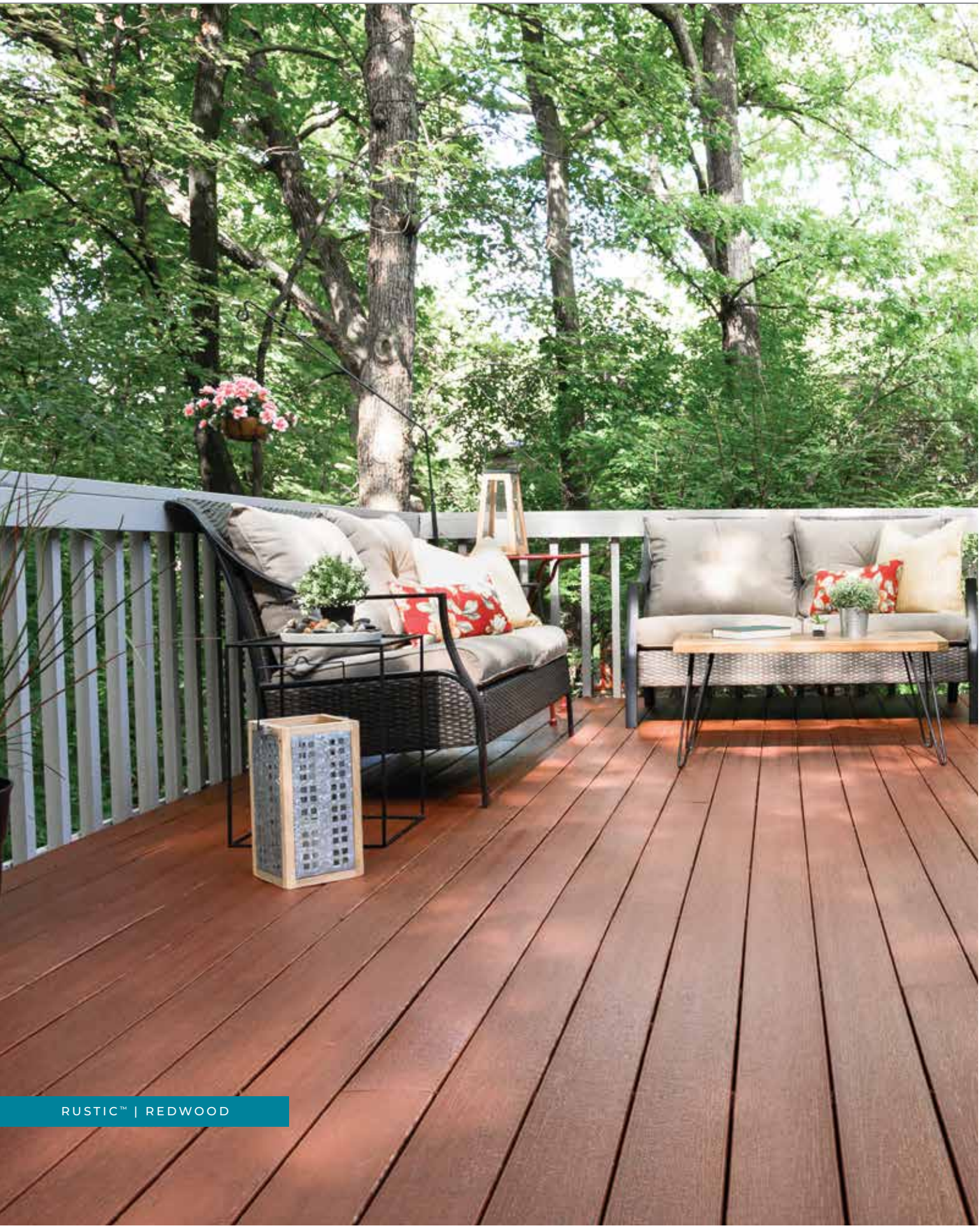
davenportiowa.com

From: Brett McCausland <bmccausland@bushconstruct.com>
Sent: Sunday, August 1, 2021 10:29 PM
To: Werderitch, Matt <Matt.Werderitch@davenportiowa.com>; Dr. Tonia Rogers <mypeaceigive@yahoo.com>

UltraDeck®
LIVE THE DECK LIFE™

LIVE THE DECK LIFE™

At UltraDeck®, we want you to spend less time working on your deck, and more time enjoying it- Living the Deck Life: grilling with family, gathering with friends, or just escaping the everyday. Because, when the Sun is out, the last place you want to be is inside. Burgers and brats are at their best, straight off the grill. And, time spent on a deck will always be time well-spent.



RUSTIC™ | REDWOOD

QUALITY.

The quality of our decking impacts the quality of the time you spend on it. That's why we are committed to decades of research and testing, and why we continue to use state-of-the-art machinery, the highest quality materials, and the latest advancements in composite technology, to produce every product.

SIMPLICITY.

We wholeheartedly believe that when you can build a deck yourself, you enjoy it more. That's why our entire range of products is engineered to be easy to handle, cut, install, and maintain - no specialized tools or experience required.

LOCAL.

So much of owning a deck is about connecting with people close to you, people who share your life and values. We think the same way about manufacturing. That's why UltraDeck® is American made, and why we are dedicated to keeping good people and good jobs close to home.

SUSTAINABILITY

At UltraDeck®, our midwestern values run deep. We love the outdoors and are dedicated to preserving our environment. That's why we use a unique blend of recycled and engineered materials to produce a range of products that are easy to handle and even easier to maintain.

Guaranteed for up to 25 years, our products offer a brilliant, sustainable alternative to traditional lumber. They keep harsh chemicals from our waterways (as they don't require chemical cleaning, staining or maintenance), and save over 20,000 trees a year from being cut down. So, if you love mother nature as much as we do, consider UltraDeck®.

FUSION® | DRIFTWOOD GRAY
TRIUMPH™ | SLATE

REST, PARTY, GRILL, & PLAY A WHOLE LOT EASIER.

Our products are built to endure extremes. The dramatic temperature shifts. The storms. The searing heat and the blistering cold. Engineered to stand up to the elements, UltraDeck® won't split or warp and is guaranteed to resist impacts, stains, rotting, fungal decay, and insect infestation. So, even when there's snow on the ground and clouds in the sky, you'll know that when the sun finally comes out, your deck will be there, ready to help make the most of it.

COLORS AVAILABLE

CANYON

FIELDSTONE

SANDSTONE

SPANISH CEDAR

PROFILES

RADIUS EDGE

Use for stair treads &
deck border applications
1” H x 5$^{3/16}$” W

SKUs: Canyon 112-0385
Fieldstone 112-0373
Sandstone 112-0379
Spanish Cedar 112-0368

DECK BOARD

Use for deck surfaces
1” H x 5$^{3/16}$” W

SKUs: Canyon 112-0381-0384
Fieldstone 112-0369-0372
Sandstone 112-0375-0378
Spanish Cedar 112-0360-0366

AVAILABLE IN

8’, 12’, 16’, 20’
Cladding: yes

*Colors may vary from colors shown

INSPIRE™

Our unique manufacturing process ensures that each board of UltraDeck® Inspire™ comes with beautiful, dramatic color variations, resulting in no two boards looking the same. Featuring a deep woodgrain pattern and a low sheen appearance, Inspire™ not only looks stunning, but is highly scratch, fade, stain, and impact resistant. Get inspired.

REALISTIC WOOD EXPERIENCE

UltraDeck® Inspire™ features a deep woodgrain pattern and low sheen appearance, creating a look that is true to wood.

MAXIMUM DURABILITY

All UltraDeck® Inspire™ boards have a platinum top coating, engineered with unyielding resistance to the elements of nature, preventing fading, splintering, cracking, rotting, and insect infestation.

BUILD WITH CONFIDENCE

UltraDeck® Inspire™ boards are backed by the UltraDeck 25-year limited warranty.

DETAILS

SLIP RESISTANCE	●●●●●
STAIN RESISTANCE	●●●●●
SCRATCH RESISTANCE	●●●●●

FADE RESISTANT FULL FADING

COLORS AVAILABLE

COASTAL CEDAR

DRIFTWOOD GRAY

PROFILES

RADIUS EDGE

Use for stair treads &
deck border applications
1” H x 5$^{3/16}$” W

SKUs: Coastal Cedar 112-0067
Driftwood Gray 112-0059

DECK BOARD

Use for deck surfaces
1” H x 5$^{3/16}$” W

SKUs: Coastal Cedar 112-0060-0066
Driftwood Gray 112-0052-0058

AVAILABLE IN

8’, 12’, 16’, 20’
Cladding: yes

FUSION®

UltraDeck® Fusion® has color combinations inspired by tropical hardwoods and features our tough and durable top cap for high impact, scratch, and fade resistance. Fusion® is engineered to reflect the natural color variations seen in wood and to give a unique, durable finish to your deck.

HAVE A UNIQUE DECK

UltraDeck® Fusion® is colored to resemble variations in woodgrain, giving each board a unique look.

WEATHER RESISTANT

All UltraDeck® Fusion® boards have a premium top coating, engineered with unyielding resistance to the elements of nature, preventing fading, splintering, cracking, rotting, and insect infestation.

BUILD WITH CONFIDENCE

UltraDeck® Fusion® boards are backed by the UltraDeck® 25-year limited warranty.

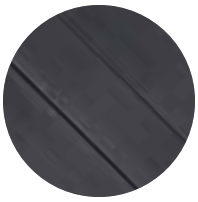
DETAILS

SLIP RESISTANCE	●●●●○
STAIN RESISTANCE	●●●●○
SCRATCH RESISTANCE	●●●●○

FADE RESISTANT — FULL FADING

COLORS AVAILABLE

PECAN



SLATE

PROFILES

RADIUS EDGE

Use for stair treads &
deck border applications
7/8” H x 5” W

SKUs: Pecan 112-0338
Slate 112-0322

DECK BOARD

Use for deck surfaces
7/8” H x 5” W

SKUs: Pecan 112-0324-0336
Slate 112-0308-0320

AVAILABLE IN

8’, 12’, 16’, 20’
Cladding: yes

TRIUMPH™

UltraDeck® Triumph™ offers all of the features of cap stock decking- fade, crack, and stain resistance at exceptional value. Available in deep rich colors and distinctive textures, Triumph™ is highly fade, impact, scratch, and stain resistant and is sure to be a winning choice for anyone wanting to lift their decking game.

EMBOSSED TEXTURE

UltraDeck® Triumph™ features a distinct woodgrain texture that provides a lush and luxurious look.

WEATHER RESISTANT

All UltraDeck® Triumph™ boards have a standard top coating, engineered with unyielding resistance to the elements of nature, preventing fading, splintering, cracking, rotting, and insect infestation.

BUILD WITH CONFIDENCE

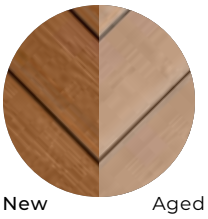
UltraDeck® Triumph™ boards are backed by the UltraDeck 25-year limited warranty.

DETAILS

SLIP RESISTANCE	●●●●○
STAIN RESISTANCE	●●●●○
SCRATCH RESISTANCE	●●●●○

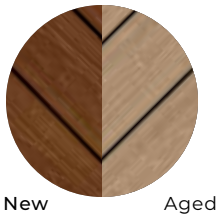
FADE RESISTANT — FULL FADING

COLORS AVAILABLE



CEDAR

GRAY



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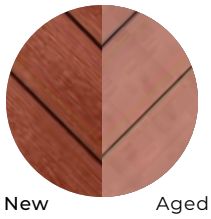


REDWOOD

PROFILES

RADIUS EDGE

Use for stair treads &
deck border applications
1” H x 5 3/16” W

SKUs: Cedar 112-2586
Redwood 112-2603
Hickory 112-2618
Grey 112-2585

DECK BOARD

Use for deck surfaces
1” H x 5 3/16” W

SKUs: Cedar 112-2578-2584
Redwood 112-2595-2601
Hickory 112-2611-2617
Gray 112-2569-2575

AVAILABLE IN

8’, 12’, 16’, 20’
Cladding: yes

RUSTIC™

UltraDeck® Rustic™ provides the look of real wood without the upkeep. Rustic™ contains special UV additives and consistent color the whole way through the board, providing a level of fade resistance that ensures your decking will take on a more natural color after exposure to the sun. Unlike wood, Rustic delivers superior durability against splintering, cracking, rotting and insects.

REALISTIC WOOD EXPERIENCE

UltraDeck® Rustic™ looks like vintage and reclaimed wood without the splintering, splitting, or protruding screws.

MATURES OVER TIME

Elements of nature cause some color fading to a more natural, rustic color, within 30-60 days of exposure to weather. The fading process completes in about a year.

BUILD WITH CONFIDENCE

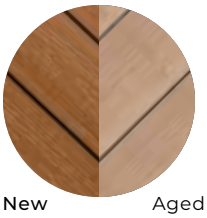
UltraDeck® Rustic™ boards are backed by the UltraDeck® 10-year limited warranty.

DETAILS

SLIP RESISTANCE	●●●●○
STAIN RESISTANCE	●●●○○
SCRATCH RESISTANCE	●●●○○

FADE RESISTANT — FULL FADING

COLORS AVAILABLE



CEDAR

GRAY

PROFILES

QUICKCAP BOARD PROFILE
Applied over existing deck surface
1/2" H x 3½" W

SKUs: Cedar 112-3318-3322
Gray 112-3324-3328

AVAILABLE IN

8', 12', 16'
Cladding: yes

QUICKCAP™

UltraDeck® QuickCap™ is perfect for resurfacing old, wood decking with a sound substructure. QuickCap™ is engineered with UV inhibitors that help resist fade. However, the boards are designed to age over time just like wood. Affordable and easy-to-install, Quickcap™ will dramatically add to the look, functionality, and value of your deck, home, and yard.

FACE-LIFT YOUR DECK

The boards go directly over an existing deck surface, and are easily installed with QuickCap™'s hidden fastening system.

MATURES OVER TIME

Elements of nature cause some color fading to a more natural, rustic color, within 30-60 days of exposure to weather. The fading process completes in about a year.

BUILD WITH CONFIDENCE

UltraDeck® QuickCap™ boards are backed by the UltraDeck® 10-year limited warranty.

DETAILS

SLIP RESISTANCE	●●●●○
STAIN RESISTANCE	●●●○○
SCRATCH RESISTANCE	●●●○○

FADE RESISTANT — FULL FADING

COLORS AVAILABLE (REVERSIBLE)

BRUSHED SIDE

WOODGRAIN SIDE

PROFILES

RADIUS EDGE

Use for stair treads & deck border applications
11/16" H x 5 3/16" W

SKU: 112-2780

DECK BOARD

Use for deck surfaces
11/16" H x 4" W

SKU: 112-2771-2778

AVAILABLE IN

8', 12', 16'

Cladding: no

NATURAL™

UltraDeck® Natural™ boards are reversible, offering the option of two finishes and making creative deck patterns even easier to achieve. With each side providing its own unique color, texture and finish, Natural™ is a great, affordable solution if you want to add a little variety to your decking project.

THE REVERSIBLE ULTRADECK® BOARD

UltraDeck® Natural™ boards are reversible, offering the option of two finishes, making creative deck patterns easy to achieve.

NATURAL WOOD LOOK

All UltraDeck® Natural™ boards will weather like natural wood without splintering, cracking, rotting, or insect infestation.

BUILD WITH CONFIDENCE

UltraDeck® Natural™ boards are backed by the UltraDeck® 10-year limited warranty.

DETAILS

SLIP RESISTANCE	●●○○○
STAIN RESISTANCE	●○○○○
SCRATCH RESISTANCE	●○○○○

FADE RESISTANT — FULL FADING

OUR DIFFERENCE IS IN THE TOP CAP

The top cap is an additional layer of protection fused to the composite deck board to provide extra durability and strength.

PLATINUM

Provides top of the line protection on the top and edges of each board with our best fade, slip, scratch, and stain resistance. Moreover, this extra-tough top cap is matched with highly refined color blends and texturing to emulate the best in nature. Platinum is the picture-perfect combination of aesthetics and performance.

Available With Inspire™

PREMIUM

Delivers a superior fade, slip, scratch, and stain resistance; plus boasts multi-toned colors that make the appearance of each individual board unique.

Available With Fusion™

STANDARD

Features bold, modern colors and enhanced fade, slip, scratch, and stain resistance.

Available With Triumph™

INSPIRE™ | SANDSTONE
INSPIRE™ | FIELDSTONE

COMPOSITE DECKING FIT FOR EVERYONE

BEST

BETTER

GOOD

	COLORS AVAILABLE	CLADDING
INSPIRE™	Canyon, Fieldstone, Sandstone, Spanish Cedar	Yes
FUSION®	Coastal Cedar, Driftwood Gray	Yes
TRIUMPH™	Pecan, Slate	Yes
RUSTIC™	Cedar, Gray, Hickory, Redwood	Yes
QUICKCAP™	Cedar, Gray	Yes
NATURAL™	Brushed Side, Woodgrain Side	No

WARRANTY	RESISTANCE				TOP CAP
	FADE	SLIP	STAIN	SCRATCH	
25-year	FADE RESISTANT / FULL FADING	●●●●●	●●●●●	●●●●●	Platinum
25-year	FADE RESISTANT / FULL FADING	●●●●○	●●●●○	●●●●○	Premium
25-year	FADE RESISTANT / FULL FADING	●●●●○	●●●●○	●●●●○	Standard
10-year	FADE RESISTANT / FULL FADING	●●●●○	●●●○○	●●●○○	No
10-year	FADE RESISTANT / FULL FADING	●●●○○	●●○○○	●●○○○	No
10-year	FADE RESISTANT / FULL FADING	●●○○○	●○○○○	●○○○○	No

INSPIRE™ | SPANISH CEDAR

RAILINGS CAN REALLY MAKE A DIFFERENCE

Adding a unique railing system is another way to make a deck your own. Whether for safety, privacy, or aesthetics, we've got a railing system to fulfill every need and suit every style.

UltraDeck® CLASSIC

UltraDeck® Classic Composite railing is made of a co-extruded composite material that provides outstanding scratch and weather resistance. Classic railing is engineered to be low-maintenance, look like real, painted wood, and provide years of enjoyment.

- Available in Black, Coastal Cedar, Driftwood Gray, Pecan, Rosewood, Walnut, or White
- Pre-cut & drilled components for easy installation - assembly required
- Includes balusters & brackets
- Low-maintenance - only cleaning is required
- Never needs Paint or Stain
- Exterior Cap Stock provides scratch & weather resistance
- 15 year limited warranty

BLACK
SKU: 112-9192

COASTAL CEDAR
SKU: 112-9181

DRIFTWOOD GRAY
SKU: 112-9170

PECAN
SKU: 112-9204

ROSEWOOD
SKU: 112-9159

WALNUT
SKU: 112-9140

WHITE
SKU: 112-9130

Posts & brackets sold separately

QuickRail® Vinyl PVC panels are pre-cut and drilled for easy installation. Engineered with multi-layered extrusion technology and with a UV-protected vinyl shell, they are virtually maintenance-free and come with a Lifetime limited warranty.

- Available in White
- Pre-cut & drilled components for easy installation - assembly required
- Multilayered extrusion technology for excellent strength & resiliency
- Virtually maintenance-free
- Never needs paint or stain
- Shell is composed of UV-protected vinyl
- Lifetime limited warranty

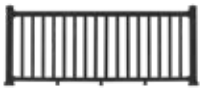
WHITE
SKU: 112-1745

Posts & brackets sold separately

DESIGNER'S IMAGE™

Designer's image railing systems are easy to install and maintain, guaranteed for up to 20 years, and available in vinyl spindle and coated steel rail styles. They can be easily installed on any UltraDeck® decking products.

- Available in Black or White
- Easy to install
- Low-maintenance
- Premium PVC Vinyl
- Rail section provided in boxed kit format - assembly required
- Square Spindle Style
- Includes steel reinforcement, mounting brackets & screws
- 20 year limited warranty



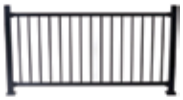
BLACK
SKU: 112-1560

WHITE
SKU: 112-1660

Posts & brackets sold separately

Avant™ pre-assembled, powder-coated, aluminum railing panels are pre-welded, easily installed, and virtually maintenance free. Available in black and white with a premium powder-coated finish, they come with a 15 year warranty.

- Available in Black or White
- Preassembled fully pre-welded aluminum rail panels
- Durable premium powder-coated finish
- Low-maintenance
- 15 year warranty



BLACK
SKU: 171-0700

WHITE
SKU: 171-0728

Posts & brackets sold separately

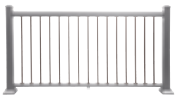
WILLIAMS
ARCHITECTURAL PRODUCTS

Williams Architectural Products railing panels are finished with a durable powder-coated finish and are delivered pre-assembled for quick and easy installation. They deliver a low-maintenance, attractive railing solution, backed by a 15 year warranty.

- Available in Black, Bronze, Piano, Tuxedo, and White
- Preassembled panels for quick & easy installation
- Kits include rail panel, top & bottom rail snaps, mounting hardware, support leg & install instructions
- Durable powder-coated finish
- Low-maintenance
- 15 year warranty

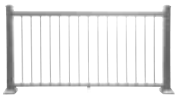
BLACK
SKU: 171-7800

BRONZE
SKU: 171-7803



PIANO
SKU: 171-7875

TUXEDO
SKU: 171-7878



WHITE
SKU: 171-7804

Posts & brackets sold separately

feeney®
makes it easy

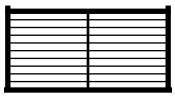
Feeney® offers an alternative to traditional spindle railing with its DesignRail® and CableRail® systems. Featuring high strength, powder-coated aluminum posts and high-grade stainless steel cabling, Feeney systems are backed by a 10 year limited warranty.

FEENEY® CABLERAIL® RAILING INFILL

- Stainless Steel cable railing infill alternative
- Weather-tough 316-grade stainless steel
- Stylistically versatile, low-maintenance, and environmentally friendly
- 10 year limited warranty

FEENEY® DESIGNRAIL® RAILING SYSTEMS

- Available in Black
- High strength 6000 series aluminum
- Durable AAMA-2604 powder-coated finish
- Ultra low-maintenance
- Customizable
- 10 year limited warranty



STAINLESS STEEL

Posts & brackets sold separately

FUSION® | DRIFTWOOD
TRIUMPH™ | SLATE

I LOVE TO BE OUTSIDE, I SPEND A LOT OF TIME ON MY ULTRADECK WITH FRIENDS AND FAMILY.

-LINDA

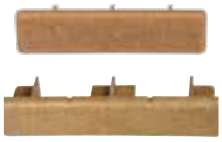
ACCESSORIES & HARDWARE

It's easy and simple to install UltraDeck over an old deck, or onto an existing or new substructure, with our full range of fasteners and accessories.

CLADDING

Use as skirting to cover joists, exposed lumber, and stair stringers, providing a professional, finished appearance. Available in 12' lengths in:

UltraDeck® Rustic™ - Cedar, Gray, Redwood, Hickory (10½" wide profile):	SKU's: 112-2513-2619
UltraDeck® Triumph™ - Slate, Pecan (12⅛" wide profile):	SKU's: 112-0321-0008
UltraDeck® Fusion® - Coastal Cedar, Driftwood Gray, Rosewood, Walnut (12⅛" wide profile):	SKU's: 112-0007-0002
UltraDeck® Inspire™ - Canyon, Fieldstone, Spanish Cedar, Sandstone (12⅛" wide profile):	SKU's: 112-0012-0389



END CAPS

End caps help prevent moisture, dirt, and insect infiltration. They give a clean and professional look to any deck. Available in Natural deck and radius edge boards.

Natural 4"	SKU: 112-3000
Natural 6"	SKU: 112-2999

GRIP FAST® ULTRADECK® T-CLIPS

Composite fastener for Inspire™, Fusion®, Triumph™, Rustic™ and Natural™ Decking. T-Clips® are installed with a drill and screw and will automatically set the proper side gap on decking.

100 ct	SKU: 230-8124
25 ct	SKU: 230-8122

GRIPFAST® COMPOSITE DECK SCREWS

Optional surface fastener for Rustic™ or Natural™ Radius Edge Boards only. Color matched and designed to reduce “mushrooming” effect of composite material.

SKU’s: 230-8045-8062

DEKMOUNT® HIDDEN FASTENING SYSTEM®

Recommended for all stair treads, deck boards, and radius board installation to provide a clean, finished look. Available in 8’ long, brown powder-coated finish. 3/4” DekMount® premium screws are designed to be used to install both bracket and deck board.

DekMount®	SKU: 155-1376
Screws	SKU’s: 229-1000-1004

COMPOSITE CLADDING SCREWS

For use on all UltraDeck® Cladding, color matched and designed to reduce “mushrooming” effect of composite material. Actual length of 2”.

SKU’s: 230-8070-8098

QUICKCAP™ HIDDEN FASTENER

For use on UltraDeck® QuickCap™ Automatically sets the recommended gapping between the boards for a clean finish.

SKU: 112-3338

GRIP FAST® ULTRACLIP™ HIDDEN DECK FASTENER SYSTEM

Designed for UltraDeck® Fusion™ and UltraDeck Rustic Decking to create a strong and beautiful fastener free finished look.

UltraClip 45 pc.	SKU: 230-8114
UltraClip 90 pc.	SKU: 230-8112
UltraClip 900 pc.	SKU: 230-8113
Adapter	SKU: 230-8115
#6 x 1-⅝” Screw	SKU: 230-8104
1.5” x .113” Collated Nail Screw 930 pc.	SKU: 208-2005

Patriot LIGHTING®

Add some light and style to your deck with compatible post cap, deck, and rail lighting from Patriot Lighting, a brand you can trust.

DECK & RAIL

Heavy-Duty Aluminum Solar

SKU: 343-1128

Vega Bronze Solar

SKU: 343-1341

Pisek Black Solar

SKU: 343-4431

Mullins Black Solar

SKU: 343-6051

Wedge Black Solar

SKU: 343-4442

Black Solar Rail Light

SKU: 343-1440

POST CAP

Loma Black Solar

SKU: 343-4432

Rus Bronze Solar

SKU: 343-4451

Oriska Black Solar

SKU: 343-4433

Sunbury Black Solar

SKU: 343-1257

Harlan Black Solar

SKU: 343-6171

Harlan Bronze Solar

SKU: 343-6170

Brecklin White Solar

SKU: 343-1474

Brecklin Bronze Solar

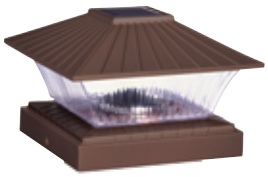
SKU: 343-1475

Brecklin Copper Solar

SKU: 343-1476

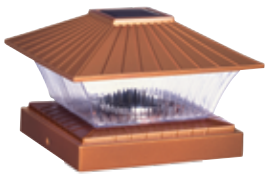
Rhame White Solar

SKU: 343-6130



Rhame Bronze Solar

SKU: 343-6131



Rhame Copper Solar

SKU: 343-6129

FAQS

Planning to build your own deck, or just after more information about UltraDeck® and living the Deck Life? Read on.

WILL I NEED EXTRA TOOLS IN ORDER TO WORK WITH ULTRADECK®?

UltraDeck® doesn't require specialized tools for installation. It can be cut and worked with much the same as wood. Use Masterforce® Composite Decking Blade (SKU 252-6662 7¼" or SKU 252-6663 10") for any cutting. Easy-to-use Product Installation Guides are provided with tips and instructions for construction.

CAN I PUT A HOT TUB ON ULTRADECK®?

The substructure of a deck determines if it can support a hot tub. Since UltraDeck® is not a load-bearing product, the joists of the structure should be used as a support. Any load bearing pillars or legs should be placed directly above a deck joist or sister joist in this application. Please check local building codes for specific requirements.

CAN ULTRADECK® BE PLACED OVER A SOLID SURFACE?

UltraDeck® decking boards can only be installed over a solid surface when using a sleeper system to buffer between the solid surface and the decking. Water must be able to flow through and away from the deck while maintaining an adequate airflow to the underside of the boards. If updating the look of an existing deck is the goal, Quick Cap™ by UltraDeck® is a great and affordable product designed to be installed directly on top of an existing deck in good condition.

CAN I PAINT OR STAIN MY ULTRADECK®?

Painting or staining is not recommended, for they do not adhere well to the surface of most UltraDeck® products. However, the woodgrain side of the UltraDeck® Natural™ boards may be stained with a good quality, composite deck stain after one year of adequate weathering. If a composite deck stain is used, always follow the stain manufacturer's recommendations. Keep in mind that staining decking is not a one time application; this will add more maintenance to your low-maintenance composite decking materials.

CAN COLOR DIFFERENCES OCCUR IN ULTRADECK® PRODUCTS?

UltraDeck® does contain real wood fibers, and like real wood, color differences may occur. Becuase this does occur, deck boards should be distributed in a way that creates an appealing, natural look.

CAN ULTRADECK® BE USED IN DOCKS AND WATERFRONT DECKS?

UltraDeck® products have been used in many of these applications. As long as installation instructions are followed, UltraDeck® works well and is aesthetically pleasing in all types of waterfront applications. Please check local building codes for specific requirements.

WHAT LENGTHS OF ULTRADECK® ARE AVAILABLE?

UltraDeck® planks are available in 8', 12', 16', and 20' lengths, providing enough sizes to construct projects while minimizing unused excess material.

CAN ICE MELTING PRODUCTS BE USED ON ULTRADECK® PRODUCTS?

Yes, non-corrosive and non-dyed varieties should be selected for use on UltraDeck® products. Once the ice melting product has melted unwanted ice, the remaining solids should be swept away. As with any surface, prolonged exposure to ice melting products can lead to a residue appearing on the decking. Once warm weather permits, wash the deck of residue left by melted ice and snow. Never use a metal snow shovel, or shovel with a metal edge on an UltraDeck® deck. The shovel may scratch the deck, which is not covered under warranty.

HOW DO YOU CLEAN ULTRADECK® DECKING?

UltraDeck® should be periodically cleaned with soap and water or any product made for washing composite decking. Check out the how-to-video for cleaning any UltraDeck® decking and railing products on ultradeck.com. Refer to the installation guide for more information on how to clean UltraDeck®.

ONLINE TOOLS

Building a deck doesn't have to be daunting. With UltraDeck®, you don't need any specialized tools or training. But if you're still struggling to find the confidence you need to turn your dream deck into a reality, then visit our website. At ultradeck.com, you'll find an easy-to-use deck-building tool, a library of installation and maintenance videos, and even a handy little calculator to tell you how many fasteners you'll need to secure your deck. It's all there, on our website.

ultradeck.com

Available at
MENARDS®

For more information and installation instructions, visit
ultradeck.com

For assistance, contact UltraDeck® Help at
UltraDeckHelp@midwestmanufacturing.com

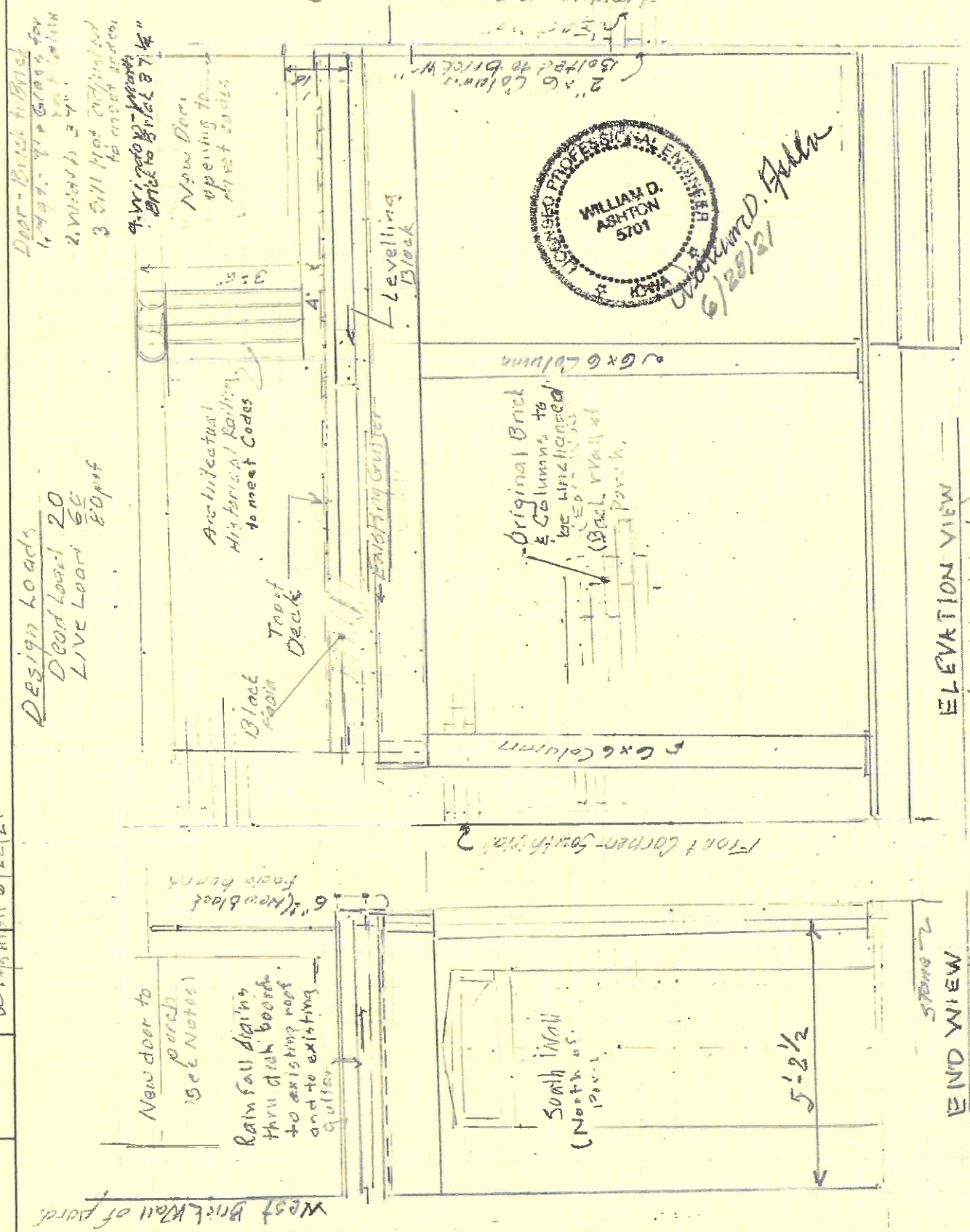
Midwest Manufacturing ©2020

903-0167

ASHTON ENGINEERING

Client	Project	
Rogers, Tonia	2ND Floor Porch	Structural Details

604 W. 5th Davenport



W. Ashton 6/22/21

ARCHITECTURAL / HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office
Wehner, Nowysz, Pottschull and Pfiffner
201 dey building, iowa city, iowa 52240

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

SITE SHEET

SITE #82-10- 5-W605 MAP # 1

HIST. DIST. Hamburg

NAME Friederich Hartmann House (H) C

ADDRESS 604 W. 5th Street

LEGAL DES. Original Town (SUB-DIVISION) 29 (BLOCK) S70' (PARCEL) of Lot 4 (SUB-PARCEL)

UTM 15 710178 (EASTING) 4599640 (NORTHING) ACREAGE -1 ZONE M-1

OWNER Maria Angeles Perez Kuck
1714 Belle Ave., Davenport, IA 52803

TITLE H. (IF DIFF.) Maurice J. Lofgren

MAP

ARCHITECTURE

DESCRIPTION

FORM 2 story, L-plan, front-gable, w/2-story addition at rear CONST. DATE 1868

MATERIALS Brick in 6-course common bond on stone fnd. ARCH STYLE Vernac. Greek Revival

FENESTRATION Segmental arched, with stone sills

DIST. FEATURES Starbolts above 1st & 2nd story windows, gable-end oculi, eutasuce porch with chamfered bracketted posts and spindle balustrades

ALTERATIONS

SITE & RELATED STR Slightly elevated lot in area of similar houses

STATEMENT

This is a representative example of a distinctive Davenport house type, here expressed in a cross-gable form. Segmental brick arches, gable end oculus, and 3-bay division of the main facade are characteristic features. Note the single-bay entrance porch with scroll brackets and small pendant.

SOURCES

SIGNIFICANCE

HISTORY

DESCRIPTION

Friederich Harmann was the original owner of this house and because Hartmann worked as a brick mason, he probably built this house as well. The Hartmanns resided here from 1868 until 1899.

SOURCES

Scott County Auditor's Deed Transfer Books, Vol. 4:32.
City Directories, 1866, 1867, 1868-69, 1873, 1876, 1878, 1881, 1884-85, 1888-89, 1890-91.

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

EVALUATION

ARCHITECTURAL

I. ARCH. EVALUATION Good
II. ENVIR. STATURE Incident
III. INT. OF CONTEXT Excellent
IV. INT. OF FABRIC Excellent

LEVEL OF SIGNIFICANCE:
☐ NAT. ☐ STATE ☐ LOCAL ☐ N. ELIG.

HISTORICAL

I. THEME(S) OF SIGNIFICANCE:
A. PRIMARY
B. SECONDARY

II. LEVEL OF SIGNIFICANCE:
☐ NAT. ☐ STATE ☐ LOCAL

III. N.R.H.P.
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 N.R.H.P.	☐	☐
NOT ELIGIBLE FOR N.R.H.P.	☐	☐

3. N.R.H.P. ACTION
A. STATE REVIEW COMM. APP. ☐ DISAPP. ☐ TABLED ☐ DATE
B. FEDERAL REVIEW APP. ☐ DISAPP. ☐ TABLED ☐ DATE

4. D.H.P. SOURCES
☐ COUNTY RESOURCES
☐ W'SHIELD SURVEY
■ N.R.H.P. 11/18/83
☐ GRANT

☐ DET. OF ELIGIBILITY
☐ R. & C.
■ DAVENPORT A/H SURVEY
☐
☐

5. SUBJECT TRACES

6. PHOTO
1612-5

Historic Preservation Ordinance

Section 14.01.060 Certificate of Appropriateness Review Process

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 significance in their own right shall be recognized, respected and retained; and
5. Distinctive architectural features, construction techniques and/or examples of craftsmanship that characterize a designated property shall be treated with due consideration; and
6. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence; and
7. Activities that cause deterioration of a designated property and its architectural features shall be discouraged. In those cases where the damage would be irreversible, such as sand-blasting and wet blasting fire-hardened bricks, the activities shall be prohibited. If cleaning is to be done, the gentlest means possible shall be encouraged; and
8. Known significant archeological resources possibly affected by a proposed activity shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken; and
9. New additions and related new construction shall not be discouraged when such improvements do not destroy historic material and such design is compatible with the size, massing, scale, color, materials and character of the property, neighborhood and district, if applicable.

D. Design criteria to implement review standards. When the commission is considering an application for a certificate of appropriateness, it shall consider the following architectural design criteria, or elements of design as they relate to the standards for review prescribed in Section 14.01.040C.

1. Height. The height of any proposed addition, construction or reconstruction should be compatible with the designated property and the surrounding structures, if located within a designated historic district; and
2. Proportions. The proportions (width versus height relationship) between doors and windows should be compatible, if not replicated, with the architectural design and character of the designated property; and
3. Scale. A proposed alteration, construction, reconstruction or addition should not negatively impact the scale of the designated property or district; and
4. Materials. Historic or original architectural features, or replacement elements which in all ways replicated the original, should be repaired whenever possible; and
5. Relationship of building masses and spaces. The relationship of a structure within a designated historic district to the rear, side and front yards between it and surrounding structures should be compatible; and
6. Roof shape. The roof design and shape should remain consistent with its original configuration and character; and
7. Site improvements. Landscaping and other site improvements, including off-street parking, should have as minimal of an impact as possible to the designated property's original plan/layout and its visual character.

City of Davenport
Historic Preservation Commission

Department: DNS **Date**
Contact Info: Matt Werderitch 563.888.2221 **8/10/2021**

Subject:
Case COA21-17: Request for installation of new windows at 630 West 5th Street. The John Ruch House is located within the Hamburg Local Landmark Historic District. Duane Timm, petitioner. [Ward 3]

Recommendation:
A recommendation is made to approve the Certificate of Appropriateness to install seven new windows at 630 West 5th Street in accordance with the submitted material.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060C of the Davenport Municipal Code. The project meets the following standards:

- Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
- The proportions (width versus height relationship) between doors and windows should be compatible, if not replicated, with the architectural design and character of the designated property.

Background:
The petitioner is proposing to replace seven original windows. The proposed Marvin windows will be installed by Seiffert Windows & Doors.

The following reasons have been cited for replacement:

1. Plastic track of the tilt pack windows have warped letting rain water in behind.
2. Windows allow hot air in during the summer and cold air in during the winter.
3. Failed window components

The following windows are scheduled for replacement:

1. North Elevation: 1st floor window (kitchen)
2. East Elevation:
    - First Floor: 3 windows (dining room & pantry)
    - Second Floor: 3 windows (bathroom & bedroom)

The proposed windows are similar in design, dimension, and texture to the original windows being replaced. The new windows will fit the existing openings and match historic dimensions. The original muntin pattern, with six over six panes, will remain with an evergreen clad exterior. An aluminum screen with evergreen surrounds are to be installed on the exterior of the window.

The Secretary of the Interior's Standards for Rehabilitation recommend, "replacing in kind an entire window that is too deteriorated to repair-if the overall form and detailing are still evident-using the physical evidence to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered."

ATTACHMENTS:

Type	Description
Backup Material	Application
Backup Material	Window Specifications
Backup Material	Window Order Acknowledgement
Backup Material	Background Material
Backup Material	Approval Standards
Backup Material	Historic Property Inventory Sheet

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	8/4/2021 - 2:04 PM

Complete application can be emailed to planning@davenportiowa.com

Property Address* 630 W. 5th St, Davenport, IA
***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)
Name: Duane Timm
Company:
Address: 630 W. 5th St
City/State/Zip: Davenport, IA 52801
Phone: 563-210-5987
Email: bigdaddydtimm@yahoo.com

Owner (if different from Applicant)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Engineer (if applicable)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Architect (if applicable)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Attorney (if applicable)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Application Form Type:

Plan and Zoning Commission
- Zoning Map Amendment (Rezoning) ☐
- Planned Unit Development ☐
- Zoning Ordinance Text Amendment ☐
- Right-of-way or Easement Vacation ☐
- Voluntary Annexation ☐

Zoning Board of Adjustment
- Zoning Appeal ☐
- Special Use ☐
- Hardship Variance ☐

Design Review Board
- Design Approval ☐
- Demolition Request in the Downtown ☐
- Demolition Request in the Village of East Davenport ☐

Historic Preservation Commission
- Certificate of Appropriateness ☒
- Local Landmark Nomination ☐
- Demolition Request ☐

Administrative
- Administrative Exception ☐
- Health Services and Congregate Living Permit ☐

Historic Resource:

- [x] Local Hamburg Historic District
- [ ] Iowa Soldier's Orphans' Historic District
- [ ] Marycrest College Historic District
- [ ] Individually Listed Local Historic Landmark

Not sure if you have a Historic Resource? You can click here to access the City's GIS Map. Click the layers icon toward the top right of the page. Click the Planning Layers dropdown. Turn the Historic Resources layer on by checking the box.

Historic Resources requiring a Certificate of Appropriateness are mapped with a or .

If you are unsure, please contact the Community Planning and Economic Development staff at (563) 326-6198 or planning@davenportiowa.com for assistance.

When is a certificate of appropriateness required?
Prior to the commencement of the work.

What type of activity requires the approval of a certificate of appropriateness?
Any activity requiring a building or sign permit, except demolition, that would change the exterior architectural appearance of a structure. Examples include new construction, exterior alterations, relocations, reconstructions and infill development.

Submittal requirements

- Please contact Planning staff at (563) 326-6198 or planning@davenportiowa.com so we can help you determine what exactly is required to be submitted.
- Incomplete applications will not be accepted.

Submittal requirements for all types of requests:

- The completed application form.
- A work plan that accurately and completely describes the work to be done.
- Color digital photographs depicting the building elevations and proposed construction.

Submittal requirements for specific types of requests:

Minor alterations to existing buildings and new and replacement signs (all of the above and):

- Specifications, including dimensions, material used and color of the material.
- A rendering of the proposed alteration as depicted on the existing building.
- Samples of the materials, including the color, along with scaled, accurately colored elevations for any proposed sign and/or sign package.

Minor additions, site improvements and outdoor storage areas (all of the above and):

- A dimensioned site plan, including the locations of any proposed or existing buildings on the subject parcel and on surrounding parcels.
- A preliminary grading plan showing before and after grades at two-foot contour intervals, where deemed necessary by the development official.
- Outdoor storage areas shall be reflected in the elevation drawings submitted and shall show their relationship to the building elevations as well as the materials and treatment proposed that would accurately reflect the screening of the storage areas.
- A landscape plan.

Major additions and new buildings (all of the above and):

- Reproductions of building or site information found in the historical surveys if applicable
- A verifiable legal description, or a land survey.
- A map showing the existing topography of other properties at two-foot contour intervals, extending one hundred feet from the subject parcel.
- Elevation drawings, in color and drawn to scale, of the front, sides, rear, and roof lines of all proposed buildings or structures, illustrating the appearance and treatment of required screening elements for roof-mounted equipment, where deemed necessary by the development official.
- A materials board containing samples of each type of exterior building materials.

Formal Procedure

(1) Application:

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public meetings.

(2) Historic Preservation consideration of the request:

- Only work described in the application may be approved by the Commission.
- If the Commission determines there is insufficient information to make a proper judgment on the application, it may continue the application as long a period of 60 days has not elapsed from an accepted application. This time period does not apply if the applicant requests the continuance.

(3) After the Historic Preservation Commission's decision:

- If approved, a certificate of appropriateness does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. You will need to contact Davenport Public Works and other regulatory agencies regarding permits and/or licenses.
- If approved, a certificate of appropriateness will expire one year from the date of approval unless a building permit is obtained within such period. The Zoning Administrator may grant an extension for a period of validity longer than one year. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.
- The applicant may appeal the Historic Preservation Commission's determination to the City Council. A written appeal along with payment of $75.00 must be submitted to the Zoning Administrator within thirty calendar days of the Historic Preservation Commission's decision.

Applicant: Duane Timm Date: 7/29/21

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by: _____ Date: _____

Planning staff

Date of the Public Meeting: _____

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Work Plan

Please describe the work being performed. Please note that only work described in the application may be approved by the Board.

I would like to replace 4 windows.
We know that the sides and back of the house had 6 over 6 pane windows.
The windows that we are replacing are failing, the plastic track that these tilt pock windows have warped letting rain water in behind.
Also letting in hot air in Summer and cold air in the winter
We would like to use Marvin brand replacement windows.
From the sidewalk/street they will look like the windows that we are replacing.
These Marvin windows will maintain the historic and archetectural look of the original house.
Enclosed is a spec sheet explaining the materials used in the Marvin windows

Add additional pages in needed.

Duane & Jeff
Insert Dh's

Quote #: L5S4CNW

A Proposal for Window and Door Products prepared for:
Job Site:
52803

Shipping Address:
SEIFFERT LUMBER CO
4112 W KIMBERLY RD
DAVENPORT, IA 52806-3324

SEIFFERT WINDOWS & DOORS
JEREMY DEVOL
SEIFFERT LUMBER CO
4112 W KIMBERLY RD
DAVENPORT, IA 52806-3324
Phone: (563) 391-5110
Fax: (563) 391-5113
Email: jeremy@seiffertlumber.com

This report was generated on 7/26/2021 7:33:09 AM using the Marvin Order Management System, version 0003.09.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:

MARVIN

OMS Ver. 0003.09.00 (Current)
Product availability and pricing subject to change.

Du

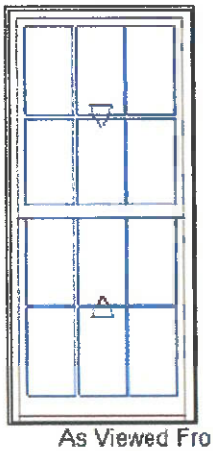
Quote Number:

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Li
Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1 Qty: 1	Mark Unit: Kitchen	Net Price: Ext. Net Price:	USD	

MARVIN



As Viewed From The Exterior

FS 31 1/8" X 65 7/8"
IO 31 1/2" X 66 1/8"
Egress Information
Width: 27 7/16" Height: 27 7/8"
Net Clear Opening: 5.31 SqFt

Evergreen Clad Exterior
Primed Pine Interior
Ultimate Double Hung Insert G2
Inside Opening 31 1/2" X 66 1/8"
0° Degree Frame Bevel
Glass Add For All Sash/Panels
Top Sash
Evergreen Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E1 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Evergreen Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Evergreen Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E1 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Evergreen Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Black Exterior Weather Strip Package
Antique Brass Sash Lock
Antique Brass Top Sash Strike Plate Assembly Color
Aluminum Screen
Evergreen Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
3 1/4" Jambs
***Note: Unit Availability and Price is Subject to Change

Line #2 Qty: 2	Mark Unit: Dining room	Net Price: Ext. Net Price:	USD	

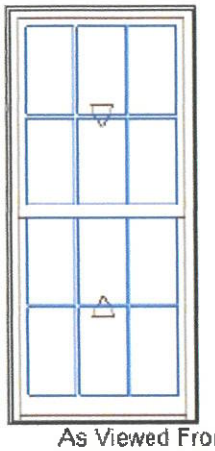
MARVIN

Evergreen Clad Exterior
Primed Pine Interior
Ultimate Double Hung Insert G2
Inside Opening 31 1/2" X 66 1/8"
0° Degree Frame Bevel
Glass Add For All Sash/Panels
Top Sash
Evergreen Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E1 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Evergreen Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile

OMS Ver. 0003.09.00 (Current)
Product availability and pricing subject to change.

Du

Quote Number:



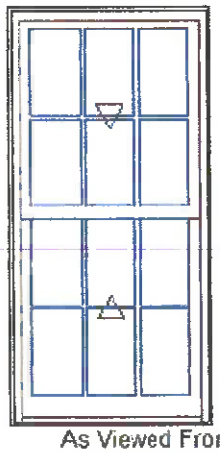
As Viewed From The Exterior

FS 31 1/8" X 65 7/8"
IO 31 1/2" X 66 1/8"
Egress Information
Width: 27 7/16" Height: 27 7/8"
Net Clear Opening: 5.31 SqFt

IG
Low E1 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Evergreen Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Black Exterior Weather Strip Package
Antique Brass Sash Lock
Antique Brass Top Sash Strike Plate Assembly Color
Aluminum Screen
Evergreen Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
3 1/4" Jambs
***Note: Unit Availability and Price is Subject to Change

Line #3 Qty: 1	Mark Unit: Bath	Net Price: Ext. Net Price:	USD	

MARVIN



As Viewed From The Exterior

FS 31 1/8" X 61 7/8"
IO 31 1/2" X 62 1/8"
Egress Information
Width: 27 7/16" Height: 25 7/8"
Net Clear Opening: 4.93 SqFt

Evergreen Clad Exterior
Primed Pine Interior
Ultimate Double Hung Insert G2
Inside Opening 31 1/2" X 62 1/8"
0° Degree Frame Bevel
Glass Add For All Sash/Panels
Top Sash
Evergreen Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E1 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Evergreen Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Evergreen Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E1 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Evergreen Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Black Exterior Weather Strip Package
Antique Brass Sash Lock
Antique Brass Top Sash Strike Plate Assembly Color
Aluminum Screen
Evergreen Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
3 1/4" Jambs
***Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD

Duane Timm
Insert units

Quote #: EZRYJRK

A Proposal for Window and Door Products prepared for:
Job Site:
52803

Shipping Address:
SEIFFERT LUMBER CO
4112 W KIMBERLY RD
DAVENPORT, IA 52806-3324

JEREMY DEVOL
SEIFFERT LUMBER CO
4112 W KIMBERLY RD
DAVENPORT, IA 52806-3324
Phone: (563) 391-5110
Fax: (563) 391-5113
Email: jeremy@seiffertlumber.com

This report was generated on 8/4/2021 2:12:22 PM using the Marvin Order Management System, version 0003.09.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:

MARVIN

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 3 TOTAL UNIT QTY: 3 EXT NET PRICE: USD 3,970.81

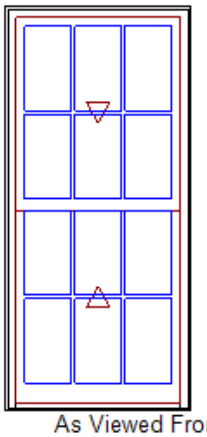
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	Pantry	Ultimate	Double Hung Insert G2 IO 31 1/2" X 66 1/8"	1,341.37	1	1,341.37
2	Wallpaper room Right	Ultimate	Double Hung Insert G2 IO 31 1/2" X 62 1/8"	1,314.72	1	1,314.72
3	Wallpaper room Left	Ultimate	Double Hung Insert G2 IO 31 1/2" X 62"	1,314.72	1	1,314.72

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1 Qty: 1	Mark Unit: Pantry	Net Price: Ext. Net Price:	 USD	1,341.37 1,341.37

MARVIN



As Viewed From The Exterior

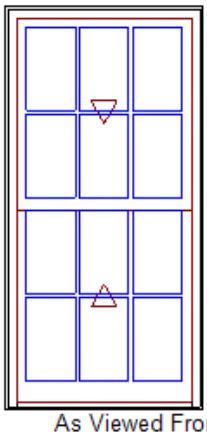
FS 31 1/8" X 65 7/8"
IO 31 1/2" X 66 1/8"
Egress Information
Width: 27 7/16" Height: 27 7/8"
Net Clear Opening: 5.31 SqFt

Evergreen Clad Exterior
Primed Pine Interior
Ultimate Double Hung Insert G2
Inside Opening 31 1/2" X 66 1/8"
0° Degree Frame Bevel
Glass Add For All Sash/Panels
Top Sash
Evergreen Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E1 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Evergreen Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Evergreen Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E1 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Evergreen Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Black Exterior Weather Strip Package
Antique Brass Sash Lock
Antique Brass Top Sash Strike Plate Assembly Color
Aluminum Screen
Evergreen Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
3 1/4" Jambs
***Note: Unit Availability and Price is Subject to Change

Line #2 Qty: 1	Mark Unit: Wallpaper room Right	Net Price: Ext. Net Price:	 USD	1,314.72 1,314.72

MARVIN

Evergreen Clad Exterior
Primed Pine Interior
Ultimate Double Hung Insert G2
Inside Opening 31 1/2" X 62 1/8"
0° Degree Frame Bevel
Glass Add For All Sash/Panels
Top Sash
Evergreen Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E1 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Evergreen Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Evergreen Clad Sash Exterior
Primed Pine Sash Interior



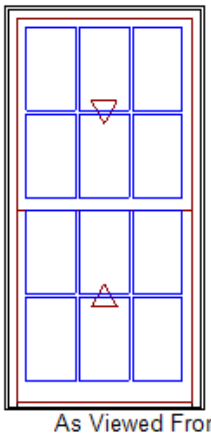
As Viewed From The Exterior

FS 31 1/8" X 61 7/8"
IO 31 1/2" X 62 1/8"
Egress Information
Width: 27 7/16" Height: 25 7/8"
Net Clear Opening: 4.93 SqFt

IG
Low E1 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Evergreen Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Black Exterior Weather Strip Package
Antique Brass Sash Lock
Antique Brass Top Sash Strike Plate Assembly Color
Aluminum Screen
Evergreen Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
3 1/4" Jambs
***Note: Unit Availability and Price is Subject to Change

Line #3 Qty: 1	Mark Unit: Wallpaper room Left	Net Price: Ext. Net Price:	 USD	1,314.72 1,314.72

MARVIN



As Viewed From The Exterior

FS 31 1/8" X 61 3/4"
IO 31 1/2" X 62"
Egress Information
Width: 27 7/16" Height: 25 13/16"
Net Clear Opening: 4.92 SqFt

Evergreen Clad Exterior
Primed Pine Interior
Ultimate Double Hung Insert G2
Inside Opening 31 1/2" X 62"
0° Degree Frame Bevel
Glass Add For All Sash/Panels
Top Sash
Evergreen Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E1 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Evergreen Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Evergreen Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E1 w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Evergreen Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Black Exterior Weather Strip Package
Antique Brass Sash Lock
Antique Brass Top Sash Strike Plate Assembly Color
Aluminum Screen
Evergreen Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
3 1/4" Jambs
***Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD	3,970.81
7.000% Sales Tax: USD	277.96
Project Total Net Price: USD	4,248.77

SEIFFERT BUILDING SUPPLIES

0011018291

ORDER ACKNOWLEDGMENT

SEIFFERT BUILDING SUPPLIES
4112 W KIMBERLY RD
DAVENPORT, IA 52806-3324 USA
Phone: (563)-391-5110

Account: COD 0001
Branch: WKIMBERLY
Phone: ( )- -
Fax: ( )- -

BILL TO:
COD
IA

SHIP TO:
Duane Timm
IA

PO:	**REF:**		**JOB:**
ORDER DATE: 07/27/21	**SALES** Jeremy D	**TYPE:** CP	**SHIP VIA:** CP **FRT TERM:**
EXP DELV DATE: 01/25/22	**AGENTS** Cory C	**ORDERED BY:**	
		CREATED BY: coryc	

QUANTITY	UOM	ITEM/DESCRIPTION	PRICE/UOM	AMOUNT
1	EA	NSMVSFC01748-1 31 1/2 X 66 1/8 Kitchen Double Hung Insert G2 Marvin Ultimate Window Ultimate Double Hung Insert G2 Inside Opening 31 1/2 X 66 1/8 0 Degree Frame Bevel Glass Add For All Sash/Panels Top Sash Evergreen Clad Sash Exterior Primed Pine Sash Interior IG	1,341.38/EA	1,341.38
1	EA	NSMVSFC01748-1a Kitchen ***Screen/Combo Ship Loose	0.00/EA	0.00
2	EA	NSMVSFC01748-2 31 1/2 X 66 1/8 Dining room Double Hung Insert G2 Marvin Ultimate Window Ultimate Double Hung Insert G2 Inside Opening 31 1/2 X 66 1/8 0 Degree Frame Bevel Glass Add For All Sash/Panels Top Sash Evergreen Clad Sash Exterior Primed Pine Sash Interior IG	1,341.38/EA	2,682.76
2	EA	NSMVSFC01748-2a Dining room ***Screen/Combo Ship Loose	0.00/EA	0.00
1	EA	NSMVSFC01748-3 31 1/2 X 62 1/8 Bath Double Hung Insert G2 Marvin Ultimate Window Ultimate Double Hung Insert G2 Inside Opening 31 1/2 X 62 1/8 0 Degree Frame Bevel Glass Add For All Sash/Panels Top Sash Evergreen Clad Sash Exterior Primed Pine Sash Interior IG	1,314.73/EA	1,314.73
1	EA	NSMVSFC01748-3a Bath ***Screen/Combo Ship Loose	0.00/EA	0.00
1	EA	BID Marvin inserts	3,970.81/EA	3,970.81

PRINTED: 08/04/21 14:22:46

SEIFFERT BUILDING SUPPLIES

0011018291

SEIFFERT BUILDING SUPPLIES
4112 W KIMBERLY RD
DAVENPORT, IA 52806-3324 USA
Phone: (563)-391-5110

ORDER ACKNOWLEDGMENT

Account: COD 0001
Branch: WKIMBERLY
Phone: ( )- -
Fax: ( )- -

BILL TO:
COD
IA

SHIP TO:
Duane Timm
IA

PO:	**REF:**		**JOB:**
ORDER DATE: 07/27/21	**SALES** Jeremy D	**TYPE:** CP	**SHIP VIA:** CP **FRT TERM:**
EXP DELV DATE: 01/25/22	**AGENTS** Cory C	**ORDERED BY:**	
		CREATED BY: coryc	

QUANTITY	UOM	ITEM/DESCRIPTION	PRICE/UOM	AMOUNT
		SUBTOTAL		9,309.68
		Iowa State		558.58
		Scott County Local		93.10
		TOTAL		9,961.36
		Payment Tendered		
		07/27/21 Check		4,000.00
		08/04/21 Check		3,000.00
		Total Payments		7,000.00

PAYMENT TERMS:
COD

Balance **$2,961.36**

PRINTED: 08/04/21 14:22:46 **Weight:** 0.00 **Load:** 0.00

John Ruch House

630 West 5th Street

DAVENPORT
IOWA | USA

Windows Identified for Replacement

East (Side) Elevation

North (Rear) Elevation

John Ruch House

630 West 5th Street

DAVENPORT
IOWA | USA

Reasons for Replacement:

1. Plastic track of the tilt pack windows have warped letting rain water in behind.
2. Windows allow hot air in during the summer and cold air in during the winter.
3. Failed window components

John Ruch House

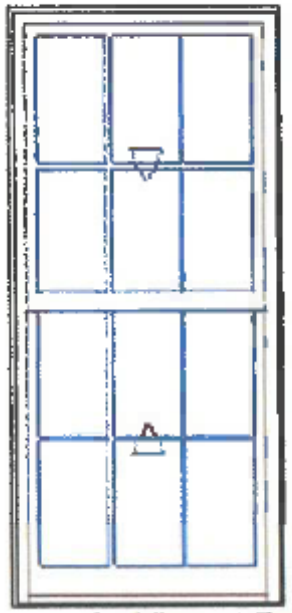
630 West 5th Street

DAVENPORT
IOWA | USA

Replacement Windows:

1. Same Dimensions as Original
2. 6 Over 6 Pane Windows
3. Match Original Muntin Pattern
4. Evergreen Clad Exterior
5. Aluminum Screen with Evergreen Surround

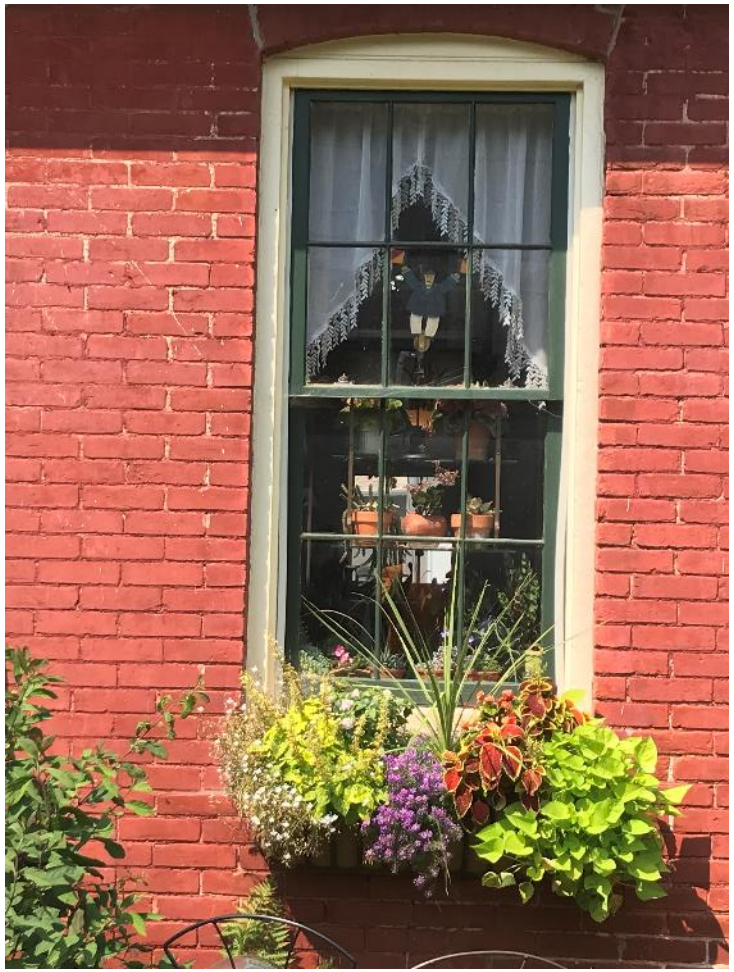
MARVIN



As Viewed From The Exterior

FS 31 1/8" X 65 7/8"
IO 31 1/2" X 66 1/8"
Egress Information
Width: 27 7/16" Height: 27 7/8"
Net Clear Opening: 5.31 SqFt

Proposed



Existing

Historic Preservation Ordinance

Section 14.01.060 Certificate of Appropriateness Review Process

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 significance in their own right shall be recognized, respected and retained; and
5. Distinctive architectural features, construction techniques and/or examples of craftsmanship that characterize a designated property shall be treated with due consideration; and
6. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence; and
7. Activities that cause deterioration of a designated property and its architectural features shall be discouraged. In those cases where the damage would be irreversible, such as sand-blasting and wet blasting fire-hardened bricks, the activities shall be prohibited. If cleaning is to be done, the gentlest means possible shall be encouraged; and
8. Known significant archeological resources possibly affected by a proposed activity shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken; and
9. New additions and related new construction shall not be discouraged when such improvements do not destroy historic material and such design is compatible with the size, massing, scale, color, materials and character of the property, neighborhood and district, if applicable.

D. Design criteria to implement review standards. When the commission is considering an application for a certificate of appropriateness, it shall consider the following architectural design criteria, or elements of design as they relate to the standards for review prescribed in Section 14.01.040C.

1. Height. The height of any proposed addition, construction or reconstruction should be compatible with the designated property and the surrounding structures, if located within a designated historic district; and
2. Proportions. The proportions (width versus height relationship) between doors and windows should be compatible, if not replicated, with the architectural design and character of the designated property; and
3. Scale. A proposed alteration, construction, reconstruction or addition should not negatively impact the scale of the designated property or district; and
4. Materials. Historic or original architectural features, or replacement elements which in all ways replicated the original, should be repaired whenever possible; and
5. Relationship of building masses and spaces. The relationship of a structure within a designated historic district to the rear, side and front yards between it and surrounding structures should be compatible; and
6. Roof shape. The roof design and shape should remain consistent with its original configuration and character; and
7. Site improvements. Landscaping and other site improvements, including off-street parking, should have as minimal of an impact as possible to the designated property's original plan/layout and its visual character.

ARCHITECTURAL / HISTORICAL SURVEY

DAVENPORT, IOWA

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

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

SITE SHEET

SITE #82-10- 5-W630 MAP # 1

HIST. DIST. Hamburg

NAME John Ruch House (H) C

ADDRESS 630 W. 5th Street

LEGAL DES. Original Town (SUB-DIVISION) 29 (BLOCK) Lot 1 (ex N32' of W50') (PARCEL / SUB-PARCEL)

UTM 15 710 1710 (EASTING) 4519 9710 (NORTHING) ACREAGE -1 ZONE M-1

OWNER Diane L. Grau
1620 Ripley St., Davenport, IA 52803

TITLE H. (IF DIFF.) Dee Jay, Inc.

MAP N

ARCHITECTURE

DESCRIPTION

FORM 2 story rectilinear front gable with 3-bay front

CONST. DATE 1866

MATERIALS Brick on stone foundation

ARCH STYLE Vernac. Greek Revival

FENESTRATION Segmental arches w/keystones

DIST. FEATURES

ALTERATIONS Porch removed, front basement entrance added, 1st story windows shortened

SITE & RELATED STR.

STATEMENT

This house in the Vernacular Greek Revival style is among the simplier buildings designed by local builder T. W. McClelland in the post-Civil War period. It is a representative and relatively early example of one of Davenport's most distinctive mid 19th century house types.

SOURCES

Oszuscik, pp. 301, 669

SIGNIFICANCE

DESCRIPTION

John Ruch was a partner in Ruch and Brother, brick manufacturers.

SOURCES

City Directories, 1866
Scott County, City of Davenport Tax Records, 1865, 1866, 1878, (Iowa State Historical Society Library, Iowa City, IA)

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

HISTORY

EVALUATION

ARCHITECTURAL

I. ARCH. EVALUATION: Good
II. ENVIR. STATURE: Incident
III. INT. OF CONTEXT: Excellent
IV. INT. OF FABRIC: Excellent

LEVEL OF SIGNIFICANCE:
☐ NAT. ☐ STATE ☒ LOCAL ☐ N. ELIG.

HISTORICAL

I. THEME(S) OF SIGNIFICANCE:
A. PRIMARY
B. SECONDARY

II. LEVEL OF SIGNIFICANCE:
☐ NAT. ☐ STATE ☐ LOCAL

III. N.R.H.P.
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 N.R.H.P.	☐	☐
NOT ELIGIBLE FOR N.R.H.P.	☐	☐

3. N.R.H.P. ACTION
A. STATE REVIEW COMM. APP. ☐ DISAPP. ☐ TABLED ☐ DATE
B. FEDERAL REVIEW APP. ☐ DISAPP. ☐ TABLED ☐ DATE

4. D.H.P. SOURCES
☐ COUNTY RESOURCES
☐ W'SHIELD SURVEY
■ N.R.H.P. 11/18/83
☐ GRANT
☐ DET. OF ELIGIBILITY
☐ R. & C.
■ DAVENPORT A/H SURVEY
☐
☐

5. SUBJECT TRACES

6. PHOTO
1612-9

City of Davenport
Historic Preservation Commission

Department: DNS **Date**
Contact Info: Matt Werderitch 563.888.2221 **8/10/2021**

Subject:
Case COA21-18: Request for reconstruction of the east porch at 1208 Main Street. The J. Monroe Parker-Ficke House is a locally designated historic landmark and located within the College Square Historic District. Casey Haas, petitioner, on behalf of Delt 100 Alumni Counsel LLC. [Ward 3]

Recommendation:
A recommendation is made to approve the Certificate of Appropriateness to reconstruct the east porch at 1208 Main Street in accordance with the submitted materials.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060C of the Davenport Municipal Code. The project meets the following standards:

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.
2. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
3. Materials. Historic or original architectural features, or replacement elements which in all ways replicated the original, should be repaired whenever possible.

Background:
The J. Monroe Parker-Ficke House is owned by an alumni association of Palmer College of Chiropractic. The ownership group is proposing to reconstruct the east porch abutting Main Street. The purpose of the project is to repair and stabilize the porch using compatible materials.

At the April 13th Work Session, the Historic Preservation Commission provided initial feedback on the project and recommended the applicant hire an architect with experience in historic preservation. Following the April meeting, City staff and the Third Ward Alderperson met with the applicant on site to view the condition of the deteriorating porch and to discuss potential options for rehabilitation. Since this meeting, Greg Gowey of Studio 483 Architects has been hired to prepare plans detailing the extent of reconstruction.

The reconstructed porch is to be built to exact dimensions and will be as similar in appearance as possible. Where deterioration requires replacement, the new features will match the old in design, size, texture, and visual appearance.

The project includes the following:

1. Patch and repair the existing porch roof.
2. Preserve and reuse the iron lattice around the base of the porch.
3. The current columns are not original construction and were replaced in the 20th Century.

However, new columns will be in the same style as the current columns, to the extent possible.

4. Reuse existing column capitals.
5. Remove existing wood railings and column pedestals. Replace with new wood railing and pedestals to match the existing.
6. Install new painted wood millwork to match existing.
7. Replicate existing corbel and install new corbels at all column locations where missing.
8. New solid extruded PVC tongue & groove flooring.
9. Remove existing stone sidewalls. Replace with new cast-in-place concrete sidewalls.
10. Remove existing stone treads. Replace with new cast-in-place concrete treads.
11. Existing stone threshold to remain.

Reasonable effort has been made to make the minimal number of changes necessary to maintain the property in a good state of repair, and the removal and alteration of distinguishing features and historical material has been avoided when possible.

In addition, the project was reviewed for conformance with The Secretary of the Interior's Standards for Rehabilitation. The porch reconstruction complies with the following standard, "Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence."

ATTACHMENTS:

Type	Description
Backup Material	Application
Backup Material	Background Material-Photos
Backup Material	Building Blueprints
Backup Material	Historic Property Inventory Sheet
Backup Material	Historic Preservation Ordinance Review Criteria

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	8/6/2021 - 9:47 AM

Complete application can be emailed to planning@ci.davenport.ia.us

Property Address*
***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Owner (if different from Applicant)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Engineer (if applicable)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Architect (if applicable)
Name:
Company
Address:
City/State/Zip:
Phone:
Email:

Attorney (if applicable)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Application Form Type:

Plan and Zoning Commission
Zoning Map Amendment (Rezoning)
Planned Unit Development
Zoning Ordinance Text Amendment
Right-of-way or Easement Vacation
Voluntary Annexation

Zoning Board of Adjustment
Zoning Appeal
Special Use
Hardship Variance

Design Review Board
Design Approval
Demolition Request in the Downtown
Demolition Request in the Village of East Davenport

Historic Preservation Commission
Certificate of Appropriateness
Landmark Nomination
Demolition Request

Administrative
Administrative Exception
Health Services and Congregate Living Permit

Historic Resource:

Local Hamburg Historic District

Iowa Soldier's Orphans' Historic District

Marycrest College Historic District

Individually Listed Local Historic Landmark

Not sure if you have a Historic Resource? You can click here to access the City's GIS Map.

Historic Resources requiring a Certificate of Appropriateness are mapped with a or .

If you are unsure, please contact the Community Planning and Economic Development staff at (563) 326-7765 or planning@ci.davenport.ia.us and we can help you.

When is a certificate of appropriateness required?
Prior to the commencement of the work.

What type of activity requires the approval of a certificate of appropriateness?
Any activity requiring a building or sign permit, except demolition, that would change the exterior architectural appearance of a structure. Examples include new construction, exterior alterations, relocations, reconstructions and infill development.

Submittal requirements

- Please contact Planning staff at (563) 326-7765 or planning@ci.davenport.ia.us so we can help you determine what exactly is required to be submitted.
- Incomplete applications will not be accepted.

Submittal requirements for all types of requests:

- The completed application form.
- A work plan that accurately and completely describes the work to be done.
- Color digital photographs depicting the building elevations and proposed construction.

Submittal requirements for specific types of requests:

Minor alterations to existing buildings and new and replacement signs (all of the above and):

- Specifications, including dimensions, material used and color of the material.
- A rendering of the proposed alteration as depicted on the existing building.
- Samples of the materials, including the color, along with scaled, accurately colored elevations for any proposed sign and/or sign package.

Minor additions, site improvements and outdoor storage areas (all of the above and):

- A dimensioned site plan, including the locations of any proposed or existing buildings on the subject parcel and on surrounding parcels.
- A preliminary grading plan showing before and after grades at two-foot contour intervals, where deemed necessary by the development official.
- Outdoor storage areas shall be reflected in the elevation drawings submitted and shall show their relationship to the building elevations as well as the materials and treatment proposed that would accurately reflect the screening of the storage areas.
- A landscape plan.

Major additions and new buildings (all of the above and):

- Reproductions of building or site information found in the historical surveys if applicable
- A verifiable legal description, or a land survey.
- A map showing the existing topography of other properties at two-foot contour intervals, extending one hundred feet from the subject parcel.
- Elevation drawings, in color and drawn to scale, of the front, sides, rear, and roof lines of all proposed buildings or structures, illustrating the appearance and treatment of required screening elements for roof-mounted equipment, where deemed necessary by the development official.
- A materials board containing samples of each type of exterior building materials.

Formal Procedure

(1) Application:

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public meetings.

(2) Historic Preservation consideration of the request:

- Only work described in the application may be approved by the Commission.
- If the Commission determines there is insufficient information to make a proper judgment on the application, it may continue the application as long a period of 60 days has not elapsed from an accepted application. This time period does not apply if the applicant requests the continuance.

(3) After the Historic Preservation Commission's decision:

- If approved, a certificate of appropriateness does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. You will need to contact Davenport Public Works and other regulatory agencies regarding permits and/or licenses.
- If approved, a certificate of appropriateness will expire one year from the date of approval unless a building permit is obtained within such period. The Zoning Administrator may grant an extension for a period of validity longer than one year. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.
- The applicant may appeal the Historic Preservation Commission's determination to the City Council. A written appeal along with payment of $75.00 must be submitted to the Zoning Administrator within thirty calendar days of the Historic Preservation Commission's decision.

Applicant: Date:

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by: Date:

Planning staff

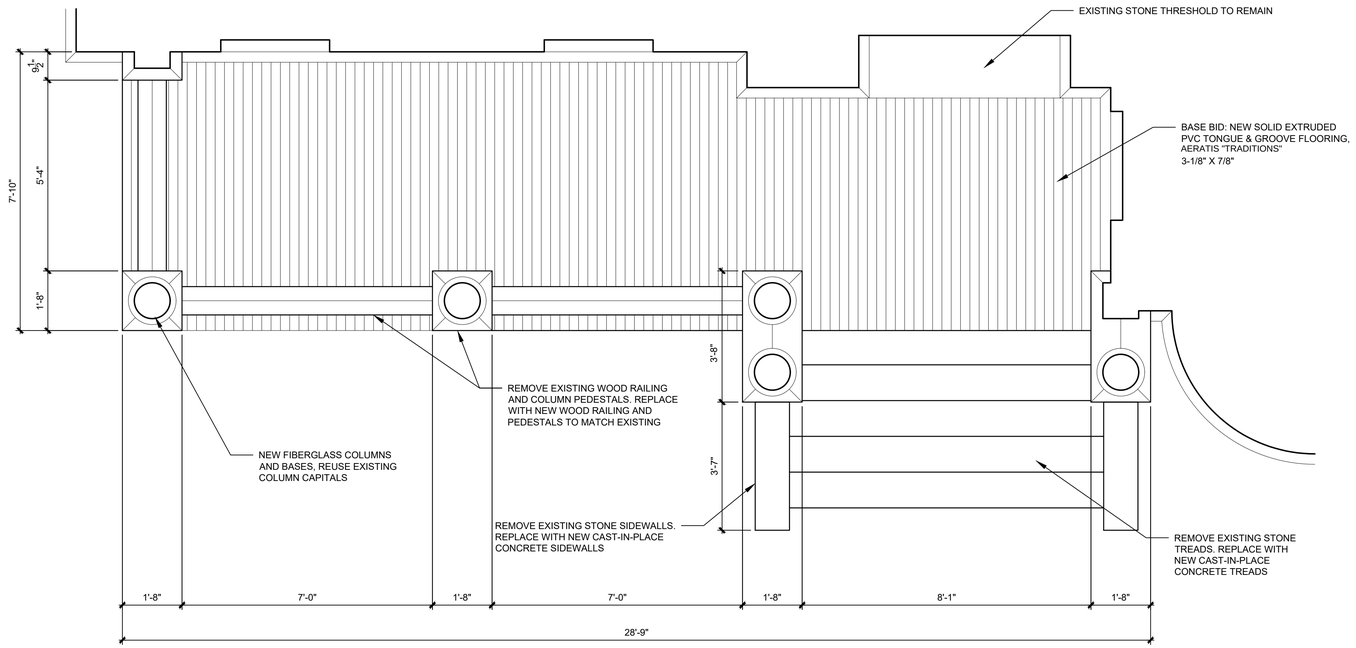
Date of the Public Meeting:

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Work Plan

Please describe the work being performed. Please note that only work described in the application may be approved by the Board.

Add additional pages in needed.



NORTH

FLOOR PLAN

SCALE: 1/2" = 1'-0"

FIELD VERIFY ALL EXISTING DIMENSIONS

STUDIO 483 ARCHITECTS

STUDIO 483 ARCHITECTS
124 Arts Alley
Rock Island, IL 61201
309.786.9910

201 W. 2nd Street, Suite 608
Davenport, IA 52801
563.326.2555

PORCH RESTORATION

1208 MAIN STREET
DAVENPORT, IOWA

NO.	DESCRIPTION	DATE
1	PRELIMINARY	07.21.21

FLOOR PLAN

PROJECT: 21003877.00

A 1.01

RELOCATE EXISTING DAMAGED CAPITAL TO LESS NOTICEABLE LOCATION AT OPPOSITE END OF RAILING AND REPLACE WITH CAPITAL IN GOOD CONDITION

REUSE EXISTING COLUMN CAPITALS, TYPICAL

1
A1.02

NEW PAINTED WOOD MILLWORK AT ARCHITRAVE & NEW CORBELS AT COLUMNS TO MATCH EXISTING

EXISTING STONE PIERS & IRON GRILLES TO REMAIN

PATCH & REPAIR EXISTING ROOF

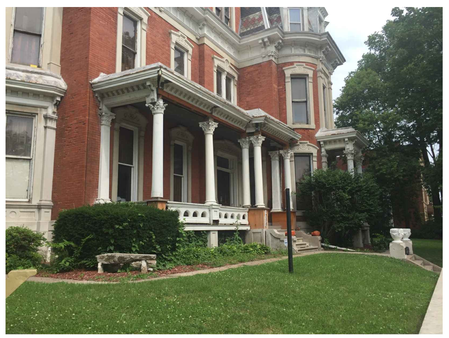
2
A1.02

NEW FIBERGLASS COLUMNS & BASES TO MATCH EXISTING

NEW PAINTED WOOD COLUMN PEDESTALS TO MATCH EXISTING

NEW PAINTED WOOD RAILING TO MATCH EXISTING

3
A1.02



4
A1.02

5
A1.02

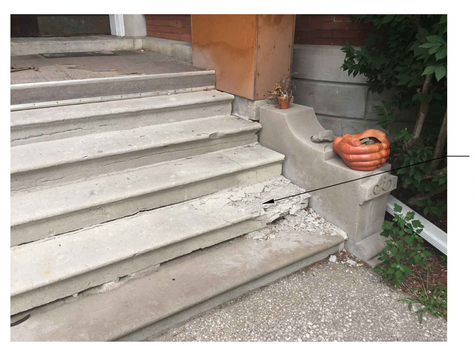
REMOVE EXISTING STONE TREADS & SIDEWALLS. REPLACE WITH NEW CAST-IN-PLACE CONCRETE TREADS & SIDEWALLS

6
A1.02

REMOVE EXISTING STONE PIERS AT EACH SIDE OF STEPS & REPLACE WITH NEW CAST-IN-PLACE CONCRETE PIERS

REMOVE EXISTING STONE SIDEWALLS & REPLACE WITH NEW CAST-IN-PLACE CONCRETE SIDEWALLS

7
A1.02



REMOVE EXISTING STONE TREADS & REPLACE WITH NEW CAST-IN-PLACE CONCRETE TREADS

8
A1.02

BASE BID: REPLACE PLYWOOD FLOORING WITH NEW SOLID EXTRUDED PVC TONGUE & GROOVE FLOORING, PAINTED - AERATIS "TRADITIONS" 3-1/8" X 7/8"

9
A1.02

STUDIO 483 ARCHITECTS

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Rock Island, IL 61201
309.786.9910

201 W. 2nd Street, Suite 608
Davenport, IA 52801
563.326.2555

PORCH RESTORATION

1208 MAIN STREET
DAVENPORT, IOWA

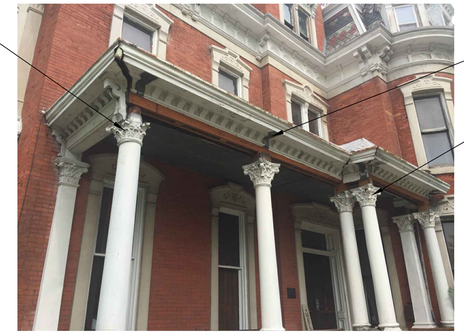
NO.	DESCRIPTION	DATE
1	PRELIMINARY	07.21.21

PHOTOS

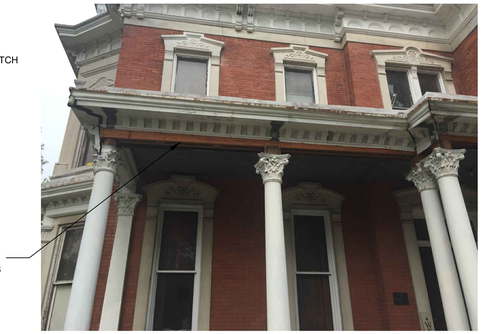
PROJECT: 21003877.00

A 1.02

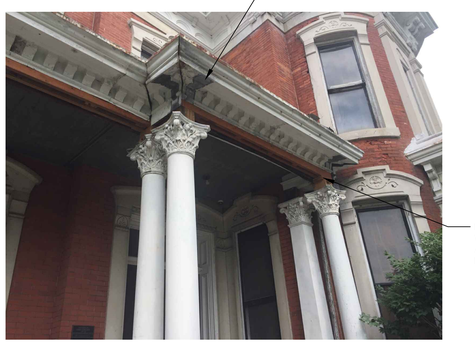
10
A1.03



11
A1.03



12
A1.03



13
A1.03

14
A1.03

15
A1.03

16
A1.03

17
A1.03

18
A1.03

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1	PRELIMINARY	07.21.21

PHOTOS

PROJECT: 21003877.00

A 1.03

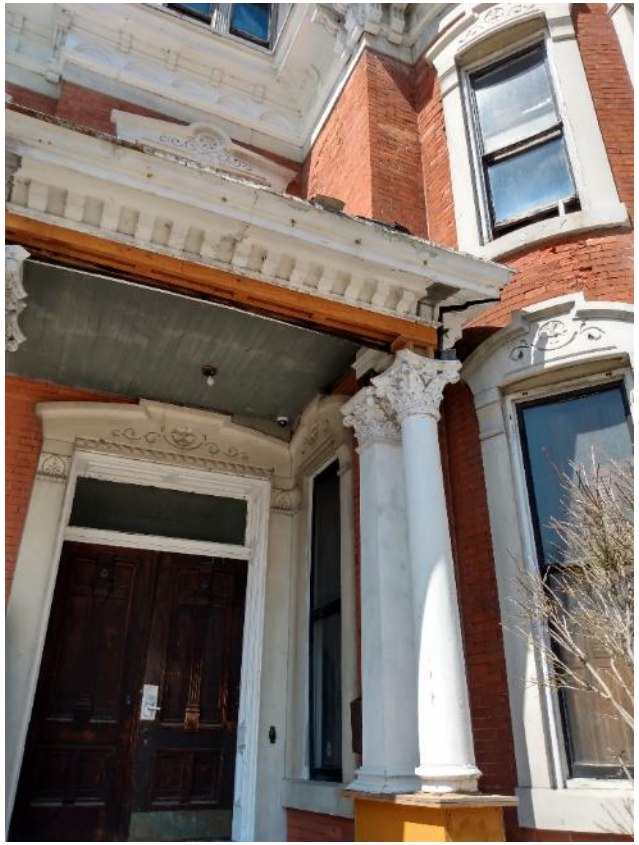
J. Monroe Parker-Ficke House

DAVENPORT
IOWA | USA

- Locally Designated Historic Landmark
- College Square Historic District
- Constructed: 1881
- Architectural Style: Second Empire
- Column Porches Identified as a Distinctive Feature on Historical Survey

J. Monroe Parker-Ficke House
East Porch Reconstruction

DAVENPORT
IOWA | USA



J. Monroe Parker-Ficke House
East Porch Reconstruction

DAVENPORT
IOWA | USA

J. Monroe Parker-Ficke House
East Porch Reconstruction

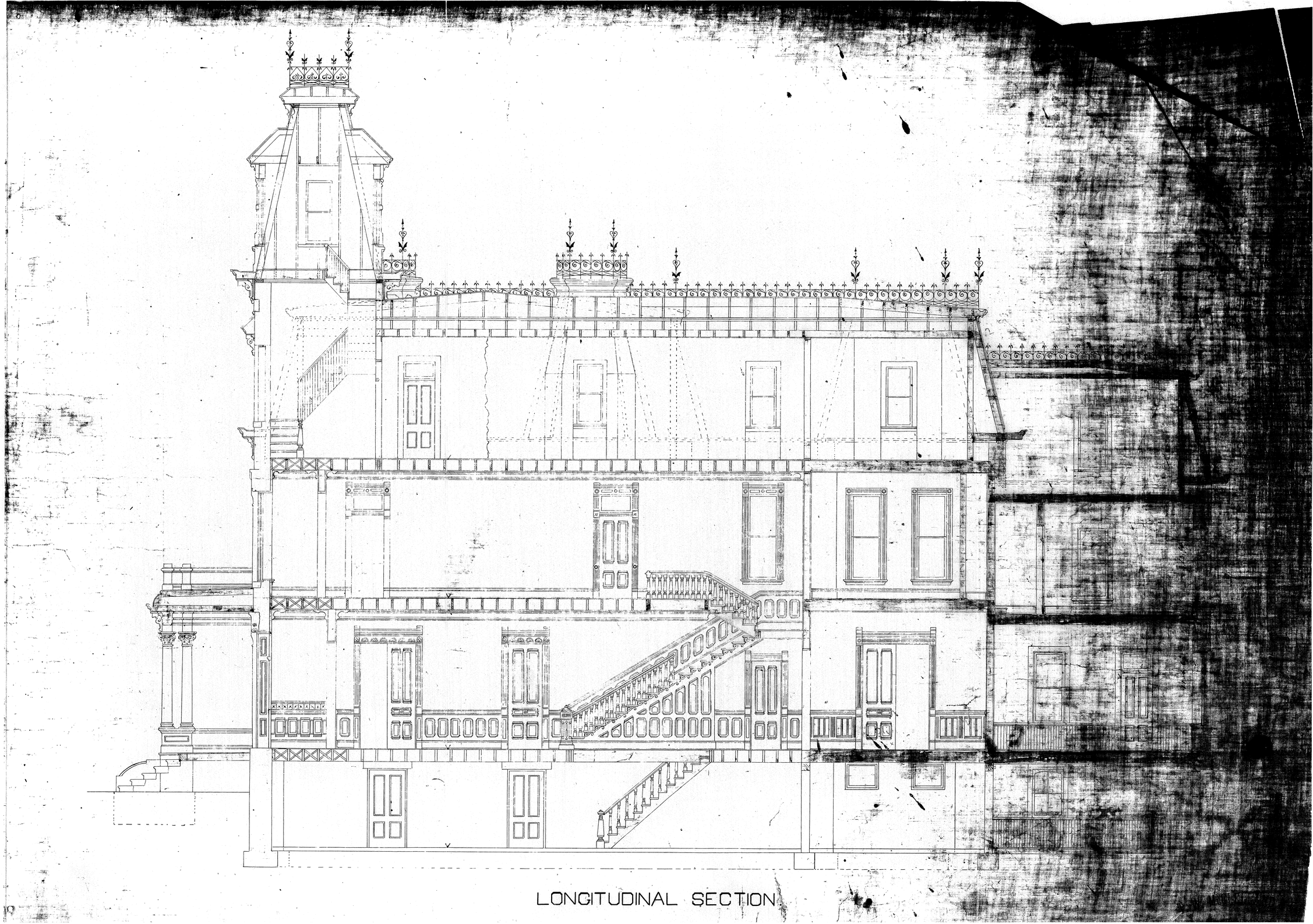
DAVENPORT
IOWA | USA

Scale, 1/4 In. = 1 Ft.

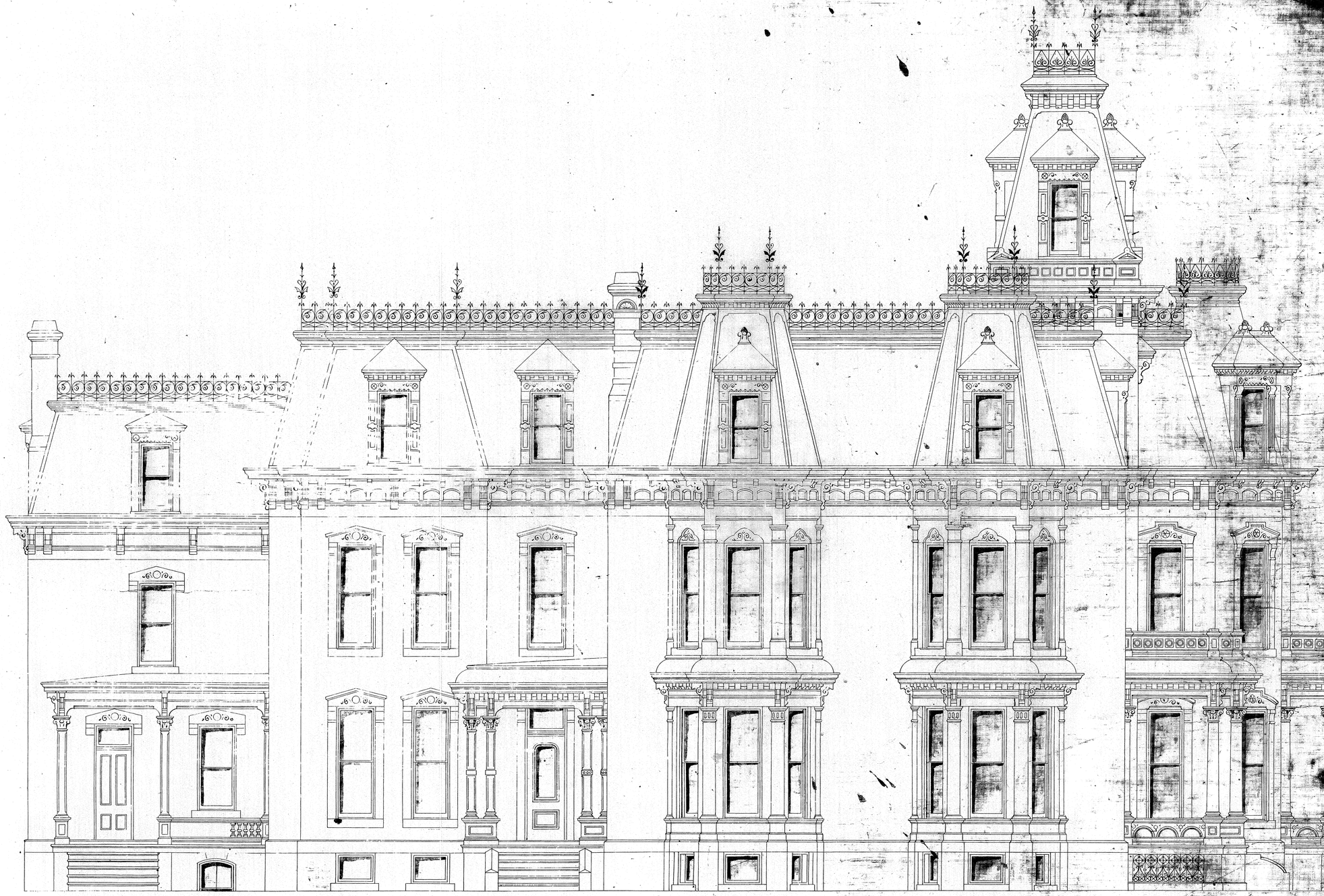
FRONT ELEVATION.

OF RESIDENCE FOR J. MONROE PARKER ESQ.

T. W. McCLELLAND & CO.
ARCHITECTS.

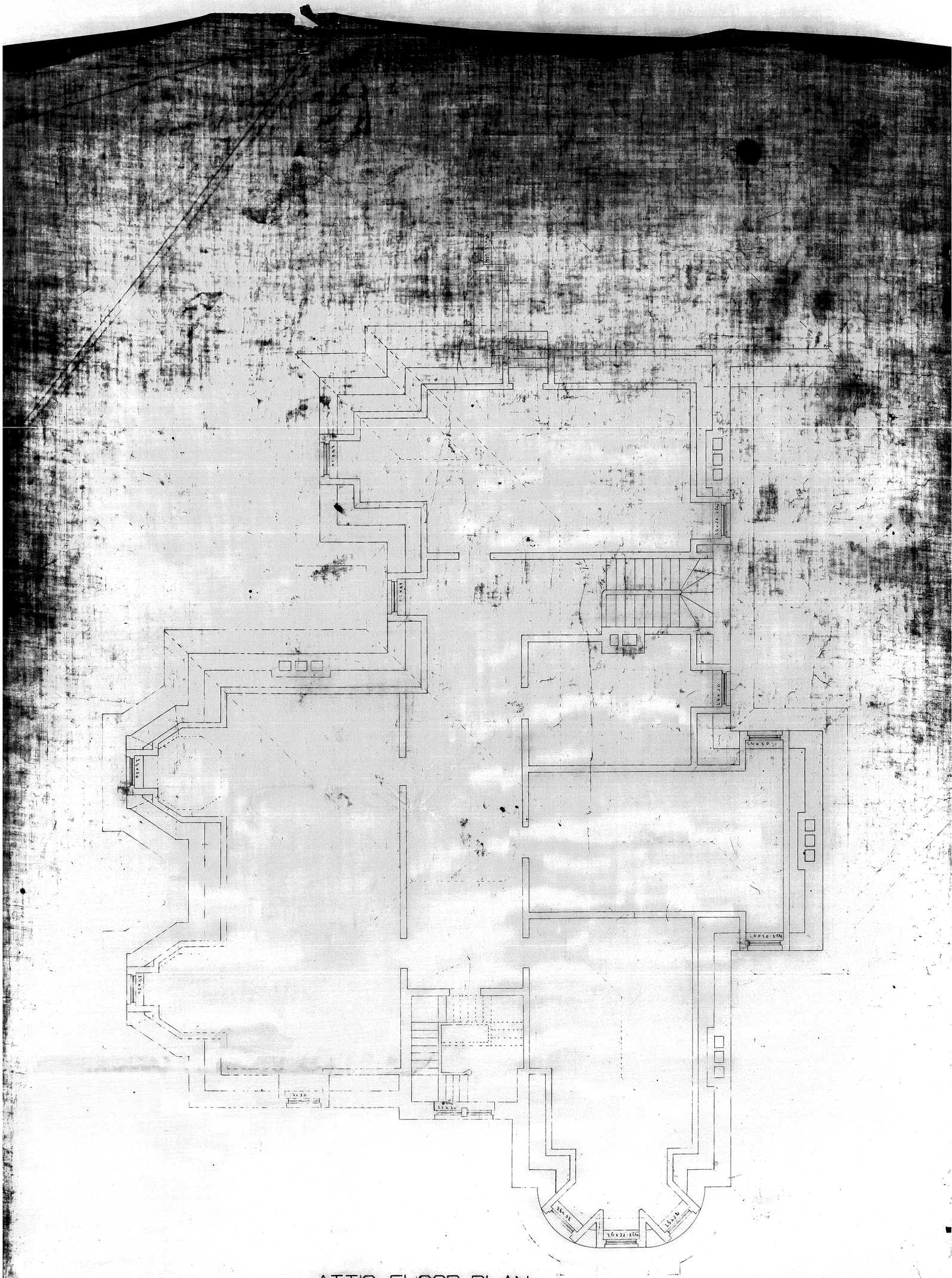


LONGITUDINAL SECTION



SOUTH ELEVATION.

T. W. McCLELLAND & CO
ARCHITECTS.



ATTIC FLOOR PLAN.

SECOND FLOOR PLAN.

T. W. McCLELLAND & CO.
ARCHITECTS.

1/4 In. Scale

PARLOR
PARLOR
Sliding doors 8'x10'
HALL
VESTIBULE
BED ROOM
SITTING ROOM
BATH ROOM
CLOSET
CLOSET
CLOSET
OFFICE
DINING ROOM
PANTRY
1/4 Inch Scale

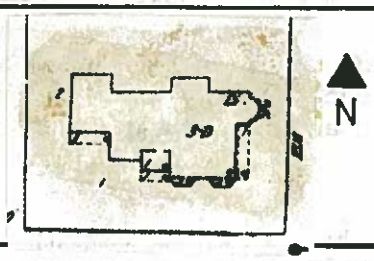
ARCHITECTURAL / HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office
Wehner, Nowysz, Pottschull and Pfiffner
201 dey building, iowa city, iowa 52240

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

SITE SHEET



SITE #82-10- MA-1208 MAP # 3

HIST. DIST. College Square

NAME J. Monroe Parker Residence (Ficke) (H) C

ADDRESS 1208 Main Street

LEGAL DES. Allen's 2nd Add. (SUB-DIVISION) 10 (BLOCK) Lots 1, 2 and 3 (PARCEL) (SUB-PARCEL)

UTM 15 [7|0|2|4|0] (EASTING) [4|6|0|4|6|0] (NORTHING) ACREAGE 1 ZONE R-6M

OWNER Delta Sigma Chi Fraternity
1208 Main St., Davenport, IA 52803

TITLE H. (IF DIFF.) De L. Swan & Wife

ARCHITECTURE

DESCRIPTION

FORM 2 stories, irregular plan CONST. DATE 1881

MATERIALS Stone, brick, wood, cast & wrought iron ARCH STYLE Second Empire

FENESTRATION Rectangular 1/1 D.H.S. in broad surrounds w/incised heads

DIST. FEATURES Slate mansard w/iron cresting, bracketted cornice w/paneled frieze, 2-story polygonal window bays, columned porches

ALTERATIONS 1 or 2 porch columns missing; converted to fraternity/apartment building

SITE & RELATED STR. Corner lot north of Sheldon Hall & high school

STATEMENT

The Ficke House is perhaps the finest example of Second Empire architecture in Iowa, rivalled only by Terrace Hill in Des Moines. From the extraordinary roofscape - crested, dormered, sheathed in polychrome shingles - to the richly detailed cornices, porches and window surrounds, the Ficke House is the ultimate expression of Victorian excess, beautifully composed and finely-executed.

SOURCES

Davenport Democrat & Leader, 30, May, 1904.
HABS Inventory Form, Iowa Division of Historic Preservation

SIGNIFICANCE

This building is associated with a moderately important local political leader and elected official, C.A. Ficke. As an active German-American politician, his career typified the change from Republican party to Democrat party evidenced in the German electorate between 1860 and 1885. Since City Hall remains extant, the value of this property is diminished.

Architect and contractor for the house was T. W. McClelland and Co., with the slate roof by Victor Huot. The design may possibly be credited to Benjamin W. Gartside, who was architect with the McClelland firm from 1878 until becoming vice-president in 1889.

HISTORY

DESCRIPTION

Charles August Ficke came to Davenport as a child in 1851. He became established as a lawyer in 1877 following reading in H.R. Claussen's office and formal study. A successful attorney, Ficke was also active in real estate and several local banks. In 1880, Ficke changed from Republican to Democrat, over such issues as prohibition and women's suffrage. He was elected County Attorney in 1886 and mayor in 1890 & 91. His second election was the largest majority registered by a major to date. His administration as mayor was marked by improved paving and sewer construction. His career typified the successful professional and business career of many local German-Americans.

SOURCES

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

Johnson, H.B., "German Forty-Eighters in Davenport," Iowa Journal of History and Politics, January, 1946, pp. 3-53.

Oszuscik, Philippe, A History of the Architecture and Urbanization of Nineteenth Century Davenport, Iowa. Ph.D. Dissertation, University of Iowa, 1979, pp. 378, 387.

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

EVALUATION

ARCHITECTURAL

I. ARCH. EVALUATION Exceptional

II. ENVIR. STATURE Landmark

III. INT. OF CONTEXT Good

IV. INT. OF FABRIC Excellent

LEVEL OF SIGNIFICANCE:

☒ NAT. ☐ STATE ☐ LOCAL ☐ N. ELIG.

HISTORICAL

I. THEME(S) OF SIGNIFICANCE

A. PRIMARY Gov't. & Politics

B. SECONDARY

II. LEVEL OF SIGNIFICANCE

☐ NAT. ☐ STATE ☒ LOCAL

III. N.R.H.P.

ELIGIBLE ☒ NOT ELIGIBLE ☐

HISTORIC DISTRICT CLASSIFICATION

☒ A. ☐ B. ☐ C.

FOR DIVISION OF HISTORIC PRESERVATION USE ONLY

1. DATE RECEIVED

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	A. ARCHITECTURAL	B. HISTORICAL
ELIGIBLE FOR N.R.H.P.	☐	☐
NOT ELIGIBLE FOR N.R.H.P.	☐	☐

3. N.R.H.P. ACTION

A. STATE REVIEW COMM. APP. ☐ DISAPP. ☐ TABLED ☐ DATE

B. FEDERAL REVIEW APP. ☐ DISAPP. ☐ TABLED ☐ DATE

4. D.H.P. SOURCES

☐ COUNTY RESOURCES

☐ W'SHIELD SURVEY

■ N.R.H.P. 11/18/83

☐ GRANT

☐ DET. OF ELIGIBILITY

☐ R. & C.

■ DAVENPORT A/H SURVEY

☐

☐

5. SUBJECT TRACES

6. PHOTO

1620-2,3,4, & 5

ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

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

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

CONTINUATION

82-10- MA-1208

ADDITIONAL PHOTOGRAPHS:

Historic Preservation Ordinance

Section 14.01.060 Certificate of Appropriateness Review Process

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 significance in their own right shall be recognized, respected and retained; and
5. Distinctive architectural features, construction techniques and/or examples of craftsmanship that characterize a designated property shall be treated with due consideration; and
6. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence; and
7. Activities that cause deterioration of a designated property and its architectural features shall be discouraged. In those cases where the damage would be irreversible, such as sand-blasting and wet blasting fire-hardened bricks, the activities shall be prohibited. If cleaning is to be done, the gentlest means possible shall be encouraged; and
8. Known significant archeological resources possibly affected by a proposed activity shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken; and
9. New additions and related new construction shall not be discouraged when such improvements do not destroy historic material and such design is compatible with the size, massing, scale, color, materials and character of the property, neighborhood and district, if applicable.

D. Design criteria to implement review standards. When the commission is considering an application for a certificate of appropriateness, it shall consider the following architectural design criteria, or elements of design as they relate to the standards for review prescribed in Section 14.01.040C.

1. Height. The height of any proposed addition, construction or reconstruction should be compatible with the designated property and the surrounding structures, if located within a designated historic district; and
2. Proportions. The proportions (width versus height relationship) between doors and windows should be compatible, if not replicated, with the architectural design and character of the designated property; and
3. Scale. A proposed alteration, construction, reconstruction or addition should not negatively impact the scale of the designated property or district; and
4. Materials. Historic or original architectural features, or replacement elements which in all ways replicated the original, should be repaired whenever possible; and
5. Relationship of building masses and spaces. The relationship of a structure within a designated historic district to the rear, side and front yards between it and surrounding structures should be compatible; and
6. Roof shape. The roof design and shape should remain consistent with its original configuration and character; and
7. Site improvements. Landscaping and other site improvements, including off-street parking, should have as minimal of an impact as possible to the designated property's original plan/layout and its visual character.

City of Davenport
Historic Preservation Commission

Department: DNS **Date**
Contact Info: Matt Werderitch 563.888.2221 **8/10/2021**

Subject:
Case COA21-19: Request for the installation of a new roof at 511 Gaines Street. Hamburg Local Landmark Historic District. Jonathan Pham, petitioner. [Ward 3]

Recommendation:
A recommendation is made to approve the Certificate of Appropriateness to install a new roof at 511 Gaines Street in accordance with the submitted material.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060C of the Davenport Municipal Code. The project meets the following standards:

- 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.
- Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

Background:
The applicant is proposing to install a new roof at 511 Gaines Street. The existing roof is not original to the structure. Complete roof replacement is needed due to severe deterioration. The proposed roof material is GAF HDZ Asphalt Shingle in "Charcoal".

The City's Neighborhood Services Department issued a Complaint Notice and Order on July 9, 2021 due to the substandard condition of the dwelling. There are several exterior projects cited in the letter that will require future review from the Commission. City staff will continue to assist the property owner to ensure the home can be repaired according to building code and historic preservation standards.

The following violations were noted in the letter:

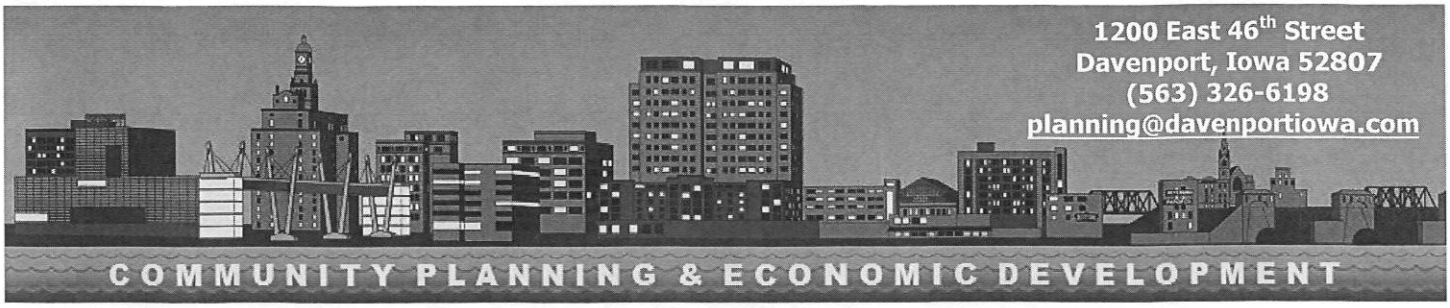
1. Improper construction of the rear addition.
2. Exterior walls-deteriorated/missing block/brick/stucco/stone
3. Repair/tuckpoint and/or replace chimney
4. Weather proof exterior walls
5. Improper roof covering
6. Stairways-deteriorated/missing stair system
7. Roof-fascia boards
8. Windows-weather protection needed

ATTACHMENTS:

Type	Description
Backup Material	Application
Backup Material	Background Material-Photos
Backup Material	Official Notice and Order
Backup Material	Historic Preservation Ordinance Review Criteria

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	8/5/2021 - 2:08 PM



Complete application can be emailed to planning@davenportiowa.com

Property Address* 511 Gaines St Davenport, IA
***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)

Name:	Jonathan Pham
Company:	
Address:	511 Gaines St
City/State/Zip:	Davenport IA
Phone:	563 499 7097
Email:	

Owner (if different from Applicant)

Name:	
Company:	
Address:	
City/State/Zip:	
Phone:	
Email:	

Engineer (if applicable)

Name:	
Company:	
Address:	
City/State/Zip:	
Phone:	
Email:	

Architect (if applicable)

Name:	
Company:	
Address:	
City/State/Zip:	
Phone:	
Email:	

Attorney (if applicable)

Name:	
Company:	
Address:	
City/State/Zip:	
Phone:	
Email:	

Application Form Type:

Plan and Zoning Commission
- Zoning Map Amendment (Rezoning) ☐
- Planned Unit Development ☐
- Zoning Ordinance Text Amendment ☐
- Right-of-way or Easement Vacation ☐
- Voluntary Annexation ☐

Zoning Board of Adjustment
- Zoning Appeal ☐
- Special Use ☐
- Hardship Variance ☐

Design Review Board
- Design Approval ☐
- Demolition Request in the Downtown ☐
- Demolition Request in the Village of East Davenport ☐

Historic Preservation Commission
- Certificate of Appropriateness ☑
- Local Landmark Nomination ☐
- Demolition Request ☐

Administrative
- Administrative Exception ☐
- Health Services and Congregate Living Permit ☐

Historic Resource:

- [x] Local Hamburg Historic District
- [ ] Iowa Soldier's Orphans' Historic District
- [ ] Marycrest College Historic District
- [ ] Individually Listed Local Historic Landmark

Not sure if you have a Historic Resource? You can click here to access the City's GIS Map. Click the layers icon toward the top right of the page. Click the Planning Layers dropdown. Turn the Historic Resources layer on by checking the box.

Historic Resources requiring a Certificate of Appropriateness are mapped with a or .

If you are unsure, please contact the Community Planning and Economic Development staff at (563) 326-6198 or planning@davenportiowa.com for assistance.

When is a certificate of appropriateness required?
Prior to the commencement of the work.

What type of activity requires the approval of a certificate of appropriateness?
Any activity requiring a building or sign permit, except demolition, that would change the exterior architectural appearance of a structure. Examples include new construction, exterior alterations, relocations, reconstructions and infill development.

Submittal requirements

- Please contact Planning staff at (563) 326-6198 or planning@davenportiowa.com so we can help you determine what exactly is required to be submitted.
- Incomplete applications will not be accepted.

Submittal requirements for all types of requests:

- The completed application form.
- A work plan that accurately and completely describes the work to be done.
- Color digital photographs depicting the building elevations and proposed construction.

Submittal requirements for specific types of requests:

Minor alterations to existing buildings and new and replacement signs (all of the above and):

- Specifications, including dimensions, material used and color of the material.
- A rendering of the proposed alteration as depicted on the existing building.
- Samples of the materials, including the color, along with scaled, accurately colored elevations for any proposed sign and/or sign package.

Minor additions, site improvements and outdoor storage areas (all of the above and):

- A dimensioned site plan, including the locations of any proposed or existing buildings on the subject parcel and on surrounding parcels.
- A preliminary grading plan showing before and after grades at two-foot contour intervals, where deemed necessary by the development official.
- Outdoor storage areas shall be reflected in the elevation drawings submitted and shall show their relationship to the building elevations as well as the materials and treatment proposed that would accurately reflect the screening of the storage areas.
- A landscape plan.

Major additions and new buildings (all of the above and):

- Reproductions of building or site information found in the historical surveys if applicable
- A verifiable legal description, or a land survey.
- A map showing the existing topography of other properties at two-foot contour intervals, extending one hundred feet from the subject parcel.
- Elevation drawings, in color and drawn to scale, of the front, sides, rear, and roof lines of all proposed buildings or structures, illustrating the appearance and treatment of required screening elements for roof-mounted equipment, where deemed necessary by the development official.
- A materials board containing samples of each type of exterior building materials.

Formal Procedure

(1) Application:

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public meetings.

(2) Historic Preservation consideration of the request:

- Only work described in the application may be approved by the Commission.
- If the Commission determines there is insufficient information to make a proper judgment on the application, it may continue the application as long a period of 60 days has not elapsed from an accepted application. This time period does not apply if the applicant requests the continuance.

(3) After the Historic Preservation Commission's decision:

- If approved, a certificate of appropriateness does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. You will need to contact Davenport Public Works and other regulatory agencies regarding permits and/or licenses.
- If approved, a certificate of appropriateness will expire one year from the date of approval unless a building permit is obtained within such period. The Zoning Administrator may grant an extension for a period of validity longer than one year. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.
- The applicant may appeal the Historic Preservation Commission's determination to the City Council. A written appeal along with payment of $75.00 must be submitted to the Zoning Administrator within thirty calendar days of the Historic Preservation Commission's decision.

Applicant: Jonathan Shaw Date: Aug 4/2021

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by: Matt Werderitch Date: 8-4-21

Planning staff

Date of the Public Meeting:

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Work Plan

Please describe the work being performed. Please note that only work described in the application may be approved by the Board.

- Re-decking of Home with 7/16 OSB
- complete tear off of shingles. 4 layers
- Reshingle with GAF HDZ shingle - charcoal - class 3 architectual.

Add additional pages in needed.

511 Gaines Street

DAVENPORT
IOWA | USA

Project Scope:

1. Roof Replacement
2. Existing Roof: Asphalt Shingle
3. Proposed Roof: GAF HDZ Asphalt Shingle in “Charcoal”

511 Gaines Street

DAVENPORT
IOWA | USA

Neighborhood Services Department
1200 E 46th St Davenport, Iowa 52807

8/5/2021

PHAM NONG
511 GAINES ST
DAVENPORT IA 52802

OFFICIAL NOTICE AND ORDER

Re: 511 GAINES ST Parcel: G0052-02

Re-Inspection Scheduled: 9/9/2021, 12:00:00 AM

Dear Property Owner/Manager:

During an inspection at the above identified address, certain conditions were found which render the dwelling(s) substandard. Unless otherwise specified, the code violations and corresponding repairs listed below are cited from Chapter 8.15 of the Davenport Municipal Code.

Violation
*

Description
*

Notes
* ALL WORK WILL NEED TO BE COORDINATED WITH EFFORTS OF THE CITY DEVELOPMENT OFFICE AND HISTORIC PRESERVATION COMMIISSION.

Violation
General/Health-Improper construction/repair(s)

Description
Repair/rebuild any/all identified issues to code as required.

Notes
* CORRECT IMPROPER CONSTRUCTION/ADDITION TO THE SOUTHEAST PORTION OF THE BUILDING.

Violation
Exterior Walls-Deteriorated/missing exterior block/brick/stucco/stone

Description
Repair, replace, and/or install any/all exterior block/brick/stucco/stone as necessary to maintain weather protection to code.

Notes
* EXTERIOR STUCCO - REPAIR CRACKS AND REPLACE MISSING PORTIONS OF STUCCO

Violation
Chimney-Deteriorated/missing mortar

Description
Repair/tuck-point and/or replace the chimney as necessary to code.

Notes
* REPLACE BRICK MOTAR IN A WORKMAN-LIKE MANNER.

Violation
Exterior Walls-Deteriorated/missing exterior block/brick/stucco/stone

Description
Repair, replace, and/or install any/all exterior block/brick/stucco/stone as necessary to maintain weather protection to code.

Notes
* REPLACE BRICK MOTAR IN A WORKMAN-LIKE MANNER.

Violation
Roof-Deteriorated/missing/improper roof covering

Description
Repair/replace any/all applicable roof covering to code as necessary.

Notes
* REPLACE DILAPIDATED ROOF COVERINGS.

Violation
Stairways-Deteriorated/missing stair system(s)

Description
Repair/replace the entire existing stair system to code as necessary and/or install a complete new stair system(s) to code as required.

Notes
* REPLACE DILAPIDATED STAIR SYSTEM TO MEET CODE.

Violation
Roof-Deteriorated/missing fascia board(s)

Description
Repair/replace and/or install any/all applicable fascia board(s) to code as necessary.

Notes
* REPLACE OR REPAIR DAMAGED FASCIA BOARD IN A WORKMAN-LIKE MANNER.

Violation
Exterior Walls-Window/building trim-inadequate weather protection

Description
Scrape and re-paint, paint, stain/seal, and/or wrap with metal/vinyl any/all identified window/building trim and/or areas throughout the building(s) to ensure protection from the weather. This may include but is not limited to: porch steps/decks/posts, exterior stairs, and/or any wooden portion of the building(s) that have peeling and/or missing paint and/or exposed wood.

Notes
* SCRAPE AND PAINT EXTERIOR WINDOW, SOFFIT AND FASCIA TRIM WORK.

A re-inspection to check repairs has been scheduled as noted on the top of page one of this notice. If all violations cited are not corrected and approved upon reinspection, $10.00 per violation not corrected plus $50.00 per additional trip will be charged as applicable.

It is the responsibility of the owner/manager to notify tenants of the re-inspection date and time and to ensure entry into all areas requiring re-inspection. You may request an administrative hearing to appeal this nuisance abatement order pursuant to the procedures set forth in Chapter 2.86 of the Davenport Municipal Code. A valid appeal request must be made within 10 days from the date of this notice and shall be submitted in writing to City Hall located at 226 W 4th Street, Davenport, IA 52801. The appeal request shall include a copy of this notice, a statement regarding the basis for the appeal, and payment of the $100 external adjudication administrative hearing fee. To waive the fee, you need to provide adequate proof of low income status. A form is available with the City of Davenport's Legal Department. Alternatively, you may request a hearing before a city representative. The administrative hearing is informal and you will be given an opportunity to present evidence and question the City's evidence. Failure to request a hearing within the timeframe set forth in this notice shall constitute a waiver of the right to a hearing and the Notice will then be in effect and enforceable.

Valid building permits must be obtained and all construction must conform to all applicable codes. Also, you should promptly notify any other party which has a legal interest in this property of this notice and order.

Failure to comply with this official notice may result in a citation being issued, and/or the revocation of your rental license if applicable, and/or significant penalty fees being issued.

Failure to provide access for the inspection may result in a $75.00 penalty fee; in addition, cancellations made less than five (5) business days prior to the scheduled inspection date are subject to a $25.00 penalty fee.

If there are any questions, please contact the Public Works office at 563-326-7923

Respectfully,

ANTHONY HAUT
Code Enforcement Officer
Neighborhood Services Department
563-328-6781 Tony.Haut@davenportiowa.com
Ref #21-40050

Historic Preservation Ordinance

Section 14.01.060 Certificate of Appropriateness Review Process

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 significance in their own right shall be recognized, respected and retained; and
5. Distinctive architectural features, construction techniques and/or examples of craftsmanship that characterize a designated property shall be treated with due consideration; and
6. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence; and
7. Activities that cause deterioration of a designated property and its architectural features shall be discouraged. In those cases where the damage would be irreversible, such as sand-blasting and wet blasting fire-hardened bricks, the activities shall be prohibited. If cleaning is to be done, the gentlest means possible shall be encouraged; and
8. Known significant archeological resources possibly affected by a proposed activity shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken; and
9. New additions and related new construction shall not be discouraged when such improvements do not destroy historic material and such design is compatible with the size, massing, scale, color, materials and character of the property, neighborhood and district, if applicable.