HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, SEPTEMBER 12, 2023; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

II. Secretary's Report

A. Consideration of the August 8, 2023 meeting minutes.

III. Communications

A. Downtown Davenport Architectural Walking Tour

B. 2023 Porch Party

IV. Old Business

V. New Business

A. Case COA23-26: Request to reconstruct the front stoop at 613 West 6th Street. Isaac and Mary Farber House is located in the Local Hamburg Historic District. Lenny DeSantiago, petitioner. [Ward 3]

B. Case COA23-27: Request to tuckpoint and repair masonry at 301 East 2nd Street. The Davenport Bag and Paper Company Building is a locally listed historic landmark in the Davenport Motor Row and Industrial Historic District. Peterson HTC LLC, petitioner. [Ward 3]

C. Case COA23-28: Request to relocate ADA ramp into building, add building signage and improve the overall street presence at the Davenport Public Library, 321 Main Street. The Davenport Public Library - Edward Durell Stone Building is a locally listed historic landmark in the Davenport Commercial Historic District. Legat Architects on behalf of the Davenport Library, petitioner. [Ward 3]

VI. Other Business

A. Review of Commission Bylaws

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Commission Meeting: October 10, 2023

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Laura Berkley | 563-888-3553 **9/12/2023**

Subject:
Consideration of the August 8, 2023 meeting minutes.

Recommendation:
Staff recommend approval of the August 8, 2023 meeting minutes.

Background:
The August 8, 2023 meeting minutes are attached.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Meeting Minutes 8-8-23

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	8/16/2023 - 8:25 AM

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, AUGUST 8, 2023; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

Chairperson McGivern called the meeting to order.
Present: McGivern, Franken, Miranda, Hustedde, Powers, Kretz
Staff Present: Berkley, Werderitch

II. Secretary's Report

A. Consideration of the July 11, 2023 meeting minutes.

Motion by Franken, second by Hustedde, to approve the July 11, 2023 meeting minutes. Minutes were unanimously approved by voice vote (6-0).

III. Communications

A. Party in the Park

B. Downtown Davenport Architectural Walking Tour

C. Porch Party

Jan Stoffer, Director of Operations & Administration for the Butterworth Center/Deere-Wiman House, invited the Commissioners and the public to the 2023 Porch Party in Moline, IL.

IV. Old Business

V. New Business

A. Case COA23-24: Restoration of the gazebo at 1234 East River Drive. The Abner Davison House is a locally listed historic landmark. Quad City Restorations, petitioner. [Ward 3]

Werderitch introduced the scope of the project and outlined the staff report. The owner is requesting permission to completely restore and reconstruct the Victorian gazebo overlooking the Mississippi River.

Chris Rogers, applicant, was in attendance to answer questions.

Staff recommended approval of the Certificate of Appropriateness to restore the gazebo at 1234 East River Drive 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:

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 Franken, second by Kretz, to approve Case COA23-24 as submitted. Motion to approve passed by a roll call vote (6-0).

B. Case COA23-25: Removal of rooftop cellular equipment at 102 East 3rd Street. Hotel Mississippi is a locally listed historic landmark within the Davenport Commercial Historic District. QualTek Wireless, petitioner. [Ward 3]

Werderitch summarized the request to remove the rooftop cellular equipment. Following removal, the applicant will install a new roof to keep the property in a good state of repair.

Theodore Drevecky, QualTek Wireless, was in attendance to answer questions.

Staff recommended approval of the Certificate of Appropriateness to remove rooftop cellular equipment at 102 East 3rd 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:

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.

Motion by Hustedde, second by Kretz, to approve Case COA23-25 as submitted. Motion to approve passed by a roll call vote (6-0).

VI. Other Business

A. Review of Commission Bylaws

Staff distributed copies of draft Commission Bylaws for review and discussion. The draft was amended to reflect comments made at the June Historic Preservation Commission meeting.

Commissioners favored removing the option to vote “Present” in the Bylaws.

The Commission reviewed the revised election procedures and concurred with the amended language. The Commission agreed nominations should take place at the first meeting of the calendar year, with a vote at the second meeting of the calendar year. The Commission also expressed interest on term limits for Chairperson and Vice-Chairperson.

Staff will provide an amended draft for the September 12, 2023 meeting.

VII. Open Forum for Comment

VIII. Adjourn

Motion by Powers, second by Hustedde, to adjourn the meeting. Motion passed by a voice vote (6-0). The meeting adjourned at 5:36 pm.

IX. Next Commission Meeting: September 12, 2023

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Laura Berkley | 563-888-3553 **9/12/2023**

Subject:
Downtown Davenport Architectural Walking Tour

Recommendation:
Hold Discussion.

Background:
The Heart of Downtown Davenport: Architectural Styles and Stories

Join architectural historian and guide, Ellen Shapley, for this informative and fun tour. Meet and greet the old, the new, and the rehabbed on a walkabout through this outdoor gallery of architectural designs. Learn about the two centuries of artistic and historical trends that influenced the local and world-renowned architects who shaped our cities and our sense of place. And, finally, be amazed at all the creative details you've probably never noticed.
This event will start at The Library | Main. Please meet inside the building near the hold shelf. The walking tour will run for about 1 hour and 30 minutes. Please wear appropriate attire: comfortable shoes and clothing. Tours are free to the public. Register online at: https://davenportlibrary.libcal.com.

This program is offered in partnership with the Richardson-Sloane Special Collections Center of the Davenport Public Library and the City of Davenport's Historic Preservation Commission.

Date & Time:
1. Saturday, July 15th: 10am-11:30am
2. Monday, August 7th: 6pm-7:30pm
3. Monday, September 11th: 6pm-7:30pm
4. Saturday, October 21st: 10am-11:30am

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Heart of Downtown Davenport Walking Tour Flyer

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	8/15/2023 - 9:21 AM

WALKING TOUR

THE HEART OF DOWNTOWN DAVENPORT: ARCHITECTURAL STYLES & STORIES

Saturday, July 15th | 10am
Monday, August 7th | 6pm
Monday, September 11th | 6pm
Saturday, October 21st | 10am

Presented By:

The Library
DAVENPORT PUBLIC LIBRARY

DAVENPORT
HISTORIC PRESERVATION COMMISSION

Join architectural historian and guide, Ellen Shapley, for this informative and fun tour. Meet and greet the old, the new, and the rehabbed on a walkabout through this outdoor gallery of architectural designs. Learn about the two centuries of artistic and historical trends that influenced the local and world-renowned architects who shaped our cities and our sense of place. And, finally, be amazed at all the creative details you've probably never noticed.

This event will start at The Library | Main. The walking tour will run for about 1.5 hours. Please wear appropriate attire: comfortable shoes and clothing. Tours are FREE to the public. All are welcome!

Register online at: https://davenportlibrary.libcal.com

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services
Contact Info: Laura Berkley | 563-888-3553

Date
9/12/2023

Subject:
2023 Porch Party

Recommendation:
Hold Discussion.

Background:
The Butterworth Center & Deere-Wiman House is hosting its annual Porch Party on Sunday, September 17th from noon to 5pm. The event will be held at 1105 8th Street, Moline, IL.

The Porch Party is a fun, free event celebrating arts & culture in the Quad Cities community. There will be food trucks, live music, a tunnel tour, preservation talks, and more.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Porch Party Flyer

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	8/15/2023 - 9:21 AM

BUTTERWORTH CENTER & DEERE-WIMAN HOUSE

1105 8TH STREET, MOLINE, ILLINOIS

SUNDAY, SEPTEMBER 17TH

NOON - 5PM

Join us for a fun, free event celebrating arts & culture in the Quad Cities community! We'll have food trucks, live music, a tunnel tour, preservation talks, and more!

Call 309-743-2700 or follow us on social media for more info

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Laura Berkley | 563-888-3553 **9/12/2023**

Subject:
Case COA23-26: Request to reconstruct the front stoop at 613 West 6th Street. Isaac and Mary Farber House is located in the Local Hamburg Historic District. Lenny DeSantiago, petitioner. [Ward 3]

Recommendation:
A recommendation is made to approve the Certificate of Appropriateness to reconstruct the front stoop at 613 West 6th 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:

- 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 Isaac and Mary Farber House is listed as a contributing structure within the revised boundary for the Hamburg Historic District. The structure was built around 1868 as a one-story brick home. The second floor addition was completed in 1921, which created two additional dwelling units. The stucco addition sits atop the brick base and features a gable roof and dormer. It is unclear when the masonry was painted. By 1950, the house was further remodeled to create a total of seven apartment units.

Project Scope
The applicant submitted a quote from R.A. Masonry to reconstruct the front stoop and stairs. The work includes the following scope of services:

1. Dig below frost line for footings.
2. Compact gravel.
3. Pour footing.
4. Install 8 inch concrete masonry units on inside as main structure.
5. Install new brick to match existing dimensions minus final height. The final height will match the stone threshold at front door.
6. Pour concrete 4400 psi pad and stair stops to match original dimensions.
7. Wash with nmd80 masonry detergent.
8. Refurbish and reinstall existing railings.
9. Reinstall utility meters on the west face of the stoop.
10. Clean up and haul away any debris, rubble, and waste.
11. Construct a concrete sidewalk from stoop to city sidewalk.

12. Demo and pour sidewalk to match current dimensions and radius. Sidewalk to have a broom finish.

Staff view the project as replacement-in-kind, which is defined in the Historic Preservation Ordinance as, "the act of replacing an architectural feature of a designated structure so as not to alter its visual appearance and character. This is accomplished by using replacement materials that replicate the previous historic feature in design, size, texture and visual appearance."

Reconstructing the porch using replacement brick and newly poured concrete steps will replicate the historic appearance of the original stoop with like materials. The replacement brick and concrete steps will recreate the original in design, size, texture, and other visual qualities. In addition, the existing stoop appears to be a safety hazard to the residents. The newly constructed stoop will satisfy building code and bring the property into a good state of repair.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Application
🗋	Backup Material	Background Materials & Photos
🗋	Backup Material	Historic Property Inventory Sheet
🗋	Backup Material	Historic Preservation Ordinance-Review Standards

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berkley, Laura	Approved	8/22/2023 - 4:38 PM

CITY OF DAVENPORT
Development & Neighborhood Services – Planning
1200 W. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION

RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE
Hamburg		9-12

SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME
613 W 6th St

BRIEF OVERVIEW OF THE PROJECT (not a scope of work)

APPLICANT INFORMATION

Application Name
Lenny DeSantiago

Address
613 W 6th St

City | State | Zip
Davenport IA 52803

Phone
563-676-1396

Secondary Phone
563-391-3900

E-Mail Address
lennysplumbing84@gmail.com

Acceptance of Applicant

I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for attendance at the meeting as shown on the historic preservation commission calendar. The City reserves the right to require further site studies as necessary.

Lenny DeSantiago — Type Applicant's Name as a signature

8/15/22 — Date

DEVELOPMENT TEAM

Property Owner

Address

Phone | Secondary Phone

E-Mail Address

Project Manager/Other

Address

Phone | Secondary Phone

E-Mail Address

APPLICABILITY PRIOR to any work on applicable Historic Resources:

A Certificate of Appropriateness must be submitted & approved PRIOR to the commencement of the following:

- *Any Building or Sign Permit changing the exterior (except demo)*
- *New construction/Addition or exterior alteration of a structure*
- *Sign installation or alteration*

Demolition of any local or national historic resources shall require a Historic Demolition Request Application

ALL SUBMITTALS SHALL INCLUDE:	***SUBMITTED***
Full Scope of Work (SOW) attached as a .PDF all work & materials shall be described & itemized/listed in detail	☐
Photos or renderings of all existing building/sign façades	☐
Proposed color building/sign elevations to scale rendered showing existing and/or proposed building materials	☐
Material specs: type, dimensions, color & manufacturer	☐
***MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*:**	
Dimensioned Site Plan (proposed & existing buildings/site items)	☐
Grading Plan with 2 foot intervals (if needed)	☐
Mechanical Screening shall be shown	☐
Materials Board of sample building materials proposed	☐

* Major Additions & New Buildings may require more extensive information

Application Fee: **NONE**

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 applicant's scheduled meetings.

(2) Scope of Commission's Consideration:
- Only work described in the application may be approved.
- If insufficient information exists to make a proper judgment on the application, the Commission may continue the consideration a maximum of 60 days, excluding applicant's continuances.

(3) Post Commission Ruling:
- An approved Cert. of Appropriateness does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities.
- COA approval expires one year from the date of approval unless a building permit is obtained within such period. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.
- Appeals to determinations are $75 made to City Council and shall be in writing submitted to the Zoning Administrator within 30 calendar days of Commission's decision.

Submit this form with attachments to: planning@davenportiowa.com

ESTIMATE

Brick, Block, And Stone
R.A Masonry
EST. 2021
(309)230-6851

Prepared For

Lenny Ds Plumbing

R.A Masonry

2418 15th St
Moline, Il 61265
Phone: (309) 230-6851
Email: rafael.almanza@hotmail.com

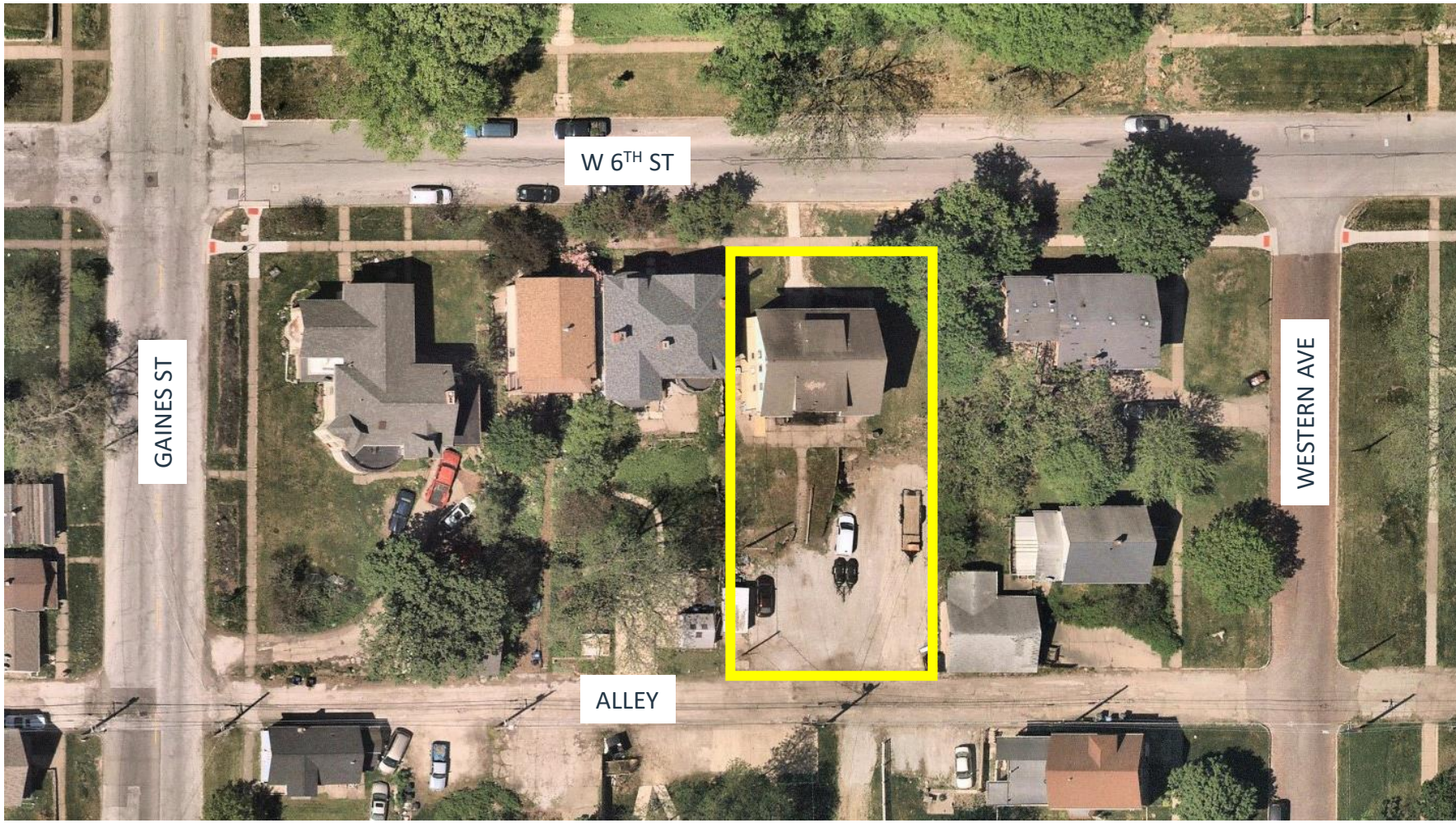
Estimate # 158
Date 08/11/2022

Description	Total
Front stoop and stairs Dig below frost line for footings. Compact gravel. Pour footing. Install 8 inch cmu on inside as main structure. Install new brick to match existing dimensions minus final height. Final height to match stone threshold at front door. Pour concrete 4400 psi pad and stair tops to match original dimensions. Wash with nmd80 masonry detergent. Clean up and haul away and debris, rubble and waste. Concrete sidewalk from stoop to city sidewalk... Demo and Pour sidewalk to match current dimensions and radius. Sidewalk to have broom finish	$18,000.00

Subtotal	$18,000.00
Total	**$18,000.00**
Deposit Due	**$9,000.00**

613 W 6th Street

DAVENPORT
IOWA | USA



Isaac & Mary Farber House

DAVENPORT
IOWA | USA

- Built in 1868 as a 1-story brick home
- 1921: 2nd story addition. Home was converted to a 3-unit dwelling.
- 1945: Converted into 5 apartments
- 1950: Remodeled to 7 apartments

Northeast Elevation

South Elevation

Photo from 1981/1982 Survey

DAVENPORT
IOWA | USA

613 W 6th Street

Front Stoop
Existing Condition

Existing Condition

Utility Meters Located on West Side of the Front Stoop.

Iowa Site Inventory Form

State Historic Preservation Office
(July 2014)

State Inventory Number: 82-00552 ☐ New ☒ Supplemental
9-Digit SHPO Review & Compliance (R&C) Number: _____
☐ Non-extant Year: _____

***Read the Iowa Site Inventory Form Instructions carefully**, to ensure accuracy and completeness before completing this form. The instructions are available on our website: http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html*

• Property Name

A) Historic name: Isaac and Mary Farber House

B) Other names: Field site #A-25, NRHP Map #038

• Location

A) Street address: 613 W 6th St

B) City or town: Davenport (☐ Vicinity) County: Scott

C) Legal description:

Rural: Township Name:___ Township No.:___ Range No.:___ Section:___ Quarter:___ of Quarter: _____

Urban: Subdivision: Original Town Block(s): 29 Lot(s): 6

• Classification

A) Property category: *Check only one*

- ☒ Building(s)
- ☐ District
- ☐ Site
- ☐ Structure
- ☐ Object

B) Number of resources (within property):

If eligible property, enter number of: Contributing		Noncontributing	*If non-eligible property, enter number of:*
1	Buildings	__	__ Buildings
__	Sites	__	__ Sites
__	Structures	__	__ Structures
	Objects		Objects
1	**Total**	__	__ **Total**

C) For properties listed in the National Register:
National Register status: ☒ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:
☒ Property contributes to a National Register or local certified historic district.
☐ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Hamburg Historic District Historic district site inventory number: 82-00027

E) Name of related project report or multiple property study, *if applicable:*
MPD title _____ *Historical Architectural Data Base #* _____

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions

01A01: Domestic / residence

B) Current functions

01A01: Domestic / residence

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification

07E02: Craftsman

B) Materials

Foundation (visible exterior): 03: Brick
Walls (visible exterior): 03: Brick 06: Stucco
Roof: 08A: Asphalt shingles
Other: _____

C) Narrative description ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

Site Number: 82-00552 Address: 613 W 6th St City: Davenport County: Scott District Number: 82-00027

- **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events.	☒ Yes	☐ No	☐ More research recommended
Criterion B: Property is associated with the lives of significant persons.	☐ Yes	☒ No	☐ More research recommended
Criterion C: Property has distinctive architectural characteristics.	☒ Yes	☐ No	☐ More research recommended
Criterion D: Property yields significant information in archaeology/history.	☐ Yes	☐ No	☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

☐ A: Owned by a religious institution or used for religious purposes.
☐ B: Removed from its original location.
☐ C: A birthplace or grave.
☐ D: A cemetery
☐ E: A reconstructed building, object, or structure.
☐ F: A commemorative property.
☐ G: Property less than 50 years of page or achieved significance within the past 50 years.

C) Areas of significance
Enter categories from instructions
Community development / Social history
Architecture

D) Period(s) of significance

E) Significant dates
Construction date
c. 1868 ☒ *check if circa or estimated date*
Other dates, including renovations
c. 1921

F) Significant person
Complete if Criterion B is marked above

G) Cultural affiliation
Complete if Criterion D is marked above

H) Architect/Builder
Architect
Builder/contractor

I) Narrative statement of significance ☒ *SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED*

- **Bibliography** ☒ *See continuation sheets for the list of research sources used in preparing this form*
- **Geographic Data** *Optional UTM references* ☐ *See continuation sheet for additional UTM or comments*

	Zone	Easting	Northing	NAD		Zone	Easting	Northing	NAD
1					2				
3					4				

- **Form Preparation**

Name and Title: Ryan Rusnak, Planner III Date: September 29, 2016
Organization/firm: Davenport Historic Preservation Commission E-mail: rrusnak@ci.davenport.ia.us
Street address: City Hall, 226 W. 4th Street Telephone: 563-888-2022
City or Town: Davenport State: Iowa Zip code: 52801

- **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) ***For all properties, attach the following,*** *as specified in the Iowa Site Inventory Form Instructions:*

1. Map of property's location within the community.
2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.
3. Photo key showing each photo number on a map and/or floor plan, using arrows next top each photo number to indicate the location and directional view of each photograph.
4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) ***For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:***
See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:
☐ *Yes* ☐ *No* ☐ *More research recommended*
☐ *This is a locally designated property or part of a locally designated district.*

Comments:

SHPO authorized signature: *Date:*

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00552
Related District Number: 82-00027

Isaac and Mary Farber House	Scott
Name of Property	County
613 W 6th St	Davenport
Address	City

This Iowa Site Inventory form has been prepared to supplement and document research for the amended Hamburg Historic District nomination project. Research was completed in 2014-16 by Ryan Rusnak, Rebecca Lawin McCarley, interns with the City of Davenport, and members of the Davenport Historic Preservation Commission. Research was reviewed by Rebecca Lawin McCarley and incorporated into the amended nomination with the information on the table below. The table below summarizes the research and architectural notes for this property. Additional information and final determinations of eligibility may also be found in the amended NRHP nomination (McCarley 2016). This project was funded by a FY2015 Historic Resource Development Program grant, through the State Historical Society of Iowa, with matching funds and staff hours contributed by the City of Davenport.

Address **State #, Map #, FS #** **2016 district status** **1983 district status**	**Historic Name**	**significant date/s** **architectural style/type**	**Materials of walls, foundations, roof**
	History of property (owners/residents, census data including birthplace of self (and parents), Sanborn map info), Current use		***Architectural data (architect/builder, features, modifications), Garage data***
613 W 6th St State #82-00552 Map #038 Field Site #A-25 *Parcel #G0052-14* Updated district status: 1 contributing building (A, C) *1983 NRHP status:* *Contributing*	**Isaac and Mary Farber House**	c.1921 (c.1868 base) Craftsman (2 story)	Walls: brick/frame - stucco Foundation: brick Roof: side gable - asphalt shingles
	1868-1904 - one-story brick house of Otto Albrecht (cigar manufacturer) - wife Sophia in 1870s 1880 census: Albrecht, Otto (53, tobacco dealer) - born in Germany - Holstein (Germany - Holstein, Germany - Holstein); wife: Sophia (43) - born in Germany - Mecklenberg (Germany - Mecklenberg, Germany - Mecklenberg) 1904-1924 - owned by Emma Hartz et al - vacant in 1921; 1921 - permit to remodel issued to Isaac Farber - second story added, first story remodeled; 1920s - three families living here 1910 Sanborn map: house - 1 story - extant 1910 census: rented by Walker, Robert (47, agent for cigar co) - born in US - KY (US - KY, US - KY); wife: Gertrude (36) - born in US - IA (Ireland, Ireland) 1924-1938 - owned by Isaac and Mary Farber - lived in upper unit - rented two lower units 1938-1960s - owned by Alex Berge - rental - five units by 1945, seven units in 1950 1956 Sanborn map: flats (apartment) (6 units) - 2 story - extant Current use: apartments (7 units)		Architect/builder: - Porch: entry hood - gable roof, rafter tails, brackets; concrete steps with brick walls Windows: 4/1 wood windows - no lintel detail Architectural details: some older segmental arch openings remain/filled, brick walls on basement/1st story, stucco on second story Modifications: Historic: c.1921 - second story added to house, first story openings modified to Craftsman style/windows, converted to three family dwelling; Non-historic: 1950 - remodeled from six to seven apartments Garage: none Other site features: -

Narrative Description

This is a two-story Craftsman house built around 1868 for Otto Albrecht and modified by Isaac Farber c. 1921. The combination brick/stucco house sits on a brick foundation. The side gable roof is clad in asphalt shingles. The house features some older segmental arch opening, brick walls on the first and basement floor and stucco on the second floor. The house was previously noted as contributing in the original Hamburg Historic District in 1983.

The façade is the north elevation of the house, facing West 6th Street. The non-historic entry is accessed from concrete steps with brick wall, which is covered with a gable roof entry hood containing rafter tails. The north elevation contains a grouping of two four-over-one light double-hung wood windows and one grouping of two – one four-over-one light and one one-over-one light – double-hung wood windows on the first floor. The north elevation also contains a grouping of two four-over-one light

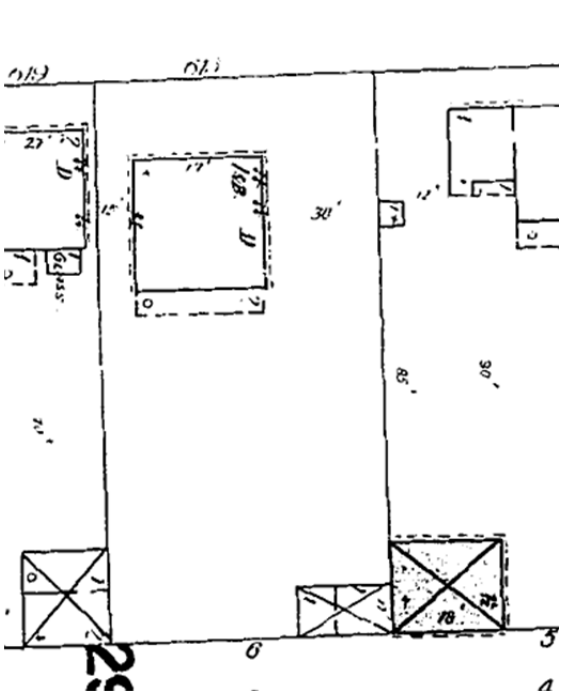
double-hung wood windows and two groupings of two one-over-one light double-hung wood windows on the second floor and a grouping of two one-over-one light double-hung wood windows on the dormer, all with wood surrounds. The east elevation contains three one-over-one light double-hung wood windows on the first floor, three one-over-one light single-hung vinyl windows in modified openings on the second floor, a grouping of two one-over-one light double-hung wood windows on the gable and two four-over-one light double-hung wood windows with segmental arch on the basement floor. The south elevation contains two non-historic entries, two four-over-one light double-hung wood windows and four one-over-one light double-hung windows on the first floor, two non-historic entries, one four-over-one light double-hung wood window, two one-over-one light double-hung wood windows, three one-over-one single-hung vinyl windows in modified openings and one non-historic entry, two one-over-one light single-hung vinyl windows in a modified opening on the dormer. The unmodified window openings on the second floor contain wood surrounds. The west elevation contains three one-over-one light double-hung wood windows on the first floor, three one-over-one light double-hung woo windows on the second floor, a grouping of two one-over-one light double-hung wood windows on the gable and one four-over-one light double-hung wood windows with segmental arch on the basement floor. The window openings on the second floor and gable contain wood surrounds.

Narrative Statement of Significance

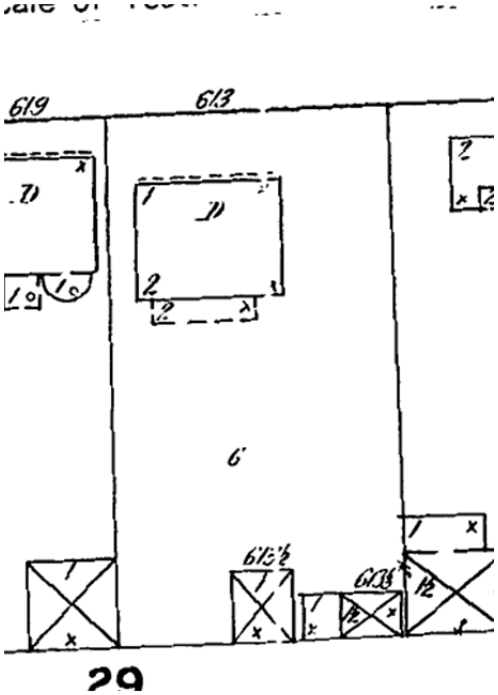
The Isaac and Mary Farber House is noted as contributing historically under Criterion A and C within the revised boundary for the Hamburg Historic District in Davenport. The house was previously noted as contributing in the original Hamburg Historic District in 1983.

Developmental history of the property
City directories list Otto Albrecht – O.A. and Company at West 6th Street south side one west of Western Avenue in 1868. City directories list Otto Albrecht – Albrecht and Company at 613 West 6th Street in 1877. The 1880 Federal census lists the Albrecht family at 613 West 6th Street, including (Otto – 53 – tobacco dealer – born in Holstein), his wife Sophia (43 – born in Mecklenburg) and their children Emma – 22 - born in Iowa, United States), Mima (19 - born in Iowa, United States), Dara (17 - born in Iowa, United States), Robert (13 - born in Iowa, United States), Meta (11 - born in Iowa, United States), Otto (9 - born in Iowa, United States) and Paul (4 - born in Iowa, United States). City directories Otto Albrecht - Cigar & tobacco manufacturers, wholesalers and retail - Otto Albrecht and Company, Otto Jr. – clerk and Paul R. – cigar maker at 613 West 6th Street in 1892. The 1892 Sanborn map depicts a one-story house (two story at the rear (south)) and a two-story porch at the rear (south). Ancestry.com records indicate that Otto Albrecht died February 1904. On March 7, 1904, Otto Albrecht willed Lot 6 (Block 29) to Emma Hartz, et.al. City directories list Gerald L. Wendt and Mrs. Dora A. Wendt at 613 West 6th in 1906. City directories list Robert M. Walker – salesman and his wife Gertrude M. at 613 West 6th Street in 1910. The 1910 Federal census lists the Walker family at 613 West 6th Street including Robert (47 – works as agent at Cirgar Company - born in Kentucky, United States – rents house, his wife Gertrude (36, female – born in Iowa, United States) and their children Vivian (15) Harrold (8) and Florence (13). The 1910 Sanborn map depicts the same basic footprint as the 1892 map.

Isaac and Mary Farber House	Scott
Name of Property	County
613 W 6th St	Davenport
Address	City



1892 Sanborn Map

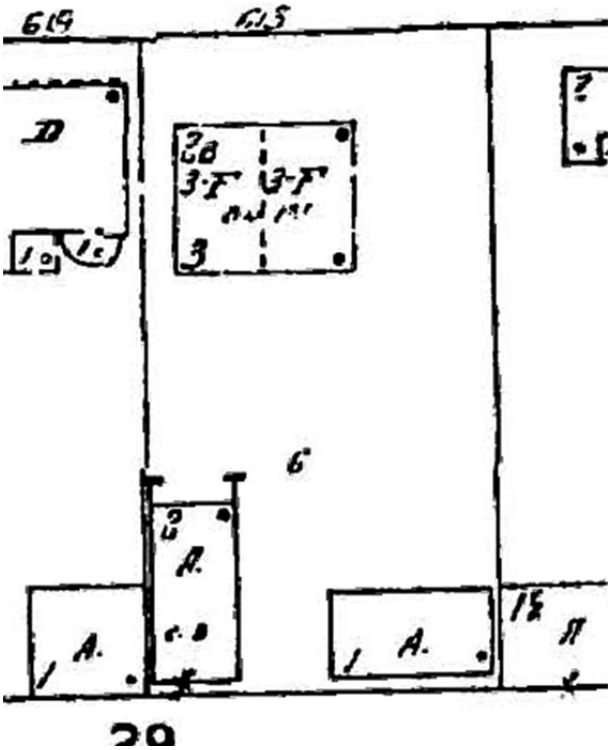


1910 Sanborn map

City directories list Charles Stone, Meyer Stone, Jennie Stone – stenographer at John Ochs Sons Company at 613 West 6th Street and Elmer R. Sley – carpenter, his wife Elizabeth, Thomas U. Cox – blacksmith at 613 1/2 West 6th Street in 1914. Om September 21, 1921 a permit was issued to M. Farber for remodeling. On January 7, 1924, Emma A. Hartz, widow, transferred Lot 6 (Block 29) to Isaac Farber. City directories list Heramn Farber – salesman at Farber Grocery Company, Clifford W. Blunt – salesman at Duane J. Leamer and Company, his wife Josephine, Walter C. Lawrenz – carpenter, his wife Florine J., Walter McMann – machine operator at Bettendorf Company, his wife Marie, Emma C. pepper – clerk at YMCA Cafeteria and Hans H. Pepper at 613 West 6th Street and Isaac Farber – Farber Grocery Company – 116 Perry Street, his wife Mary, Lester Farber – salesman at Farber Grocery Company, Anna B. Farber – stenographer, Orman Farber at 613 1/2 West 6th Street in 1925. City directories list Harry V. Haigh – driver at White Line Motor Freight Company, Inc., his wife Genevieve, George O. Taylor – roofer at Davenport Roofing Company, his wife Mamie H. and Frank Ziegler at 613 West 6th Street and Isaac Farber – Farber Grocery Company, his wife Mary, Herman Farber – assistant manager at Farber Grocery Company, his wife Esther, Charles Farber – student, Mathew Farber, Sarah J. Farber, Benjamin Simon – salesman at Simon and Landauer, Inc., his wife Anna at 613 1/2 West 6th Street in 1935. On February 5, 1938, Isaac Farber and wife transferred Lot 6 (Block 29) to Alex Berge. City directories list Thomas D. Hartshorn – U.S. Navy, his wife Betty R., Bernice Kelly – assistant department manager at Scharff's, Walter A. Magnuson, his wife Maxine, Martin E. Meinert – U.S. Navy, his wife Frieda and John S. Stockman – machinist at Arsenal at 613 West 6th and Moritz Bletz, his wife Blanch and David Miller – Miller's Junk Yard at 613 1/2 West 6th Street in 1945.

Isaac and Mary Farber House	Scott
Name of Property	County
613 W 6th St	Davenport
Address	City

The 1956 Sanborn map depicts the same basic footprint as the 1910 map except a floor was added to the house and the porch was removed.



1956Sanborn Map

On December 9, 1975 a permit was issued to Paul Berger to repair fire damage. New twin window unit in bedroom. The property is currently configured as an apartment building.

Isaac and Mary Farber House	Scott
Name of Property	County
613 W 6th St	Davenport
Address	City

Bibliography

Bowers, Martha H. "Historical and Architectural Resources of Davenport, Iowa," Multiple Resource Application, National Register of Historic Places nomination form. Dennett, Muessig & Associates, Iowa City, Iowa. Revised July 1983. Listed on May 29, 1984.

Bowers, Martha H. "Hamburg Historic District," part of Historical and Architectural Resources of Davenport, Iowa, Multiple Resource Application, National Register of Historic Places nomination form. Dennett, Muessig & Associates, Iowa City, Iowa. January 1982. Listed on May 5, 1983.

Building permits. Building Department, City of Davenport, Public Works, 1200 E. 46th Street, Davenport, Iowa.

Census records, federal and Iowa. Researched online through Ancestry.com.

City directories, Davenport, Iowa. Special Collections, Davenport Public Library, Davenport, Iowa, and also online through Ancestry.com.

Deed and transfer book records. Auditor's Office and Recorder's Office, Scott County Administration Building, Davenport, Iowa.

McCarley, Rebecca Lawin. "Hamburg Historic District (amendment, increase, decrease)," National Register of Historic Places nomination form. SPARK Consulting Davenport, Iowa. Draft nomination, April 2016.

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

Sanborn Map Company. "Davenport, Iowa," fire insurance maps. New York: Sanborn Map Company, 1886, 1892, 1910, 1956.

Svendsen, Marlys and Martha H. Bowers. *Davenport: Where the Mississippi Runs West*. Davenport: Department of Community Development, 1982.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

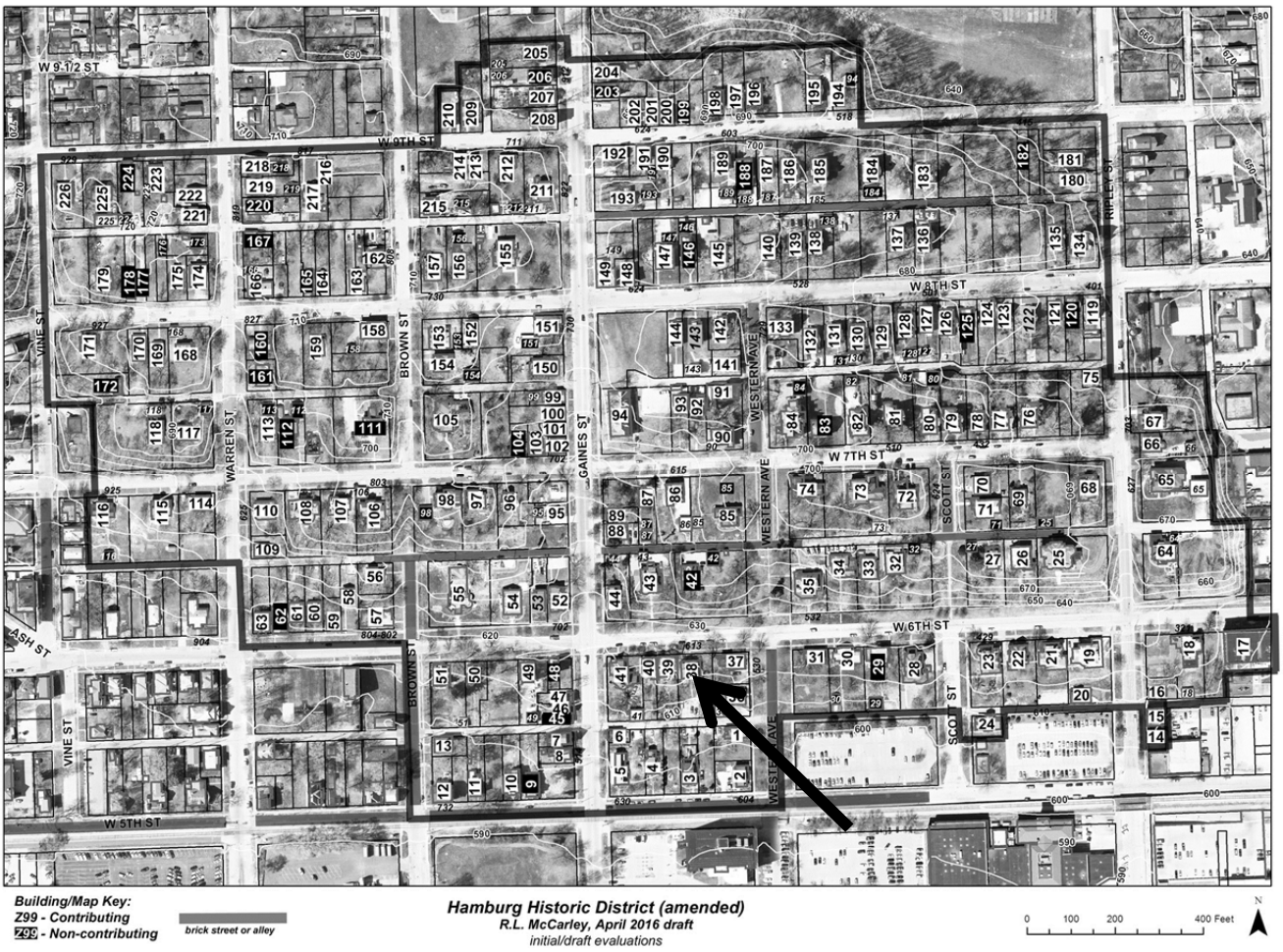
Site Number: 82-00552
Related District Number: 82-00027

Isaac and Mary Farber House	Scott
Name of Property	County
613 W 6th St	Davenport
Address	City

Location map

Isaac and Mary Farber House	Scott
Name of Property	County
613 W 6th St	Davenport
Address	City

Revised district map



Isaac and Mary Farber House	Scott
Name of Property	County
613 W 6th St	Davenport
Address	City

Site plan (from Scott County GIS website)

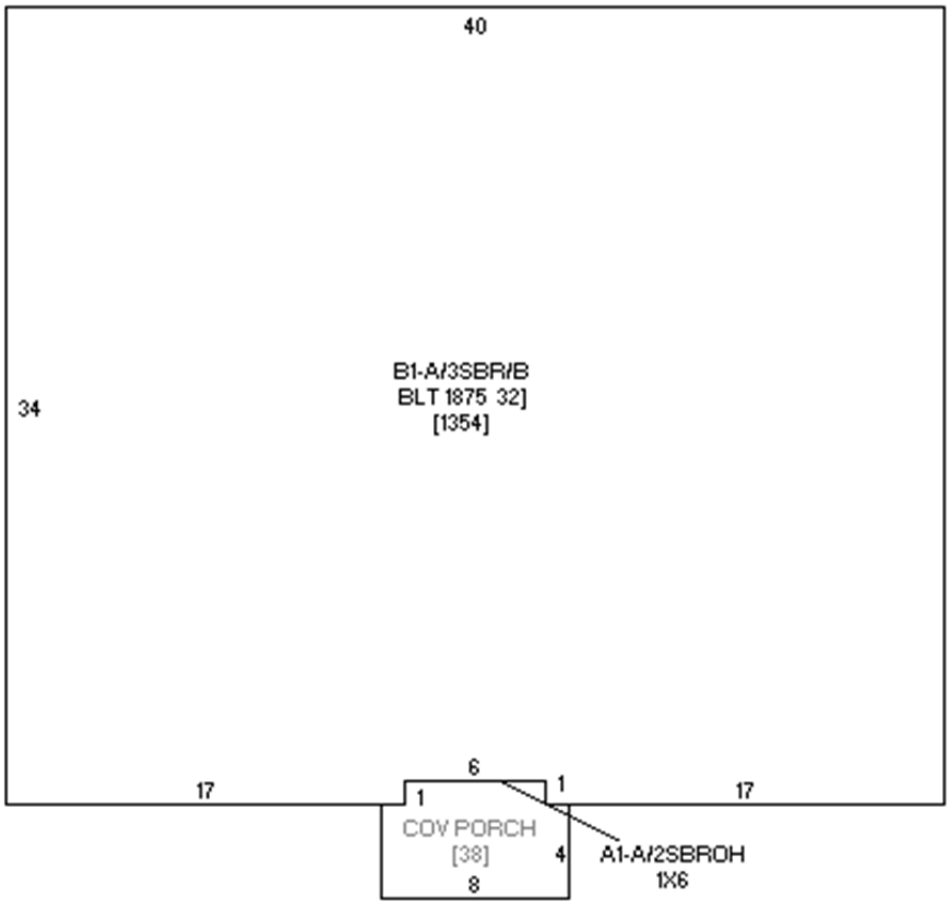
613 West 6th Street
Buildings

0 5 10 20 Feet
2014 Aerial Photograph

N

Isaac and Mary Farber House	Scott
Name of Property	County
613 W 6th St	Davenport
Address	City

Building plan (from assessor's website)



Historic images

None identified during this project

Isaac and Mary Farber House	Scott
Name of Property	County
613 W 6th St	Davenport
Address	City

Photograph from 1981-82 survey/nomination project

Isaac and Mary Farber House	Scott
Name of Property	County
613 W 6th St	Davenport
Address	City

Digital photographs

Photograph 82-00552-001 - House, looking southwest (April 2015)

Isaac and Mary Farber House	Scott
Name of Property	County
613 W 6th St	Davenport
Address	City

Photograph 82-00552-002 - House, looking southeast (April 2015)

Isaac and Mary Farber House	Scott
Name of Property	County
613 W 6th St	Davenport
Address	City

Photograph 82-00552-003 - House, looking northwest (April 2015)

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: Development & Neighborhood Services **Date**
Contact Info: Laura Berkley | 563-888-3553 **9/12/2023**

Subject:
Case COA23-27: Request to tuckpoint and repair masonry at 301 East 2nd Street. The Davenport Bag and Paper Company Building is a locally listed historic landmark in the Davenport Motor Row and Industrial Historic District. Peterson HTC LLC, petitioner. [Ward 3]

Recommendation:
A recommendation is made to approve the Certificate of Appropriateness to tuckpoint and repair masonry at 301 East 2nd Street in accordance with the submitted material, subject to the following condition:

1. Replacement masonry shall replicate the old in material, design, color, texture, and other visual qualities.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060Cof 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.
3. 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.

Background:
The Davenport Bag and Paper Company was designed and constructed by the architectural firm of G.A. Hanssen and D.J. Harfst in 1907. It is constructed with reinforced concrete and considered the first fire resistant high rise building in Davenport. The building incorporates features from the Chicago School of Architecture and neoclassical period.

Davenport Bag and Paper Company became part of a core of manufacturing and warehouse industries that dominated the east side of downtown through World War I. In 1940, the structure was occupied by the Peterson Paper Company. The City of Davenport designated the structure as a local landmark in 2012 to recognize its architectural and historical significance. The property now features first floor commercial space and residential apartments.

Scope of Work:
The following exterior masonry work is proposed:

1. Demo and relay block in the "Peter" sign area. (Roughly 50 block). Repaint when complete.
2. Fix lintel directly under the sign area/above window.
3. Replace the 3-4 stones above the sign on the window sill.
4. Replace all three lentils on the three windows on bottom row, front of building.

5. Replace block area above windows.
6. Replace remaining stone under windows/window sills. Approximately six stones.

The petitioner has confirmed that the block will be replaced with a new block similar to the block that was used in a previous repair. The lentils will be replaced with the same sized lentil. The mortar used for the project will be Type M as referenced in the mortar analysis.

Mortar Analysis:
David Arbogast, Architectural Conservator, conducted a mortar analysis using a sample collected from the south elevation. The mortar analysis was conducted using the acid digestion testing procedure. The procedure uses acid digestion, filtration, and microscopic analysis of the fines and aggregate. The purpose is to determine the three components of historic mortar: the binder, fines, and the sand/aggregate. The mortar sample consisted of lime, Portland cement, and sand. This is similar to a type M mortar.

IL ARTE Masonry will use the masonry and mortar analysis to tuckpoint the structure. City staff concur with the masonry and mortar analysis submitted by the applicant as well as the proposed scope of work.

The Secretary of the Interior's Standards for Rehabilitation were also reviewed. The project satisfies the following recommendations for masonry work:

1. Replacing in kind an entire masonry feature that is too deteriorated to repair - if the overall form and detailing are still evident - using the physical evidence to guide the new work. Examples can include large sections of walls. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
2. Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration.
3. Removing deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry.
4. Duplicating old mortar in strength, composition, color, and texture.
5. Duplicating old mortar joints in width and in joint profile.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Application
🗋	Backup Material	Tuckpointing & BID Details
🗋	Backup Material	Mortar Analysis
🗋	Backup Material	Background Materials & Photos
🗋	Backup Material	Ordinance Designating Landmark Status
🗋	Backup Material	Historic Nomination Sheet-Part 1
🗋	Backup Material	Historic Nomination Sheet-Part 2
🗋	Backup Material	Historic Preservation Ordinance-Review Standards
🗋	Backup Material	Secretary of the Interior's Standards for Rehabilitation-Masonry

REVIEWERS:

Department	Reviewer	Action	Date

Community Planning & Economic Development	Berkley, Laura	Approved	8/22/2023 - 4:40 PM

CITY OF DAVENPORT
Development & Neighborhood Services – Planning
1200 W. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION

RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE

SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME

BRIEF OVERVIEW OF THE PROJECT (not a scope of work)

APPLICANT INFORMATION

Application Name

Address

City | State | Zip

Phone

Secondary Phone

E-Mail Address

Acceptance of Applicant

I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for attendance at the meeting as shown on the historic preservation commission calendar. The City reserves the right to require further site studies as necessary.

Type Applicant's Name as a signature _____ Date _____

DEVELOPMENT TEAM

Property Owner

Address

Phone | Secondary Phone

E-Mail Address

Project Manager/Other

Address

Phone | Secondary Phone

E-Mail Address

APPLICABILITY PRIOR to any work on applicable Historic Resources:

A Certificate of Appropriateness must be submitted & approved PRIOR to the commencement of the following:

- *Any Building or Sign Permit changing the exterior (except demo)*
- *New construction/Addition or exterior alteration of a structure*
- *Sign installation or alteration*

Demolition of any local or national historic resources shall require a Historic Demolition Request Application

ALL SUBMITTALS SHALL INCLUDE: ***SUBMITTED***

Full Scope of Work (SOW) attached as a .PDF
all work & materials shall be described & itemized/listed in detail

Photos or renderings of all existing building/sign façades

Proposed color building/sign elevations to scale
rendered showing existing and/or proposed building materials

Material specs: type, dimensions, color & manufacturer

MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*:

Dimensioned Site Plan (proposed & existing buildings/site items)

Grading Plan with 2 foot intervals (if needed)

Mechanical Screening shall be shown

Materials Board of sample building materials proposed

* Major Additions & New Buildings may require more extensive information

Application Fee: **NONE**

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 applicant's scheduled meetings.

(2) Scope of Commission's Consideration:
- Only work described in the application may be approved.
- If insufficient information exists to make a proper judgment on the application, the Commission may continue the consideration a maximum of 60 days, excluding applicant's continuances.

(3) Post Commission Ruling:
- An approved Cert. of Appropriateness does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities.
- COA approval expires one year from the date of approval unless a building permit is obtained within such period. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.
- Appeals to determinations are $75 made to City Council and shall be in writing submitted to the Zoning Administrator within 30 calendar days of Commission's decision.

Submit this form with attachments to: planning@davenportiowa.com

IL ARTE
MASONRY
501 20TH STREET
ROCK ISLAND, IL 61201

JOB# 027
QUOTE 1
07.07.23

301 E 2nd Street. Davenport, IA 52801 • (Immediate Problem).

QTY	JOB	TOTAL
1) Demo and relay block in the "Peter" sign area. (Ruffly 50 block). Repaint. 2) Fix lintel directly under the sign area/ above window. 3) Replace the 3-4 stones above the sign on the window sill. Grind ETC.	• Access to water supply and electricity is needed. Job may take 1 week, weather permitting. • Demo and relay block in the "Peter" sign area. • Fix lintel directly under the sign area/ above window. • Replace the 3-4 stones above the sign on the window sill. • Grind and point and patch the side/ corner next to the sign. (Use V-100) Ruffly 32 block. • 100% Removal of rubble, mortar, trash on job site. Spot list completion, 100% satisfactory of client.	**$14,000** ($7,000 to start)

TERMS & CONDITIONS *(Proposal is good for 30 days.)*

50% Down of total price must be made before the job is to be started. Final payment to be paid within 10 days of completion of the project. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written change orders and will become an extra charge over and above the original proposal amount. All agreements are contingent upon strikes, accidents or delays beyond our control. Customer agrees to pay all legal fees in the event of a dispute and for any collection efforts by Contractor. Owner is to carry fire, tornado and other necessary insurance.

FOR ACCEPTANCE OF PROPOSAL:

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

NOTE: By signing this proposal, this institutes a contract between you and IL Arte Masonry.

Ryan Luke, Owner — Date

Neil Desai — 7/26/2023

Customer Signature — Date

IL ARTE
MASONRY
501 20TH STREET
ROCK ISLAND, IL 61201

JOB# 027
QUOTE 2
07.07.23

301 E 2nd Street. Davenport, IA 52801 • (Remaining Windows).

QTY	JOB	TOTAL
1) Replace all three lentils on the three windows on bottom row, front of building. 2) Replace block area above windows. 3) Replace remaining stone under windows/ window sills. Ruffly 6 stones.	• Access to water supply and electricity is needed. Each window may take one week, weather Permitting. • Replace all three lentils on the three windows on bottom row, front of building. • Replace block area above windows • Replace remaining stone under windows/ window sills. Ruffly 4-6 stones. • 100% Removal of rubble, mortar, trash on job site. Spot list completion, 100% satisfactory of client.	**$34,000** ($17,000 to start)

TERMS & CONDITIONS *(Proposal is good for 30 days.)*

50% Down of total price must be made before the job is to be started. Final payment to be paid within 10 days of completion of the project. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written change orders and will become an extra charge over and above the original proposal amount. All agreements are contingent upon strikes, accidents or delays beyond our control. Customer agrees to pay all legal fees in the event of a dispute and for any collection efforts by Contractor. Owner is to carry fire, tornado and other necessary insurance.

FOR ACCEPTANCE OF PROPOSAL:

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

NOTE: By signing this proposal, this institutes a contract between you and IL Arte Masonry.

Ryan Luke, Owner — Date

Neil Desai — 7/26/2023

Customer Signature — Date

INVOICE

Mortar Analysis
Peterson Paper Building
Davenport, Iowa
May 28, 2013

	Due
One mortar sample @ $200.00 per sample.	$200.00

David Arbogast
Architectural Conservator
1803 Pineacre Avenue
Davenport, Iowa 52803
(563) 355-1553
arbogast7@gmail.com

Mortar Analysis

Peterson Paper Building

Davenport, Iowa

May 28, 2013

On Thursday, June 27, 2013 David Arbogast, architectural conservator, of Davenport, Iowa met Steve Wiese at the former Peterson Paper Company Building on Second Street in Davenport, Iowa to collect a sample of the mortar from the building for analysis. Under David's direction, Steve collected the sample in an effort to determine its original formula.

The analysis was begun that same day utilizing the standard testing procedure developed by E. Blaine Cliver, Regional Historical Architect of the North Atlantic Region of the National Park Service. This relatively simple procedure dissolves the lime and/or cement content of the mortar using a 20% solution of hydrochloric acid. The carbon dioxide released as a result of the reaction displaces water, which is then measured and used to calculate the soluble content of the mortar. The insoluble fines and sand remaining from the reaction are factored into the equation resulting in a final result. In the case of cement samples, the remaining fines are used to calculate the cement content of the mortar. The remaining sand is then carefully sieved and graded by grain size to provide a means of identification of the various sand types encountered.

The sample was collected from the south elevation. It was gray in color and with visible and it was hard in its consistency. It had a bubbly reaction with a large water displacement. It also had a rapid filtering time. The hardness of the sample indicates the presence of a significant amount of Portland cement. The large water displacement and the rapid filtering time indicate the presence of a significant amount of lime. Thus, it appears that the mortar was made of lime, Portland cement, and sand and was very similar to a type M mortar. The sand sieve analysis revealed relatively coarse sand of which all easily passed largest sieve. Under 12% managed to pass all of the sieves and slightly over 40% was trapped in the finest sieve.

Mortar/Plaster/Stucco Analysis Test Sheet

Sample No. 1
Building: Peterson Paper Building, Davenport, Iowa
Location: South elevation
Sample Description: Gray, visible sand, hard, bubbly reaction, rapid filtering

Test No. 1 – Soluble Fraction

Data:

1.	185.6 Container A weight	8.	no Hair or fiber type
2.	205.6 Container A and sample	9.	3.1 Fines and paper weight
3.	756.16 Barometric pressure	10.	2.7 Filter paper weight
4.	22 Temperature	11.	198.9 Sand and Container A weight
5.	1.00 Liters of water displaced	12.	11.0 cc. of sand
6.	yellow-green Filtrate color	13.	18.4 Weight of graduated cylinder and sand
7.	pale gray Fines color	14.	5.1 Weight of graduated cylinder

Computations:

15.	20.0	Starting weight of sample: No. 2 – No. 1
16.	0.4	Weight of fines: No. 9 – No. 10
17.	13.3	Weight of sand: No. 11 – No. 1
18.	.82706766	Sand density: No. 12 divided by (No. 13 – No. 14)
19.	6.3	Weight of soluble content: No. 15 – (No. 16 + No. 17)
20.	0.0409898	Mols. Of CO_2: No. 5 x No. 3. x 0.016 divided by (No. 4 + 273.16 C.)
21.	4.10	Gram weight of $CaCO_3$: 100 x No. 20
22.	2.20	Gram weight of $Ca(OH)_2$: No. 19 – No. 21
23.	0.0297435	Mols. of $Ca(OH)_2$: No. 22 divided by 74
24.	5.23	Gram total weight of $Ca(OH)_2$: 74 x (No. 20 + No. 23)
25.	1.80	Gram weight CO_2: No. 20 x 44
26.	3.11	Gram weight total possible CO_2: 44 x (No. 20 + No. 23)
27.	57.88	%CO_2 gain: No. 25 divided by No. 26

Conclusions:

28.	18.20	Gram weight of sample: No. 15 – No. 25
29.	2.20	Fine parts/volume: No. 16 divided by No. 28
30.	60.44	Sand parts/volume: (No. 17 divided by No. 28) x No. 18
31.	31.61	Lime parts/volume: (No. 24 divided by No. 28) x 1.1

Cement (if present)

32.		Portland cement parts/volume: (No. 16 divided by No. 28) x 0.78
33.		Natural cement parts/volume: (No. 16 divided by No. 28) x 0.86
34.	0.48	Lime with cement parts/volume: (No. 16 x 0.2) divided by No. 28 x 1.1

Test No. 2 – Sand Sieve Analysis

Sieve	Sieve w/ sand weight	Sieve weight	Sand weight	Sand ratio
No. 4	158.5	158.5	0.0	0.00
No. 8	141.5	140.3	1.2	1.62
No. 16	139.7	132.8	6.9	9.32
No. 30	151.4	123.9	27.5	37.16
No. 50	143.8	114.1	29.7	40.14
Base	87.5	78.8	8.7	11.76

Davenport Bag & Paper Company

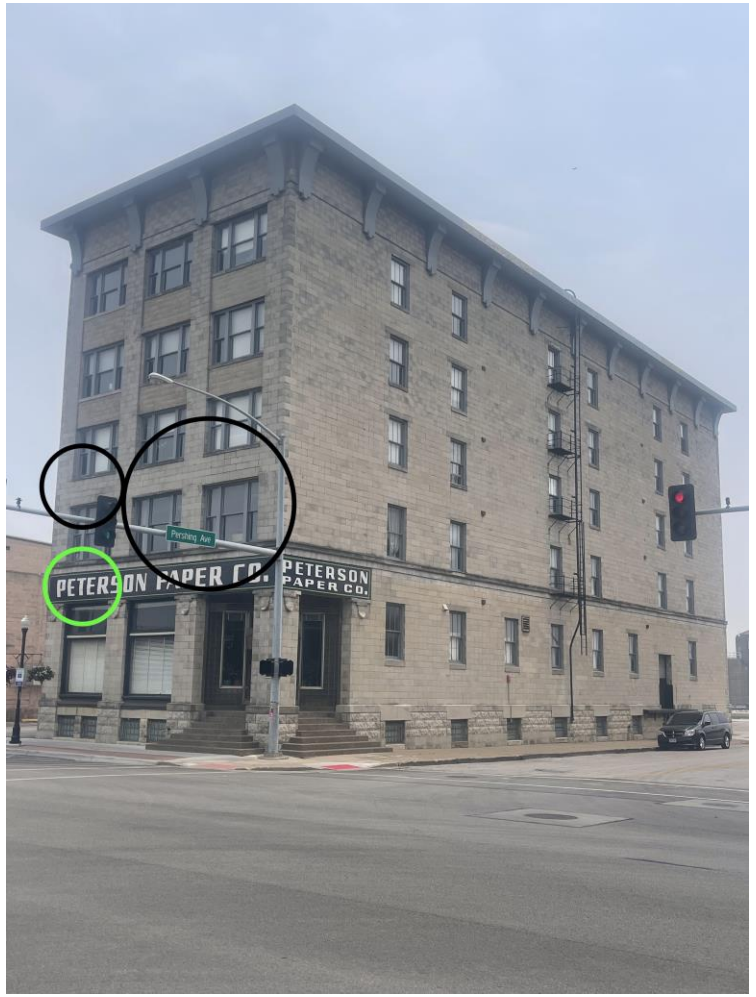
DAVENPORT
IOWA | USA

- Built in 1907
- Architects: G.A. Hanssen and D.J. Harfst
- Concrete Construction Technique
- First Fire Resistant High Rise Building in Davenport
- History of Tenants:
  - Davenport Bag & Paper Company
  - 1940: Peterson Paper Company
  - 2019: Peterson Paper Lofts (23 Units)

Scope of Work

DAVENPORT
IOWA | USA

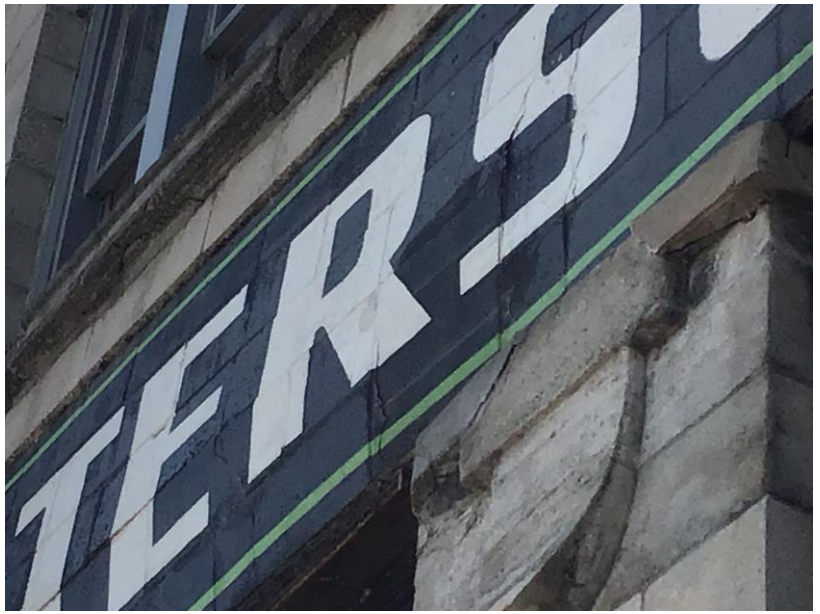
1. Demo and relay block in the "Peter" sign area. (Roughly 50 block). Repaint when complete.
2. Fix lintel directly under the sign area/above window.
3. Replace the 3-4 stones above the sign on the window sill.
4. Replace all 3 lentils on the 3 windows on bottom row, front of building.
5. Replace block area above windows.
6. Replace remaining stone under windows/window sills. Approximately 6 stones.



Mortar Analysis

DAVENPORT
IOWA | USA

- Test conducted in 2013 by an Architectural Conservator.
- Sample collected from south elevation.
- Purpose: Determine the historic binder, fines, and sand/aggregate.
- Result: Mortar consisted of lime, Portland cement, and sand.
- Similar to a Type M Mortar.



City of Davenport

2012-428

Committee: Community Development
Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 326-7743; mflynn@ci.davenport.ia.us
Ward: 3rd

Action / Date
CD 10/17/12
CC1. OCT 24 2012
CC2. NOV 15 2012
CC3. NOV 15 2012

Subject:
An ORDINANCE for Case No. LL12-02 to designate the Davenport Bag and Paper Company located at 301 West 2nd Street a local landmark (Y and J Properties LLC, petitioner) *[Ward 3].*

Recommendation:
The Historic Preservation Commission recommends that Case No. LL12-02 be approved. The Commission vote was unanimous.

Relationship to Goals:
Added emphasis on economic development.

Background:
Y and J Properties, LLC recently purchased the Davenport Bag and Paper Company located at 301 West 2nd Street and proposes to convert the building to first floor commercial and a total of 20 residential units on floors two through five. The property owner is voluntarily requesting to become a local landmark to recognize and document the property's individual architectural and historical significance.

The Davenport Bag and Paper Company was constructed in 1907. The business produced paper bags, wrapping paper, and flour sacks. Davenport Bag & Paper Company became part of a core of manufacturing and warehouse industries that dominated the east end of the Davenport Central Business District from the late nineteenth century through World War I. By 1940 the building housed the Peterson Paper Company.

The Davenport Bag and Paper Company's reinforced concrete construction technique was influenced by the Chicago Fire of 1871 and a tragic fire that spread from the Village of East Davenport in 1901. It was one the first fire resistant high rise buildings in Davenport. The building incorporated elements from the Chicago School of Architecture and the neoclassical period.

The Davenport Bag and Paper Company was designed by the architectural firm of G.A. Hanssen and D.J. Harfst, of which Hanssen went on to become a Master Architect in San Diego, California. In 1899 Dietrick J. (Deat) Harfst joined Hanssen as a draftsman. Deat worked under Hanssen for many years and they designed large commercial structures, including Sacred Heart's Rectory and the Central Fire Station.

Staff concurs with the Historic Preservation Commission that the Davenport Bag and Paper Company is consistent with Section 17.23.060B of the Davenport City Code for individual designation as a local landmark.

Please refer to the attached Historic Preservation Commission Staff Report for more information.

ORDINANCE NO. 2012- 428

ORDINANCE for the Landmark Designation of the Davenport Bag and Paper Company located at 301 West 2nd Street, pursuant to the provisions of Chapter 17.23 of the Municipal code of Davenport, Iowa (Y and J Properties LLC, petitioner) *[Ward 3].*

WHEREAS, the City of Davenport is one of the oldest Cities in Iowa, and contains many structures of architectural importance; and

WHEREAS, the Local Landmark designation will help document and recognize the individual historical and architectural significance of the property; and

WHEREAS, Enhancing the Existing Built Environment is the First Goal of Davenport 2025, Comprehensive Plan for the City; and

NOW, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate known as the Davenport Bag and Paper Company located at 301 West 2nd Street is hereby granted Landmark Designation. The property has the following legal description:

Part of the Northwest Quarter of Section 36, Township 78 North, Range 3 East of the 5th P.M. being more particularly described as follows: Block 63, Lot 15 and the West 22.7 feet of Lot 14 LeClaire's 3rd Addition. Said property contains .22 acres, more or less.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration October 24, 2012

Second Consideration November 15, 2012

Approved November 15, 2012

William E. Gluba
Mayor

Attest: Jackie E Holecek
Jackie Holecek, MMC
Deputy City Clerk

Published in the *Quad City Times* on November 27, 2012

City of Davenport

Nomination No: LL12-02

"INDIVIDUAL PROPERTY" NOMINATION

for the

DAVENPORT REGISTER OF HISTORIC PROPERTIES

Historic Preservation Commission
City of Davenport, Iowa

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

Address of the Property: 301 East 2nd Street, Davenport

Legal Description of the Property: Subdivision Name: LeClaire's 3rd Addition of Davenport

Block: 63 Lot: 15

Historic Name (or proposed historic name): Davenport Bag & Paper Company

Date listed on National Register of Historic Places (if applicable): _____

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

NRHP Historic District (if applicable): _____

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

Owner(s) of Record: Y & J Properties LLC

Owner(s) Address: (Name) Y & J Properties LLC

(Street) 230 West 3rd Street, Suite 216

(City, State & ZIP) Davenport, IA

Owner(s) Telecommunications: Work: 309-292-2777 Home: _____ Mobile: _____
Fax: _____ Email: _____

Current Use of the Property: Vacant

Original Function of the Property: Business that produced paper bags, wrapping paper & flour sacks.

The Petitioner shall submit the following information:

(1) Four 4" x 6" photographs showing all elevations (These will become part of the Commission's permanent file and cannot be returned.)

(2) Any historical photographs, if available. (Clear photocopies of the photographs are acceptable at the time of application as long as petitioner brings reprints and/or slides of historical photographs to the meeting for HPC review. These will be returned after consideration of the nomination is complete.)

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

Date of Construction: 1907 Architectural Style: Chicago School

Building Materials: Foundation: Concrete Walls: Stone, CMU

Roof: Concrete, EPDM Other:

Distinctive Features: Chicago School, Neoclassical architecture

Alterations: Cornice has been removed due to degradation.

(4) A narrative describing why the property satisfies the "Designation Criteria" listed in Section 17.23.060(2) of the 1990 Municipal Code. Please describe both the property's present and historic physical appearance as it relates to the definitions of Architectural and Historical significance in contained in Section 17.23.030[1].

The "Designation Criteria" are defined in the 1990 Municipal Code as follows:

Designation Criteria: Section 17.23.060(2). The Commission shall, after such investigation as it deems necessary, make a recommendation to the City Council as to whether a nominated structure or district qualifies for the Local Register. To qualify, a property must satisfy one or more of the following criteria:

(A) It is associated with events or persons that have made a significant contribution to the broad patterns of history of the city, county, state and/or nation; and/or

(B) It embodies the distinctive characteristics of an architectural style valuable for the study of a type, period or method of construction; and/or

(C) It represents the work of a master builder, craftsman, architect, engineer or landscape architect or possesses high artistic, values.

(5) A list of major bibliographical references.

"I, petitioner for the nomination of the aforementioned property to the Davenport Register of Historic Properties, do hereby state that all the information contained herein is, to the best of my knowledge, accurate and that there are no negligent or fraudulent misrepresentations of fact. I also understand that fraudulent misrepresentations of fact contained in this nomination form shall be sufficient cause to immediately nullify the nomination process.

Rebecca J. Mahon

Owner(s) of Record or Authorized Agent

8/24/2012

Date

[1] Definitions of Architectural and Historical significance can be found in Sections 17.23.030(3) and 17.23.030(19) respectively.

Please return the completed application to the:

Historic Preservation Commission
Community & Economic Development Department
226 W. 4th Street
Davenport, Iowa 52801

Direct your questions to the Commission Secretary at 326-7765.

Your Nomination for Designation will be considered by the Historic Preservation Commission at its public meeting scheduled for:

September	11	2012
month	day	year

All Historic Preservation Commission Public Meetings are held in the City Council Chambers at City Hall on the 2nd Tuesday of every month at 4:30 p.m. unless otherwise notified.

Staff will keep the original signed nomination form and will return to the petitioner a photocopy of the application with staff comments.

PLEASE NOTE: The owner(s) of record, or an agent acting on their behalf (petitioner), should plan to attend the Commission meeting in person. It is important for someone to be present to respond to the Commission's inquiries and comments. If no one is present, the nomination process may be delayed indefinitely.

For Staff Only:
Received by: Ryan Rusnak 8/24/2012

Commission Secretary or Designee Date

Is application complete? (Yes) No

If not, explain: _____

Statement of Significance Summary Paragraph

The Davenport Bag and Paper Company building is a five story showroom, manufacturing and warehouse building, built in 1907. It is located at 301 East Second Street, on the corner of Second and Pershing. The building is constructed of poured-in-place, reinforced concrete structure; concrete masonry unit exterior with limestone base & trim; and a metal coping cap. The original building provided 6,000 gross square feet per floor, for a total of 30,000 square feet. This building incorporated elements from the Chicago School of Architecture and the neoclassical period. This is one of the first fire-resistant high rise buildings in the Davenport area. The building has local historical significance under Criteria A, B and C. It satisfies Criteria A because the building represents the economic growth of the commerce and industrial area of downtown Davenport at the turn of the 20th century. It also represents the achievements of the German-American culture in Davenport. Criteria B is satisfied due to the fire resistant type of construction and architectural style influenced by significant natural events. And Criteria C is satisfied because this was the last building designed by the architectural firm of G.A. Hanssen and D.J. Harfst, of which Hanssen went on to become a Master Architect in San Diego, California.

Narrative Statement of Significance

The property is located in Davenport's East End, which is bounded by Perry on the west, the railroad (5th Street) on the north, and River Drive on the south. This area combines commercial activities with pockets of light to heavy industry.

From the collection of Davenport Public Library

This picture was taken from the Government Bridge looking west around 1912. In the background are some of the factories and prominent businesses that occupied Davenport's East End, including the Davenport Bag and Paper Co.,

Morton L. Marks Co., Wholesale Grocers, Carnation Pure Food Products, and Diamond Crystal Salt Co. Just out of the picture to the east is a logging company and fabric mill. On July 24, 1901, one of the worst fires in Davenport history occurred in the Village, east of the building site. The fire began at the Rock Island Fuel Company and spread quickly, warping the rails of the railroad track and blanketing this area in a dark, heavy smoke. Flames reached 300 feet in the air, spreading the fire closer to the downtown area. Fortunately this fire was contained at Tremont Avenue hill near St. Katherine's Hall Girls' School was located. In the end, approximately 20 acres of land were burned, nearly 250 people were left homeless and businesses suffered $1.25 million in losses. Following the fire's destruction, which left shingles, kindling, sawdust and 60-foot tall piles of lumber, a shantytown evolved. This area surrounded the Weyerhaeuser Mill, Lindsay & Phelps Mill, Roberts Wood Yard and the Standard Oil storage tanks. [1] [2] After witnessing the Great Chicago Fire of 1871 and then suffering through a fire of this magnitude, the use of fire resistant structures for higher hazard buildings became greatly desired by the community. Upon rebuilding this heavily damaged area, the Davenport Bag and Paper Company Building became the first high rise building to feature these design options in downtown Davenport.

Circulation on the property consisted of the two main street sidewalks on the north and west sides and a delivery door on the south side. The lot has a slight slope towards the river across the entire site. The main entry was at the northwest corner with a monumental stair to the revolving front door.

The building is a large rectangular structure with a low slope roof created by sloping structural members. The west and north side that were seen by Second and Pershing were treated in the Chicago School of Architecture with prominent Chicago Style Windows.

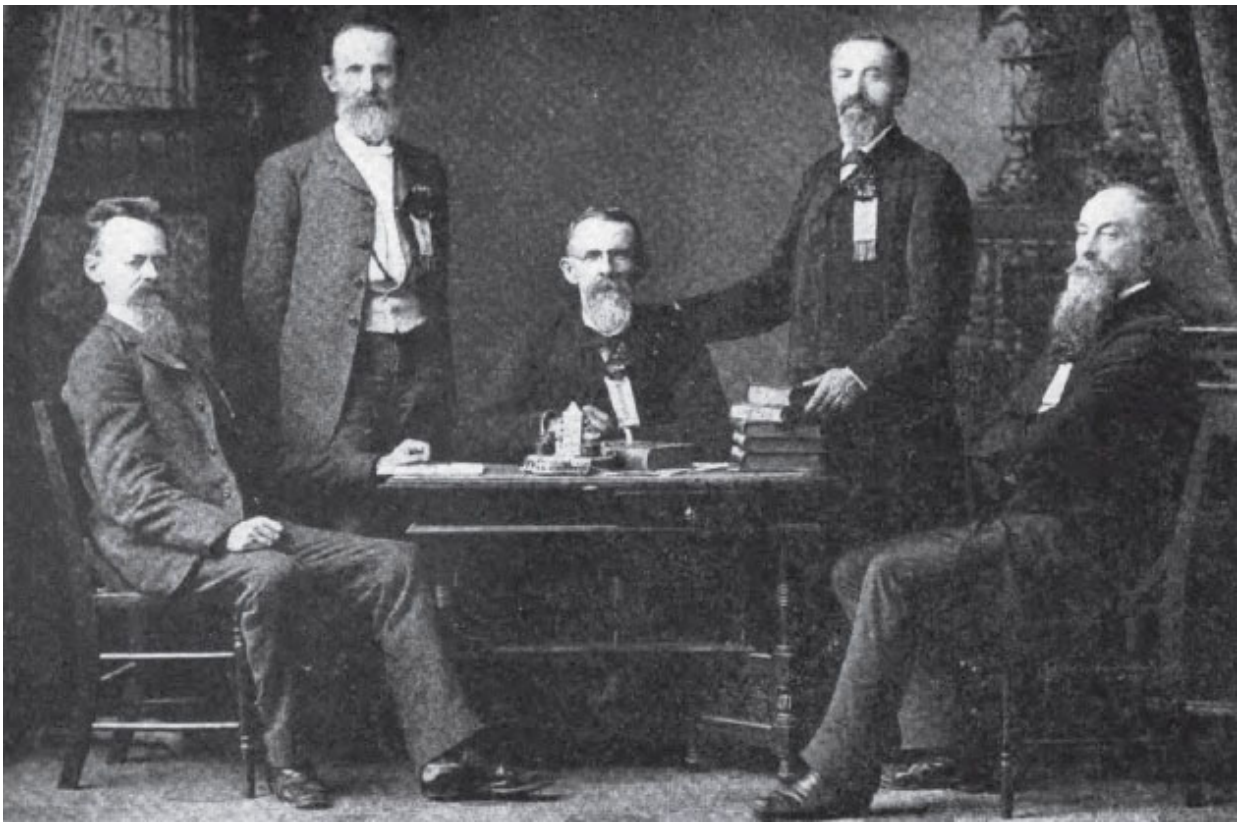
The influence of the neoclassical period can be seen in the treatment of the exterior fenestration. Coarse cut limestone was used on the lower portion of the structure to emulate the base of a column and was capped by a cut stone band. The shaft of the column is represented with the use of the clean lines of the concrete masonry units capped by a cut stone band. The building then breaks the sky with an arched coping cap creating the column capital. The coping cap follows along the west and south side, returns to the corner, and stops on the north and south sides. As these sides did not face a public way, this was a very typical cost saving approach. This was detailed in the construction drawings from Hanssen and Harfst.

As time passed the fascia was removed due to deteriorating conditions. A loading dock added to the side of the building and in 1940 the building was bought by the Peterson Paper Company. The rest of the exterior has been relatively untouched by time due to the masonry and concrete construction methods used at the turn of the 20th century. The building is currently vacant.

Architects

The Architects for the Davenport Bag and Paper Company were Gustavas Adolphus Hanssen and Dietrick J. (Deat) Harfst. This was one of the last buildings that these Architects completed together.

Gustavas Adolphus Hanssen was born in Davenport, Iowa on November 22, 1869. His father Johann Nicolas Ludwig "Louis" Hanssen, arrived from Itzehoe, Steinburg, Schleswig-Holstein, Germany in 1850. In 1852, Louis Hanssen founded the Davenport Turngemeinde, the German gymnastic society also known as the Turners. Below is a picture of the five original members: Theodor Gülich, Louis Hanssen, Charles Eyser, Matthias Staack, Christian Müller (from left to right). Over time, the Turners created many buildings for its members, including a library, auditorium, and exercise hall.



(Source: http://webbasics.iowajmc.com/cmmay/life/turners.html The Most German City, German Life in Davenport, The Davenport Turners.)

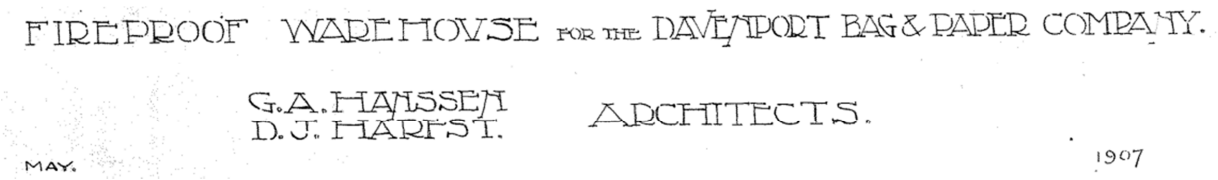
The first Germans immigrated to Davenport in 1836 when the City had a population of 100. The Iowa census of 1890 stated that Scott County had a population of 43,164, of which 10,130 (nearly one-fourth) were German natives. If to this large number we added the German immigration of the twenty years following 1890 and the direct descendants of all those coming from Germany, a strong showing is made for the strength of German-Americanism in this county. Many Germans thrived in Davenport through the start of 20th century because of the culture and connections within this City.

Louis Hanssen was among the thriving Germans that immigrated to Davenport. He was a cornerstone of the early city of Davenport, organizing the Turners and creating a strong sense of community among the German immigrants. He started a hardware business and married Maria Sophia "Mary" Hahneman in 1854. They had 10 children and Gustavus was the eighth child. Louis brother, Bernhard Hanssen, was an architect for the city of Hamburg, Germany and Gustavus wanted to become an architect just like his Uncle Bernhard. In 1885, Louis sent Gustavus to Illinois State University where he enrolled in the School of Architecture. He graduated in1890 with Second Honors and First Medal in Military and Artillery Drill.

Gustavus Hanssen
(Source: *Iowa Progressive Men*, 1899 Publication)

In the spring of 1891, Gustavus Hanssen took charge of the architectural office of J.W. Taylor, in Middleborough, Kentucky. He remained there until October 1891 and then moved back to Davenport to start a business for himself. He was appointed Plumbing Inspector for the City of Davenport in 1893. The start of his career included the design of many residential houses for prestigious German families. A couple that have been listed on the National Registry are the William Weise House (1895), and the J.C. Schricker House. In 1904, Hanssen married Lilli S. Stibolt and they had 2 children. Lilli was known as one of the best vocalist in the Davenport area.

In 1899 Dietrick J. (Deat) Harfst joined Hanssen as a draftsman. Harfst was born in Germany in 1874 and immigrated to Davenport in 1880. Deat worked under Hanssen for many years and they designed large commercial structures. A couple listed on the National Registry include Sacred Heart's Rectory and Davenport Central Fire Station (1902). During their time together, they had an apprentice named Arthur Ebeling who went on to opened his own practice in Davenport and acted as the supervising architect for Temple and Burrow's Hotel Blackhawk. When the Davenport Bag and Paper Company Building was constructed in 1907, Dietrick was also an Architect and shared the title of the firm with Hanssen.



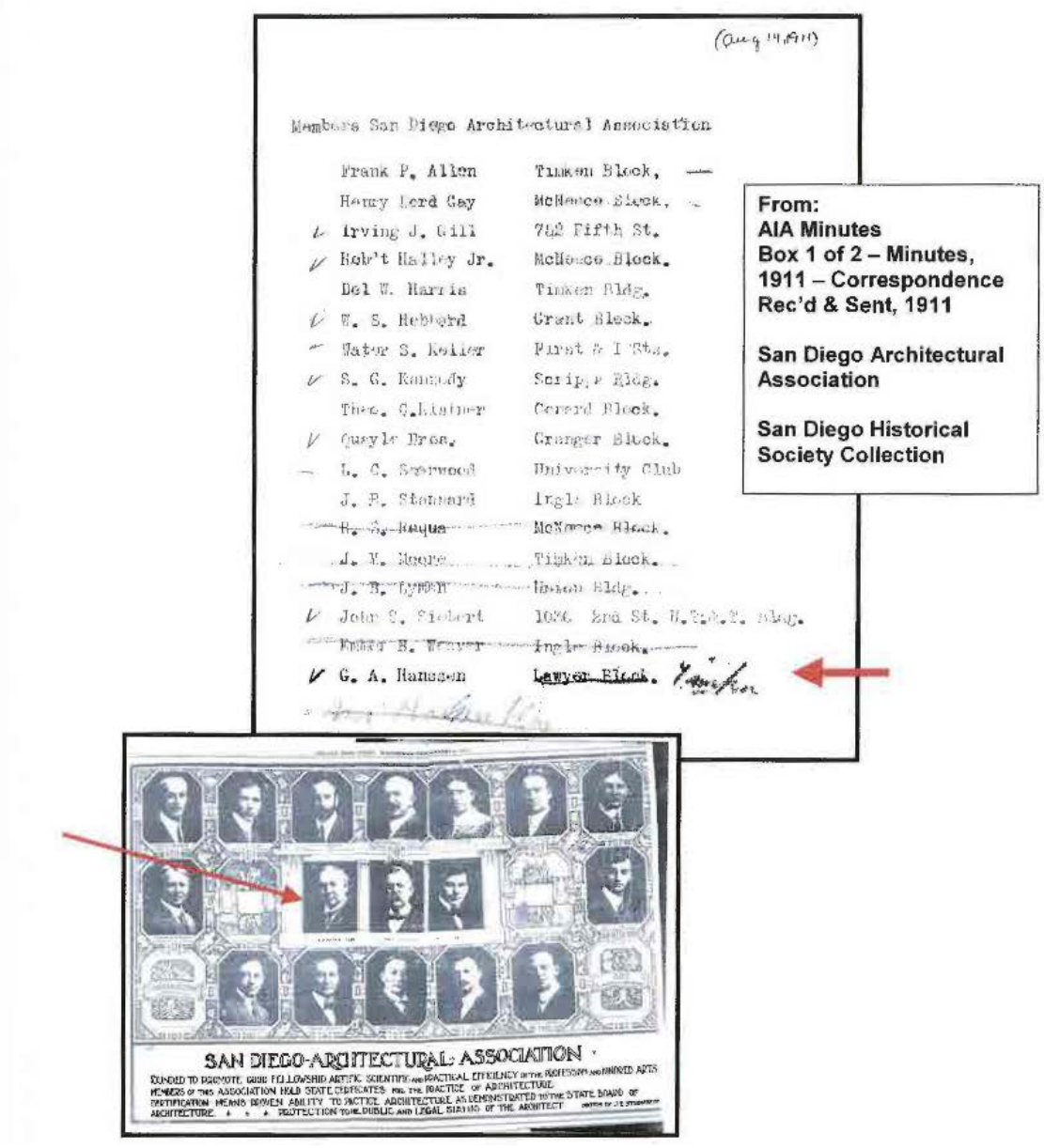
(Source: Hanssen and Harfst construction drawings, May 1907)

Shortly after the completion of the construction of the Davenport Bag and Paper Company Building, Louis Hanssen passed away on January 22, 1908. His assets were divided among the children and Gustavus decided to move west.

In 1909, Hanssen relocated his family to San Diego, California, where he worked as an apprentice with the US Navy. He eventually opened his own architectural agency, designing both commercial and residential properties. Many of the buildings Hanssen designed were done so featuring Prairie Style architecture, incorporating Midwestern and Chicago influences. He completed his first house, the Otis House, in 1910. The Otis House is listed on the Historic Registry of

San Diego and is the last remaining residential design by Hanssen. Many of his designs were built in what is now the downtown area of San Diego and have since been demolished as the City grew.

Rather quickly, Hanssen's presence in the architectural community solidified in this area and in 1913 he served as treasurer of the San Diego Architectural Association, a precursor to the American Institute of Architects. The Association was initially a group of seventeen architects who shared the common goal "to unite in fellowship the Architects of San Diego County, California, and to combine their efforts so as to promote the artistic, scientific and practical efficiency of the profession, and to cultivate the study of kindred arts." [10] Hanssen's involvement with the Association began shortly after his apprenticeship with the US Navy and three years into his career as a privately practicing architect. This group of men shared a strong interest in developing buildings that were earthquake and fire resistant; with these likeminded individuals, Hanssen was able to continue with his fire-resistant designs in California that began in Davenport, Iowa.



(Sources: AIA Minutes, 1911 Correspondence Rec'd & Sent, 1911. San Diego Architectural Association, 8/14/1911. San Diego Historical Society Collection.)

The importance of fire-proof building materials soon became widely-used and necessary in the industry, making fire-proof, earthquake resistant buildings highly desirable and easier to build.

THE SAN DIEGO SUN.

NEW STRUCTURAL TILE CONCERN SOON TO BE RUNNING FACTORY

Articles of incorporation of the Aggricrete company of San Diego, Cal., capital stock $50,000, W. H. Page, president and treasurer; L. S. Riley, secretary, have been filed with the secretary of state.

In a quiet way this corporation has gone about the establishment of a new industry in this city. Within a week the erection of a preliminary demonstrating plant has been commenced near the corner of Lytton and Rosecrans streets, on Point Loma, and today it is under roof and nearly ready for work on the installation of the machinery, a good deal of which has already arrived and is in warehouse awaiting delivery. Within 90 days it is hoped to have the factory in full running order with its product ready for the market. One of the officers said today:

"The output of this establishment will be structural tile for buildings. The enterprise opens up an entirely new field in this section in the line of business and residence construction. The machinery of the Aggricrete company produces tiles of various sizes that are impervious to moisture, thus rendering the walls, exterior or interior, capable of receiving thick or thin coats of stucco or plaster without the requirement of lath or any form of wire mesh or other reinforcement.

"Building contractors will understand the advantages of such a product. While practically fireproof, minimizing the risk of loss by fire and greatly economizing the cost of insurance, it also permits the construction of houses of either bungalow or mission type with all their attractive features, and at the same time is peculiarly adapted to the requirements of hotels, office buildings and other large structures, where room space is important, where great compressive wall strength is demanded and where economy of construction is important.

"The Point Loma plant of the Aggricrete company will have a capacity of several thousand tiles per day. The factory now in process of construction will require a force of some twenty or thirty men for its operation, but it is hoped and believed by promoters of the enterprise, from interest already manifested and orders booked in advance for its output, that its capacity will have to be doubled within the year.

"Several new residences, to be erected the coming season on Point Loma, will specify the product of this factory in their construction."

(Source: San Diego Sun, 12/23/1909)

Fire-proof hollow cement tiles soon became widely used in both industrial and residential buildings.

Charming View of Ocean, Bay And Mountains Obtained From Site

Among the many homes being erected on Point Loma is a handsome residence for Mrs. W. D. Page, which is nearing completion, on Silver Gate avenue, not far from the Tent Village. The structure is a bungalow of the strictly California type, covering a ground area 48 by 54 feet, and having a tower at the northeast corner from which a charming view of ocean, bay, city, mountain, valley and canyon is obtained.

The house has a commodious terraced porch, reception hall, living room, dining room, den, kitchen, three bedrooms, two bathrooms with lavatories, numerous closets and all the conveniences of the modern home of the better class.

This is practically a fireproof structure, the outer and inner walls being built of aggricrete tile, manufactured at the factory near the junction of Lytton and Rosecrans streets, Point Loma, and is the first building of pretense to be constructed of the product of the new San Diego industry, although several other structures to be built of this material have been contracted for and will soon be under way.

Walter S. Keller, the tile contractor, superintendent of construction and designer of "Page Manor," all who have visited the new residence agree that he has produced an ideal home.

All the rooms are large, well lighted and thoroughly ventilated. The kitchen is separated from the dining room by an unusually large and complete buffet. The culinary department is reached from the dining room by way of a conveniently located butler's pantry, which also affords additional means of communication.

The linen closet has a capacious built-in cabinet, with many drawers and other receptacles of varied sizes for the holding of the household linen. An attractive feature is the magnificent old-fashioned fireplace built in a great chimney, with Dutch clinker brick ornamentation.

(Source: San Diego Sun, 12/23/1909)

During the 1920's and 1930's, Hanssen worked closely with other area architects, including Sam Hamill, a renowned San Diego area architect. Their collaborative work can be seen at the San Diego County Administration Building. Over the years, several more of Hanssen's properties have been listed on the Historic Registry of San Diego. Hanssen's design mastery greatly impacted the growth of young San Diego, beginning with residential homes early in his California career. As his career progressed, he provided the design of large industrial and commercial buildings, much like the Davenport Bag and Paper Company Building from the very beginning of his work. The impact he had is evident as he is listed on the City of San Diego, Historical Resources Board's "Historical Inventory of Important Architects, Structures, and People in San Diego. Hanssen retired in San Diego at the age of 65, where he spent the rest of his life. He passed away on January 4, 1944 at the age of 74.

Hanssen Gustav A, archt 861, 6th rm 600, h 2030, 29th.

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Arthur J. Hamilton

It is impossible to speculate on the number of homes built to the design of Arthur J. Hamilton. The magazine *Homebuilder* featured fifty photographs or floor plans of Hamilton's designs in 1925 that could be purchased from Hamilton's office at 925 Spreckels Building for a fee of between $25 and $50.

Hamilton graduated from the School of Architecture, University of Colorado in 1907 and, prior to taking up residence in San Diego in 1910, designed residences in Colorado and Utah. Shortly before his death in 1930, however, Hamilton began to specialize in commercial architecture. His grandson is William Wheeler, Jr.

California Architect License No. 745, renewed as No. 1261

KD

Orrie W. Hamilton

Orrie W. Hamilton acted as the manager of the Home Builders Service bureau in San Diego in 1925 and 1926. An article in the *San Diego Union* boasts of his skill as a draftsman. No other personal information at no other time in San Diego about Orrie Hamilton has been located.

LvK

Peter Hansen

Peter Hansen's architectural contribution to San Diego is the Newer-Creed Residence built in 1924. This house is located in the Golden Hill section of San Diego. The architecture is reflective of the late Victorian period and is of frame construction. Further documentation of relevant information concerning Hansen's architectural endeavors have not been found.

Building:
Newer-Creed Residence, Golden Hill, San Diego

LVH,NK

Gustav A. Hanssen

Gustav A. Hanssen was born in Davenport, Iowa in 1871. His down-home country style can be seen in the many residential and commercial structures he produced. In 1908 he came out to San Diego, California and found employment as the Assistant Naval Architect at North Island. Two years later, he decided to open his own practice in the 12 Lawyers Building in downtown San Diego. Over the next several years, Hanssen had several partners–Eugene Hoffman (1924-1925), Ralph Swearington (1926-1927), and Robert Halley, Jr. (1932-1935).

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Gustav A. Hanssen (Cont'd.)

Together these architects designed and built quite a few residential homes and commercial buildings. In 1935 Hanssen worked with the renown architect Samuel W. Hamill on the County Administration Building. At the end of that year, Hanssen retired at the age of 65. Hanssen passed away at his home in San Diego on January 4, 1944 at the age of 73.

Buildings:
Arcade Building, San Diego
Barcelona Hotel, San Diego
Otto Residence, San Diego
Phillips Residence, Golden Hills
San Diego Railway Building, Ocean Beach
Whitney Building, San Diego

G. A. HANSSEN TREAS.

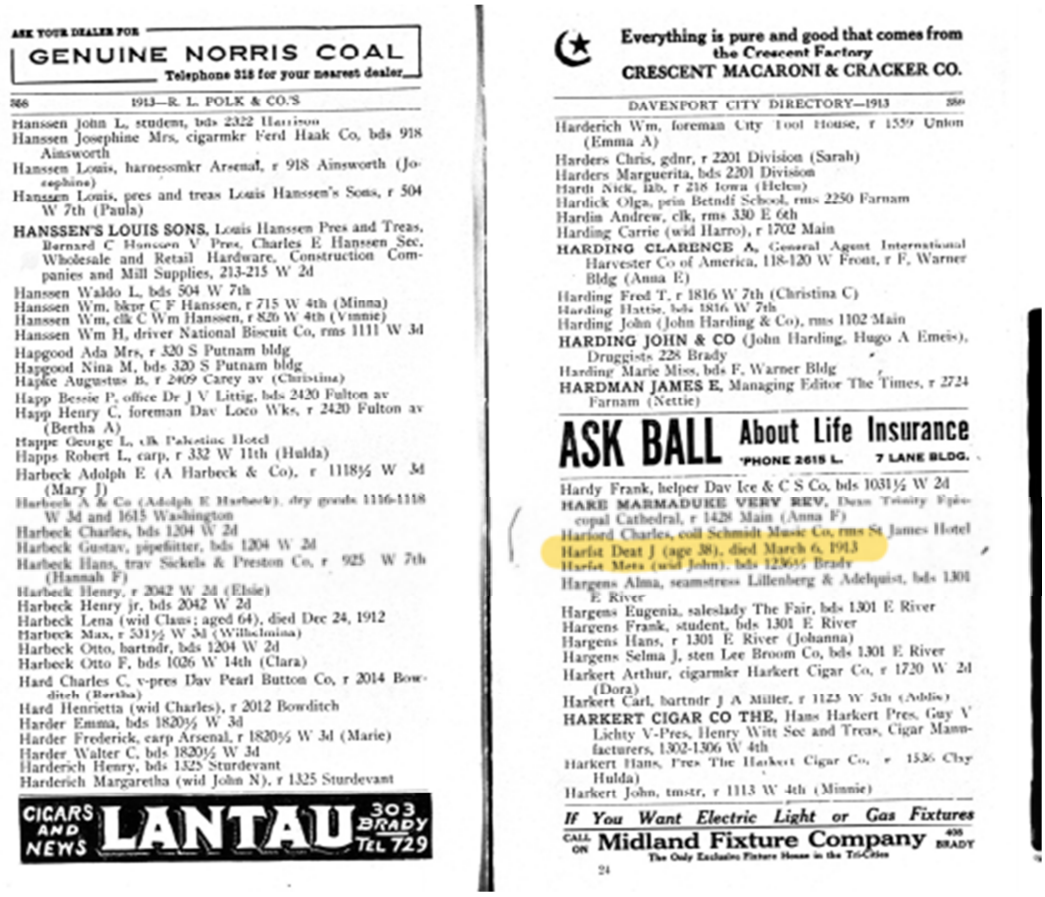
LVH,NK

Barcelona Hotel, San Diego

HANSSEN—Gustave A., Jan. 4; aged 70; husband of Lilli M. Hanssen; father of Daphne L. Garner; brother of Mrs. Richard Allgoewer and Benjamin Hanssen. Services a the Benbough Funeral Parlors Friday, 10:30 a.m. Cremation. Benbough Crematory.

(Sources: 1913 San Diego Directory. "San Diego Architects 1868-1939" University of San Diego, Ray Brandes, 1991. Obituary San Diego Union January 6, 1944.)

After Hanssen left Iowa, Dietrick J. Harfst continued to practice architecture until the end of his life on March 6, 1913. He married LuLu Tammer and had one child. The buildings that Harfst completed after Hanssen left were the Pasadena Flats, Finch Double House, and his own residence in the Hamburg area.



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Harbeck Henry jr, bds 2042 W 2d
Harbeck Lena (wid Claus; aged 64), died Dec 24, 1912
Harbeck Max, r 531½ W 3d (Wilhelmina)
Harbeck Otto, hartndr, bds 1204 W 2d
Harbeck Otto F, bds 1026 W 14th (Clara)
Hard Charles C, v-pres Dav Pearl Button Co, r 2014 Bowditch (Bertha)
Hard Henrietta (wid Charles), r 2012 Bowditch
Harder Emma, bds 1820½ W 3d
Harder Frederick, carp Arsenal, r 1820½ W 3d (Marie)
Harder Walter C, bds 1820½ W 3d
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Hargens Alma, seamstress Lillenberg & Adelquist, bds 1301 E River
Hargens Eugenia, saleslady The Fair, bds 1301 E River
Hargens Frank, student, bds 1301 E River
Hargens Hans, r 1301 E River (Johanna)
Hargens Selma J, sten Lee Broom Co, bds 1301 E River
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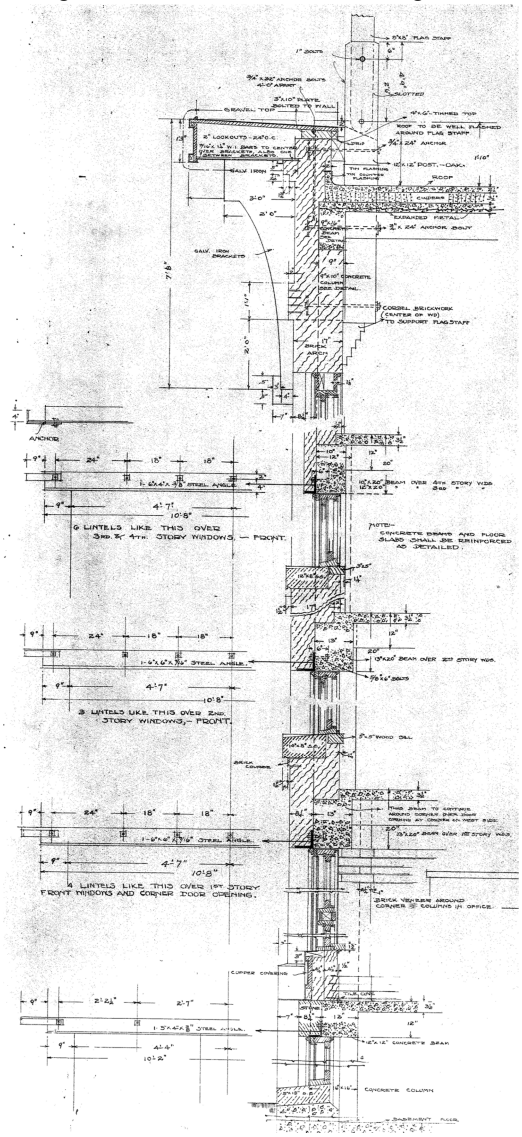
(Source: 1913 Davenport Iowa City Directory)

Architectural Style

Davenport Bag & Paper Company Building - Exterior Façade

Window type configuration style, construction, sills

The "Chicago Window" originated in the Chicago School of Architecture. It is a three-part window consisting of a large fixed center panel flanked by two smaller double-hung sash windows. The arrangement of windows on the façade typically creates a grid pattern, with some projecting out from the façade forming bay windows. The Chicago Window combined the functions of light-gathering and natural ventilation; a single central pane was usually fixed, while the two surrounding panes were operable.



(Source: Hanssen and Harfst Construction Drawings, May 1907)

Foundation

The building uses a concrete spread footing configuration with a full basement. This insured that the buildings foundations were below the frost line.

Picture taken from 2nd steet of the Davenport Bag and Paper Company Building.

(Source: 3D scan 7/3/2012 by Shive-Hattery)

Picture taken from 2nd street of the davenport Bag and Paper Company. (Source: 3D scan 7/3/2012 by Shive-Hattery)

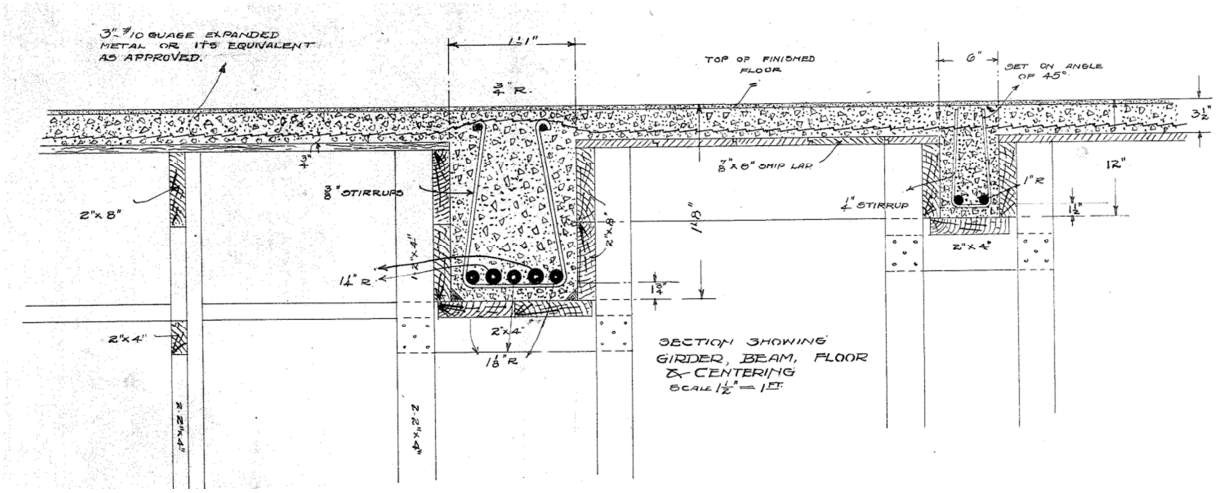
Picture of back of the Davenport Bag and Paper Company Building. (Source: 3D scan 7/3/2012 by Shive-Hattery)

Panoramic picture of the Davenport Bag and Paper Company Building from Pershing Street.

(Source: 3D scan 7/3/2012 by Shive-Hattery)

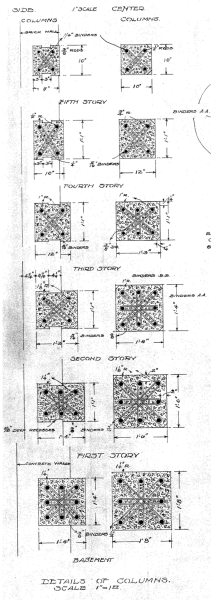
Structure

The structure was placed concrete with steel reinforcement. The image illustrates the detail on the drawings including the wood framing used to pour the concrete. The wood was removed after the concrete cured. The concrete on the underside of the floor shows the wood grain of the removed framing members.



(Source: Hanssen and Harfst Construction Drawings, May 1907)

As the building increases in height, the structure reduces in size. This accomplishes two things: it reduces the overall weight that the footings must carry, and reduces the total amount of concrete needed for the project. This technology helped The Davenport Bag and Paper Company Building increase above the limits of typical concrete construction of three-stories.

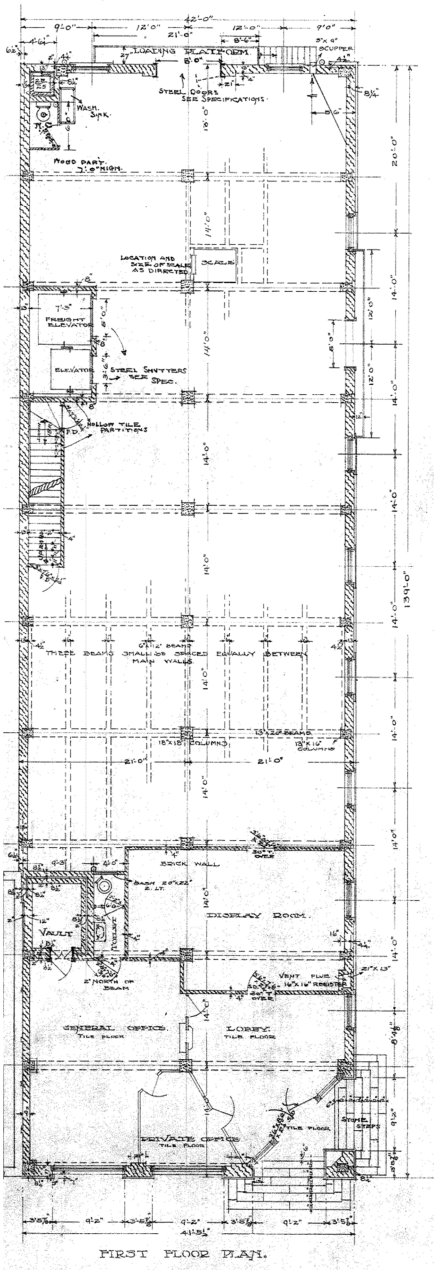


(Source: Hanssen and Harfst Construction Drawings, May 1907)

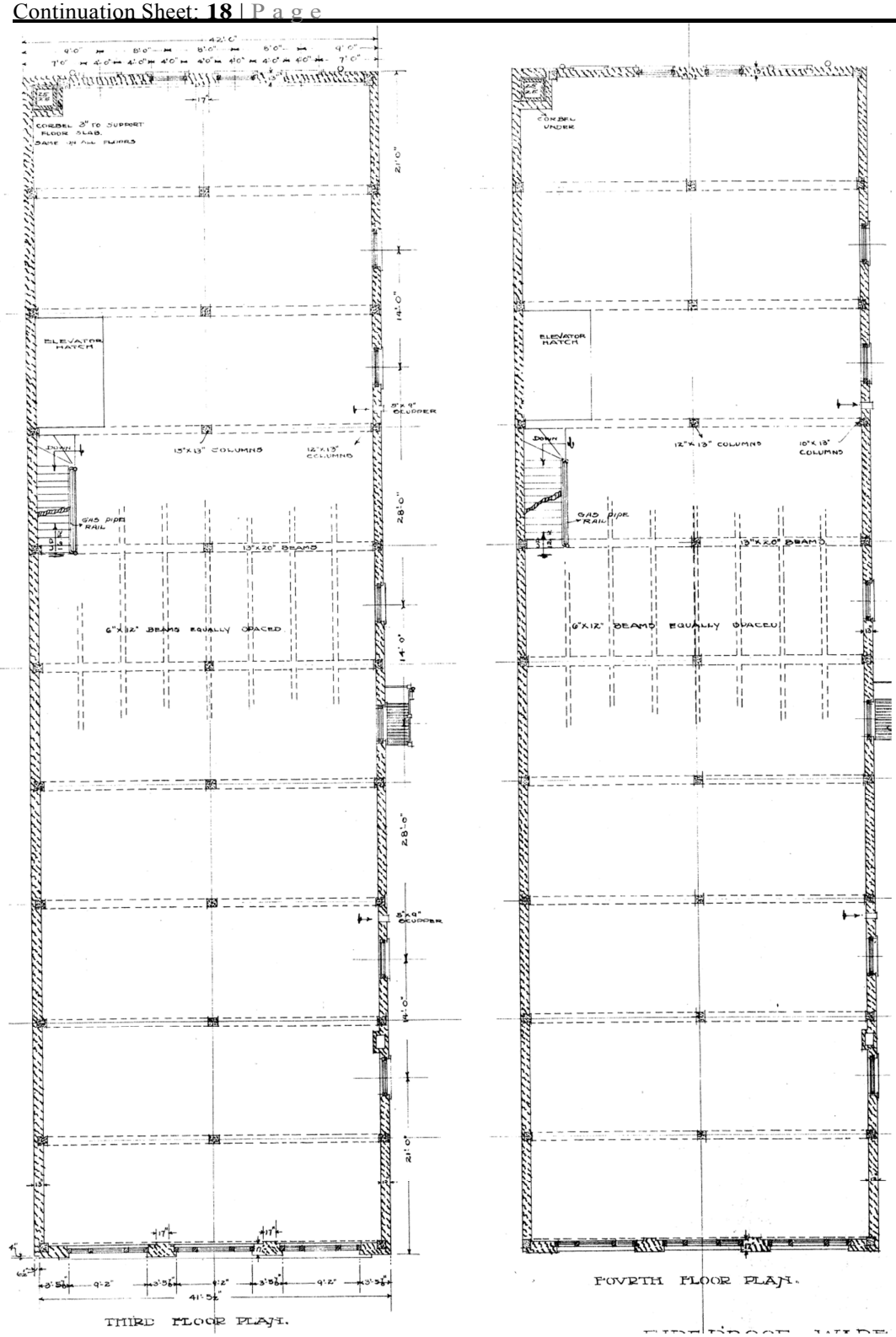
Interior

The first floor was laid out with sales and display spaces in the front of the building, with a delivery area located in the back. After the items were delivered, there was an in-floor scale to weigh the items before being taken to the processing

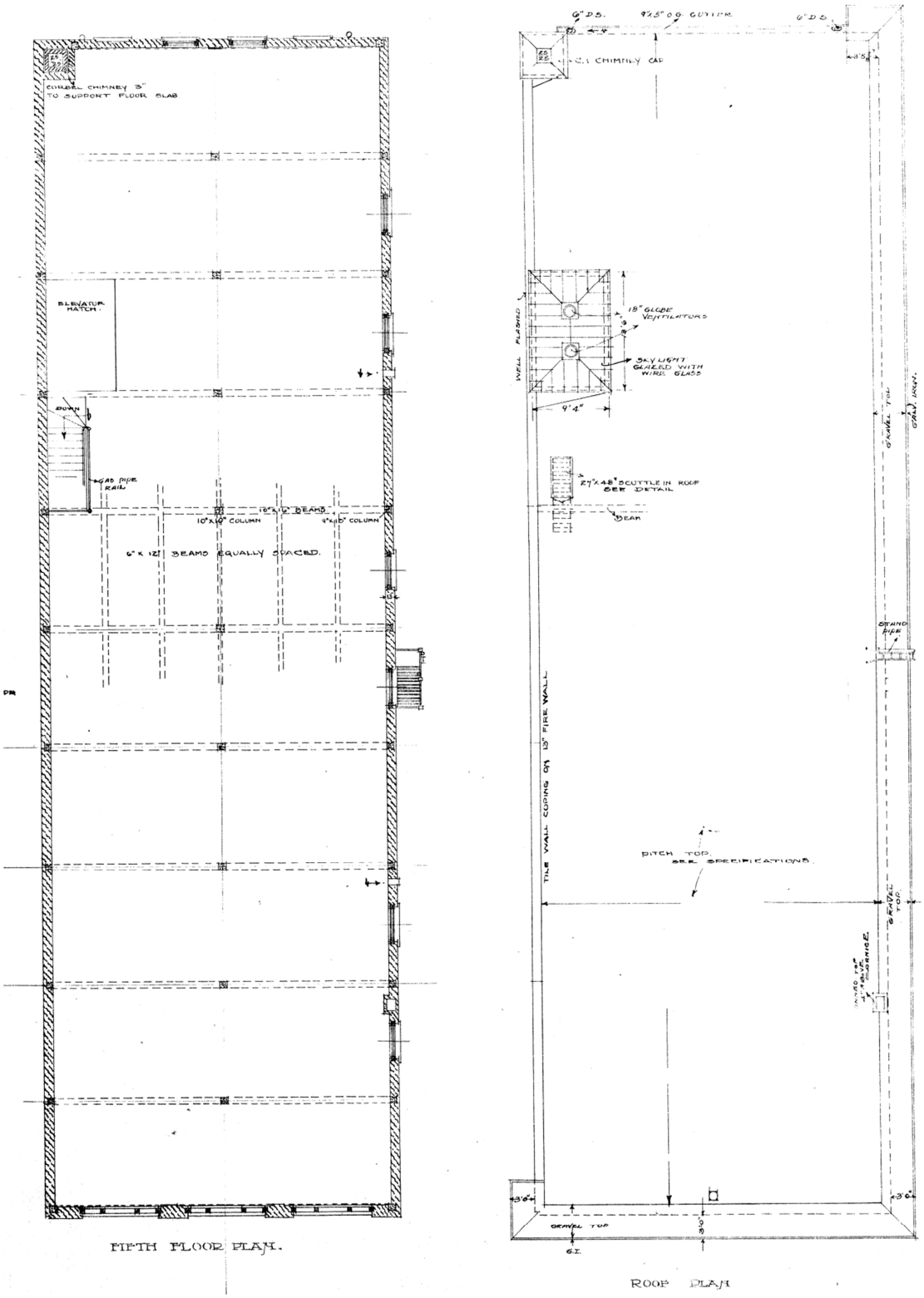
areas on the upper floors. This building included a freight elevator to help move the quantity of products throughout the building. A skylight was also included above the elevator to help with lighting the elevator.



(Source: Hanssen and Harfst Construction Drawings, May 1907)



(Source: Hanssen and Harfst construction drawings, May 1907)

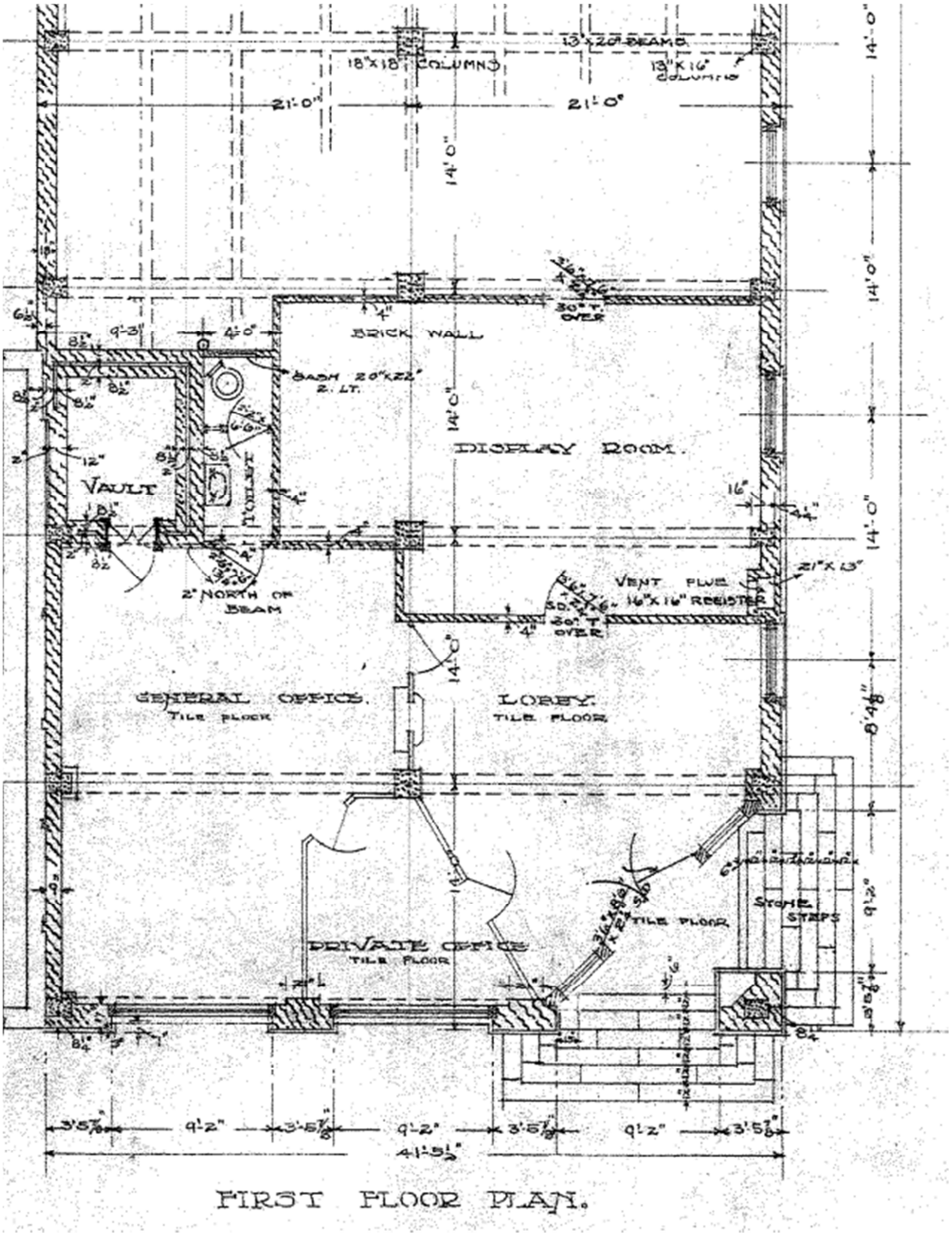


(Source: Hanssen and Harfst construction drawings, May 1907)

Layout

This illustration shows the front layout for lobby, offices, display room, vault and toilet. This illustration also depicts the

grand corner front entrance.



FIRST FLOOR PLAN.

(Source: Hanssen and Harfst Construction Drawings, May 1907)

Engineering

This postcard image from 1907 documents the "New Fireproof Reinforced Concrete Bldg. of Davenport Bag & Paper Co." Notice that the building of today looks much as it did when constructed. This image also serves to document the building's original streetscape.

(SOURCE: AKAY Postcard Collection – Image #08093-010529)

The William H. Wiese Residence, ca 1895
709 Brown St (corner Brown & West Seventh Sts)

William H. Wiese was the descendent of German immigrants to Davenport in the mid-1800s. Both active business and civic leaders in the community, the Wieses founded the "Eagle Steam (Cracker) Bakery, a division of the American Biscuit and Manufacturing Co. In 1900, after apparently selling their first business, the Wieses founded the Independent Baking Co., originally located at 112 Front St (112 River Dr). The Wieses ran the company which had become the largest baking company in the area until William H.'s death in 1943. The last Wiese to reside at 709 Brown was Norma M. Wiese who died in November of 1958. From 1867 when the land was first purchased by the Wieses until that year - a total of nine Wiese families resided at this address.

This home at 709 Brown was designed by the architect, Gustav A. Hanssen, Hanssen lived in the brick mansion standing directly ac.oss West Seventh St with his father Louis Hanssen who owned a local hardware store. Although an early structure may have existed at the site of the present Wiese home, it is also possible that an older structure remains part of the current house. The home one sees today displays a distinctive late nineteenth century quality, being built in the style of an Italian Villa with Moorish themes. Around 1930 a new garage was built and the original one was donated and moved to the Mississippi Valley Fairgrounds. Even an elevator, installed in the home for Norma's invalid mother, Minnie, is still operative today. The mural spanning the walls of the library was hand-painted by an artist by the name of Horne. The home even employed a full-time groundskeeper, Mr. Geiger, who kept the grounds immaculate, including the seven sunken ponds through which water once cascaded down the front lawn and remain partially exposed today.

(Source: The Gold Coast Third Annual Open House & Walking Tour. Davenport; The Gold Coast. 1993)

14.01.070. Commission's demolition review process. [Ord. No. 2019-02 § 4]

The demolition of a designated local landmark or a property within a designated historic district shall be prohibited unless, upon application for and approval of, the commission issues a certificate of economic hardship allowing said demolition. The owner(s) of record or the City may apply for a demolition permit for designated properties.

A. Demolition application process. Demolition applications shall be made to the office of construction code enforcement. The office of construction code enforcement shall forward all demolition permit requests for local landmarks and properties within designated historic districts to the commission secretary within two business days of their receipt. No demolition permits shall be issued for local landmarks or properties within designated historic districts prior to the commission, or the City Council upon appeal, issuing a certificate of economic hardship, excluding the circumstances described in Section 14.01.090 of this chapter.

B. Criteria for demolition request. The commission shall request and receive from the applicant all information it deems necessary to adequately consider the demolition of a designated property. This may include, but is not limited to, the following:

1. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the building(s) on the property, their suitability for rehabilitation, and possible new uses for the property; and

2. The assessed value of the land and improvements thereon according to the two most recent assessments; and

3. The real estate taxes paid during the previous two years; and

4. All appraisals obtained by the owner or applicant in connection with his purchase, financing or ownership of the property; and

5. Any listing of the property for sale or rent, price asked and offers received, if any; and

6. All building, fire and housing code violations which have been listed on the property for the past two years; and

7. Any federal, state or local citation(s) which have determined the building to be a nuisance under applicable law; and

8. Estimated market value of the property after completion of the proposed demolition and after renovation of the existing property for reuse; and

9. If the property is income-producing;

a. Annual gross income from the property for the previous two years; and

b. Itemized operating and maintenance expenses for the previous two years; and

c. Annual cash flow, if any, for the previous two years; and

d. Proof that efforts have been made by the owner to obtain a reasonable return on his investment.

C. Notification of proposed demolition. The commission agenda shall be posted on the first floor City hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting and shall serve as notice to the general public of the pending meeting.

D. Commission review process. The commission shall review all the evidence and information submitted by the applicant and receive testimony from other interested parties. If the commission finds that the building substantially violates the City building, fire and/or housing codes or the property owner cannot obtain a reasonable economic return therefrom, then the commission shall issue the demolition permit. The commission shall act on each application within 60 days after the receipt of a complete application.

E. Notification of determination. The commission secretary shall notify the owner(s) of record by regular mail within 15 business days of the commission's decision. The office of construction code enforcement shall be notified within two business days of the commission's action. If the certificate of economic hardship is issued, the commission secretary shall inform the chief building official of said approval. If the certificate of economic hardship is denied, the chief building official shall be instructed to withhold the demolition permit pending possible appeal of the commission's determination.

Notified parties will be informed of their right to appeal the commission's decision.

14.01.080. Appeal of commission's decision on demolition. [Ord. No. 2019-02 § 4]

A. Application to appeal. The owner may appeal the commission's determination regarding a proposed demolition of a local landmark. A written appeal must be submitted to the City Clerk's office within 30 calendar days of the commission's decision.

B. Appeal fee. A fee of $75 shall be paid by the petitioner to the City Clerk at the time of filing a written appeal.

C. Notification of appeal. The City Clerk shall notify the commission secretary within three business days of the filing of a written appeal. The commission secretary shall inform the office of construction code

enforcement of the pending appeal and instruct the chief building official to withhold the demolition permit until the City Council has ruled on same. The commission secretary shall also inform the owner(s) of record of the subject property of the date, time and location of the City Council meeting scheduled to hear the appeal. The City Council agenda shall serve as notice to the general public of the appeal and shall be posted on the first floor City hall bulletin board used for such purposes no less than one calendar day prior to the scheduled time of the meeting.

D. Review process. The City Council, within 30 calendar days of the filing of a written appeal or at a later time at the request of the petitioner, shall either accept or reject the commission's determination. In considering the commission's determination, the City Council may receive and review all relevant information, testimony and/or evidence submitted for its consideration, including that reviewed by the commission, and any additional material.

E. Notification of decision. The owner(s) of record shall be notified by regular mail of the City Council's decision within 15 business days. The office of construction code enforcement shall be notified within two business days of the City Council's decision. The publishing of the City Council meeting minutes shall serve as notice to the general public. The City Council's decision shall be the final City action.

14.01.090. Exclusions. [Ord. No. 2019-02 § 4]

A designated property may be altered, relocated, demolished or secured and maintained under the following circumstances and shall not be subject to any of the terms of this chapter.

A. Certificate of public hazard. If emergency circumstances affect a designated property which requires immediate relief, including demolition, the fire marshal and chief building official shall certify that such conditions exist and said conditions shall be eliminated as quickly as is practicable. Emergencies are defined as life or health-threatening conditions requiring immediate attention. A certificate of public hazard may be issued after the fact documenting the reasons for loss of the designated property. This section shall apply only in cases where it is impractical for the commission to consider a certificate of economic hardship prior to demolition.

B. Conflict with other regulations. The clauses and sections in other City Council-adopted codes and regulations which address life-safety, fire safety and legal nuisances, shall be excluded from the standards and provisions herein. In the event the City's legal, fire, housing or building officials determine that a structure or portion thereof is a life-safety hazard, a fire safety hazard or a nuisance, the fire, housing and building codes shall supersede this chapter.

C. Ordinary repair and maintenance. This chapter is not meant to prevent ordinary repair and maintenance activities of private property not requiring a building or sign permit.

14.01.100. Historic structure demolition review process. [Ord. No. 2019-02 § 4]

A. If the owner(s) of record or agent applies for a demolition permit to a building or structure listed on the National Register of Historic Places, which to date has not been designated as a local landmark, the office of construction code enforcement shall not issue the permit but instead shall direct the applicant to the commission secretary. Once the office of construction code enforcement refers the matter to the commission secretary, all demolition activity shall stop, if started, until after the commission or the City Council acts on the matter. The commission secretary shall place the demolition request on the agenda for the commission's next meeting.

B. In making its determination on whether to recommend continuance of the demolition stoppage and consideration by the City Council for designation as a local landmark, the commission shall consider the criteria as stated in Section 14.01.070B of this chapter. The commission, by a three-fourths vote of its members present may request the City Council to review a proposed demolition permit for a structure listed on the National Register of Historic Places which has not, to date, been designated as a local landmark. In the event the commission votes to delay demolition, the commission shall have staff prepare an individual property nomination for designation as a local landmark as outlined in Section 14.01.040. Said nomination shall be considered by the commission in a timely manner.

In the event the commission vote to nominate the property as a local landmark fails, the demolition permit may be issued and the matter does not proceed to the City Council.

In the event the commission votes first to delay demolition and then to nominate the property for designation as a local landmark, the commission shall submit written documentation to the City Council that the building is presently on the National Register of Historic Places, that the criteria for designation as a local landmark as listed in Section 14.01.040 have been met and that the provisions of Section 14.01.090 of the chapter are not applicable, as well as forward any application material submitted by the petitioner or prepared by staff relevant to either the demolition request or the landmark nomination.

C. The City Council shall give appropriate notice that a public hearing will be held on the demolition application and nomination for landmark designation.

At the public hearing, the City Council shall hear all written and oral statements of the interested parties. The City Council shall base its

decision on all relevant evidence presented at the public hearing, including whether Section 14.01.090 of the chapter is applicable.

The City Council shall determine by a majority of the entire Council either to allow the structure to be demolished or to approve the structure for local landmark status. If the local landmark status is approved the owner shall not be issued a demolition permit by the City.

Every effort shall be made by all parties to complete the designation process in the most timely fashion. The City Council shall act either allowing the structure to be demolished or designating it a local landmark within 120 days from the date of the commission's first public hearing.

14.01.110. Penalty. [Ord. No. 2019-02 § 4]

A. In the event work is being performed without the required certificate of appropriateness or the certificate of economic hardship, the commission or the commission secretary shall ask that a stop work order be issued. In the event work is being performed which is not in accordance with its certificate of appropriateness, the commission shall also ask that a stop work order be issued. In addition to other penalties and remedies, the City shall issue a stop work order, and all work shall cease on the designated property. No additional work shall be undertaken as long as such stop work order is in effect.

B. In the event work has been completed without the required certificate of appropriateness or certificate of economic hardship, the owner, the tenant, if a participating party to said work, and the person(s) performing such work shall be guilty of a misdemeanor or municipal infraction. Every day each such violation shall continue to exist shall constitute a separate violation.

C. Enforcement. The City's director of community and economic development department, or his/her designee, shall be responsible for the enforcement of the provisions of this chapter.

2 PRESERVATION BRIEFS

Repointing Mortar Joints in Historic Masonry Buildings

Robert C. Mack, FAIA
John P. Speweik

U.S. Department of the Interior
National Park Service
Cultural Resources

Heritage Preservation Services

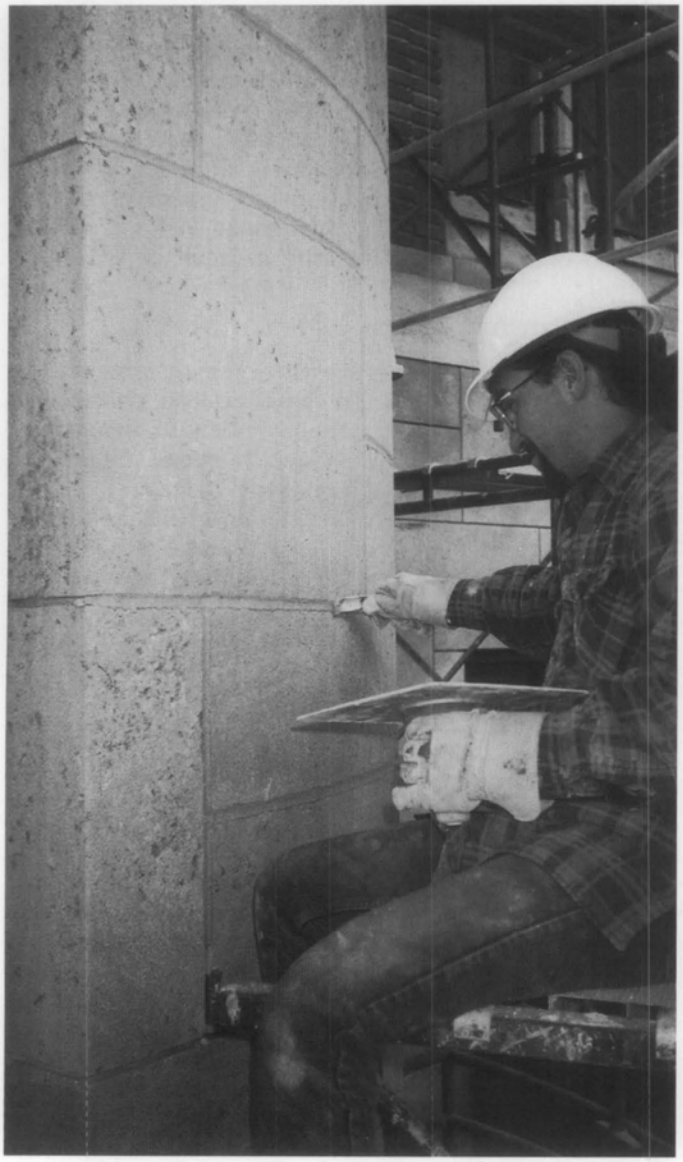


Figure 1. After removing deteriorated mortar, an experienced mason repoints a portion of this early-20th century limestone building. Photo: Robert C. Mack, FAIA.

Masonry — brick, stone, terra-cotta, and concrete block — is found on nearly every historic building. Structures with all-masonry exteriors come to mind immediately, but most other buildings at least have masonry foundations or chimneys. Although generally considered "permanent," masonry is subject to deterioration, especially at the mortar joints. Repointing, also known simply as "pointing"or—somewhat inaccurately—"tuck pointing"*, is the process of removing deteriorated mortar from the joints of a masonry wall and replacing it with new mortar (Fig. 1). Properly done, repointing restores the visual and physical integrity of the masonry. Improperly done, repointing not only detracts from the appearance of the building, but may also cause physical damage to the masonry units themselves.

The purpose of this Brief is to provide general guidance on appropriate materials and methods for repointing historic masonry buildings and it is intended to benefit building owners, architects, and contractors. The Brief should serve as a guide to prepare specifications for repointing historic masonry buildings. It should also help develop sensitivity to the particular needs of historic masonry, and to assist historic building owners in working cooperatively with architects, architectural conservators and historic preservation consultants, and contractors. Although specifically intended for historic buildings, the guidance is appropriate for other masonry buildings as well. This publication updates *Preservation Briefs 2: Repointing Mortar Joints in Historic Brick Buildings* to include all types of historic unit masonry. The scope of the earlier Brief has also been expanded to acknowledge that the many buildings constructed in the first half of the 20th century are now historic and eligible for listing in the National Register of Historic Places, and that they may have been originally constructed with portland cement mortar.

*Tuckpointing technically describes a primarily decorative application of a raised mortar joint or lime putty joint on top of flush mortar joints.

Historical Background

Mortar consisting primarily of lime and sand has been used as an integral part of masonry structures for thousands of years. Up until about the mid-19th century, lime or quicklime (sometimes called lump lime) was delivered to construction sites, where it had to be slaked, or combined with water. Mixing with water caused it to boil and resulted in a wet lime putty that was left to mature in a pit or wooden box for several weeks, up to a year. Traditional mortar was made from lime putty, or slaked lime, combined with local sand, generally in a ratio of 1 part lime putty to 3 parts sand by volume. Often other ingredients, such as crushed marine shells (another source of lime), brick dust, clay, natural cements, pigments, and even animal hair were also added to mortar, but the basic formulation for lime putty and sand mortar remained unchanged for centuries until the advent of portland cement or its forerunner, Roman cement, a natural, hydraulic cement.

Portland cement was patented in Great Britain in 1824. It was named after the stone from Portland in Dorset which it resembled when hard. This is a fast-curing, hydraulic cement which hardens under water. Portland cement was first manufactured in the United States in 1872, although it was imported before this date. But it was not in common use throughout the country until the early 20th century. Up until the turn of the century portland cement was considered primarily an additive, or "minor ingredient" to help accelerate mortar set time. By the 1930s, however, most masons used a mix of equal parts portland cement and lime putty. Thus, the mortar found in masonry structures built between 1873 and 1930 can range from pure lime and sand mixes to a wide variety of lime, portland cement, and sand combinations.

In the 1930s more new mortar products intended to hasten and simplify masons' work were introduced in the U.S. These included **masonry cement**, a premixed, bagged mortar which is a combination of portland cement and ground limestone, and **hydrated lime**, machine-slaked lime that eliminated the necessity of slaking quicklime into putty at the site.

Identifying the Problem Before Repointing

The decision to repoint is most often related to some obvious sign of deterioration, such as disintegrating mortar, cracks in mortar joints, loose bricks or stones, damp walls, or damaged plasterwork. It is, however, erroneous to assume that repointing alone will solve deficiencies that result from other problems (Fig. 2). The root cause of the deterioration—leaking roofs or gutters, differential settlement of the building, capillary action causing rising damp, or extreme weather exposure—should always be dealt with prior to beginning work. Without appropriate repairs to eliminate the source of the problem, mortar deterioration will continue and any repointing will have been a waste of time and money.

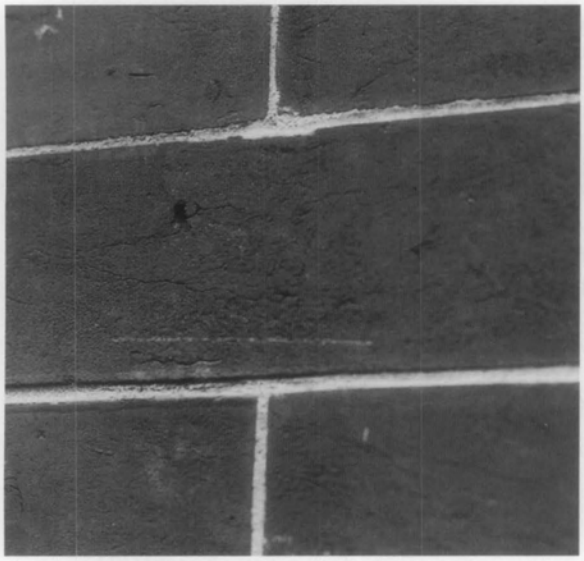
Use of Consultants. Because there are so many possible causes for deterioration in historic buildings, it may be desirable to retain a consultant, such as a historic architect or architectural conservator, to analyze the building. In addition to determining the most appropriate solutions to the problems, a consultant can prepare specifications which reflect the particular requirements of each job and can provide oversight of the work in progress. Referrals to preservation consultants frequently can be obtained from State Historic Preservation Offices, the American Institute for Conservation of Historic and Artistic Works (AIC), the Association for Preservation Technology (APT), and local chapters of the American Institute of Architects (AIA).

Figure 2. Much of the mortar on this building has been leached away by water from a leaking downspout. The downspout must be replaced and any other drainage problems repaired before repointing. Photo: Robert C. Mack, FAIA.

Finding an Appropriate Mortar Match

Preliminary research is necessary to ensure that the proposed repointing work is both physically and visually appropriate to the building. Analysis of unweathered portions of the historic mortar to which the new mortar will be matched can suggest appropriate mixes for the repointing mortar so that it will not damage the building because it is excessively strong or vapor impermeable. Examination and analysis of the masonry units—brick, stone or terra cotta—and the techniques used in the original construction will assist in maintaining the building's historic appearance (Figs. 3-4). A simple, non-technical, evaluation of the masonry units and mortar can provide information concerning the relative strength and permeability of each–critical factors in selecting the repointing mortar—while a visual analysis of the historic mortar can provide the information necessary for developing the new mortar mix and application techniques.

Although not crucial to a successful repointing project, for projects involving properties of special historic significance, a mortar analysis by a qualified laboratory can be useful by providing information on the original ingredients. However, there are limitations with such an analysis, and replacement mortar specifications should not be based solely on laboratory analysis. Analysis requires interpretation, and there are important factors which affect the condition and performance of the mortar that cannot be established through laboratory analysis. These may include: the original water content, rate of curing, weather conditions during original construction, the method of mixing and placing the mortar, and the cleanliness and condition of the sand. *The most useful information that can come out of laboratory analysis is the identification of sand by*



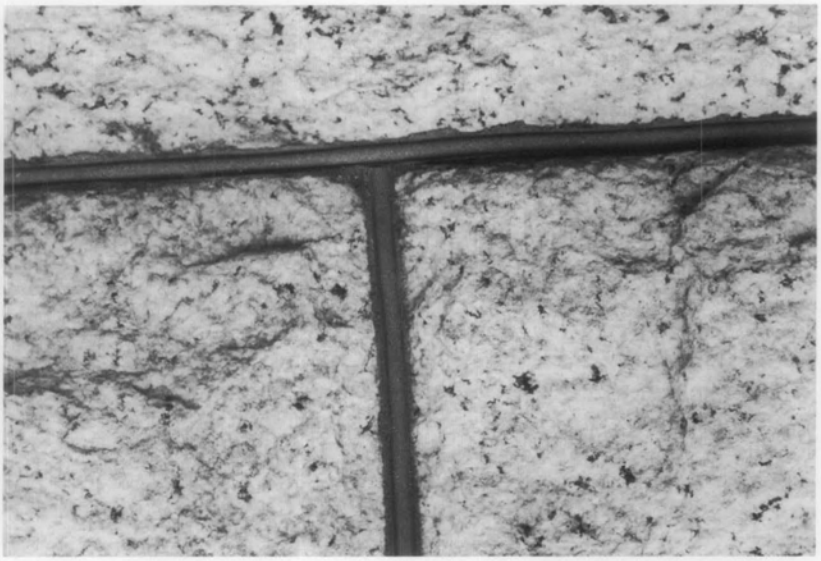


Figure 3. Good-quality repointing closely replicates the original in composition, texture, joint type and profile on this 19th century brick building (left), and on this late-19th century granite on H.H. Richardson's Glessner House in Chicago (right). Photos: Charles E. Fisher: Sharon C. Park, FAIA.

gradation and color. This allows the color and the texture of the mortar to be matched with some accuracy because sand is the largest ingredient by volume.

In creating a repointing mortar that is compatible with the masonry units, the objective is to achieve one that matches the historic mortar as closely as possible, so that the new material can coexist with the old in a sympathetic, supportive and, if necessary, sacrificial capacity. The exact physical and chemical properties of the historic mortar are not of major significance as long as the new mortar conforms to the following criteria:

- The new mortar must match the historic mortar in color, texture and tooling. (If a laboratory analysis is undertaken, it may be possible to match the binder components and their proportions with the historic mortar, if those materials are available.)

- The sand must match the sand in the historic mortar. (The color and texture of the new mortar will usually fall into place if the sand is matched successfully.)

- The new mortar must have **greater vapor permeability** and be **softer** (measured in compressive strength) than the masonry units.

- The new mortar must be **as vapor permeable** and **as soft or softer** (measured in compressive strength) than the historic mortar. (Softness or hardness is not necessarily an indication of permeability; old, hard lime mortars can still retain high permeability.)

Properties of Mortar

Mortars for repointing should be softer or more permeable than the masonry units and no harder or more impermeable than the historic mortar to prevent damage to the masonry units. It is a common error to assume that hardness or high strength is a measure of appropriateness, particularly for lime-based historic mortars. Stresses within a wall caused by expansion, contraction, moisture migration, or settlement must be accommodated in some manner; in a masonry wall these

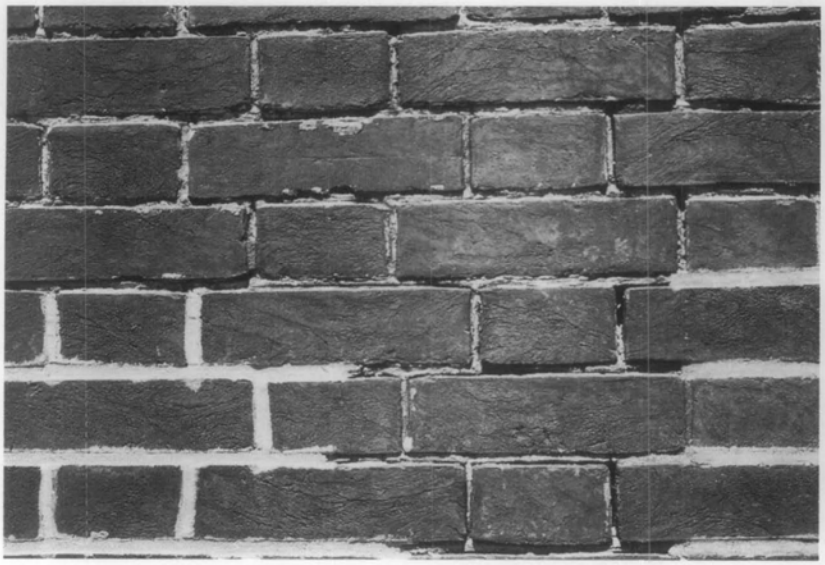


Figure 4. (left) The poor quality of this repointing–it appears to have been "tooled" with the mason's finger–does not match the delicacy of the original beaded joint on this 19th-century brick wall. (right) It is obvious that the repointing on this "test patch" is not an appropriate replacement mortar joint for this early-19th century stone foundation. Photos: Lee H. Nelson, FAIA.

stresses should be relieved by the mortar rather than by the masonry units. A mortar that is stronger in compressive strength than the masonry units, will not "give," thus causing the stresses to be relieved through the masonry units—resulting in permanent damage to the masonry, such as cracking and spalling, that cannot be repaired easily (Fig. 5). While stresses can also break the bond between the mortar and the masonry units, permitting water to penetrate the resulting hairline cracks, this is easier to correct in the joint through repointing than if the break occurs in the masonry units.

Permeability, or rate of vapor transmission, is also critical. High lime mortars are more permeable than denser cement mortars. Historically, mortar acted as a bedding material–not unlike an expansion joint–rather than a "glue" for the masonry units, and moisture was able to migrate through the mortar joints rather than the masonry units. When moisture evaporates from the masonry it deposits any soluble salts either on the surface as *efflorescence* or below the surface as *subflorescence*. While salts deposited on the surface of masonry units are usually relatively harmless, salt crystallization within a masonry unit creates pressure that can cause parts of the outer surface to spall off or delaminate. If the mortar does not permit moisture or moisture vapor to migrate out of the wall and evaporate, the result will be damage to the masonry units.

Components of Mortar

Sand. Sand is the largest component of mortar and the material that gives mortar its distinctive color, texture and cohesiveness. Sand must be free of impurities, such as salts or clay. The three key characteristics of sand are: particle shape, gradation and void ratios.

Figure 5. The use of hard, portland-cement mortar that is less permeable than the soft bricks has resulted in severe damage to this brick wall. Moisture trapped in the wall was unable to evaporate through the mortar which is intended to be sacrificial, and thus protect the bricks. As a result the moisture remained in the walls until water pressure eventually popped the surface off the bricks. Photo: National Park Service Files.

When viewed under a magnifying glass or low-power microscope, particles of sand generally have either rounded edges, such as found in beach and river sand, or sharp, angular edges, found in crushed or manufactured sand. For repointing mortar, rounded or natural sand is preferred for two reasons. It is usually similar to the sand in the historic mortar and provides a better visual match. It also has better working qualities or plasticity and can thus be forced into the joint more easily, forming a good contact with the remaining historic mortar and the surface of the adjacent masonry units. Although manufactured sand is frequently more readily available, it is usually possible to locate a supply of rounded sand.

The gradation of the sand (particle size distribution) plays a very important role in the durability and cohesive properties of a mortar. Mortar must have a certain percentage of large to small particle sizes in order to deliver the optimum performance. Acceptable guidelines on particle size distribution may be found in ASTM C 144 (American Society for Testing and Materials). However, in actuality, since neither historic nor modern sands are always in compliance with ASTM C 144, matching the same particle appearance and gradation usually requires sieving the sand.

A scoop of sand contains many small voids between the individual grains. A mortar that performs well fills all these small voids with binder (cement/lime combination or mix) in a balanced manner. Well-graded sand generally has a 30 per cent void ratio by volume. Thus, 30 per cent binder by volume generally should be used, unless the historic mortar had a different binder: aggregate ratio. This represents the 1:3 binder to sand ratios often seen in mortar specifications.

For repointing, sand generally should conform to ASTM C 144 to assure proper gradation and freedom from impurities; some variation may be necessary to match the original size and gradation. Sand color and texture also should match the original as closely as possible to provide the proper color match without other additives.

Lime. Mortar formulations prior to the late-19th century used lime as the primary binding material. Lime is derived from heating limestone at high temperatures which burns off the carbon dioxide, and turns the limestone into quicklime. There are three types of limestone—calcium, magnesium, and dolomitic—differentiated by the different levels of magnesium carbonate they contain which impart specific qualities to mortar. Historically, calcium lime was used for mortar rather than the dolomitic lime (calcium magnesium carbonate) most often used today. But it is also important to keep in mind the fact that the historic limes, and other components of mortar, varied a great deal because they were natural, as opposed to modern lime which is manufactured and, therefore, standardized. Because some of the kinds of lime, as well as other components of mortar, that were used historically are no longer readily available, even when a conscious effort is made to replicate a "historic" mix, this may not be achievable due to the differences between modern and historic materials.

Lime, itself, when mixed with water into a paste is very plastic and creamy. It will remain workable and soft indefinitely, if stored in a sealed container. Lime (calcium hydroxide) hardens by carbonation absorbing carbon dioxide primarily from the air, converting itself to calcium carbonate. Once a lime and sand mortar is mixed and placed in a wall, it begins the process of carbonation. If lime mortar is left to dry too rapidly, carbonation of the mortar will be reduced, resulting in poor adhesion and poor durability. In addition, lime mortar is slightly water soluble and thus is able to re-seal any hairline cracks that may develop during the life of the mortar. Lime mortar is soft, porous, and changes little in volume during temperature fluctuations, thus making it a good choice for historic buildings. *Because of these qualities, high calcium lime mortar may be considered for many repointing projects, not just those involving historic buildings.*

For repointing, lime should conform to ASTM C 207, Type S, or Type SA, Hydrated Lime for Masonry Purposes. This machine-slaked lime is designed to assure high plasticity and water retention. The use of quicklime which must be slaked and soaked by hand may have advantages over hydrated lime in some restoration projects if time and money allow.

Lime putty. Lime putty is slaked lime that has a putty or paste-like consistency. It should conform to ASTM C 5. Mortar can be mixed using lime putty according to ASTM C 270 property or proportion specification.

Portland cement. More recent, 20th-century mortar has used portland cement as a primary binding material. A straight portland cement and sand mortar is extremely hard, resists the movement of water, shrinks upon setting, and undergoes relatively large thermal movements. When mixed with water, portland cement forms a harsh, stiff paste that is quite unworkable, becoming hard very quickly. (Unlike lime, portland cement will harden regardless of weather conditions and does not require wetting and drying cycles.) Some portland cement assists the workability and plasticity of the mortar without adversely affecting the finished project; it also provides early strength to the mortar and speeds setting. Thus, it may be appropriate to add some portland cement to an essentially lime-based mortar even when repointing relatively soft 18th or 19th century brick under some circumstances when a slightly harder mortar is required. The more portland cement that is added to a mortar formulation the harder it becomes—and the faster the initial set.

For repointing, portland cement should conform to ASTM C 150. White, non-staining portland cement may provide a better color match for some historic mortars than the more commonly available grey portland cement. But, it should not be assumed, however, that white portland cement is always appropriate for all historic buildings, since the original mortar may have been mixed with grey cement. The cement should not have more than 0.60 per cent alkali to help avoid efflorescence.

Masonry cement. Masonry cement is a preblended mortar mix commonly found at hardware and home repair stores. It is designed to produce mortars with a compressive strength of 750 psi or higher when mixed

MORTAR ANALYSIS

Methods for analyzing mortars can be divided into two broad categories: **wet chemical** and **instrumental**. Many laboratories that analyze historic mortars use a simple **wet-chemical** method called *acid digestion*, whereby a sample of the mortar is crushed and then mixed with a dilute acid. The acid dissolves all the carbonate-containing minerals not only in the binder, but also in the aggregate (such as oyster shells, coral sands, or other carbonate-based materials), as well as any other acid-soluble materials. The sand and fine-grained acid-insoluble material is left behind. There are several variations on the simple acid digestion test. One involves collecting the carbon dioxide gas given off as the carbonate is digested by the acid; based on the gas volume the carbonate content of the mortar can be accurately determined (Jedrzejewska, 1960). Simple acid digestion methods are rapid, inexpensive, and easy to perform, but the information they provide about the original composition of a mortar is limited to the color and texture of the sand. The gas collection method provides more information about the binder than a simple acid digestion test.

Instrumental analysis methods that have been used to evaluate mortars include polarized light or thin-section microscopy, scanning electron microscopy, atomic absorption spectroscopy, X-ray diffraction, and differential thermal analysis. All instrumental methods require not only expensive, specialized equipment, but also highly-trained experienced analysts. However, instrumental methods can provide much more information about a mortar. Thin-section microscopy is probably the most commonly used instrumental method. Examination of thin slices of a mortar in transmitted light is often used to supplement acid digestion methods, particularly to look for carbonate-based aggregate. For example, the new ASTM test method, ASTM C 1324-96 "Test Method for Examination and Analysis of Hardened Mortars" which was designed specifically for the analysis of modern lime-cement and masonry cement mortars, combines a complex series of wet chemical analyses with thin-section microscopy.

The drawback of most mortar analysis methods is that mortar samples of known composition have not been analyzed in order to evaluate the method. Historic mortars were not prepared to narrowly defined specifications from materials of uniform quality; they contain a wide array of locally derived materials combined at the discretion of the mason. While a particular method might be able to accurately determine the original proportions of a lime-cement-sand mortar prepared from modern materials, the usefulness of that method for evaluating historic mortars is questionable unless it has been tested against mortars prepared from materials more commonly used in the past.

Lorraine Schnabel.

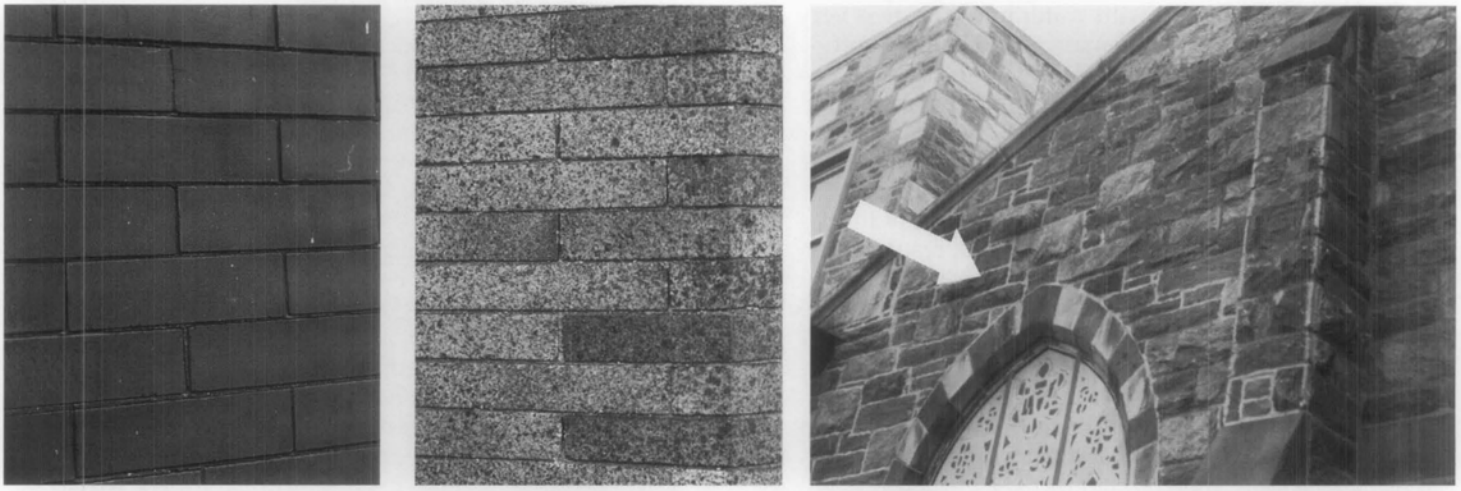


Figure 6. Tinted mortar. (left)Black mortar with a beaded joint was used here on this late-19th century hard pressed red brick and, (center) a dark brown tinted mortar with an almost flush joint was used on this early-20th century Roman brick. (right) When constructed at the turn-of-the-century, this building was pointed with a dark gray mortar to blend with the color of the stone, but the light-colored mortar used in spot repointing has destroyed this harmony and adversely impacts the building's historic character. Photos: Anne Grimmer.

with sand and water at the job site. It may contain hydrated lime, but it always contains a large amount of portland cement, as well as ground limestone and other workability agents, including air-entraining agents. Because masonry cements are not required to contain hydrated lime, and generally do not contain lime, they produce high strength mortars that can damage historic masonry. *For this reason, they generally are not recommended for use on historic masonry buildings.*

Lime mortar (pre-blended). Hydrated lime mortars, and pre-blended lime putty mortars with or without a matched sand are commercially available. Custom mortars are also available with color. In most instances, pre-blended lime mortars containing sand may not provide an exact match; however, if the project calls for total repointing, a pre-blended lime mortar may be worth considering as long as the mortar is compatible in strength with the masonry. If the project involves only selected, "spot" repointing, then it may be better to carry out a mortar analysis which can provide a custom pre-blended lime mortar with a matching sand. In either case, if a preblended lime mortar is to be used, it should contain Type S or SA hydrated lime conforming to ASTM C 207.

Water. Water should be potable—clean and free from acids, alkalis, or other dissolved organic materials.

Other Components

Historic components. In addition to the color of the sand, the texture of the mortar is of critical importance in duplicating historic mortar. Most mortars dating from the mid-19th century on—with some exceptions—have a fairly homogeneous texture and color. Some earlier mortars are not as uniformly textured and may contain lumps of partially burned lime or "dirty lime", shell (which often provided a source of lime, particularly in coastal areas), natural cements, pieces of clay, lampblack or other pigments, or even animal hair. The visual characteristics of these mortars can be duplicated through the use of similar materials in the repointing mortar.

Replicating such unique or individual mortars will require writing new specifications for each project. If possible, suggested sources for special materials should be included. For example, crushed oyster shells can be obtained in a variety of sizes from poultry supply dealers.

Pigments. Some historic mortars, particularly in the late 19th century, were tinted to match or contrast with the brick or stone (Fig. 6). Red pigments, sometimes in the form of brick dust, as well as brown, and black pigments were commonly used. Modern pigments are available which can be added to the mortar at the job site, but they should not exceed 10 per cent by weight of the portland cement in the mix, and carbon black should be limited to 2 per cent. Only synthetic mineral oxides, which are alkali-proof and sun-fast, should be used to prevent bleaching and fading.

Modern components. Admixtures are used to create specific characteristics in mortar, and whether they should be used will depend upon the individual project. *Air-entraining agents*, for example, help the mortar to resist freeze-thaw damage in northern climates. *Accelerators* are used to reduce mortar freezing prior to setting while *retarders* help to extend the mortar life in hot climates. Selection of admixtures should be made by the architect or architectural conservator as part of the specifications, not something routinely added by the masons.

Generally, modern chemical additives are unnecessary and may, in fact, have detrimental effects in historic masonry projects. The use of antifreeze compounds is not recommended. They are not very effective with high lime mortars and may introduce salts, which may cause efflorescence later. A better practice is to warm the sand and water, and to protect the completed work from freezing. No definitive study has determined whether air-entraining additives should be used to resist frost action and enhance plasticity, but in areas of extreme exposure requiring high-strength mortars with lower permeability, air-entrainment of 10-16 percent may be desirable (see formula for "severe weather exposure" in **Mortar Type and Mix**). Bonding agents are not a substitute for proper joint preparation, and they should generally be avoided. If the joint is properly prepared, there will be a good bond between the new mortar and the adjacent surfaces. In addition, a bonding agent is difficult to remove if smeared on a masonry surface (Fig. 7).

Mortar Type and Mix

Mortars for repointing projects, especially those involving historic buildings, typically are custom mixed in order to ensure the proper physical and visual qualities. These materials can be combined in varying proportions to create a mortar with the desired performance and durability. The actual specification of a particular mortar type should take into consideration all of the factors affecting the life of the building including: current site conditions, present condition of the masonry, function of the new mortar, degree of weather exposure, and skill of the mason. Thus, no two repointing projects are exactly the same. Modern materials specified for use in repointing mortar should conform to specifications of the American Society for Testing and Materials (ASTM) or comparable federal specifications, and the resulting mortar should conform to ASTM C 270, Mortar for Unit Masonry.

Specifying the proportions for the repointing mortar for a specific job is not as difficult as it might seem. Five mortar types, each with a corresponding recommended mix, have been established by ASTM to distinguish high strength mortar from soft flexible mortars. The ASTM designated them in decreasing order of approximate general strength as Type M (2,500 psi), Type S (1,800 psi), Type N (750 psi), Type O (350 psi) and Type K (75 psi). (The letters identifying the types are from the words MASON WORK using every other letter.) Type K has the highest lime content of the mixes that contain portland cement, although it is seldom used today, except for some historic preservation projects. The designation "L" in the accompanying chart identifies a straight lime and sand mix. Specifying the appropriate ASTM mortar by proportion of ingredients, will ensure the desired physical properties. Unless specified otherwise, measurements or proportions for mortar mixes are always given in the following order: cement-lime-sand. Thus, a Type K mix, for example, would be referred to as 1-3-10, or 1 part cement to 3 parts lime to 10 parts sand. Other requirements to create the desired visual qualities should be included in the specifications.

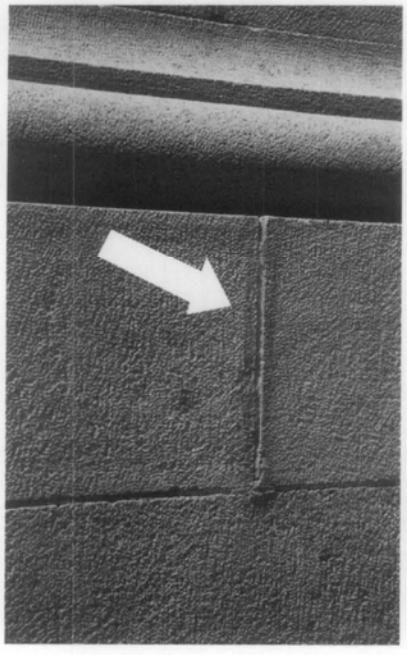


Figure 7. The dark stain on either side of the vertical joint on this sandstone watertable probably resulted from the use of a bonding agent that was not properly cleaned off the masonry after repointing. Photo: Anne Grimmer.

Figure 8. Due to inadequate joint preparation, the repointing mortar has not adhered properly and is falling out of the joint. Photo: Robert C. Mack, FAIA.

The strength of a mortar can vary. If mixed with higher amounts of portland cement, a harder mortar is obtained. The more lime that is added, the softer and more plastic the mortar becomes, increasing its workability. A mortar strong in compressive strength might be desirable for a hard stone (such as granite) pier holding up a bridge deck, whereas a softer, more permeable lime mortar would be preferable for a historic wall of soft brick. Masonry deterioration caused by salt deposition results when the mortar is less permeable that the masonry unit. A strong mortar is still more permeable than hard dense stone. However, in a wall constructed of soft bricks where the masonry unit itself has a relatively high permeability or vapor transmission rate, a soft, high lime mortar is necessary to retain sufficient permeability.

Budgeting and Scheduling

Repointing is both expensive and time consuming due to the extent of handwork and special materials required. It is preferable to repoint only those areas that require work rather than an entire wall, as is often specified. But, if 25 to 50 per cent or more of a wall needs to be repointed, repointing the entire wall may be more cost effective than spot repointing. Total repointing may also be more sensible when access is difficult, requiring the erection of expensive scaffolding (unless the majority of the mortar is sound and unlikely to require replacement in the foreseeable future). Each project requires judgement based on a variety of factors. Recognizing this at the outset will help to prevent many jobs from becoming prohibitively expensive.

In scheduling, seasonal aspects need to be considered first. Generally speaking, wall temperatures between 40 and 95 degrees F (8 and 38 degrees C) will prevent freezing or excessive evaporation of the water in the mortar. Ideally, repointing should be done in shade, away from strong sunlight in order to slow the drying process, especially during hot weather. If necessary, shade can be provided for large-scale projects with appropriate modifications to scaffolding.

The relationship of repointing to other work proposed on the building must also be recognized. For example, if paint removal or cleaning is anticipated, and if the mortar joints are basically sound and need only selective repointing, it is generally better to postpone repointing

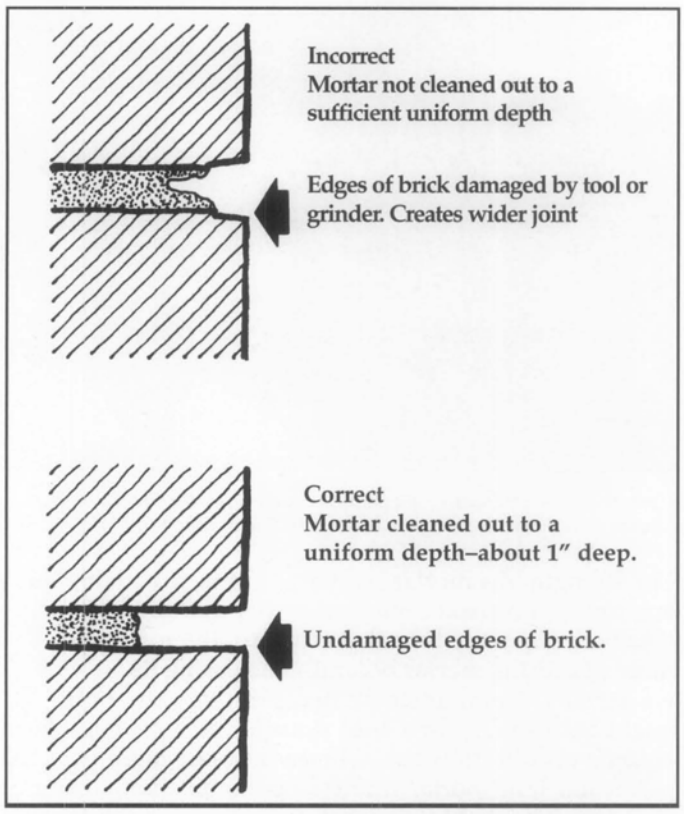


Figure 9. Comparison of incorrect and correct preparation of mortar joints for repointing. Drawing: Robert C. Mack, FAIA, and David W. Look, AIA.

until after completion of these activities. However, if the mortar has eroded badly, allowing moisture to penetrate deeply into the wall, repointing should be accomplished before cleaning. Related work, such as structural or roof repairs, should be scheduled so that they do not interfere with repointing and so that all work can take maximum advantage of erected scaffolding.

Building managers also must recognize the difficulties that a repointing project can create. The process is time consuming, and scaffolding may need to remain in place for an extended period of time. The joint preparation process can be quite noisy and can generate large quantities of dust which must be controlled, especially at air intakes to protect human health, and also where it might damage operating machinery. Entrances may be blocked from time to time making access difficult for both building tenants and visitors. Clearly, building managers will need to coordinate the repointing work with other events at the site.

Contractor Selection

The ideal way to select a contractor is to ask knowledgeable owners of recently repointed historic buildings for recommendations. Qualified contractors then can provide lists of other repointing projects for inspection. More commonly, however, the contractor for a repointing project is selected through a competitive bidding process over which the client or consultant has only limited control. In this situation it is important to ensure that the specifications stipulate that masons must have a minimum of five years' experience with repointing historic masonry buildings to be eligible to bid on the project. Contracts are awarded to the lowest *responsible* bidder, and bidders who have performed poorly on other projects usually can be eliminated from consideration on this basis, even if they have the lowest prices.

The contract documents should call for unit prices as well as a base bid. Unit pricing forces the contractor to determine in advance what the cost addition or reduction will be for work which varies from the scope of the base bid. If, for example, the contractor has fifty linear feet less of stone repointing than indicated on the contract documents but thirty linear feet more of brick repointing, it will be easy to determine the final price for the work. Note that each type of work—brick repointing, stone repointing, or similar items—will have its own unit price. The unit price also should reflect quantities; one linear foot of pointing in five different spots will be more expensive than five contiguous linear feet.

Execution of the Work

Test Panels. These panels are prepared by the contractor using the same techniques that will be used on the remainder of the project. Several panel locations—preferably not on the front or other highly visible location of the building—may be necessary to include all types of masonry, joint styles, mortar colors, and other problems likely to be encountered on the job. If cleaning tests, for

Figure 10. Using a hammer and masonry chisel is the least damaging and, thus, generally the preferred method of removing old mortar in preparation for repointing historic masonry. Photo: John P. Speweik.

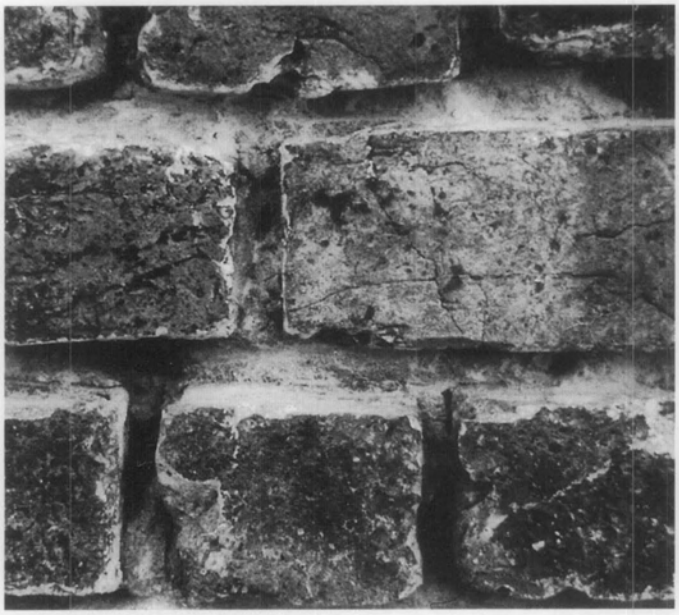


Figure 11. The damage to the edges and corners of these historic bricks was caused by using a mechanical grinder to rake out the joints. Note the overcutting of the head joint and the damage to the arises (corners) of the bricks. Photo: Lee H. Nelson, FAIA.

example, are also to be undertaken, they should be carried out in the same location. Usually a 3 foot by 3 foot area is sufficient for brickwork, while a somewhat larger area may be required for stonework. These panels establish an acceptable standard of work and serve as a benchmark for evaluating and accepting subsequent work on the building.

Joint Preparation. Old mortar should be removed to a minimum depth of 2 to 2- $^1/_2$ times the width of the joint to ensure an adequate bond and to prevent mortar "popouts" (Fig. 8). For most brick joints, this will require removal of the mortar to a depth of approximately $^1/_2$ to 1 inch; for stone masonry with wide joints, mortar may need to be removed to a depth of several inches. Any loose or disintegrated mortar beyond this minimum depth also should be removed (Fig. 9).

Although some damage may be inevitable, careful joint preparation can help limit damage to masonry units. The traditional manner of removing old mortar is through the use of hand chisels and mash hammers (Fig. 10). Though labor-intensive, in most instances this method poses the least threat for damage to historic masonry units and produces the best final product.

The most common method of removing mortar, however, is through the use of power saws or grinders. The use of power tools by unskilled masons can be disastrous for historic masonry, particularly soft brick. Using power saws on walls with thin joints, such as most brick walls, almost always will result in damage to the masonry units by breaking the edges and by overcutting on the head, or vertical joints (Fig. 11).

However, small pneumatically-powered chisels generally can be used safely and effectively to remove mortar on historic buildings as long as the masons maintain appropriate control over the equipment.

Figure 12.. A power grinder, operated correctly by a skilled mason may be used in preparation for repointing to cut wide, horizontal mortar joints, typical of many early-20th century brick structures without causing damage to the brick. Note the use of protective safety equipment. Photo: Robert C. Mack, FAIA.

Under certain circumstances, thin diamond-bladed grinders may be used to cut out *horizontal* joints only on hard portland cement mortar common to most early-20th century masonry buildings (Fig. 12). Usually, automatic tools most successfully remove old mortar without damaging the masonry units when they are used in combination with hand tools in preparation for repointing. Where horizontal joints are uniform and fairly wide, it may be possible to use a power masonry saw to assist the removal of mortar, such as by cutting along the middle of the joint; final mortar removal from the sides of the joints still should be done with a hand chisel and hammer. Caulking cutters with diamond blades can sometimes be used successfully to cut out joints without damaging the masonry. Caulking cutters are slow; they do not rotate, but vibrate at very high speeds, thus minimizing the possibility of damage to masonry units (Fig. 13). Although mechanical tools may be used safely in limited circumstances to cut out horizontal joints in preparation for repointing, they should never be used on vertical joints because of the danger of slipping and cutting into the brick above or below the vertical joint. Using power tools to remove mortar without damaging the surrounding masonry units also necessitates highly skilled masons experienced in working on historic masonry buildings. Contractors

Figure 13. (left) In preparation for repointing, the mortar joints on these granite steps are first cut out mechanically (note the vacuum attached to the cutting tool in foreground to cut down on dust). (right) Final removal of the old mortar is done by hand to avoid damage to the edges of the joints. Mechanical preparation of horizontal joints by an experienced mason may sometimes be acceptable, especially where the joints are quite wide and the masonry is a very hard stone. Photos: Anne Grimmer.

should demonstrate proficiency with power tools before their use is approved.

Using any of these power tools may also be more acceptable on hard stone, such as quartzite or granite, than on terra cotta with its glass-like glaze, or on soft brick or stone. The test panel should determine the acceptability of power tools. If power tools are to be permitted, the contractor should establish a quality control program to account for worker fatigue and similar variables.

Mortar should be removed cleanly from the masonry units, leaving square corners at the back of the cut. Before filling, the joints should be rinsed with a jet of water to remove all loose particles and dust. At the time of filling, the joints should be damp, but with no standing water present. For masonry walls—limestone, sandstone and common brick—that are extremely absorbent, it is recommended that a continual mist of water be applied for a few hours before repointing begins.

Mortar Preparation. Mortar components should be measured and mixed carefully to assure the uniformity of visual and physical characteristics. Dry ingredients are measured by volume and thoroughly mixed before the addition of any water. Sand must be added in a damp, loose condition to avoid over sanding. Repointing mortar is typically pre-hydrated by adding water so it will just hold together, thus allowing it to stand for a period of time before the final water is added. Half the water should be added, followed by mixing for approximately 5 minutes. The remaining water should then be added in small portions until a mortar of the desired consistency is reached. The total volume of water necessary may vary from batch to batch, depending on weather conditions. It is important to keep the water to a minimum for two reasons: first, a drier mortar is cleaner to work with, and it can be compacted tightly into the joints; second, with no excess water to evaporate, the mortar cures without shrinkage cracks. Mortar should be used within approximately 30 minutes of final mixing, and "retempering," or adding more water, should not be permitted.

Using Lime Putty to Make Mortar. Mortar made with lime putty and sand, sometimes referred to as roughage or course stuff, should be measured by volume, and may require slightly different proportions from those used with hydrated lime (Fig. 14). No additional water is usually needed to achieve a workable consistency because enough water is already contained in the putty. Sand is proportioned first, followed by the lime putty, then mixed for five minutes or until all the sand is thoroughly coated with the lime putty. But mixing, in the familiar sense of turning over with a hoe, sometimes may not be sufficient if the best possible performance is to be obtained from a lime putty mortar. Although the old practice of chopping, beating and ramming the mortar has largely been forgotten, recent field work has confirmed that lime putty and sand rammed and beaten with a wooden mallet or ax handle, interspersed by chopping with a hoe, can significantly improve workability and performance. The intensity of this action increases the overall lime/sand contact and removes any surplus water by compacting the other ingredients. It may also be advantageous for larger projects to use a mortar pan mill for mixing. Mortar pan mills which have a long tradition in Europe produce a superior lime putty mortar not attainable with today's modern paddle and drum type mixers.

For larger repointing projects the lime putty and sand can be mixed together ahead of time and stored indefinitely, on or off site, which eliminates the need for piles of sand on the job site. This mixture, which resembles damp brown sugar, must be protected from the air in sealed containers with a wet piece of burlap over the top or sealed in a large plastic bag to prevent evaporation and premature carbonation. The lime putty and sand mixture can be recombined into a workable plastic state months later with no additional water.

If portland cement is specified in a lime putty and sand mortar—Type O (1:2:9) or Type K (1:3:11)—the portland cement should first be mixed into a slurry paste before adding it to the lime putty and sand. Not only will this ensure that the portland cement is evenly distributed throughout the mixture, but if dry portland cement is added to wet ingredients it tends to "ball up," jeopardizing dispersion. (Usually water must be added to the lime putty and sand anyway once the portland cement is introduced.) Any color pigments should be added at this stage and mixed for a full five minutes. The mortar should be used within 30 minutes to 1 ½ hours and it should not be retempered. Once portland cement has been added the mortar can no longer be stored.

Filling the Joint. Where existing mortar has been removed to a depth of greater than 1 inch, these deeper areas should be filled first, compacting the new mortar in several layers. The back of the entire joint should be filled successively by applying approximately ¼ inch of mortar, packing it well into the back corners. This

Figure 14. Mixing mortar using lime putty: (a) proportioning sand; (b) proportioning lime putty; (c) placing lime putty on top of sand; (d) mixing sand over lime putty; (e) hand mixing mortar; and, (f) sample of mortar after mixing. Photos: John P. Speweik.

application may extend along the wall for several feet. As soon as the mortar has reached thumb-print hardness, another ¼ inch layer of mortar—approximately the same thickness—may be applied. Several layers will be needed to fill the joint flush with the outer surface of the masonry. It is important to allow each layer time to harden before the next layer is applied; most of the mortar shrinkage occurs during the hardening process and layering thus minimizes overall shrinkage.

When the final layer of mortar is thumb-print hard, the joint should be tooled to match the historic joint (Fig. 15). Proper timing of the tooling is important for uniform color and appearance. If tooled when too soft, the color will be lighter than expected, and hairline cracks may occur; if tooled when too hard, there may be dark streaks called "tool burning," and good closure of the mortar against the masonry units will not be achieved.

If the old bricks or stones have worn, rounded edges, it is best to recess the final mortar slightly from the face of the masonry. This treatment will help avoid a joint which is visually wider than the actual joint; it also will avoid creation of a large, thin featheredge which is easily damaged, thus admitting water (Fig. 16). After tooling, excess mortar can be removed from the edge of the joint by brushing with a natural bristle or nylon brush. Metal bristle brushes should never be used on historic masonry.

Curing Conditions. The preliminary hardening of high-lime content mortars—those mortars that contain more lime by volume than portland cement, i.e., Type O (1:2:9), Type K (1:3:11), and straight lime/sand, Type "L"(0:1:3) —takes place fairly rapidly as water in the mix is lost to the porous surface of the masonry and through evaporation. A high lime mortar (especially Type "L") left to dry out too rapidly can result in chalking, poor adhesion, and poor durability. Periodic wetting of the repointed area after the mortar joints are thumb-print hard and have been finish tooled may significantly accelerate the carbonation process. When feasible, misting using a hand sprayer with a fine nozzle can be simple to do for a day or two after repointing. Local conditions will dictate the frequency of wetting, but initially it may be as often as every hour and gradually reduced to every three or four hours. Walls should be covered with burlap for the first three days after repointing. (Plastic may be used, but it should be tented out and not placed directly against the wall.) This helps keep the walls damp and protects them from direct sunlight. Once carbonation of the lime has begun, it will continue for many years and the lime will gain strength as it reverts back to calcium carbonate within the wall.

***Aging* the Mortar.** Even with the best efforts at matching the existing mortar color, texture, and materials, there will usually be a visible difference between the old and

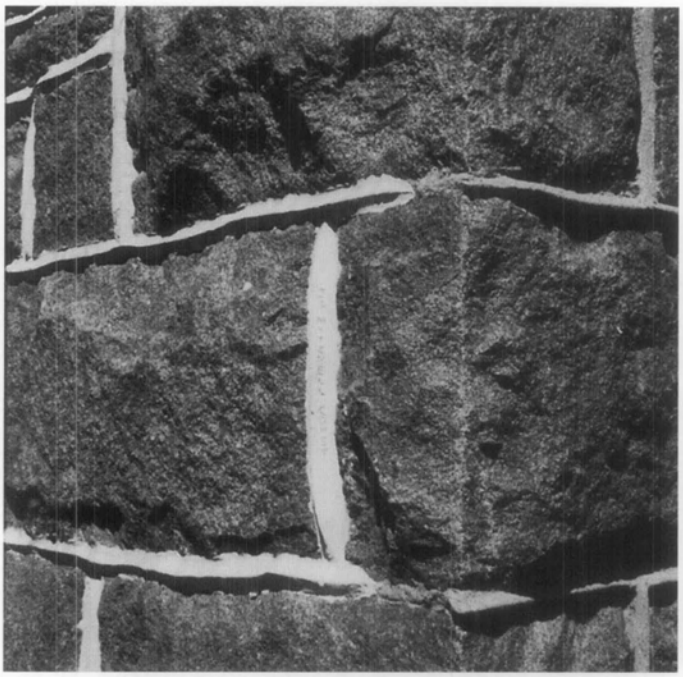


Figure 15. The profile of the repointed joints on the left replicate the historic joints around the corner to the right on the front of this stone building in Leesburg, VA. The contractor's pride in the repointing work is evident by the signature in the vertical joint. Photo: Anne Grimmer.

new work, partly because the new mortar has been matched to the unweathered portions of the historic mortar. Another reason for a slight mismatch may be that the sand is more exposed in old mortar due to the slight erosion of the lime or cement. Although spot repointing is generally preferable and some color difference should be acceptable, if the difference between old and new mortar is too extreme, it may be advisable in some instances to repoint an entire area of a wall, or an entire feature such as a bay, to minimize the difference between the old and the new mortar. If the mortars have been properly matched, usually the best way to deal with surface color differences is to let the mortars age naturally. Other treatments to overcome these differences, including cleaning the non-repointed areas or staining the new mortar, should be carefully tested prior to implementation.

Staining the new mortar to achieve a better color match is generally not recommended, but it may be appropriate in some instances. Although staining may provide an initial match, the old and new mortars may weather at different rates, leading to visual differences after a few seasons. In addition, the mixtures used to stain the mortar may be harmful to the masonry; for example, they may introduce salts into the masonry which can lead to efflorescence.

Cleaning the Repointed Masonry. If repointing work is carefully executed, there will be little need for cleaning other than to remove the small amount of mortar from the edge of the joint following tooling. This can be done with a stiff natural bristle or nylon brush after the mortar has dried, but before it is initially set (1-2 hours). Mortar that has hardened can usually be removed with a wooden paddle or, if necessary, a chisel.

Further cleaning is best accomplished with plain water and natural bristle or nylon brushes. If chemicals must

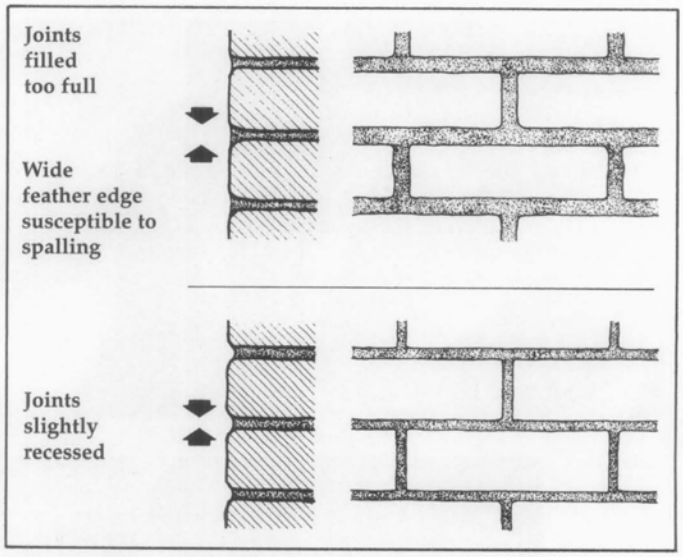


Figure 16. Comparison of visual effect of full mortar joints vs. slightly recessed joints. Filling joints too full hides the actual joint thickness and changes the character of the original brickwork. Drawing: Robert C. Mack, FAIA.

be used, they should be selected with extreme caution. Improper cleaning can lead to deterioration of the masonry units, deterioration of the mortar, mortar smear, and efflorescence. New mortar joints are especially susceptible to damage because they do not become fully cured for several months. Chemical cleaners, particularly acids, should never be used on dry masonry. The masonry should always be completely soaked once with water before chemicals are applied. After cleaning, the walls should be flushed again with plain water to remove all traces of the chemicals.

Several precautions should be taken if a freshly repointed masonry wall is to be cleaned. First, the mortar should be fully hardened before cleaning. Thirty days is usually sufficient, depending on weather and exposure; as mentioned previously, the mortar will continue to cure even after it has hardened. Test panels should be prepared to evaluate the effects of different cleaning

Figure 17. This photograph shows the significant visual change to the character of this historic brick building that has resulted from improper repointing procedures and a noticeably increased thickness of the mortar joints. Photo: Lee H. Nelson, FAIA.

Mortar Types			
(Measured by volume)			
Designation	Cement	Hydrated Lime or Lime Putty	Sand
M	1	1/4	3 - 3 3/4
S	1	1/2	4 - 4 1/2
N	1	1	5 - 6
O	1	2	8 - 9
K	1	3	10 - 12
"L"	0	1	2 1/4 - 3

Suggested Mortar Types for Different Exposures			
	Exposure		
Masonry Material	Sheltered	Moderate	Severe
Very Durable: granite, hard-cored brick, etc.	O	N	S
Moderately Durable: limestone, durable stone, molded brick	K	O	N
Minimally Durable: soft hand-made brick	"L"	K	O

methods. Generally, on newly repointed masonry walls, only very low pressure (100 psi) water washing supplemented by stiff natural bristle or nylon brushes should be used, except on glazed or polished surfaces, where only soft cloths should be used.**

New construction "bloom" or efflorescence occasionally appears within the first few months of repointing and usually disappears through the normal process of weathering. If the efflorescence is not removed by natural processes, the safest way to remove it is by dry brushing with stiff natural or nylon bristle brushes followed by wet brushing. Hydrochloric (muriatic) acid, is generally ineffective, and it should not be used to remove efflorescence. It may liberate additional salts, which, in turn, can lead to more efflorescence.

Surface Grouting is sometimes suggested as an alternative to repointing brick buildings, in particular. This process involves the application of a thin coat of cement-based grout to the mortar joints and the mortar/brick interface. To be effective the grout must extend slightly onto the face of the masonry units, thus widening the joint visually. The change in the joint appearance can alter the historic character of the structure to an unacceptable degree. In addition, although masking of the bricks is intended to keep the grout off the remainder of the face of the bricks, some level of residue, called "veiling," will inevitably remain. Surface grouting cannot substitute for the more extensive work of repointing, and it is not a recommended treatment for historic masonry.

**Additional information on masonry cleaning is presented in *Preservation Briefs 1: The Cleaning and Waterproof Coating of Masonry Buildings*, Robert C. Mack, AIA, Washington, D.C.: Technical Preservation Services, National Park Service, U.S. Department of the Interior, 1975; and *Keeping it Clean: Removing Exterior Dirt, Paint, Stains & Graffiti from Historic Masonry Buildings*, Anne E. Grimmer, Washington, D.C.: Technical Preservation Services, National Park Service, U.S. Department of the Interior, 1988.

Summary

For the Owner/Administrator. The owner or administrator of a historic building should remember that repointing is likely to be a lengthy and expensive process. First, there must be adequate time for evaluation of the building and investigation into the cause of problems. Then, there will be time needed for preparation of the contract documents. The work itself is precise, time-consuming and noisy, and scaffolding may cover the face of the building for some time. Therefore, the owner must carefully plan the work to avoid problems. Schedules for both repointing and other activities will thus require careful coordination to avoid unanticipated conflicts. The owner must avoid the tendency to rush the work or cut corners if the historic building is to retain its visual integrity and the job is to be durable.

For the Architect/Consultant. Because the primary role of the consultant is to ensure the life of the building, a knowledge of historic construction techniques and the special problems found in older buildings is essential. The consultant must assist the owner in planning for logistical problems relating to research and construction. It is the consultant's responsibility to determine the *cause* of the mortar deterioration and ensure that it is corrected before the masonry is repointed. The consultant must also be prepared to spend more time in project inspections than is customary in modern construction.

For the Masons. Successful repointing depends on the masons themselves. Experienced masons understand the special requirements for work on historic buildings and the added time and expense they require. The entire masonry crew must be willing and able to perform the work in conformance with the specifications, even when the specifications may not be in conformance with standard practice. At the same time, the masons should not hesitate to question the specifications if it appears that the work specified would damage the building.

Visually Examining the Mortar and the Masonry Units

A simple in-situ comparison will help determine the hardness and condition of the mortar and the masonry units. Begin by scraping the mortar with a screwdriver, and gradually tapping harder with a cold chisel and mason's hammer. Masonry units can be tested in the same way beginning, even more gently, by scraping with a fingernail. This relative analysis which is derived from the 10-point hardness scale used to describe minerals, provides a good starting point for selection of an appropriate mortar. It is described more fully in "The Russack System for Brick & Mortar Description" referenced in **Selected Reading** at the end of this Brief.

Mortar samples should be chosen carefully, and picked from a variety of locations on the building to find unweathered mortar, if possible. Portions of the building may have been repointed in the past while other areas may be subject to conditions causing unusual deterioration. There may be several colors of mortar dating from different construction periods or sand used from different sources during the initial construction. Any of these situations can give false readings to the visual or physical characteristics required for the new mortar. Variations should be noted which may require developing more than one mix.

1) Remove with a chisel and hammer three or four unweathered samples of the mortar to be matched from several locations on the building. (Set the largest sample aside—this will be used later for comparison with the repointing mortar). Removing a full representation of samples will allow selection of a "mean" or average mortar sample.

2) Mash the remaining samples with a wooden mallet, or hammer if necessary, until they are separated into their constituent parts. There should be a good handful of the material.

3) Examine the powdered portion—the lime and/or cement matrix of the mortar. Most particularly, note the color. There is a tendency to think of historic mortars as having white binders, but grey portland cement was available by the last quarter of the 19th century, and traditional limes were also sometimes grey. Thus, in some instances, the natural color of the historic binder may be grey, rather than white. The mortar may also have been tinted to create a colored mortar, and this color should be identified at this point.

4) Carefully blow away the powdery material (the lime and/or cement matrix which bound the mortar together).

5) With a low power (10 power) magnifying glass, examine the remaining sand and other materials such as lumps of lime or shell.

6) Note and record the wide range of color as well as the varying sizes of the individual grains of sand, impurities, or other materials.

Other Factors to Consider

Color. Regardless of the color of the binder or colored additives, the sand is the primary material that gives mortar its color. A surprising variety of colors of sand may be found in a single sample of historic mortar, and the different sizes of the grains of sand or other materials, such as incompletely ground lime or cement, play an important role in the texture of the repointing mortar. Therefore, when specifying sand for repointing mortar, it may be necessary to obtain sand from several sources and to combine or screen them in order to approximate the range of sand colors and grain sizes in the historic mortar sample.

Figure 19. Mortar joints of 18th century brick buildings were often as much as 1/2 inch wide, cut flush and struck with a grapevine joint, but for window and door surrounds where a finer quality rubbed brick was used, mortar joints were very thin. Photo: National Park Service Files.

Pointing Style. Close examination of the historic masonry wall and the techniques used in the original construction will assist in maintaining the visual qualities of the building (Fig. 18). Pointing styles and the methods of producing them should be examined. It is important to look at both the horizontal and the vertical joints to determine the order in which they were tooled and whether they were the same style. Some late-19th and early-20th century buildings, for example, have horizontal joints that were raked back while the vertical joints were finished flush and stained to match the bricks, thus creating the illusion of horizontal bands. Pointing styles may also differ from one facade to another; front walls often received greater attention to mortar detailing than side and rear walls (Fig. 19). **Tuckpointing** is not true repointing but the

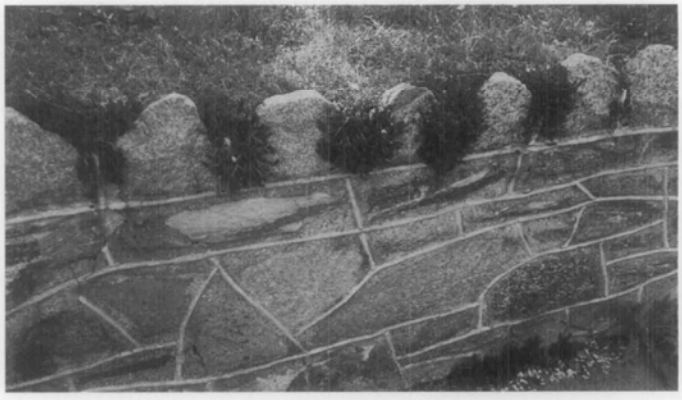


Figure 20. This stone garden wall was tuckpointed to match the tuckpointing on the c. 1920s house on the property. Photo: Anne Grimmer.

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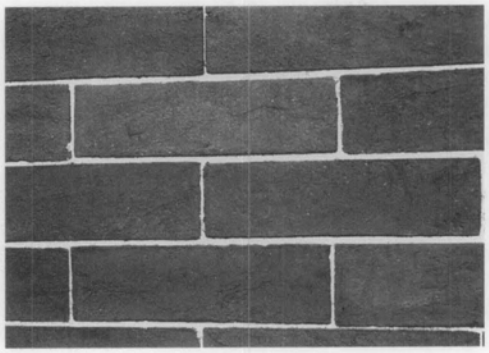

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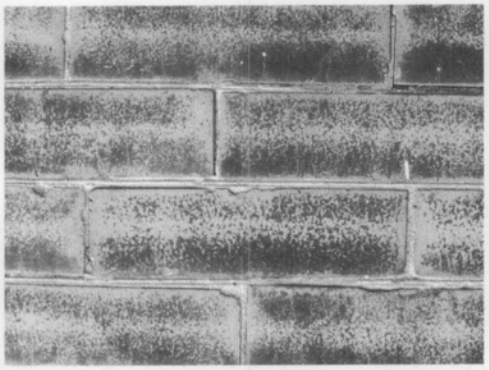

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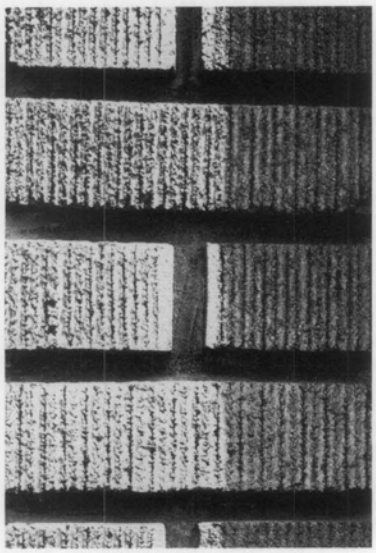

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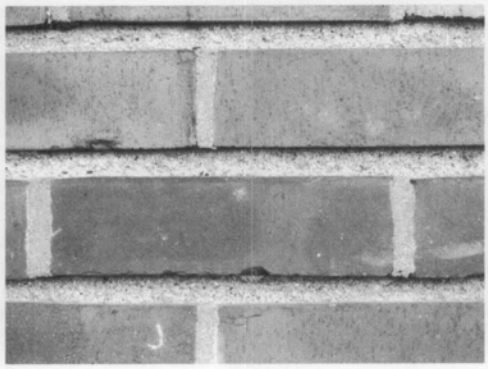

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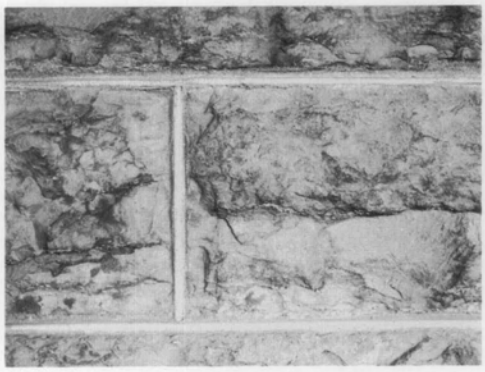

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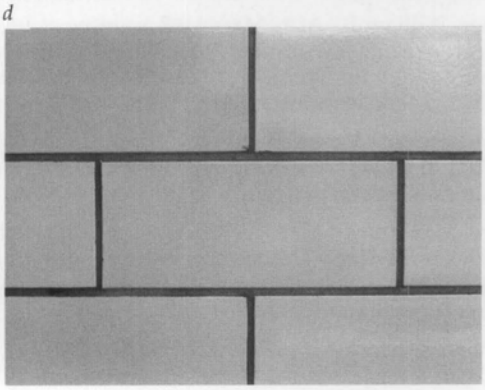

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Figure 18. A cross-section of mortar joint types. (a) Grapevine joints on a mid-18th century brick building; (b) flush joints on a mid-to-late 19th century brick building; (c) beaded joints on a late-19th century brick building; (d) early-20th century beaded joints on rough-cut limestone where the vertical joints were struck prior to the horizontal joints; (e) raked joints on 1920s wire brick; (f) horizontal joints on a 1934 building designed by Frank Lloyd Wright were raked back from the face of the bricks, and the vertical joints were filled with a red-tinted mortar to emphasize the horizontality of the narrow bricks, and struck flush with the face of the bricks; (g) the joints on this 20th century glazed terra-cotta tile building are raked slightly, emphasizing the glazed block face. Photos: National Park Service Files (a,b,e); Robert C. Mack, FAIA (c,d,f,g).

application of a raised joint or lime putty joint on top of flush mortar joints (Fig. 20). **Penciling** is a purely decorative, painted surface treatment over a mortar joint, often in a contrasting color.

Masonry Units. The masonry units should also be examined so that any replacement units will match the historic masonry. Within a wall there may be a wide range of colors, textures, and sizes, particularly with hand-made brick or rough-cut, locally-quarried stone. Replacement units should blend in with the full range of masonry units rather than a single brick or stone.

Matching Color and Texture of the Repointing Mortar

New mortar should match the unweathered interior portions of the historic mortar. The simplest way to check the match is to make a small sample of the proposed mix and allow it to cure at a temperature of approximately 70 degrees F for about a week, or it can be baked in an oven to speed up the curing; this sample is then broken open and the surface is compared with the surface of the largest "saved" sample of historic mortar.

If a proper color match cannot be achieved through the use of natural sand or colored aggregates like crushed marble or brick dust, it may be necessary to use a modern mortar pigment.

During the early stages of the project, it should be determined how closely the new mortar should match the historic mortar. Will "quite close" be sufficient, or is "exactly" expected? The specifications should state this clearly so that the contractor has a reasonable idea how much time and expense will be required to develop an acceptable match.

The same judgment will be necessary in matching replacement terra cotta, stone or brick. If there is a known source for replacements, this should be included in the specifications. If a source cannot be determined prior to the bidding process, the specifications should include an estimated price for the replacement materials with the final price based on the actual cost to the contractor.

Conclusion

A good repointing job is meant to last, at least 30 years, and preferably 50-100 years. Shortcuts and poor craftsmanship result not only in diminishing the historic character of a building, but also in a job that looks bad, and will require future repointing sooner than if the work had been done correctly (Fig. 17). The mortar joint in a historic masonry building has often been called a wall's "first line of defense." Good repointing practices guarantee the long life of the mortar joint, the wall, and the historic structure. Although careful maintenance will help preserve the freshly repointed mortar joints, it is important to remember that mortar joints are intended to be sacrificial and will probably require repointing some time in the future. Nevertheless, if the historic mortar joints proved durable for many years, then careful repointing should have an equally long life, ultimately contributing to the preservation of the entire building.

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Useful Addresses

Brick Institute of America
11490 Commerce Park Drive
Reston, VA 22091

Portland Cement Association
5420 Old Orchard Road
Skokie, IL 60077

National Lime Association
200 N. Glebe Road, Suite 800
Arlington, VA 22203

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Front Cover: Repointing a historic brick building using a lime-based mortar. Traditional lime mortars have a consistency that enables the mortar to cling to a repointing tool while in a vertical position. Photo: John P. Speweik.

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City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Laura Berkley | 563-888-3553 **9/12/2023**

Subject:
Case COA23-28: Request to relocate ADA ramp into building, add building signage and improve the overall street presence at the Davenport Public Library, 321 Main Street. The Davenport Public Library - Edward Durell Stone Building is a locally listed historic landmark in the Davenport Commercial Historic District. Legat Architects on behalf of the Davenport Library, petitioner. [Ward 3]

Recommendation:
Hold Discussion and Provide Feedback.

This item will come back from a formal review at a later date.

Background:
The Davenport Public Library has enlisted the services of Legat Architects to improve the overall street presence of the building, relocated the ADA ramp and add building signage at the Main branch of the Davenport Library.

Legat Architects is soliciting feedback from the Historic Preservation Commission on options for the proposed work at the September meeting. The attached plans show existing building as well as two options to be discussed at the meeting.

Exterior improvements include installation of a Quad Cities Art Pad, removal of the 1990s railing, and the relocation of the ADA ramp to be closer to the door. Several signage opportunities are also shown within both Option 1 and Option 2.

A formal request for review of proposed changes will be submitted at a later meeting after taking the Commissions feedback.

Property History:
The Davenport Public Library was designed by noted architect Edward Durell Stone and dedicated in 1968. It is an important example of Mid-Century Modern architecture, specifically the New Formalism architectural style, and is the only building designed by Edward Durell Stone in Iowa.

Buildings designed in the New Formalist style exhibit many classical elements including struct symmetrical elevations, building proportion and scale, classical columns and are often set on a podium.

The library is constructed of poured concrete and white, pre-cast block. The entrance to the library is characterized by six columns supporting a wide, slitted overhand creating the library's front porch. The north and south elevations of the building feature the same architectural block, a roof overhang and floor to ceiling windows while the east elevation has no windows. The existing railing

was added to the front porch in the 1990s.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Application
🗋	Backup Material	Proposed Options for Discussion
🗋	Backup Material	Davenport Main Library Local Landmark Designation

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	9/8/2023 - 1:10 PM

CITY OF DAVENPORT
Development & Neighborhood Services – Planning
1200 E. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION

RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE

SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME

BRIEF OVERVIEW OF THE PROJECT (not a scope of work)

APPLICANT INFORMATION

Application Name

Address

City | State | Zip

Phone

Secondary Phone

E-Mail Address

Acceptance of Applicant

I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

I understand I am responsible for attendance at the meeting as shown on the historic preservation commission calendar. The City reserves the right to require further site studies as necessary.

By checking this box and typing my name below,
I am electronically signing this application.

Type Applicant's Name here to serve as a signature _____ Date _____

DEVELOPMENT TEAM

Property Owner

Address

Phone | Secondary Phone

E-Mail Address

Project Manager/Other

Address

Phone | Secondary Phone

E-Mail Address

APPLICABILITY PRIOR to any work on applicable Historic Resources:

A Certificate of Appropriateness must be submitted & approved PRIOR to the commencement of the following:

- *Any Building or Sign Permit changing the exterior (except demo)*
- *New construction/Addition or exterior alteration of a structure*
- *Sign installation or alteration*

Demolition of any local or national historic resources shall require a Historic Demolition Request Application

ALL SUBMITTALS SHALL INCLUDE: ***SUBMITTED***

Full Scope of Work (SOW) attached as a .PDF
all work & materials shall be described & itemized/listed in detail

Photos or renderings of all existing building/sign façades

Proposed color building/sign elevations to scale
rendered showing existing and/or proposed building materials

Material specs: type, dimensions, color & manufacturer

MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*:

Dimensioned Site Plan (proposed & existing buildings/site items)

Grading Plan with 2 foot intervals (if needed)

Mechanical Screening shall be shown

Materials Board of sample building materials proposed

* Major Additions & New Buildings may require more extensive information

Application Fee: **NONE**

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 applicant's scheduled meetings.

(2) Scope of Commission's Consideration:
- Only work described in the application may be approved.
- If insufficient information exists to make a proper judgment on the application, the Commission may continue the consideration a maximum of 60 days, excluding applicant's continuances.

(3) Post Commission Ruling:
- An approved Cert. of Appropriateness does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities.
- Appeals to determinations are $75 made to City Council and shall be in writing submitted to the Zoning Administrator within 30 calendar days of Commission's decision.

Submit this form with attachments to: planning@davenportiowa.com

HPC Meeting Calendar | 2023

HISTORIC PRESERVATION COMMISSION | CITY OF DAVENPORT IOWA

The Applicant and/or their representatives are required to attend the HPC Meeting

Meetings are generally held the 2nd Tuesday of each month

Submittal

Friday (12:00 PM)

Email application to: planning@davenportiowa.com

or deliver application to: Planning | Public Works

1200 E 46th St | Davenport IA 52807

Meeting

Tuesday (5:00 PM)

Meeting Appearance is REQUIRED at:

Council Chambers | City Hall

226 W 4th St | Davenport IA 52801

General Business Requests

(certificates, demolition reviews, national nominations)

12/30/22	01/10/23
02/03/23	02/14/23
03/03/23	03/14/23
03/31/23	04/11/23
04/28/23	05/09/23
06/02/23	06/13/23
06/30/23	07/11/23
07/28/23	08/08/23
09/01/23	09/12/23
09/29/23	10/10/23
11/03/23	11/14/23
12/01/23	12/12/23

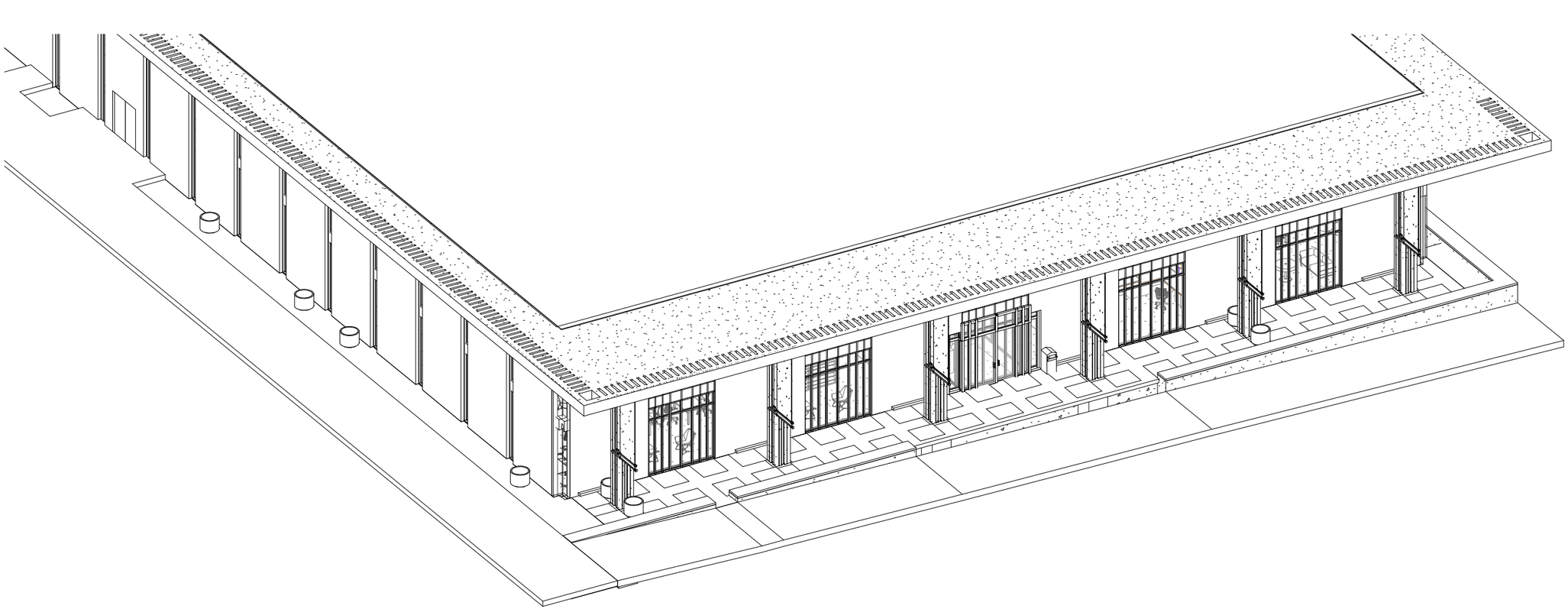
Local Landmark Requests

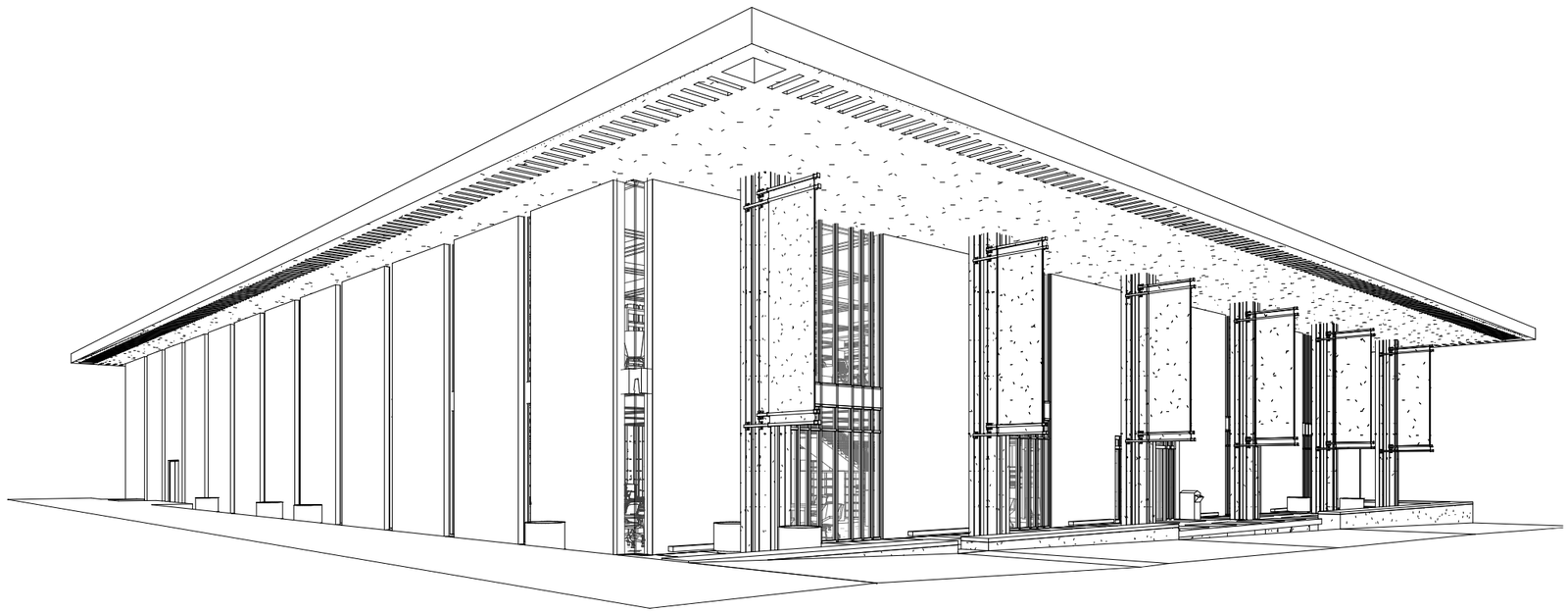
11/25/22	01/10/23
12/30/22	02/14/23
01/27/23	03/14/23
02/24/23	04/11/23
03/24/23	05/09/23
04/28/23	06/13/23
05/26/23	07/11/23
06/23/23	08/08/23
07/28/23	09/12/23
08/25/23	10/10/23
09/29/23	11/14/23
10/27/23	12/12/23

** Date changed due to observed holiday | Any and all Date/Location/Time are subject to change*

Contact planning@davenportiowa.com to submit completed applications or to confirm meeting date/time

Phone Contact: 563.326.6198





2023 RENOVATIONS TO MAIN LIBRARY

DAVENPORT PUBLIC LIBRARY

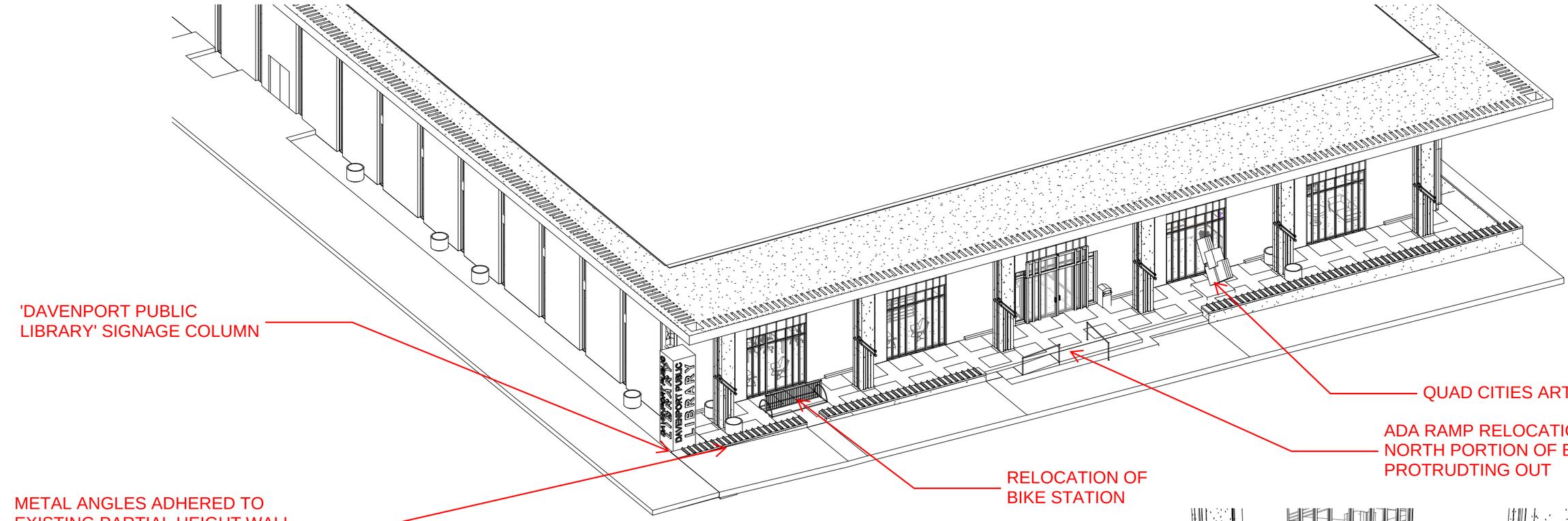
EXISTING BUILDING

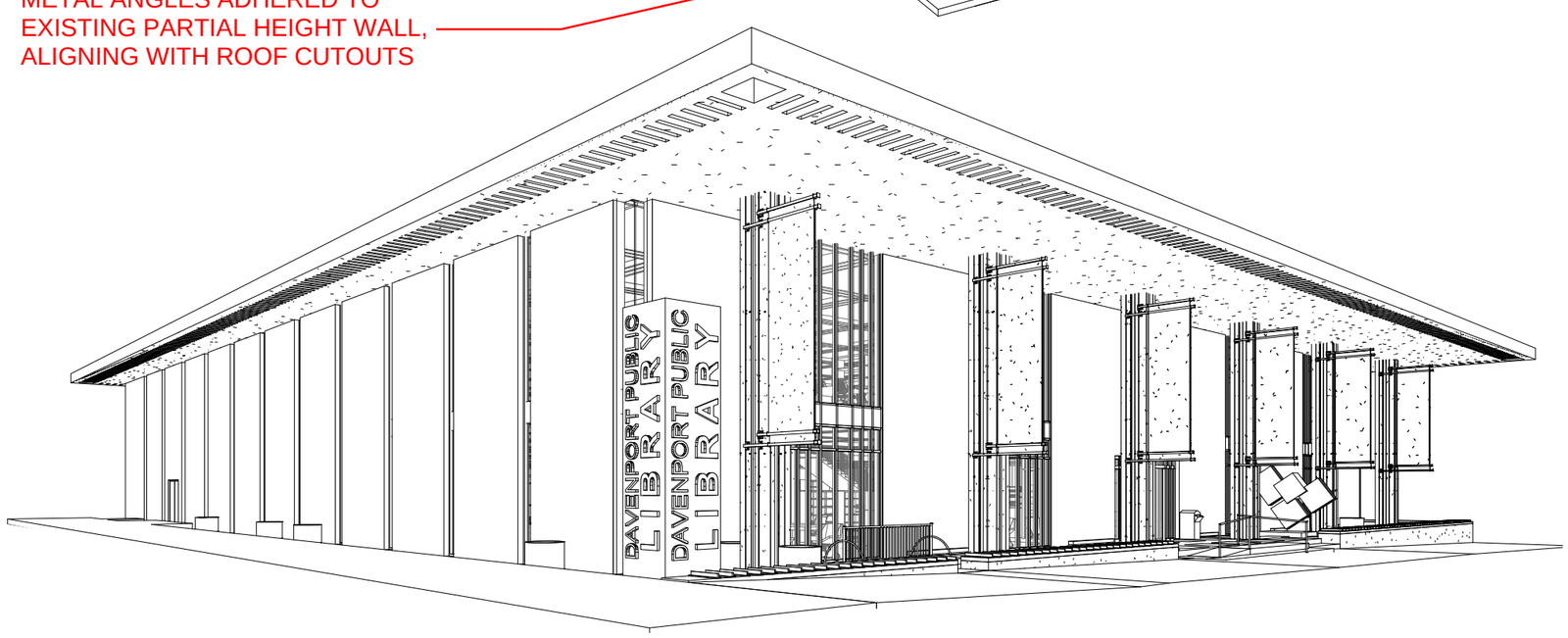
N

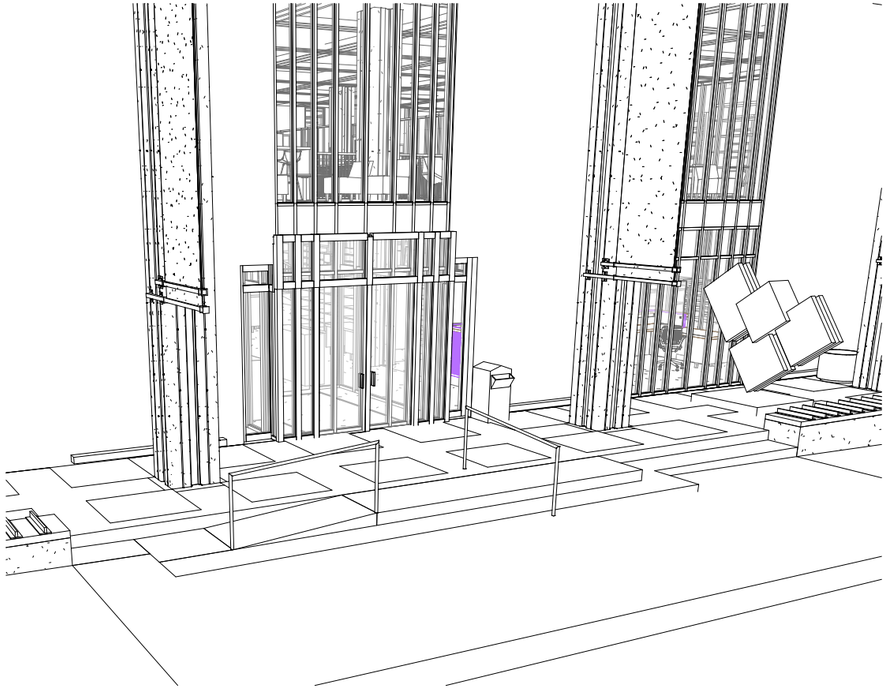
09/01/2023

LEGAT ARCHITECTS

DESIGN | PERFORMANCE | SUSTAINABILITY







2023 RENOVATIONS TO MAIN LIBRARY

OPTION 1

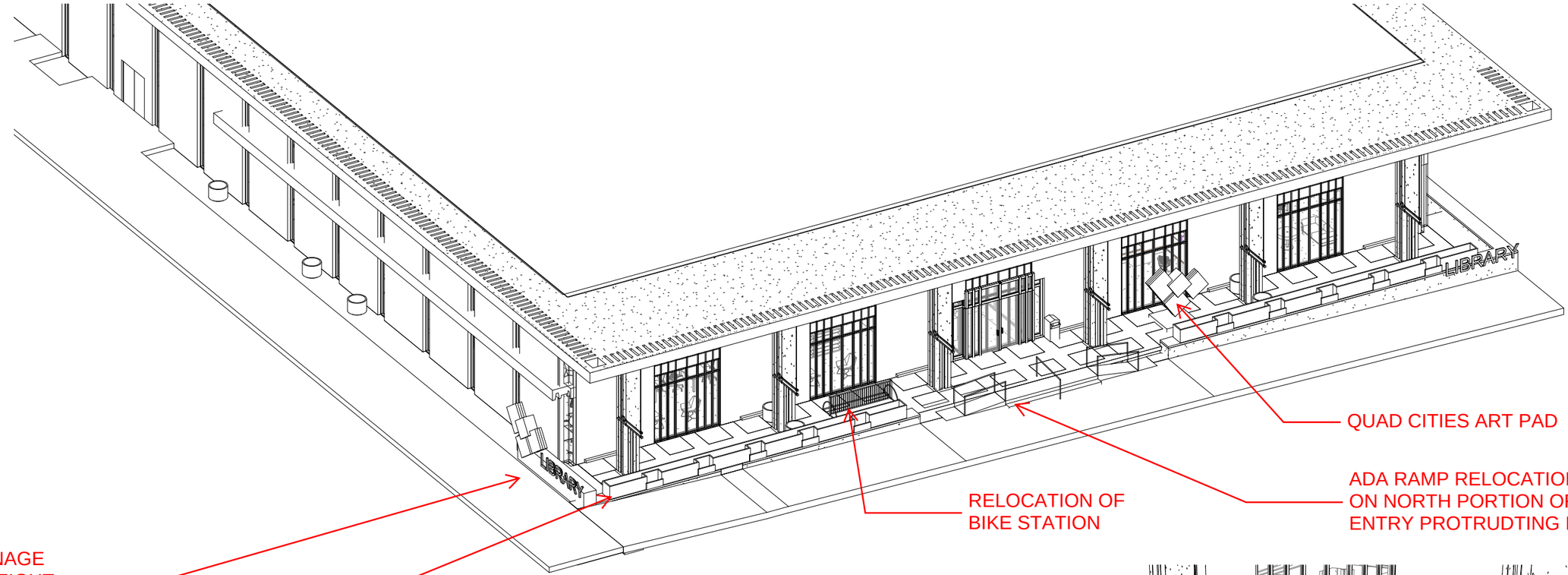
N

09/01/2023

DAVENPORT PUBLIC LIBRARY

LEGAT ARCHITECTS

DESIGN | PERFORMANCE | SUSTAINABILITY



2023 RENOVATIONS TO MAIN LIBRARY

OPTION 2

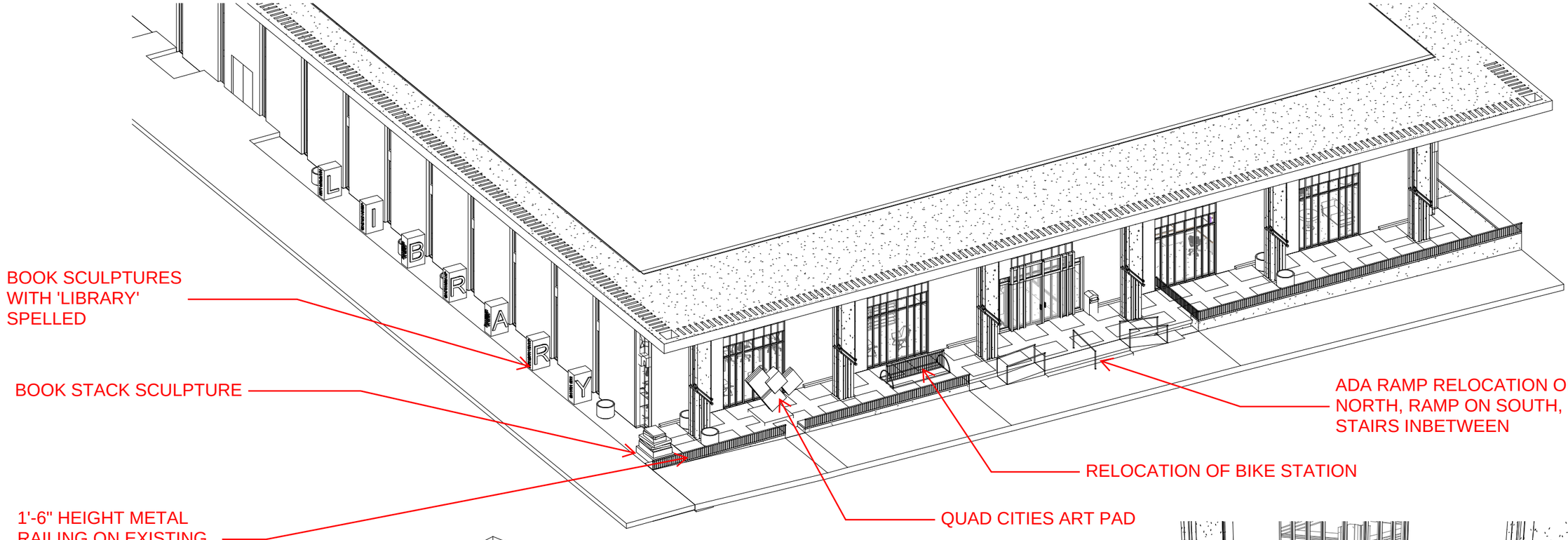
N

09/01/2023

DAVENPORT PUBLIC LIBRARY

LEGAT ARCHITECTS

DESIGN | PERFORMANCE | SUSTAINABILITY



BOOK SCULPTURES WITH 'LIBRARY' SPELLED

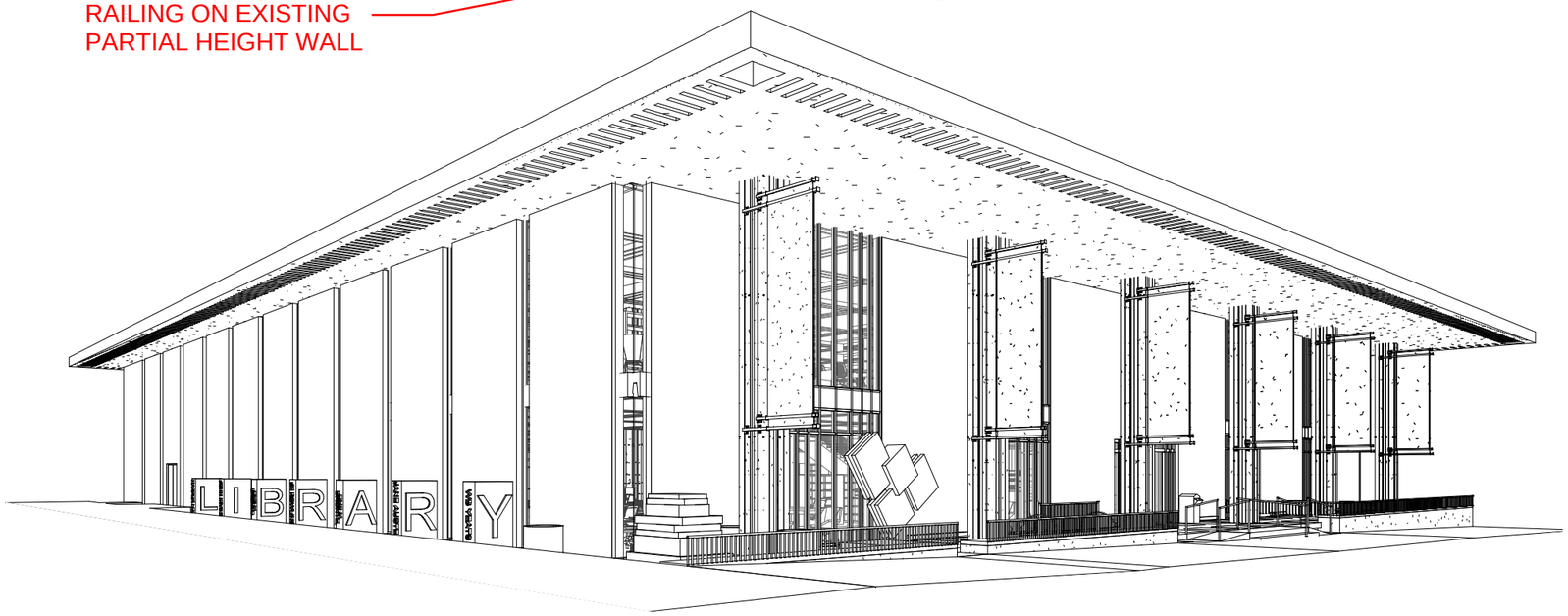
BOOK STACK SCULPTURE

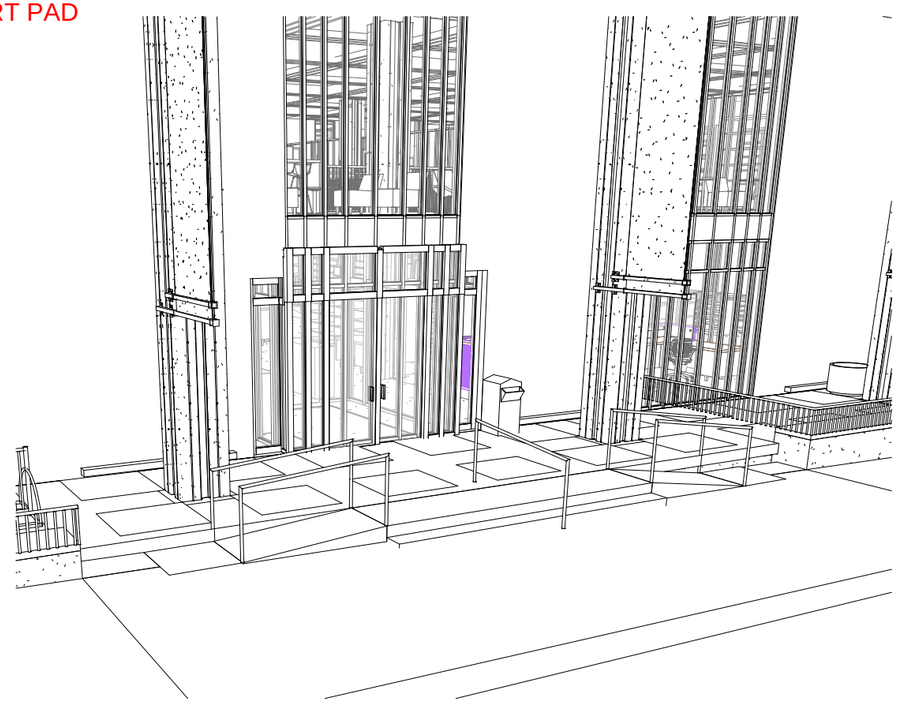
1'-6" HEIGHT METAL RAILING ON EXISTING PARTIAL HEIGHT WALL

ADA RAMP RELOCATION ON NORTH, RAMP ON SOUTH, STAIRS INBETWEEN

RELOCATION OF BIKE STATION

QUAD CITIES ART PAD





2023 RENOVATIONS TO MAIN LIBRARY

OPTION 2

DAVENPORT PUBLIC LIBRARY

N

09/01/2023

LEGAT ARCHITECTS

DESIGN | PERFORMANCE | SUSTAINABILITY

ORDINANCE NO. 2019- 15

ORDINANCE for Case LL18-01 being the nomination of the Davenport Public Library – Edward Durell Stone Building at located at 321 Main Street for designation as a Local Historic Landmark. Davenport Public Library, petitioner. [Ward 3]

WHEREAS, the City of Davenport is one of the oldest Cities in Iowa, and contains many structures of architectural importance; and

WHEREAS, the Local Landmark designation will help document and recognize the individual historical and architectural significance of the property.

NOW, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate known as the Davenport Public Library – Edward Durell Stone Building located at 321 Main Street is hereby granted designation as a Local Historic Landmark. The property has the following legal description:

> Part of the Northeast Quarter of Section 35, Township 78 North, Range 3 East of the 5th P.M., situated in the City of Davenport, Scott County, Iowa being more particularly described as follows: West 39.7 feet of Lot 8 and all of Lots 9 and 10, Block 45, LeClaire's Addition. Containing .58 acres, more or less.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration 12-12-18

Second Consideration 1-9-19

Approved 1-23-19

Frank Klipsch

Frank Klipsch, Mayor

Attest: Brian Krup

Brian Krup, Deputy City Clerk

Published in the *Quad City Times* on 1-29-19

City of Davenport

2019-15

Agenda Group:
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 563-888-2286
Wards:

Action / Date
10/9/2018

Subject:
Third Consideration: Ordinance for Case LL18-01 being the nomination of the Davenport Public Library – Edward Durell Stone Building located at 321 Main Street for designation as a Local Historic Landmark. Davenport Public Library, petitioner. [Ward 3]

Recommendation:
Adopt the Ordinance.

Background:
The Davenport Public Library was dedicated in 1968. It was designed by Edward Durell Stone and embodies the Modern Movement architectural style.

Edward Durell Stone was born in 1902 in Fayettville, Arkansas and attended the University of Arkansas from 1920-23. He went to Boston, Massachusetts where his brother was an architect and studied architecture at the Massachusetts Institute of Technology. He left MIT in 1927 before finishing his degree when he won a traveling scholarship that allowed him to visit the avant-garde modernist architecture of Europe.

The United States Embassy in New Delhi, designed in 1954, is considered the signature work that cemented his reputation as an architect of the Modern Movement. The Davenport Public Library is only remaining building designed by Stone in Iowa.

The Davenport City Code provides the following for the nomination of a property:

Findings:
1. The property achieves consistency with Section 17.23.060.3 - embodies a distinctive architectural style and Section 17.23.060.B.3 - work of an architect or possesses high artistic values.

The Historic Preservation Commission considered the request at its November 14, 2018 public hearing and voted to accept the listed findings and forward Case LL18-01 to the City Council with a recommendation for approval.

The vote for approval was 6-0.

ATTACHMENTS:

	Type	Description
🗋	Ordinance	Ordinance
🗋	Backup Material	Nomination Form
🗋	Backup Material	Aerial Map
🗋	Backup Material	Section 17.23.060 of the Davenport City Code

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	11/28/2018 - 9:08 AM
Community Development Committee	Berger, Bruce	Approved	11/28/2018 - 9:09 AM
City Clerk	Admin, Default	Approved	11/28/2018 - 12:36 PM

City of Davenport

Nomination No:_____

"INDIVIDUAL PROPERTY" NOMINATION

for the

DAVENPORT REGISTER OF HISTORIC PROPERTIES

Historic Preservation Commission
City of Davenport, Iowa

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

Address of the Property: 321 Main Street, Davenport, Iowa 52801

Legal Description of the Property: Subdivision Name: LeClaire's Addition

Block: 45 Lot: W 39.7 ft of lot 8, lots 9-10

Historic Name (or proposed historic name): Davenport Public Library - Edward Durell Stone Building

Date listed on *National Register of Historic Places* (if applicable): _____

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

NRHP Historic District (if applicable): _____

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

Owner(s) of Record: Davenport Public Library

Owner(s) Address: (Name) Davenport Public Library

(Street) 321 Main St

(City, State & ZIP) Davenport, Iowa 52801

Owner(s) Telecommunications: Work: 328-6850 Home: _____ Mobile: _____
Fax: _____ Email: agroskopf@davenportlibrary.com

Current Use of the Property: Public Library

Original Function of the Property: Public Library

The Petitioner shall submit the following information:

(1) Four 4" X 6" photographs showing all elevations (These will become part of the Commission's permanent file and cannot be returned.)

(2) Any historical photographs, if available. (Clear photocopies of the photographs are acceptable at the time of application as long as petitioner brings reprints and/or slides of historical photographs to the meeting for HPC review. These will be returned after consideration of the nomination is complete.)

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

Date of Construction: 1967 (completed Oct 1968) Architectural Style: New Formalist

Building Materials: Foundation: concrete Walls: precast concrete block

Roof: EPDM Other:

Distinctive Features: slitted overhang ; central floating staircase; grid lighting in ceiling

Alterations: no permanent alterations. railing added to front porch c ,1990. exterior lighting no longer functional

(4) A narrative describing why the property satisfies the "Designation Criteria" listed in Section 17.23.060(2) of the 1990 Municipal Code. Please describe both the property's present and historic physical appearance as it relates to the definitions of Architectural and Historical significance in contained in Section 17.23.030[1].

The "Designation Criteria" are defined in the 1990 Municipal Code as follows:

Designation Criteria: Section 17.23.060(2). The Commission shall, after such investigation as it deems necessary, make a recommendation to the City Council as to whether a nominated structure or district qualifies for the Local Register. To qualify, a property must satisfy one or more of the following criteria:

(A) It is associated with events or persons that have made a significant contribution to the broad patterns of history of the city, county, state and/or nation; and/or

(B) It embodies the distinctive characteristics of an architectural style valuable for the study of a type, period or method of construction; and/or

(C) It represents the work of a master builder, craftsman, architect, engineer or landscape architect or possesses high artistic, values.

(5) A list of major bibliographical references.

see attached

"I, petitioner for the nomination of the aforementioned property to the Davenport Register of Historic Properties, do hereby state that all the information contained herein is, to the best of my knowledge, accurate and that there are no negligent or fraudulent misrepresentations of fact. I also understand that fraudulent misrepresentations of fact contained in this nomination form shall be sufficient cause to immediately nullify the nomination process.

Owner(s) of Record or Authorized Agent

Oct 10, 2018
Date

[1] Definitions of Architectural and Historical significance can be found in Sections 17.23.030(3) and 17.23.030(19) respectively.

Please return the completed application to the:

Historic Preservation Commission
Community & Economic Development Department
226 W. 4th Street
Davenport, Iowa 52801

Direct your questions to the Commission Secretary at 326-7765.

Your Nomination for Designation will be considered by the Historic Preservation Commission at its public meeting scheduled for:

_____
month day year

All Historic Preservation Commission Public Meetings are held in the City Council Chambers at City Hall on the 2nd Tuesday of every month at 4:30 p.m. unless otherwise notified.

Staff will keep the original signed nomination form and will return to the petitioner a photocopy of the application with staff comments.

PLEASE NOTE: The owner(s) of record, or an agent acting on their behalf (petitioner), should plan to attend the Commission meeting in person. It is important for someone to be present to respond to the Commission's inquiries and comments. If no one is present, the nomination process may be delayed indefinitely.

For Staff Only:
Received by: Ryan Rusnak 10-10-2018

Commission Secretary or Designee Date

Is application complete? [Yes] No

If not, explain: _____

Revised 8/4/92

Physical Description of Property:

The Main Library building is located on the northeast corner of Main and 4th Streets and was dedicated Oct 6, 1968. Designed by noted architect Edward Durell Stone, it is an important example of Mid-Century Modern architecture in Davenport. The architecture is quite similar to the Kennedy Center in Washington, DC which was also designed by Stone. The building is constructed of poured concrete and white, pre-cast concrete block. Columns in the building also serve for air-handling through vents in the top of the columns.

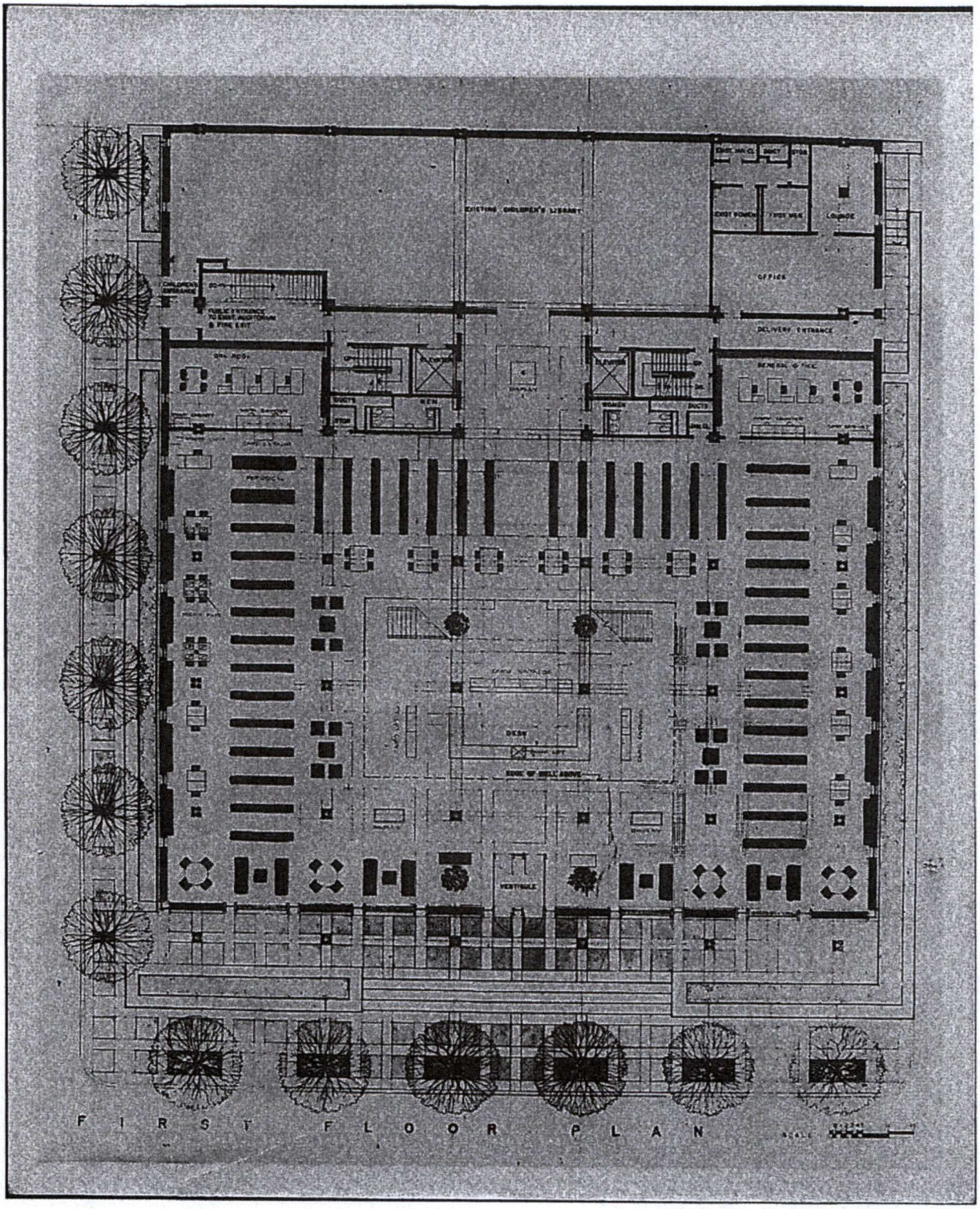
Total square footage of the building is 63,000 sq.ft. Of this total, 53,000 sq.ft are the "new" part of the library building. The remainder is the Children's addition that was opened in 1963. The Children's addition is at the back (East side) of the building. Entrance to that portion of the building is through double doors that are in a direct line east from the front doors. Both structures are encased in the same architectural block making it virtually impossible to tell from the exterior that the library is actually two buildings.

The entrance to the Library is characterized by 6 columns supporting a wide, slitted overhang creating the library's front porch. The front of the building has tall glass windows that provide visibility to the interior architectural features of tall columns and a ceiling with lighting in a geometric grid. The grid ceiling is in squares that are also reflected in the architectural block that is on the exterior and interior walls of the building. The effect of the grid lighting is especially visible at night. There have been no changes to the front entrance of the building since 1968 other than the installation of banners on the front columns and installation of a wrought-iron railing to prevent skate-board use.

The north and south elevations of the building feature the same architectural block, a roof overhang and floor to ceiling windows. The east elevation has no windows, but the same overhang dimensions as the north and south elevations and is covered in the same exterior block.

The interior of the Library retains many original features. One of the most important is the open, floating, terrazzo staircase to the second floor mezzanine. The railing around the opening from the mezzanine to the first floor is also original. The original open floor plan is largely unchanged as well. The exception is the room constructed at the front of the library around 2010 to house automated materials handling equipment. To not impair the view of the ceiling lighting from the exterior, the room was constructed of a glass curtain wall that echoes the exterior windows and is installed around the ceiling grid. Current renovation plans for the building call for the removal of this room.

The floor plan shows the existing children's library that was opened in 1963. The corridor that runs the width of the building from 4th street to the alley is where the two buildings meet.


EXISTING CHILDREN'S LIBRARY
OFFICE
DELIVERY ENTRANCE
DESK
VESTIBULE
FIRST FLOOR PLAN

Statement on Designation Criteria:

The Davenport Public Library Main Library, dedicated in October of 1968, meets Designation Criteria B for its embodiment of the Modern Movement architectural style and Designation Criteria C as it represents the work of architect Edward Durell Stone.

In the mid-1960's, Downtown Davenport experienced significant urban renewal. New construction projects included the Davenport YMCA, the Lee Building, the Clayton Motel Hotel, the Priester Construction Company Building (on the National Register) and the First Federal Saving and Loan Association Building (on the Davenport Register of Historic Properties). These projects all embraced the Modern Movement design, which was widely accepted nationwide as the standard for urban construction.

Edward Durell Stone was born in 1902 in Fayetteville, AR and attended the University of Arkansas from 1920-23. He then went to Boston, MA where his brother was an architect and studied architecture at Massachusetts Institute of Technology. He left MIT in 1927 before finishing his degree when he won a travelling scholarship that allowed him to visit the avant-garde modernist architecture of Europe.

Stone first gained a reputation designing International Style homes. The United States Embassy in New Delhi, India, designed in 1954, is considered the signature work that cemented his reputation as an architect of the Modern Movement. At the time the Embassy was built, the design was a radical change from mainstream modern architecture, and was a strong influence on a style that came to be known as New Formalism. With subsequent design of the Stanford University Medical Center in Palo Alto, CA; Stuart Pharmaceutical Company in Pasadena, CA and the United States Pavilion at the 1958 Brussels World's Fair, Stone established himself as a leading formalist.

Buildings designed in the New Formalist style exhibit many classical elements including strict symmetrical elevations, building proportion and scale, classical columns, highly stylized entablatures and colonnades. Buildings in this style are often set on a podium. Stone's New Delhi Embassy is considered the symbolic start of New Formalism.

The Davenport Public Library includes many of the features that Stone himself saw as most important to his designs. In his book, Recent & Future Architecture, Stone indicates "I rely heavily on the contrast of multi-storied central areas with smaller elements groups around the periphery". He also lauds the idea of corridor-free buildings. These two elements are very much part of the Library design: the open design with the open staircase to the second floor mezzanine and the very minimal corridors in the building.

In the same volume, Stone also shares his thoughts on the building materials he used in his designs: "Architecture is a grimly serious business. It should be timeless and convey by its very fiber the assurance of permanence; stone, bricks and concrete all have this characteristic." Materials used in the Main library – precast and poured concrete – certainly follow this recommendation.

A list of projects by Stone based on his archives held by the University of Arkansas does not indicate any projects in Iowa other than the Davenport Public Library. That said, the Voxman Music Building on the University of Iowa Campus was designed by Stone. It was razed due to damage incurred from the 2008 flood.

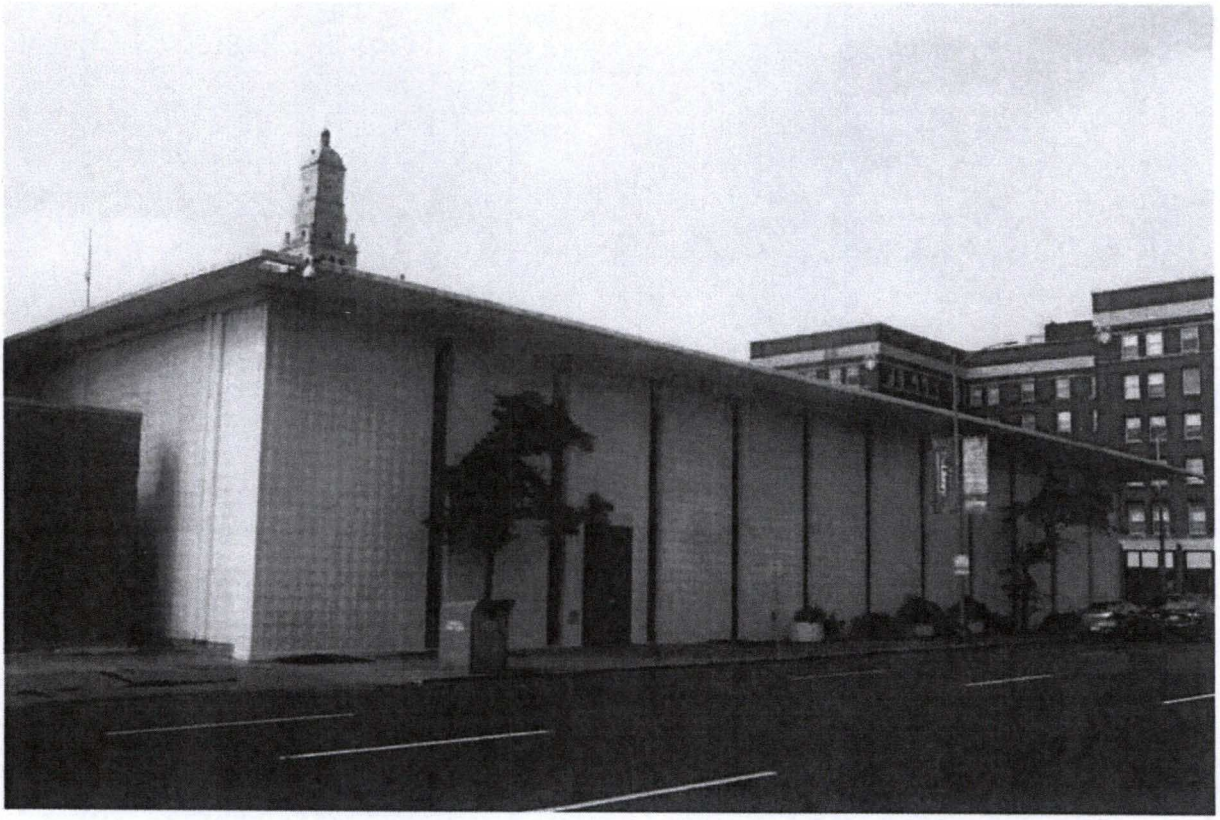
While the Kennedy Center for the Performing Arts in Washington, DC is the building that most Stone aficionados view as being most similar in appearance to the Davenport Public Library, a number of other Stone designs have similar features, among them the Stuhr Museum of the Prairie Pioneer near Grand Island, NE.

Edward Durell Stone designed a small number of public libraries during his career. The Stone archives project database lists 6 library projects. The Rinconada library in Palo Alto, CA was designed in 1958 early in Stone's career and does not have many of the New Formalism features of his later works. The Undergraduate Library at the University of South Carolina opened in 1963. Its design shares similar features to the Davenport Public Library, including the use of exterior columns supporting a slitted overhang and open floor plan.

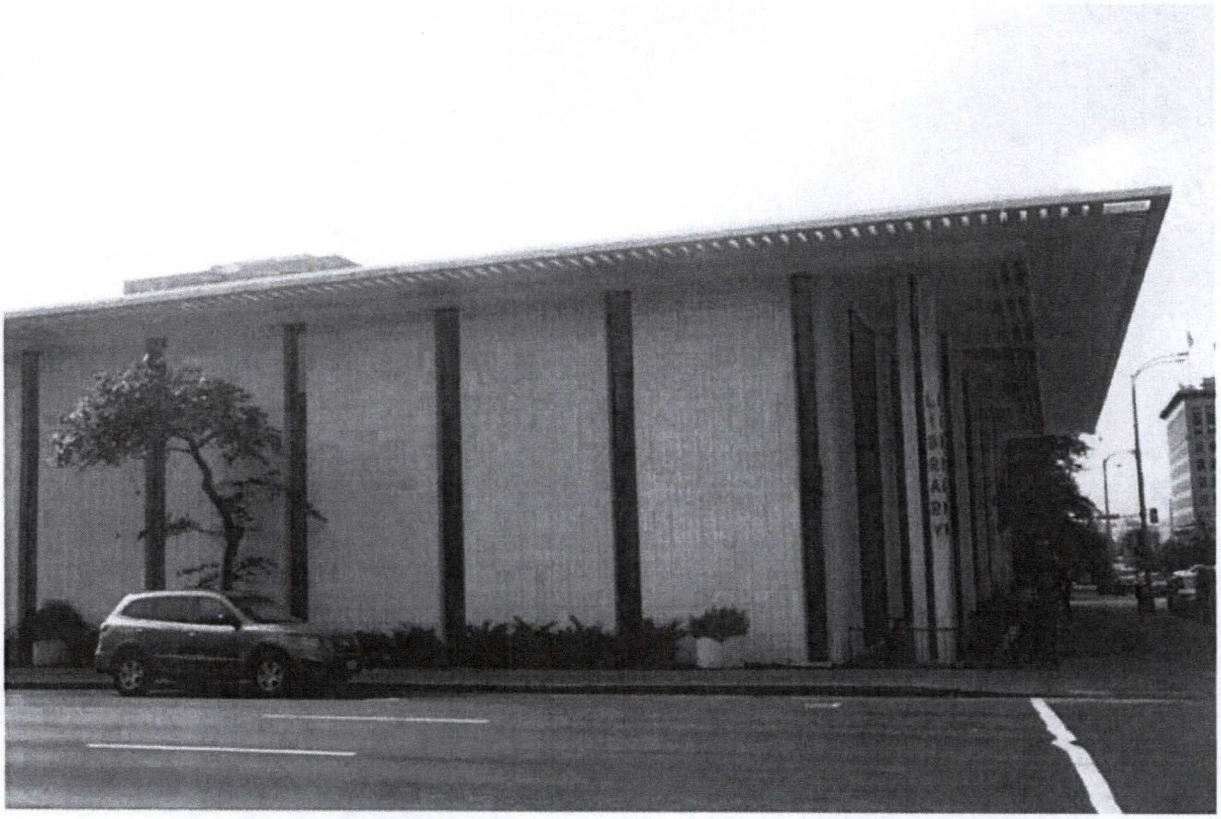
The Davenport Public Library building epitomizes the architectural style of New Formalism and was designed by one of the most celebrated architects who designed in this style.

Photos:

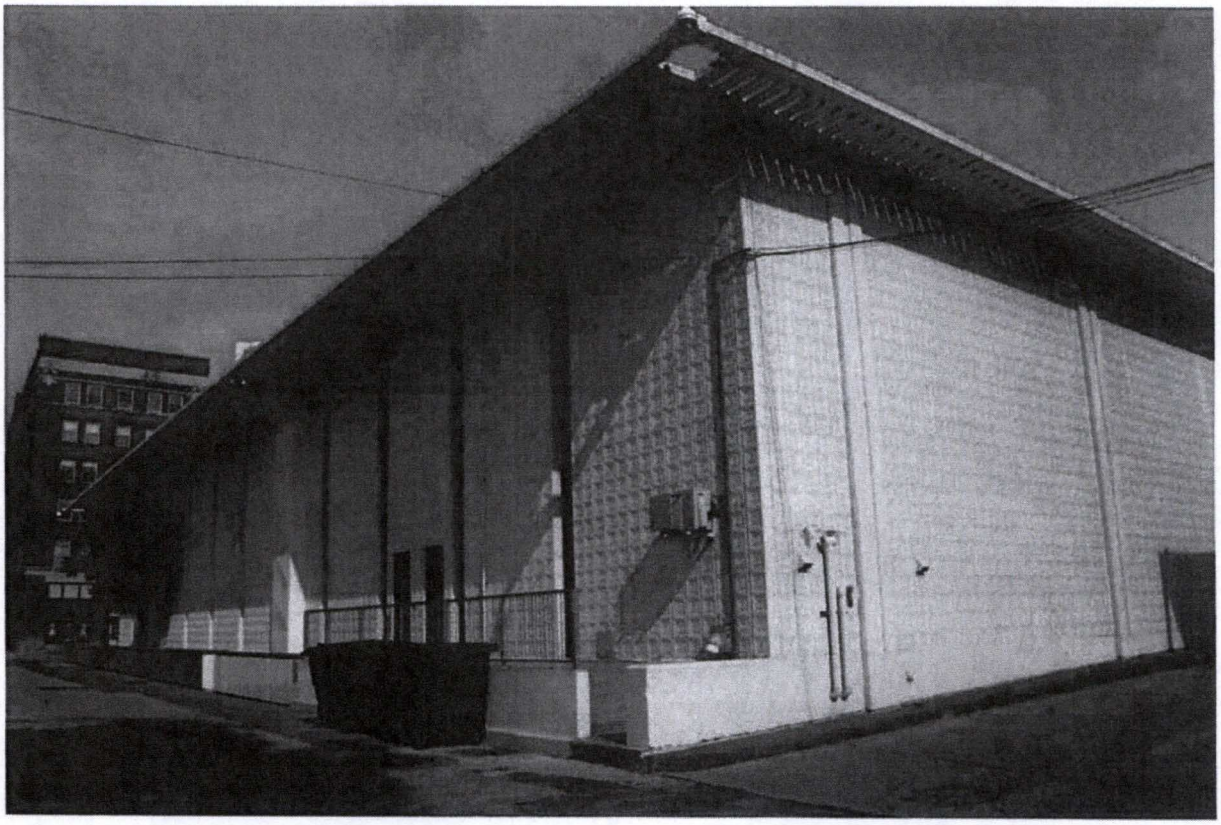
Front (West) view of the Main Library building. The railing/fence along the porch was added around 1990 to deter skateboard use. (Sept 2018)



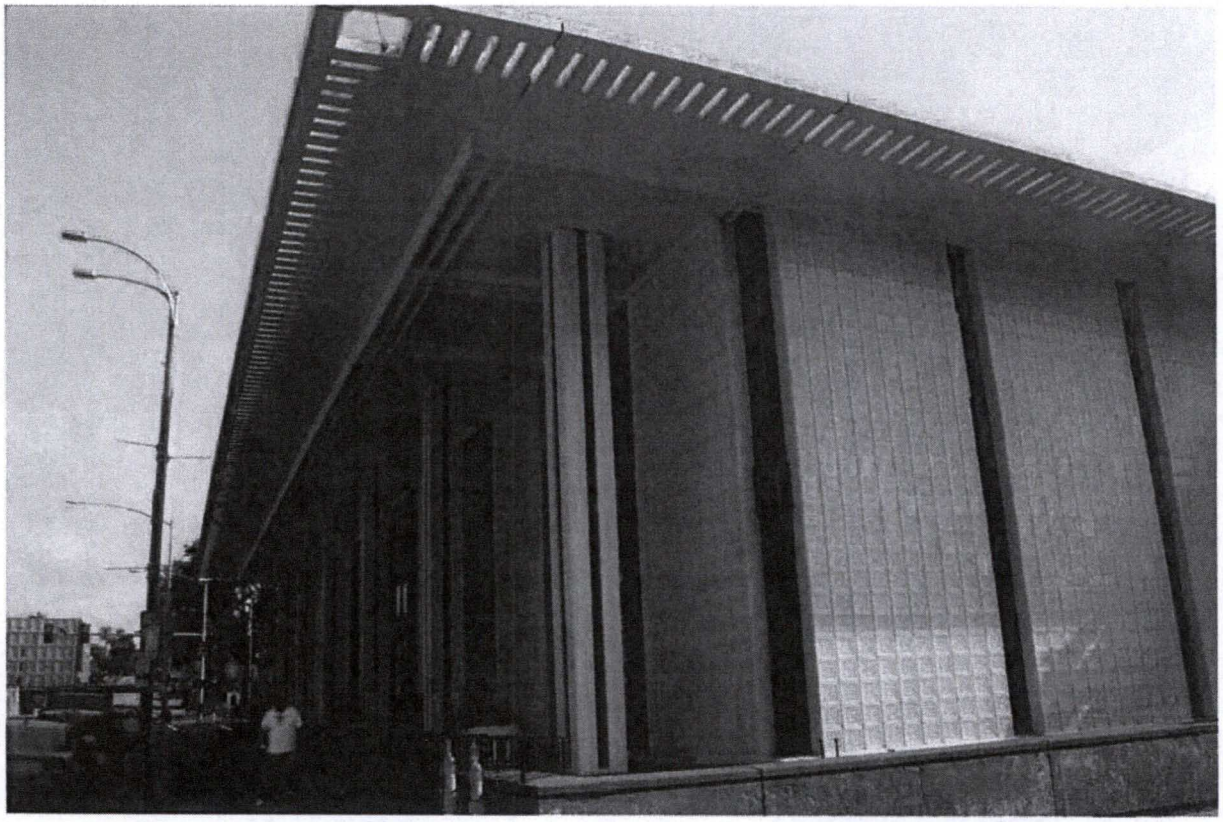
North side. To the east of the double doors in this image is the area that is the Children's addition that was constructed on the back of the old Carnegie Library in 1963. (Sept 2018)



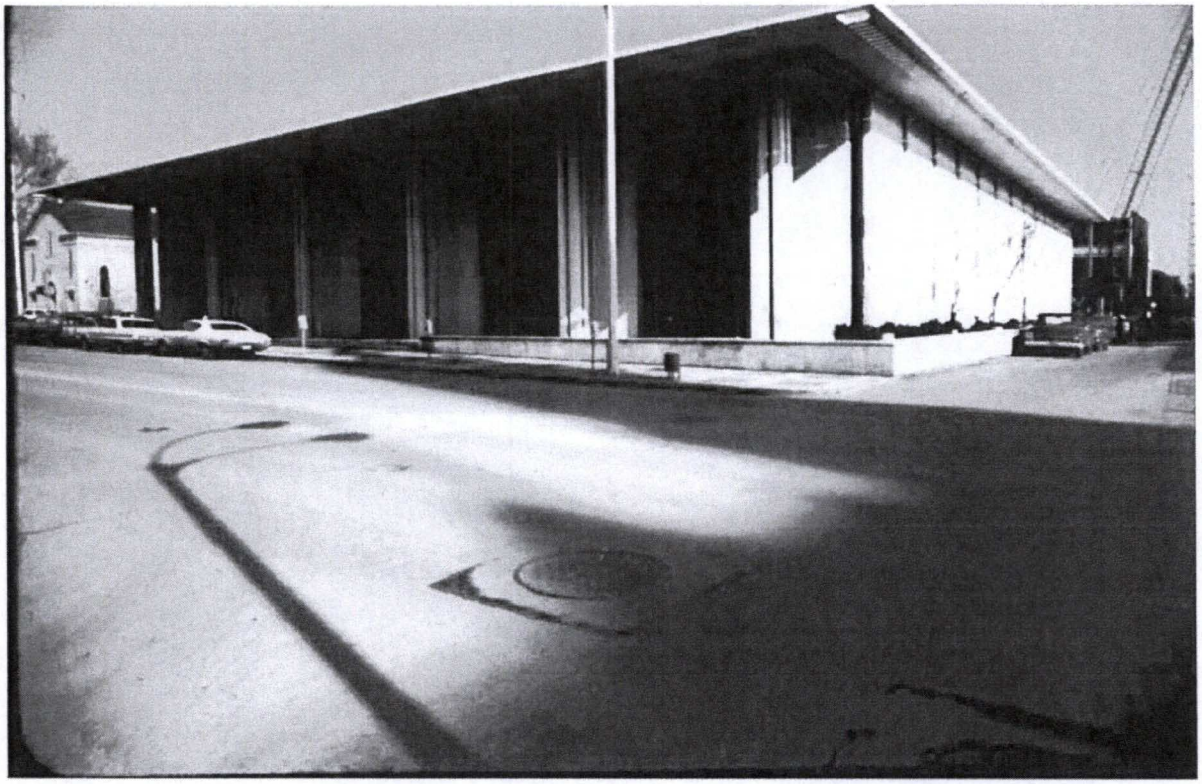
View from the north west corner. This image shows the slitted overhang that Stone used in many of his designs. (Sept 2018)



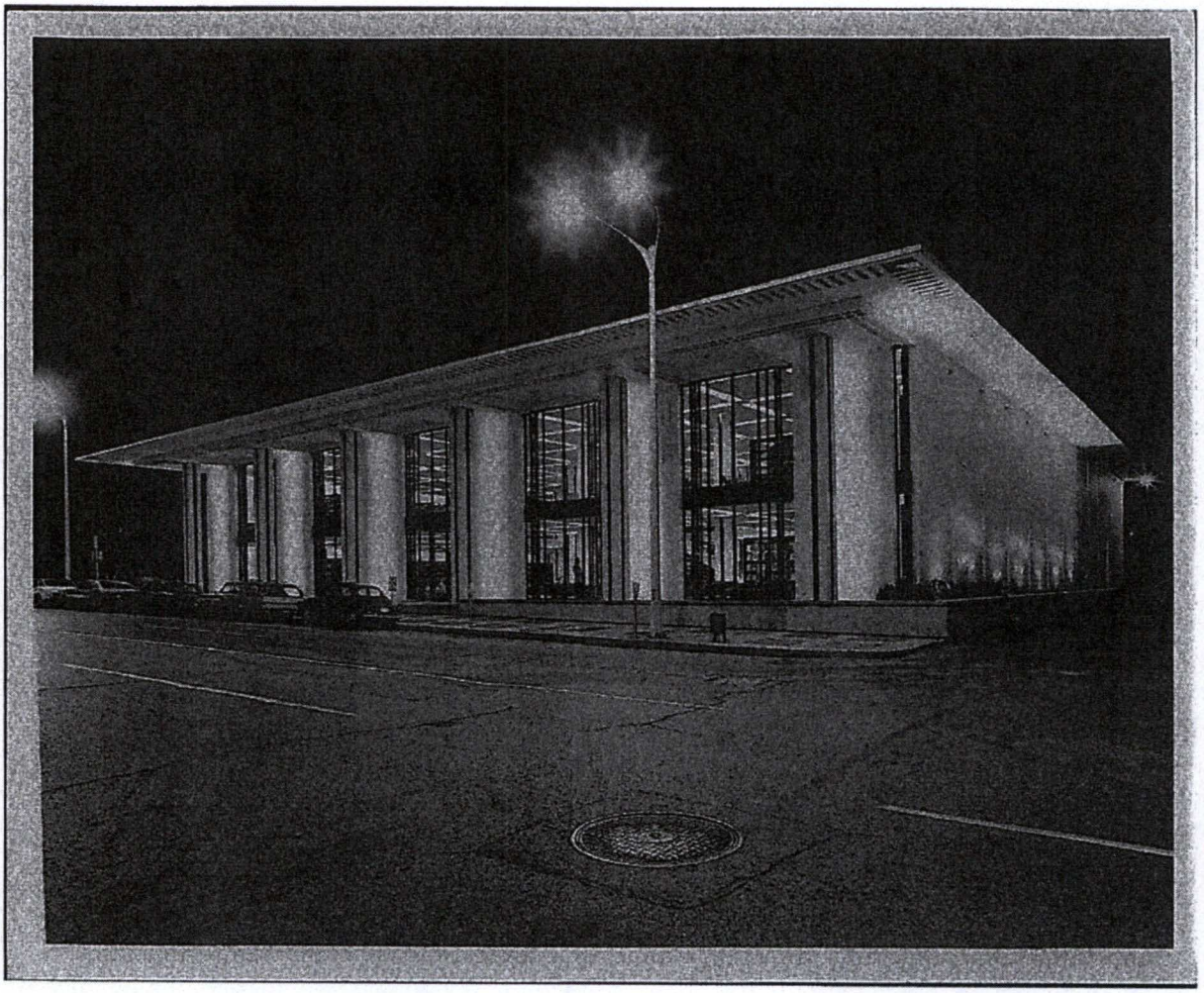
View from the south east corner of the building (Sept 2018)



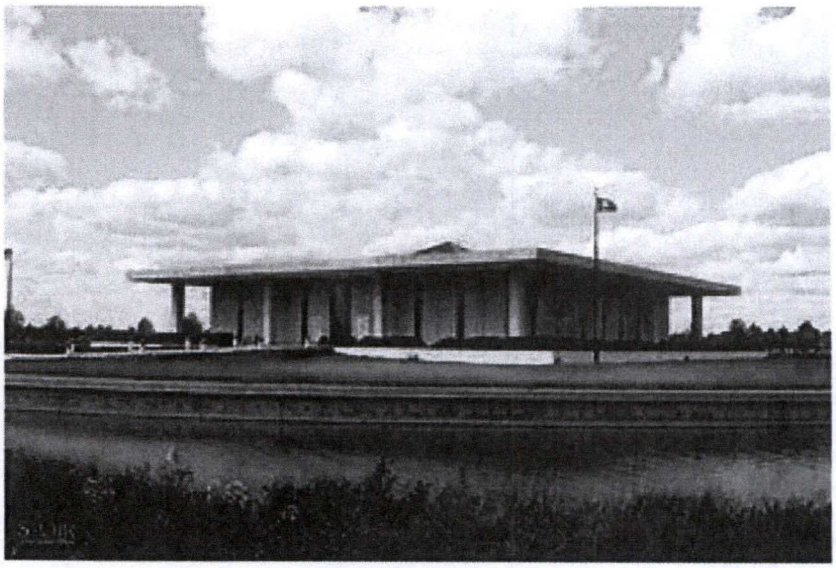
View from the south west corner. (Sept 2018)



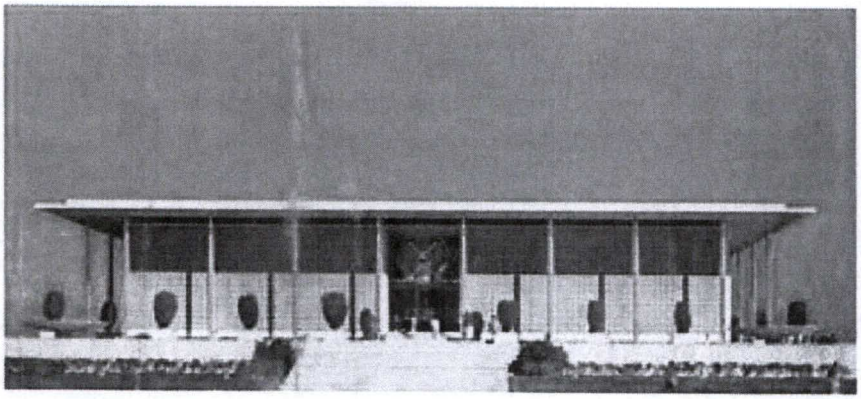
View from south west corner of the Main Library – February 1969



Exterior view from the south west corner taken about 1969. This night time view shows the lighted grid ceiling.



Stuhr Museum of the Prairie Pioneer – Grand Island, NE. Designed by Stone in 1963



United States Embassy in New Delhi, India. Designed in 1954.

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Boxes 68-74, Physical Plant – E.D. Stone Building, Davenport Public Library Archives, Richardson-Sloane Special Collections Center, Davenport Public Library, Davenport, IA. (Research materials on Stone collected by Kay Runge in Box 60)

Excerpts from interviews with Stone in:
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Ephemera-Biography

Stone, Edward Durell. *Recent & future architecture*. New York: Horizon Press, 1968.
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Stone, Hicks. *Edward Durell Stone a son's untold story of a legendary architect*. New York: Rizzoli, 2011. 9780847835683

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Edward Durell Stone papers 1927-1969 (bulk 1940-1963), Special Collections Department, University of Arkansas Libraries, Fayetteville, AK. Finding aid online at: https://libraries.uark.edu/specialcollections/findingaids/stone/index.html

Subject Property

N

17.23.060 Commission designation process.

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

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

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

1. It is associated with events or persons that have made a significant contribution to the broad patterns of the history of the city, county, state and/or the nation; and/or

2. It embodies the distinctive characteristics of an architectural style valuable for the study of a type, period or method of construction; and/or

3. It represents the work of a master builder, craftsman, architect, engineer or landscape architect or possesses high artistic values.

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

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

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

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

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

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

1. A map showing the location of the nominated structure and/or the boundaries of the proposed district; and

2. An explanation of the architectural and/or historical significance of the nominated structure and/or district as it relates to the designation criteria listed in Section 17.23.060B; and

3. An inventory of the significant exterior architectural features and property improvements that should be protected from inappropriate alterations; and

4. In the case of a designated district, a brief statement of the architectural and/or historical significance and character unique to the neighborhood that should be preserved for future generations. This statement may include design guidelines for new construction or infill development, signage, parking regulations and streetscape design or any other development issues affecting the physical appearance and use of the district.

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

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

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

17.23.070 Designation by city council.

A. Action by city council. The city council may vote to approve with modifications or deny the ordinance for a proposed landmark or historic district designation. If the city council denies local landmark status for the property and/or district, the same nominated

property(s) may not be reconsidered by the commission for designation during the twenty-four month period following the date of denial by the city council, except pursuant to the exceptions stated in Section 17.23.060G.

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

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

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

City of Davenport
Historic Preservation Commission

Department: DNS
Contact Info: Laura Berkley | 563-888-3553

Date
9/12/2023

Subject:
Review of Commission Bylaws

Recommendation:
Adopt the Bylaws.

Background:
The Historic Preservation Commission Bylaws were last amended on March 13, 2001. The current version online are the most up-to-date.

The City adopted a new Zoning Ordinance in 2019, which caused several reference errors embedded in other sections of the Municipal Code. Staff are correcting reference errors when encountered. Reference errors can be ignored until updates are made as the Commission continues to operate in compliance with the Historic Preservation Ordinance and Chapter 2.65 of the Municipal Code.

City staff propose the following timeline for revising and adopting Bylaws:

1. **April Meeting**: Distribute existing Bylaws and relevant code sections to Commissioners.
2. **April-May**: City staff will draft corrections to the Bylaws and review with the Legal Department.
3. **June Meeting**: Staff will provide a draft to Commissioners for discussion. Commissioners can submit comments and recommendations to staff for further revision.
4. **July Meeting**: Review draft of Bylaws.
    - If no additional revisions are warranted, the Commission may take formal action approving the Bylaws.
    - If additional edits are desired, then staff can further revise the Bylaws for formal action at the August 8, 2023 meeting.

Staff consulted with other Iowa municipalities regarding historic preservation bylaws. Included is a complete rewrite of Davenport's bylaws.

Attached is a final draft of the Bylaws. Staff made revisions based on the discussion at the August meeting and feedback from the Legal Department. The revised language regarding election procedure have been highlighted for clarity.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Final Draft of Bylaws
🗋	Backup Material	Historic Preservation Commission Bylaws
🗋	Backup Material	Chapter 2.65 of the Municipal Code
🗋	Backup Material	Title 14-Historic Preservation Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	8/15/2023 - 10:27 AM

HISTORIC PRESERVATION COMMISSION
CITY OF DAVENPORT, IOWA

BYLAWS

ARTICLE I
NAME

The name of the Commission is the "Davenport Historic Preservation Commission" and is herein referred to as the "Commission".

ARTICLE II
POWER AND DUTIES

The Commission shall be governed by the terms of Chapter 2.65 and Title 14 of the Municipal Code of the City of Davenport, Iowa and the laws of the State of Iowa, as amended time to time.

ARTICLE III
MEMBERSHIP

SECTION 1: MEMBERSHIP
Membership eligibility and composition are outlined in Chapter 2.65 of the Municipal Code of the City of Davenport, Iowa.

SECTION 2: ORIENTATION FOR NEW MEMBERS
Prior to the first regular meeting following appointment, a new member will be provided with copies of the Historic Preservation Commission Ordinance, Chapter 2.65 of the City of Davenport Municipal Code, Bylaws, and other documentation useful to the member in carrying out the duties of the Commission. Each new member will receive an orientation briefing by the Commission Secretary, which includes a review of the duties and obligations of a member and a review of current business before the Commission.

SECTION 3: RESIGNATIONS
Resignations must be submitted in writing declaring an effective date to the Commission Secretary.

SECTION 4: ABSENCES
Commission members are expected to attend all regular and special meetings of the Commission. Prior to any scheduled meeting, members shall notify the Commission Secretary regarding any excused or anticipated absences. Failure to attend meetings as outlined in Chapter 2.65 of the Municipal Code may be subject to forfeiture of appointment.

ARTICLE IV
OFFICES

SECTION 1: ELECTION AND TERM OF OFFICE

A. The Commission, at the second regular meeting of the calendar year, shall elect to office from its membership a Chairperson and Vice-Chairperson, each to hold office for one (1) year. Both Chairperson and Vice-Chairperson shall be eligible for reelection. However, a Commissioner

shall serve no more than two consecutive terms as Chairperson or Vice-Chairperson. Election of Chairperson and Vice-Chairperson shall be by a separate ballot vote. The Commission shall first elect a Chairperson, then a Vice-Chairperson. A Commissioner may only hold the position of one office.

B. Nominations will be held at the first regular meeting of the calendar year. Commissioners may nominate themselves or another Commissioner. Nominees may submit a written statement to the Commission Secretary expressing their qualifications and interest of an office, which will be included in the next meeting packet.

SECTION 2: POWERS AND DUTIES OF CHAIRPERSON

The Chairperson shall:

A. Preside at meetings of the Commission;
B. Call special meetings;
C. Establish committees and appoint members thereto;
D. Sign official documents adopted or approved by the Commission; and
E. See that all actions for the Commission are properly taken and carried out.

SECTION 3: POWERS AND DUTIES OF VICE-CHAIRPERSON

During the absence, disability, or disqualification of the Chairperson, the Vice-Chairperson must exercise all the powers and duties of the Chairperson.

SECTION 4: REPLACEMENT OF OFFICERS

In the event any office of the Commission becomes vacant, a replacement must be elected at the next regular meeting to serve the unexpired term of the vacated office.

SECTION 5: TEMPORARY ABSENCE AND APPOINTMENTS OF OFFICERS

If both the Chairperson and Vice-Chairperson are absent and a quorum is present, a temporary Chairperson for that one meeting shall be elected by those members in attendance. The temporary Chairperson shall carry out the duties of the Commission.

SECTION 6: COMMISSION SECRETARY

City staff designated by the Director of the Department of Development & Neighborhood Services shall provide staff support to the Board. Upon request, staff will provide records, documents, or other information which the Commission may need for its consideration in connection with its duties.

ARTICLE V
MEETINGS

SECTION 1: REGULAR MEETINGS

The Commission shall conduct regularly scheduled meetings pursuant to Chapter 2.65 of the Municipal Code. The regular monthly meetings of the Commission shall be held on Tuesdays beginning at 5:00 p.m. Meetings are generally the second Tuesday of each month; however, variations may occur due to holidays or scheduling conflicts. All regular meetings shall be held at the City Hall Council Chambers, 226 West 4th Street, unless otherwise specified.

SECTION 2: SPECIAL MEETINGS

The Commission shall conduct special meetings pursuant to Chapter 2.65 of the Municipal Code. Special meetings may be called by the Chairperson or upon written request by three members of the

Commission. Special meetings shall be held at the time and location as determined by the Chairperson or three requesting members of the Commission.

SECTION 3: WORK SESSIONS

The Commission shall conduct work sessions pursuant to Chapter 2.65 of the Municipal Code. Work sessions may be called by the Chairperson or upon written request by three members of the Commission. Work sessions shall be held at the time and location as determined by the Chairperson or three requesting members of the Commission. The purpose of a work session is to discuss items related to historic preservation, which will not require a formal vote at a later date. No business will be transacted during a work session.

SECTION 4: NOTICE

Adequate notice of all Commission meetings must be given to encourage attendance by members and other interested persons and to meet all requirements of law. All Commission meetings are open to the public as required by the Iowa Open Meetings Law (Iowa Code Chapter 21).

SECTION 5: QUORUM

The presence of a majority of the official members of the Commission shall constitute a quorum to legally transact Commission business. Without a quorum, no business will be transacted and no official action on any matter will take place.

SECTION 6: VOTING

A. Requirements: The concurring vote of a majority of the quorum is necessary for any formal action by the Commission;
B. Procedure: Voting on formal applications before the Commission will be by voice roll call, called by the Commission Secretary. All Commissioners, including the Chairperson, are required to cast a vote upon each motion.
C. Commissioners have the option to vote “Yes”, “No”, or “Abstain”. A Commissioner may abstain from a vote if the Commissioner believes there is a conflict of interest as provided in Section 7.
D. Meeting Attendance: Commissioners are expected to be physically present at the meeting in order to exercise their vote. Remote voting may be authorized by the Chairperson if given proper notification in advance of a meeting.

SECTION 7: CONFLICT OF INTEREST

A member of the Commission must abstain from participating in a matter before the Commission when the member has a conflict of interest or an appearance of impropriety. Conflict of interest shall mean a direct and personal interest in the outcome of the proceedings. An appearance of impropriety shall mean an apparent conflict of interest based on objective standards. A member of the Commission shall declare their conflict or appearance of impropriety as soon as the matter comes before the Commission for discussion or as soon thereafter as the member becomes aware of the appearance of the impropriety or conflict. Thereafter, the member shall take no part in the discussion or vote on the matter.

SECTION 8: EX PARTE COMMUNICATIONS

No member of the Commission is qualified to speak for the Commission or to give public expression, including news releases, of the opinion, attitude or action of the Commission on any matter, unless specifically directed to do so by motion of the Commission. The right of a member of the Commission as a citizen to his/her personal opinion, written or spoken, is not denied.

It is the policy of the Historic Preservation Commission that members not attend private meetings whose principal purpose is to discuss business that is before or will come before the Commission, unless such attendance is approved by the Commission by motion prior to the private meeting.

Ex Parte means communication between a Commission member(s) and a party or third party outside of duly scheduled meetings on an issue pending before the Commission or that will be brought before the Commission. Ex Parte communications should be avoided because they raise the issue of due process fairness. In the event a situation arises where they occur, the member shall place on the public record the sum and substance of the communication to enable interested persons to rebut the communications.

SECTION 9: ROBERT'S RULES OF ORDER

Robert's Rules of Order shall govern the Commission meetings in all cases where these rules do not provide for the procedures to be followed.

SECTION 10: MINUTES

The minutes must be approved at the next regular meeting by formal action of the Commission. The minutes must then become part of the permanent records of the Commission.

SECTION 11: OPEN MEETINGS LAW

All actions of the Commission must comply with the Iowa Open Meetings Law (Iowa Code Chapter 21)

SECTION 12: OPEN RECORDS

All letters, petitions, documents, and other materials submitted to and/or generated by the Commission are public records open to public viewing at the Department of Development & Neighborhood Services, Public Works Facility, 1200 East 46th Street, as provided in Iowa Code Chapter 22. A charge may be levied for copies of such materials.

ARTICLE VI
AGENDA

SECTION 1: ORDER OF AGENDA ITEMS

The order of business shall be as follows:

I. Call to Order
II. Secretary's Report
III. Communications
IV. Old Business
V. New Business
VI. Other Business
VII. Open Forum for Comment
VIII. Adjourn

ARTICLE VII
AMENDMENT OF BY-LAWS

The foregoing bylaws, or any part thereof, may be amended at any regular or special meeting of the Commission. A vote of no fewer than five (5) members approving said amendment shall be required. An affirmative vote on the motion to amend the bylaws cannot be reconsidered.

HISTORIC PRESERVATION COMMISSION
City of Davenport, Iowa

"Bylaws" *

ARTICLE I

General Rules

The Commission shall be governed by the terms of the Historic Preservation Ordinance as contained in Section 17.23 of the 1990 Municipal Code of the City of Davenport, Iowa and by the terms of the Code of Iowa, Chapter 303, as amended time to time.

ARTICLE II

Membership

The Commission shall consist of nine (9) members and be governed by the provisions contained in Section 17.23.040 of the 1990 Municipal Code.

ARTICLE III

Officers

The Commission shall elect by secret ballot from its membership a Chairperson and Vice-Chairperson. The officers' duties and terms of office shall be those described in Section 17.23.040(I) of the 1990 Municipal Code.

The Commission Secretary shall provide staff support to the Commission in accordance with the provisions contained in section 17.23.040(J) of the 1990 Municipal Code. The Commission may assign the Commission Secretary other duties and responsibilities at its discretion.

ARTICLE IV

Meetings

The Commission shall conduct regularly scheduled meetings and special meetings pursuant to Sections 17.23.040(G) and 17.23.040(H) of the 1990 Municipal Code.

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*as amended 03/13/01

Voting on formal applications before the Commission will be by voice roll call, called by the Commission Secretary, and will be recorded by yeas and nays or present, which will act as neither a yea or a nay. Members shall be physically present at the meeting in order to exercise their vote. Proxy voting and voting by mail or telephone are prohibited.

Prior to formal consideration of a request for demolition of a designated local landmark or a property located within a designated local or national historic district, the Commission shall meet with the petitioner in an informal work session. The purpose of this work session is to discuss the criteria to warranting demolition as stipulated in the City Code, and to discuss viable alternatives to demolition.

Conflict of Interest

In accordance with the provisions contained in Section 17.23.040(K) of the 1990 Municipal Code, a member of the Commission must abstain from participating in a matter before the Commission when the member has a conflict of interest or an appearance of impropriety. Conflict of interest shall mean a direct and personal interest in the outcome of the proceedings. An appearance of impropriety shall mean an apparent conflict of interest based on objective standards. A member of the Commission shall declare their conflict or appearance of impropriety as soon as the matter comes before the Commission for discussion or as soon thereafter as the member becomes aware of the appearance of the impropriety or conflict. Thereafter, the member shall take no part in the discussion or vote on the matter.

Ex Parte Communications

No member of the Commission is qualified to speak for the Commission or to give public expression, including news releases, of the opinion, attitude or action of the Commission on any matter, unless specifically directed to do so by motion of the Commission. The right of a member of the Commission as a citizen to his/her personal opinion, written or spoken, is not denied.

It is the policy of the Historic Preservation Commission that members not attend private meetings whose principal purpose is to discuss business that is before or will come before the Commission, unless such attendance is approved by the Commission by motion prior to the private meeting.

Ex Parte means communication between a Commission member(s) and a party or third party outside of duly scheduled meetings on an issue pending before the Commission or that will be brought before the Commission. Ex Parte communications should be avoided because they raise the issue of due process fairness. In the event a situation arises where they occur, the member shall place on the public record the sum and substance of the communication to enable interested persons to rebut the communications.

ARTICLE V

Powers and Duties of the Commission

The Commission shall have the powers and duties granted in Section 17.23.050 of the 1990 Municipal Code, as amended time to time.

ARTICLE VI

Rules of Order

Roberts Rule of Order, Revised, will govern the Commission meetings in all cases where these rules to not provide for the procedures to be followed.

The foregoing bylaws, or any part thereof, may be amended at any regular or specially-called meeting of the Commission where not less than three (3) days notice and a copy of the proposed amendment has been provided to all members of the Commission. A vote of not less than six (6) members approving said amendment shall be required. An affirmative vote on the motion to amend the bylaws cannot be reconsidered.

Chapter 2.65
HISTORIC PRESERVATION COMMISSION

2.65.010. Creation. [Ord. No. 2019-02 § 3]

The historic preservation commission of the City of Davenport is hereby established. The word "commission", when used in this chapter, means the historic preservation commission.

2.65.020. Eligibility. [Ord. No. 2019-02 § 3]

All members of the commission shall be legal residents of the City of Davenport or own a property within the City of Davenport, which is a designated Local Landmark or is listed on the National Register of Historic Places.

2.65.030. Composition. [Ord. No. 2019-02 § 3]

The commission shall consist of seven members. Members shall demonstrate positive experience or interest in historic preservation and/or cultural resource management. Members shall include, but are not limited to, architects, urban designers, urban planners, architectural historians, landscape architects, civil or structural engineers, real estate development professionals and contractors.

2.65.040. Compensation. [Ord. No. 2019-02 § 3]

Members shall serve without compensation.

2.65.050. Method of appointment. [Ord. No. 2019-02 § 3]

Members shall be appointed by the Mayor, with the approval of the City Council.

2.65.060. Terms. [Ord. No. 2019-02 § 3]

Members shall serve terms of three years, provided however that all members shall hold over until their successors are appointed and approved. Appointments shall be staggered such that no more than three members are appointed and approved each year. Appointments for non-reappointed members shall begin from the date of the expired term of the non-reappointed member. Vacancies occurring on the commission, other than those due to the normal expiration of term of office, shall be filled only for the unexpired portion of the former member's term.

2.65.070. Forfeiture of appointment. [Ord. No. 2019-02 § 3]

A member shall forfeit his or her appointment to the commission if he or she changes their legal residence to outside the City's corporate limits, no longer owns a property within the City of Davenport, which is a designated Local Landmark or is listed on the National Register of Historic Places or fails to attend in person at least two- thirds of all regularly scheduled meetings during the calendar year.

2.65.080. Meetings. [Ord. No. 2019-02 § 3]

Meetings shall be held at regularly scheduled times and location as determined by the commission. All meetings shall be open to the public. Special meetings may be called by the chairperson or upon written request by three members of the commission. Special meetings shall be held at the time and location as determined by the chairperson or three requesting members of the commission. All meetings shall be in accordance with Iowa Open Meetings Law, Iowa Code, Chapter 21.

A public record of meetings shall contain the minutes, attendance records, voting results and summaries of all pertinent action of the commission. A copy shall be filed with the City of Davenport community planning and economic development department for public review.

2.65.090. Quorum. [Ord. No. 2019-02 § 3]

The presence of a majority of the official members of the commission shall constitute a quorum to legally transact commission business.

2.65.100. Powers and duties. [Ord. No. 2019-02 § 3]

The commission shall have and exercise all the powers and privileges and shall perform the duties and conduct as established by state law, or as same may be from time to time amended and the provisions thereof being incorporated herein by reference, and such other powers and duties as may from time to time be conferred by or imposed upon it by law.

The historic preservation commission shall have the following powers and duties:

A. To adopt its own administrative and procedural guidelines; and

B. To maintain an ongoing survey designed to identify structures and districts potentially qualifying for local designation. The commission may initiate the nomination process and shall

respond to a petition by the owner(s) of record for local landmark or historic district designation and placement onto the local register; and

C. To maintain an ongoing survey designed to identify structures and districts potentially qualifying for the National Register of Historic Places. The commission may initiate the nomination process, and review and comment on a petition for nomination from any person, group or association for the National Register of Historic Places. This subsection is not to be interpreted as meaning that all structures, sites, objects and districts identified as eligible for the National Register of Historic Places shall be automatically approved by the City Council and accepted onto the local register; and

D. To recommend to the City Council for consideration and adoption, ordinances designating architecturally and historically significant structures and areas as local landmarks and historic districts; and

E. To maintain records of all studies and inventories for public use. This will include listings of all structures and districts that have been listed on the National Register of Historic Places and all structures and districts that have been designated as local landmarks and historic districts by the City Council. This latter list will be known as the Davenport Register of Historic Properties; and

F. To hold public meetings to consider any action officially before the commission; and

G. To review and take action on applications for a certificate of appropriateness, a certificate of economic hardship and a certificate of public hazard; and

H. To call upon City staff and/or outside experts for technical advice; and

I. To promote and conduct public education and interpretive programs on local history, including the City's inventory of architecturally and historically significant structures and districts; and

J. To periodically review and make recommendations to the City Council proposed revisions to the Historic Preservation chapter of the City's comprehensive plan and to assist in the development of policies and procedures under the ordinance for Securing of Abandoned Buildings; and

K. To testify before all boards and commissions on any matter involving a local landmark or designated historic district, such as but not limited to proposed zoning amendments, applications for special use or applications for zoning variances; and

L. To develop and recommend to the City Council for adoption, individual design guidelines for designated landmarks and historic districts in Addition to the guidelines contained in the historic preservation ordinance. This includes design guidelines appropriate for rehabilitation, reconstruction and infill development specific to each individual designated historic district; and

M. To provide information upon request to the owners of local landmarks or to residents in designated historic districts pertaining to the appropriate preservation, rehabilitation and reuse options and the available financial assistance programs for the rehabilitation of designated property; and

N. To make recommendations to the City Council regarding the appropriate streetscape improvements, with adequate technical and public input, for designated historic districts. This also includes the system of signs used to announce the designated historic district and the plaques used to identify individual structures.

The commission shall adopt its own rules of procedure not in conflict with this Chapter or with the Iowa Code.

2.65.110. City officers and employees to assist. [Ord. No. 2019-02 § 3]

It shall be the duty of all City officers and employees of the City to provide assistance to the commission and its members as this will enable the board to most effectively perform its duties. City officers and employees of the City are authorized and directed to furnish to the commission, upon its request, records, documents, other information which the commission may need for its consideration in connection with its duties.

Title 14

HISTORIC PRESERVATION

Chapter 14.01
HISTORIC PRESERVATION

14.01.010. Short title. [Ord. No. 2019-02 § 4]

This chapter shall be known as the "Historic Preservation Ordinance" of the City of Davenport, Iowa.

14.01.020. Purpose. [Ord. No. 2019-02 § 4]

The purpose of this chapter is to promote the educational, cultural, aesthetic, economic and general welfare of the City of Davenport by:

A. Providing a mechanism for the community to identify, protect and enjoy the distinctive historical and architectural characteristics of Davenport which represent a visual legacy of the City's cultural, social, economic, political and architectural heritage; and

B. Fostering civic pride, through public education, by formally recognizing and honoring the notable accomplishments of past citizens as represented in the City's historic structures, sites, objects and districts; and

C. Stabilizing and/or increasing property values by encouraging the conservation, through sympathetic rehabilitation and/or reuse, of historically or architecturally significant properties; and

D. Preserving and enhancing the City's attractiveness to potential home buyers, tourists, businesses wanting to relocate and other visitors, thereby supporting and promoting commercial development and economic benefit to the City's economy; and lastly,

E. Encouraging the stabilization, rehabilitation and conservation of the existing building stock, including the prevention of needless demolition of structurally-sound buildings, in order to strengthen the City's neighborhoods and to prevent future urban blight.

14.01.030. Definitions. [Ord. No. 2019-02 § 4]

A. ALTERATION – Means any activity requiring a building, sign or demolition permit which materially or visually changes the exterior architectural features, elements and appearance of a structure. This includes, but is not limited to, construction, reconstruction, rehabilitation, relocation and demolition, in whole or in part.

B. APPURTENANT FIXTURE – Means something that belongs to or is attached to something else, either physically or legally.

C. ARCHITECTURAL FEATURE – Means and includes the exterior elements of a structure or site and their arrangement which define a particular architectural style, character and/or uniqueness. These elements include, but are not limited to, the following: facade materials,

windows, doors, mill-work, roof-cresting, fences, gates, light fixtures, signs, and all other appurtenant fixtures.

D. ARCHITECTURAL SIGNIFICANCE – Means a structure possessing any of the following characteristics is said to have architectural significance:

1. The structure is the work of or is associated with a noted architect, builder, craftsman or architectural firm; and/or

2. The structure is an exceptional example of a particular architectural design or style (whether local or typical) in terms of detail, material and workmanship; and/or

3. The structure is one of the few remaining examples of a particular use or is an example which does not clearly represent a major style but has a high degree of integrity, as defined herein; and/or

4. The structure is one of a contiguous grouping that provide a sense of cohesiveness expressed through a similarity of design, style, time period or method of construction and adding to the unique character of the area; and/or

5. The detail, material and workmanship can be valued in and of themselves as reflective of or similar to those of the majority of the other visual elements in the area.

E. BUILDING – Means a structure created to shelter any form of human activity, such as a house, garage (or carriage house), warehouse, factory, barn, church, hotel or similar structure. Buildings may refer to a historically-related grouping of structures such as a courthouse and jail or a house and barn. This term is a subset of "structure" as defined in this section.

F. CERTIFICATE OF APPROPRIATENESS – Means a document issued by the local historic preservation commission indicating its approval of work plans prior to a proposed change in the exterior architectural appearance, material or character of a designated landmark or a structure located within a designated historic district through alteration, rehabilitation, restoration, construction and reconstruction. It shall be required only for activities covered by the building and sign permit procedure.

G. CERTIFICATE OF ECONOMIC HARDSHIP – Means a certificate issued by the historic preservation commission, or by the City Council upon appeal, based on financial and economic criteria, authorizing the demolition, in whole or in part, of a designated structure.

H. CERTIFICATE OF PUBLIC HAZARD – Means a certificate issued by the historic preservation commission for the partial or complete demolition of a structure because it poses an immediate, definite and serious threat to the life, health and safety of the general public.

I. COMPATIBLE – Means to coexist with harmony and consistency.

J. CONSTRUCTION – Means building activity which physically attaches new floor space, walls and/or ceiling(s) to an existing structure or erects a new principal or accessory structure on a parcel of land.

K. DEMOLITION – Means any act requiring a building or demolition permit which removes or destroys, in whole or in part, any exterior architectural feature of a local landmark or a structure within a designated historic district.

L. DESIGN CRITERIA – Means a standard of appropriate and permissible work that will retain and preserve the architectural and historic character of a designated structure and/or district.

M. DESIGNATED – Means the status officially assigned to a structure or district by the City Council, based on a recommendation of the historic preservation commission, due to its architectural and/or historical significance, as defined herein.

N. DESIGNATED PROPERTY – Means the short term for a designated landmark, a designated district or a structure located within a designated district.

O. DISTRICT – Means an area of historical significance designated by ordinance of the City Council, as provided in Chapter 303.34 of the Iowa State Code.

P. EXTERIOR ARCHITECTURAL APPEARANCE – Means and includes the architectural treatment and general arrangement of all exterior elements of a structure. This includes, but is not limited to, the color, texture and kind of materials, and the type and size of all windows, doors, roof details, light fixtures, signs and appurtenant fixtures.

Q. HISTORICAL SIGNIFICANCE – Means structures or districts which possess any of the following traits are said to have historical significance:

1. Are significant in American history, architecture, archaeology and culture; and/or

2. Possess integrity of location, design, setting, materials, skill, feeling and association; and/or

3. Are associated with events that have been a significant contribution to the broad patterns of our history; or

4. Are associated with the lives of persons significant in our past; or

5. Embody the distinctive characteristics of a type, period, method of construction, represent the work of a master, possess high artistic values, represent a significant and distinguishable entity whose components may lack individual distinction; and

6. Have yielded, or may be likely to yield, information important in prehistory and history.

R. IMPROVEMENT – Means any structure, object, parking facility, fence, gate, wall, walkway, work of art, landscape feature or other item constituting a physical betterment of real property.

S. IMPROVEMENT PARCEL – Means the unit of land, which may contain an improvement as defined in this section and which is treated as a single entity for the purpose of levying real estate taxes.

T. INFILL DEVELOPMENT – Means new construction and/or other physical improvement of vacant land within a designated historic district.

U. INTEGRITY TAKEN AS A WHOLE, – Means the degree in which a structure, site, object or district retains its original design, materials, configuration or character.

V. LOCAL LANDMARK – Means a structure or district identified by the historic preservation commission and designated by the City Council as satisfying the criteria as architecturally and/or historically significant, as defined herein. Structures and districts officially receiving local landmark status shall hereby be regulated by this chapter and shall be listed on the "Davenport Register of Historic Properties".

W. LOCAL REGISTER – Means the short term for the Davenport Register of Historic Properties.

X. NOMINATED PROPERTY – Means a structure and/or district that is officially before the historic preservation commission and the City Council for review of eligibility for designation.

Y. NUISANCE – Means a building or structure found to be in substantial violation of City building, fire and/or housing codes.

Z. OWNER(S) OF RECORD – Means the person(s), corporation or other legal entity listed as owner(s) of real property for taxation purposes in the records of the Scott County, Iowa, Recorder of Deeds.

AA. REHABILITATION – Means the act of returning a property to a state of utility which makes possible a contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values. Re-habilitation activities require a building permit.

BB. RELOCATION – Means the removing of a structure, in whole or in part, from its original site to be situated or reconstructed on another site.

CC. REPAIR – Means any maintenance of a structure that does not require a building permit.

DD. REPLACEMENT-IN-KIND – Means the act of replacing an architectural feature of a designated structure so as not to alter its visual appearance and character. This is accomplished by using replacement materials that replicate the previous historic feature in design, size, texture and visual appearance.

EE. RESTORATION – Means the act or process of accurately recovering the form and details, using documentary evidence, of a structure and/or a district and its setting, as it appeared at a particular period of time, by means of the removal of later work, repair or by replacement-in-kind of missing historic architectural features.

FF. SCALE IN A STRUCTURE – Is the relationship of vertical, horizontal and depth dimensions. With a district, it is the comparative relationship of the massing of the buildings, open spaces and landscape features.

GG. STRUCTURE – Means anything constructed or erected, the use of which requires permanent or temporary location on or in the ground, including but not limited to: buildings, fences, bridges, gazebos, fountains, statuary, advertising signs, billboards, backstops for tennis courts, radio and television antennas (including supporting towers and satellite dishes) and swimming pools.

14.01.040. Commission designation process. [Ord. No. 2019-02 § 4]

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

To nominate a district for designation by the legal owners of record, a petition requesting nomination must be signed and submitted by the owners of record representing at least 51% of the total area of the proposed district, excluding public rights-of-way. After the names on the petition are verified as legal real property owners within the proposed district, the commission secretary shall notify the applicant(s) that the nomination process may continue. A copy of the petition shall also be submitted to the State Historical Society of Iowa for its review and recommendation.

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

1. It is associated with events or persons that have made a significant contribution to the broad patterns of the history of the City, county, state and/or the nation; and/or

2. It embodies the distinctive characteristics of an architectural style valuable for the study of a type, period or method of construction; and/or

3. It represents the work of a master builder, craftsman, architect, engineer or landscape architect or possesses high artistic values.

C. Notification of nomination. Upon receipt of a properly completed application for designation, the commission shall place the nomination on the agenda within 60 calendar days. A notice shall be placed in a newspaper of general circulation not less than four nor more than 20 calendar days prior to the scheduled meeting stating the commission's intent to consider an application for designation. It shall contain, at the minimum, the nominated property's address, legal description and the date, time and location of the public meeting. If a district is nominated, in addition to the published public notice, a letter explaining the proposed designation shall be sent by regular mail to the owner(s) of record of real property within the proposed historic district. The commission's meeting agenda shall also be posted on the first floor City hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting.

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

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

F. Recommendation by the commission. To recommend the designation of local landmarks or historic districts, the commission must pass by a simple majority vote of the members present, a vote in the affirmative. In the case of a proposed historic district, when owners of more than 33 1/3% of the proposed district's area, excluding public rights-of-way and other publicly-owned property, state their disapproval in writing on an owner comment on designation form before or during the commission's first public meeting conducted to formally consider the nomination, a super-majority vote of three-fourths of the commission members present shall be required to recommend designation as a local historic district.

The commission's recommendation for approval of the designation shall be forwarded to the City Council for final review and consideration. If the commission determines that the nominated property does not satisfy the criteria for designation, the nomination process shall cease. However, a property denied designation as part of a proposed historic

district may seek individual local landmark status at any time following the commission's or City Council's first denial. An individual structure denied designation as a local landmark may be considered for the Local Register as part of a nominated historic district at any time following its initial denial.

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

1. A map showing the location of the nominated structure and/or the boundaries of the proposed district; and

2. An explanation of the architectural and/or historical significance of the nominated structure and/or district as it relates to the designation criteria listed in Section 17.23.060B; and

3. An inventory of the significant exterior architectural features and property improvements that should be protected from inappropriate alterations; and

4. In the case of a designated district, a brief statement of the architectural and/or historical significance and character unique to the neighborhood that should be preserved for future generations. This statement may include design guidelines for new construction or infill development, signage, parking regulations and streetscape design or any other development issues affecting the physical appearance and use of the district.

H. Interim permit process. No building, sign or demolition permit for exterior work shall be issued for the alteration, construction, reconstruction, relocation or demolition of a nominated local landmark or for a property located within a nominated historic district from the date of filing an application for nomination with the commission until final disposition of said nomination by the commission and/or City Council. The commission shall, however, establish and exercise procedures allowing for the review and approval of emergency repairs during this process. In no event shall this limitation on permits apply for more than 120 calendar days without permission of the owner(s) of record of the property.

I. Nonapplicability. This section nor this chapter is in no way intended to and shall not prevent the demolition of a structure or object that the City housing, building, fire or legal department or the City Council had identified as being an immediate threat to the life, health and safety of the general public pursuant to the Uniform Housing Code, is a fire hazard pursuant to Uniform Fire Code or is a nuisance under state or City law.

This section or this chapter shall have no effect on and shall not prevent demolition of any building already documented as being in substantial

violation of the City's building, fire and/or housing codes before the date this chapter is adopted.

14.01.050. Designation by City Council. [Ord. No. 2019-02 § 4]

A. Action by City Council. The City Council may vote to approve with modifications or deny the ordinance for a proposed landmark or historic district designation. If the City Council denies local landmark status for the property and/or district, the same nominated property(s) may not be reconsidered by the commission for designation during the twenty-four-month period following the date of denial by the City Council, except pursuant to the exceptions stated in Section 14.01.040G.

B. Notification of decision. The commission secretary shall notify the nominator(s) by regular mail, of the City Council's determination. The notification letter shall be postmarked no later than 15 business days after the date of the City Council's ruling on said designation. If the property is designated, the commission shall pay for and cause said designation to be recorded on the property's chain of title by the Scott County, Iowa Recorder of Deeds.

C. Amendments or rescissions. The designation of any landmark or historic district may be amended or rescinded through the same procedure utilized for the original designation.

14.01.060. Certificate of appropriateness review process. [Ord. No. 2019-02 § 4]

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

B. Notification about application. The commission secretary shall inform the owner(s) of record of the date, time and location of the commission meeting at which the application will be considered. The commission secretary shall also post the commission's agenda on the first floor City hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting.

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

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

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

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

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

E. Determination by the commission. The commission shall review a completed application for a certificate of appropriateness within 60 calendar days to determine if the proposed activity will change any exterior architectural features of the designated property. The commission shall accept, review and request additional evidence and testimony from the applicant during the public hearing. The commission shall work closely with the applicant and recognize the importance of finding an appropriate way to meet the current needs of the applicant. In addition, the commission shall recognize the importance of approving plans that will be reasonable for the applicant to carry out. The applicant may modify his/her plans as a result of the discussions with the commission and resubmit them for approval. If the

commission finds, by a simple majority, that the proposed activity conforms to the standards for review, as defined herein, then a certificate of appropriateness shall be issued approving said activity. If the commission fails to decide on an application within the specified time period, the application shall be deemed approved. If the commission denies the certificate of appropriateness, the applicant shall have the right of appeal to the City Council pursuant to Section 14.01.040I.

F. Notification of determination. The commission secretary shall notify the owner(s) of record within 15 business days of the commission's action. If the commission denies the certificate of appropriateness, the notification letter shall contain the reasons for denial and inform the applicant of his/her right to appeal.

The commission secretary shall also notify the office of construction code enforcement within three business days of the commission's action. If the commission issues the certificate of appropriateness, the commission secretary shall inform the chief building official of said approval and that the proposed work satisfies the intent of this chapter. However, if the commission denies the certificate of appropriateness, the commission secretary shall ask that the building or sign permit not be issued for said work unless an appeal to the City Council results in a reversal of the commission's denial.

G. Appeal of commission determination. The owner(s) of record may appeal the commission's decision to the City Council by filing a written appeal with the City Clerk's office within 30 calendar days of the postmark date of the notification of determination.

If no written appeals are submitted with the City Clerk's office within 30 calendar days, the commission's determination shall be the final action by the City.

H. Appeal fee. A fee of $75 shall be paid by the petitioner at the time of filing a written appeal to said determination with the City Clerk.

I. Appeal criteria. The City Council, after hearing all of the evidence, shall review the commission's decision and base its ruling on the following criteria:

1. Whether the commission has exercised its powers and followed the guidelines established by law and ordinance; and

2. Whether the commission's actions were patently arbitrary and capricious.

J. Appeal — Public meeting. The City Council shall, by simple majority of the members present, approve or disapprove the issuance of the certificate of appropriateness based upon the appeal criteria described in Section 14.01.040I.

14.01.070. Commission's demolition review process. [Ord. No. 2019-02 § 4]

The demolition of a designated local landmark or a property within a designated historic district shall be prohibited unless, upon application for and approval of, the commission issues a certificate of economic hardship allowing said demolition. The owner(s) of record or the City may apply for a demolition permit for designated properties.

A. Demolition application process. Demolition applications shall be made to the office of construction code enforcement. The office of construction code enforcement shall forward all demolition permit requests for local landmarks and properties within designated historic districts to the commission secretary within two business days of their receipt. No demolition permits shall be issued for local landmarks or properties within designated historic districts prior to the commission, or the City Council upon appeal, issuing a certificate of economic hardship, excluding the circumstances described in Section 14.01.090 of this chapter.

B. Criteria for demolition request. The commission shall request and receive from the applicant all information it deems necessary to adequately consider the demolition of a designated property. This may include, but is not limited to, the following:

1. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the building(s) on the property, their suitability for rehabilitation, and possible new uses for the property; and

2. The assessed value of the land and improvements thereon according to the two most recent assessments; and

3. The real estate taxes paid during the previous two years; and

4. All appraisals obtained by the owner or applicant in connection with his purchase, financing or ownership of the property; and

5. Any listing of the property for sale or rent, price asked and offers received, if any; and

6. All building, fire and housing code violations which have been listed on the property for the past two years; and

7. Any federal, state or local citation(s) which have determined the building to be a nuisance under applicable law; and

8. Estimated market value of the property after completion of the proposed demolition and after renovation of the existing property for reuse; and

9. If the property is income-producing;

a. Annual gross income from the property for the previous two years; and

b. Itemized operating and maintenance expenses for the previous two years; and

c. Annual cash flow, if any, for the previous two years; and

d. Proof that efforts have been made by the owner to obtain a reasonable return on his investment.

C. Notification of proposed demolition. The commission agenda shall be posted on the first floor City hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting and shall serve as notice to the general public of the pending meeting.

D. Commission review process. The commission shall review all the evidence and information submitted by the applicant and receive testimony from other interested parties. If the commission finds that the building substantially violates the City building, fire and/or housing codes or the property owner cannot obtain a reasonable economic return therefrom, then the commission shall issue the demolition permit. The commission shall act on each application within 60 days after the receipt of a complete application.

E. Notification of determination. The commission secretary shall notify the owner(s) of record by regular mail within 15 business days of the commission's decision. The office of construction code enforcement shall be notified within two business days of the commission's action. If the certificate of economic hardship is issued, the commission secretary shall inform the chief building official of said approval. If the certificate of economic hardship is denied, the chief building official shall be instructed to withhold the demolition permit pending possible appeal of the commission's determination.

Notified parties will be informed of their right to appeal the commission's decision.

14.01.080. Appeal of commission's decision on demolition. [Ord. No. 2019-02 § 4]

A. Application to appeal. The owner may appeal the commission's determination regarding a proposed demolition of a local landmark. A written appeal must be submitted to the City Clerk's office within 30 calendar days of the commission's decision.

B. Appeal fee. A fee of $75 shall be paid by the petitioner to the City Clerk at the time of filing a written appeal.

C. Notification of appeal. The City Clerk shall notify the commission secretary within three business days of the filing of a written appeal. The commission secretary shall inform the office of construction code

enforcement of the pending appeal and instruct the chief building official to withhold the demolition permit until the City Council has ruled on same. The commission secretary shall also inform the owner(s) of record of the subject property of the date, time and location of the City Council meeting scheduled to hear the appeal. The City Council agenda shall serve as notice to the general public of the appeal and shall be posted on the first floor City hall bulletin board used for such purposes no less than one calendar day prior to the scheduled time of the meeting.

D. Review process. The City Council, within 30 calendar days of the filing of a written appeal or at a later time at the request of the petitioner, shall either accept or reject the commission's determination. In considering the commission's determination, the City Council may receive and review all relevant information, testimony and/or evidence submitted for its consideration, including that reviewed by the commission, and any additional material.

E. Notification of decision. The owner(s) of record shall be notified by regular mail of the City Council's decision within 15 business days. The office of construction code enforcement shall be notified within two business days of the City Council's decision. The publishing of the City Council meeting minutes shall serve as notice to the general public. The City Council's decision shall be the final City action.

14.01.090. Exclusions. [Ord. No. 2019-02 § 4]

A designated property may be altered, relocated, demolished or secured and maintained under the following circumstances and shall not be subject to any of the terms of this chapter.

A. Certificate of public hazard. If emergency circumstances affect a designated property which requires immediate relief, including demolition, the fire marshal and chief building official shall certify that such conditions exist and said conditions shall be eliminated as quickly as is practicable. Emergencies are defined as life or health-threatening conditions requiring immediate attention. A certificate of public hazard may be issued after the fact documenting the reasons for loss of the designated property. This section shall apply only in cases where it is impractical for the commission to consider a certificate of economic hardship prior to demolition.

B. Conflict with other regulations. The clauses and sections in other City Council-adopted codes and regulations which address life-safety, fire safety and legal nuisances, shall be excluded from the standards and provisions herein. In the event the City's legal, fire, housing or building officials determine that a structure or portion thereof is a life-safety hazard, a fire safety hazard or a nuisance, the fire, housing and building codes shall supersede this chapter.

C. Ordinary repair and maintenance. This chapter is not meant to prevent ordinary repair and maintenance activities of private property not requiring a building or sign permit.

14.01.100. Historic structure demolition review process. [Ord. No. 2019-02 § 4]

A. If the owner(s) of record or agent applies for a demolition permit to a building or structure listed on the National Register of Historic Places, which to date has not been designated as a local landmark, the office of construction code enforcement shall not issue the permit but instead shall direct the applicant to the commission secretary. Once the office of construction code enforcement refers the matter to the commission secretary, all demolition activity shall stop, if started, until after the commission or the City Council acts on the matter. The commission secretary shall place the demolition request on the agenda for the commission's next meeting.

B. In making its determination on whether to recommend continuance of the demolition stoppage and consideration by the City Council for designation as a local landmark, the commission shall consider the criteria as stated in Section 14.01.070B of this chapter. The commission, by a three-fourths vote of its members present may request the City Council to review a proposed demolition permit for a structure listed on the National Register of Historic Places which has not, to date, been designated as a local landmark. In the event the commission votes to delay demolition, the commission shall have staff prepare an individual property nomination for designation as a local landmark as outlined in Section 14.01.040. Said nomination shall be considered by the commission in a timely manner.

In the event the commission vote to nominate the property as a local landmark fails, the demolition permit may be issued and the matter does not proceed to the City Council.

In the event the commission votes first to delay demolition and then to nominate the property for designation as a local landmark, the commission shall submit written documentation to the City Council that the building is presently on the National Register of Historic Places, that the criteria for designation as a local landmark as listed in Section 14.01.040 have been met and that the provisions of Section 14.01.090 of the chapter are not applicable, as well as forward any application material submitted by the petitioner or prepared by staff relevant to either the demolition request or the landmark nomination.

C. The City Council shall give appropriate notice that a public hearing will be held on the demolition application and nomination for landmark designation.

At the public hearing, the City Council shall hear all written and oral statements of the interested parties. The City Council shall base its

decision on all relevant evidence presented at the public hearing, including whether Section 14.01.090 of the chapter is applicable.

The City Council shall determine by a majority of the entire Council either to allow the structure to be demolished or to approve the structure for local landmark status. If the local landmark status is approved the owner shall not be issued a demolition permit by the City.

Every effort shall be made by all parties to complete the designation process in the most timely fashion. The City Council shall act either allowing the structure to be demolished or designating it a local landmark within 120 days from the date of the commission's first public hearing.

14.01.110. Penalty. [Ord. No. 2019-02 § 4]

A. In the event work is being performed without the required certificate of appropriateness or the certificate of economic hardship, the commission or the commission secretary shall ask that a stop work order be issued. In the event work is being performed which is not in accordance with its certificate of appropriateness, the commission shall also ask that a stop work order be issued. In addition to other penalties and remedies, the City shall issue a stop work order, and all work shall cease on the designated property. No additional work shall be undertaken as long as such stop work order is in effect.

B. In the event work has been completed without the required certificate of appropriateness or certificate of economic hardship, the owner, the tenant, if a participating party to said work, and the person(s) performing such work shall be guilty of a misdemeanor or municipal infraction. Every day each such violation shall continue to exist shall constitute a separate violation.

C. Enforcement. The City's director of community and economic development department, or his/her designee, shall be responsible for the enforcement of the provisions of this chapter.