

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, SEPTEMBER 11, 2018; 5:00 PM

CITY COUNCIL CHAMBERS 226 WEST 4TH STREET DAVENPORT, IOWA 52801

I. Call to Order

II. Commission Secretary's Report

- A. Consideration of the July 16, 2018 meeting minutes and the August 16, 2018 special meeting minutes.

III. Communications

- A. Ordinance amending the Historic Preservation Commission Ordinance. The Historic Preservation Commission Ordinance will be removed from Title 17, entitled "Zoning" as part of the Zoning Ordinance Rewrite.

IV. Old Business

V. New Business

- A. Case No. COA18-08: Replace windows at 712 West 2nd Street. The Germania Miller/Standard Hotel is a Local Historic Landmark. Kelly Lao of behalf of the German American Heritage Center, petitioner. [Ward 3]
- B. Case No. COA18-09: Tear off old accessory building roof and install new roof and fascia board at 624 Western Avenue. The Ernst and Constance (Bornholdt) Claussen House is located in the Local Historic Hamburg District. Shawn Hicks with A Plus Roofing, petitioner.
- C. Case No. COA18-10: Reframe door opening and replace carriage house door at 624 West 6th Street. The Henry and Anna D. (Vollmer) Lischer House is located in the Local Historic Hamburg District. Jack Haberman, petitioner.

VI. Other Business

- A. Discussion regarding adding the Downtown Davenport Public Library to the Davenport Register of Historic Places. Amy Groskopf, Director of Davenport Public Library will be present.

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Commission Meeting:

City of Davenport
Historic Preservation Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us

Date
9/11/2018

Subject:
Consideration of the July 16, 2018 meeting minutes and the August 16, 2018 special meeting minutes.

Recommendation:
Approve the minutes.

ATTACHMENTS:

Type	Description
▢ Backup Material	7-16-2018 Minutes
▢ Backup Material	8-16-2018 Minutes

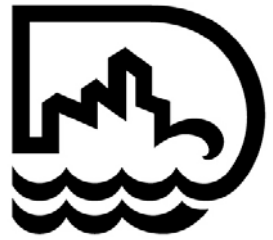
REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	9/6/2018 - 1:09 PM



HISTORIC PRESERVATION COMMISSION Meeting Minutes

**Monday, July 16, 2018 at 5:00 p.m.
Police Community Room
416 North Harrison Street
City of Davenport, Iowa**



I. Call to Order

Chairman Frueh called the meeting to order at approximately 5:00 p.m. with the following Commissioners present: David Cordes, Kathleen Curoe, Diane Franken, Alyssa Kuehl, Robert McGivern and Joe Wonio.

II. Commission Secretary's Report

Consideration of the June 12, 2018 meeting minutes.

Motion by McGivern, second by Wonio to approve the June 12, 2018 meeting minutes. Motion to approve was unanimous by voice vote (7-0).

III. Communications

Frueh provided an update on the National Register Study commissioned by the Downtown Davenport Partnership.

IV. Old Business

None.

V. New Business

1. Case No. COA18-05: Rebuild two story porch at the rear of the residence at 623 West 6th Street. The Gustav and Anna (Hitzeman) Hageboeck House is located in the Local Historic Hamburg District. PJ Slobojan, petitioner. [Ward 3]

Rusnak summarized the staff report.

Findings:

1. The proposed work achieves consistency with Section 17.23.080.C.6 of the Davenport City Code related to deteriorated architectural features; and
2. The porch is located on a non-primary elevation of the house.

Staff recommends approval of COA18-05 in accordance with the work write up and submitted renderings/material information.

The Commission agreed that because the work is being performed at the rear of the house and not on a primary elevation that the use of alternative material was acceptable.

Motion by Curoe, second by Wonio to approve COA18-05 in accordance with the work write up and submitted renderings/material information. Motion to approve was unanimous by roll call vote (7-0).

2. Case No. COA18-06: Replace windows on south elevation at 2822 Eastern Avenue. Iowa Soldiers' Orphan's Home is a Local Historic District. City of Davenport, Petitioner [Ward 5]

Rusnak summarized the staff report.

Findings:

1. The proposed work achieves consistency with Section 17.23.080.C.6 of the Davenport City Code related to deteriorated architectural features; and
2. The windows are at an elevation on the building so subtle differences will only be slightly discernible.

Staff recommends approval of COA18-06 in accordance with the work write up and submitted renderings/material information.

Mark Miller was present and answered a few questions.

Motion by Curoe, second by Kuehl to approve COA18-06 in accordance with the work write up and submitted renderings/material information. Motion to approve was unanimous by roll call vote (7-0).

3. Case No. COA18-07: Tear off old roof and install new one at 510 West 7th Street. The Carl T. and Adele (Seiffert) Beiderbecke House is located in the Local Historic Hamburg District. All Major Restorations, petitioner. [Ward 3]

Rusnak summarized the staff report.

Finding:

1. The proposed work achieves consistency with Section 17.23.080 of the Davenport City Code.

Staff recommends approval of COA18-07 in accordance with the work write up and submitted renderings/material information.

Motion by McGivern, second by Cordes to approve COA18-07 in accordance with the work write up and submitted renderings/material information. Motion to approve was unanimous by roll call vote (7-0).

VI. Other Business

Wonio that he has listed for sale two properties which are located in the Historic Hamburg District.

VII. Open Forum for Comment

No one from the audience spoke.

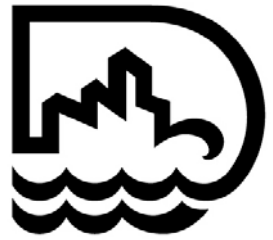
VIII. Adjournment

The meeting adjourned at approximately 5:30 pm.



HISTORIC PRESERVATION COMMISSION Meeting Minutes

**Thursday, August 16, 2018 at 4:30 p.m.
Police Community Room
416 North Harrison Street
City of Davenport, Iowa 52801**



I. Call to Order

Chairman Frueh called the meeting to order at approximately 5:00 p.m. with the following Commissioners present: David Cordes, Kathleen Curoe, Robert McGivern and Joe Wonio.

II. Commission Secretary's Report

There was none.

III. Communications

There were none.

IV. Old Business

None.

V. New Business

1. Case No. COA18-08: Replace windows. The Isaac and Mary Farber House is located within the Local Historic Hamburg District. Lenny DeSantiago, petitioner. [Ward 3]

Rusnak summarized the staff report.

Findings:

1. The proposed work achieves consistency with Section 17.23.080.C.6 of the Davenport City Code related to deteriorated architectural features; and
2. The porch is located on a non-primary elevation of the house.

Cordes made the following motion:

Approve the window replacement project for the Isaac and Mary Farber House as submitted by the applicant, based on the unique combination of four existing factors pertaining to this structure:

1. Many of the original historic windows no longer exist, having been replaced with inappropriate windows by a previous owner;
2. Most, if not all of the historic windows that do exist are rotted and warped and are beyond repair;
3. The significance of this property is not based on its architecture, design, or being the work of a master;

4. The level of integrity structure somewhat compromised.

When all four of these factors are considered this particular wood window, which is metal clad on the outside seems appropriate for this property and will not cause a further loss of integrity. This motion to approve does not change the fact that this particular window would not be appropriate for most historic landmark structures in the City of Davenport.

Second by Wonio. Motion to approve was unanimous by roll call vote (5-0).

VI. Other Business

There was none.

VII. Open Forum for Comment

No one from the audience spoke.

VIII. Adjournment

The meeting adjourned at approximately 4:45 pm.

City of Davenport
Historic Preservation Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us

Date
9/11/2018

Subject:

Case No. COA18-08: Replace windows at 712 West 2nd Street. The Germania Miller/Standard Hotel is a Local Historic Landmark. Kelly Lao of behalf of the German American Heritage Center, petitioner. [Ward 3]

Recommendation:

Finding:

1. Pursuant to the Section 17.23.080.C.6 of the Davenport City Code, the deteriorated windows warrant replacement and the replacement match the old in design, color and texture and materials; and
2. The proposed windows would match windows that were approved to be replaced by the Historic Preservation Commission.

Staff recommends approval of COA18-08 in accordance with the work write up and submitted documentation.

Background:

The application proposes to replace 14 windows on south elevation (7 on the 2nd floor and 7 on the 3rd floor) and replace 10 windows on the west elevation (4 on the 2nd floor and 7 on the 3rd floor). This will complete the window replacement project for the German American Heritage Center.

The replacement windows would be the same metal clad Marvin Windows as previously approved by the Historic Preservation Commission.

ATTACHMENTS:

Type	Description
□ Backup Material	Application
□ Backup Material	Architectural Survey
□ Backup Material	17.23.080 - Part of Historic Preservation Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	9/6/2018 - 1:16 PM

Certificate of Design Approval Application

226 West 4th Street
Davenport, Iowa 52801
(563) 326-7765
Planning@ci.davenport.ia.us

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Property Address* 712 West 2nd St. Davenport, IA 52802

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

Applicant (Primary Contact)**

Name: Kelly Lao
Company: German American Heritage Center
Address: 712 W 2nd St
City/State/Zip: Davenport, IA 52802
Phone: 563-322-8844
Email: kelly.lao@gahc.org

Owner (if different from Applicant)

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

Engineer (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email: kelly.lao@gahc.org

Architect (if applicable)

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

Attorney (if applicable)

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

Application Form Type:

Plan and Zoning Commission

- Rezoning (Zoning Map Amendment) ☐
Zoning Ordinance Text Amendment ☐
Right-of-way or Easement Vacation ☐
Final Development Plan ☐
Voluntary Annexation ☐
Subdivision ☐

Zoning Board of Adjustment

- Appeal from an Administrative Decision ☐
Special Use Permit - New Cell Tower ☐
Home Occupation Permit ☐
Special Exception ☐
Special Use Permit ☐
Hardship Variance ☐

Design Review Board

- Certificate of Design Approval ☐
Demolition Request in the Downtown ☐

Historic Preservation Commission

- Certificate of Appropriateness ☒
Landmark Nomination ☐
Demolition Request ☐

Administrative

- Floodplain Development ☐
Cell Tower Co-Location ☐
Identification Signs ☐
Site Plan ☐

****If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

Work Plan

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

The GATC requests to remove the current windows in the South facade on floors 2+3, as well as the windows in the Western elevation on floors 2+3. We seek to replace these with metal clad windows. This work is to be done beginning October 1 in the historic Germania-Miller/Standard Hotel. This will complete the project of replacing rotting wood windows in the structure. There are 7 windows on the South/2nd floor, 7 windows on the South/3rd floor, 4 windows on the West/3rd floor, and 7 windows on the West/2nd floor.

We have replaced the other windows in the building with Marvin brand Clad Ultimate Double Hung Next generation. They have the same dimensions as the prior windows. This product will again be used to complete this project. The size of the panes and the rail and muntin bar dimensions will be maintained.

Previous work: 4 windows = 4th Floor/West: 2015

7 windows = 4th Floor/South and 5 windows = 4th Floor/East = 2016

5 windows = 3rd Floor/East and 5 windows 2nd floor/East: 2017

These windows will appear to be the same, but will be clad in metal. By completing the work described above the entire building will be complete with the same window product. This will complete this 4 year and over \$200,000 project.

Applicant: Kelly Lao

Date: 7/12/18

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

Received by: Ryan Rusnak

Date: 7/14/2018

Planning staff

Date of the Public Meeting: 9/12/2018 ← Lastest date per Kelly Lao
8/31/2018 email

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

Work to be done in Fall 2018: South façade, West elevation- German American Heritage Center

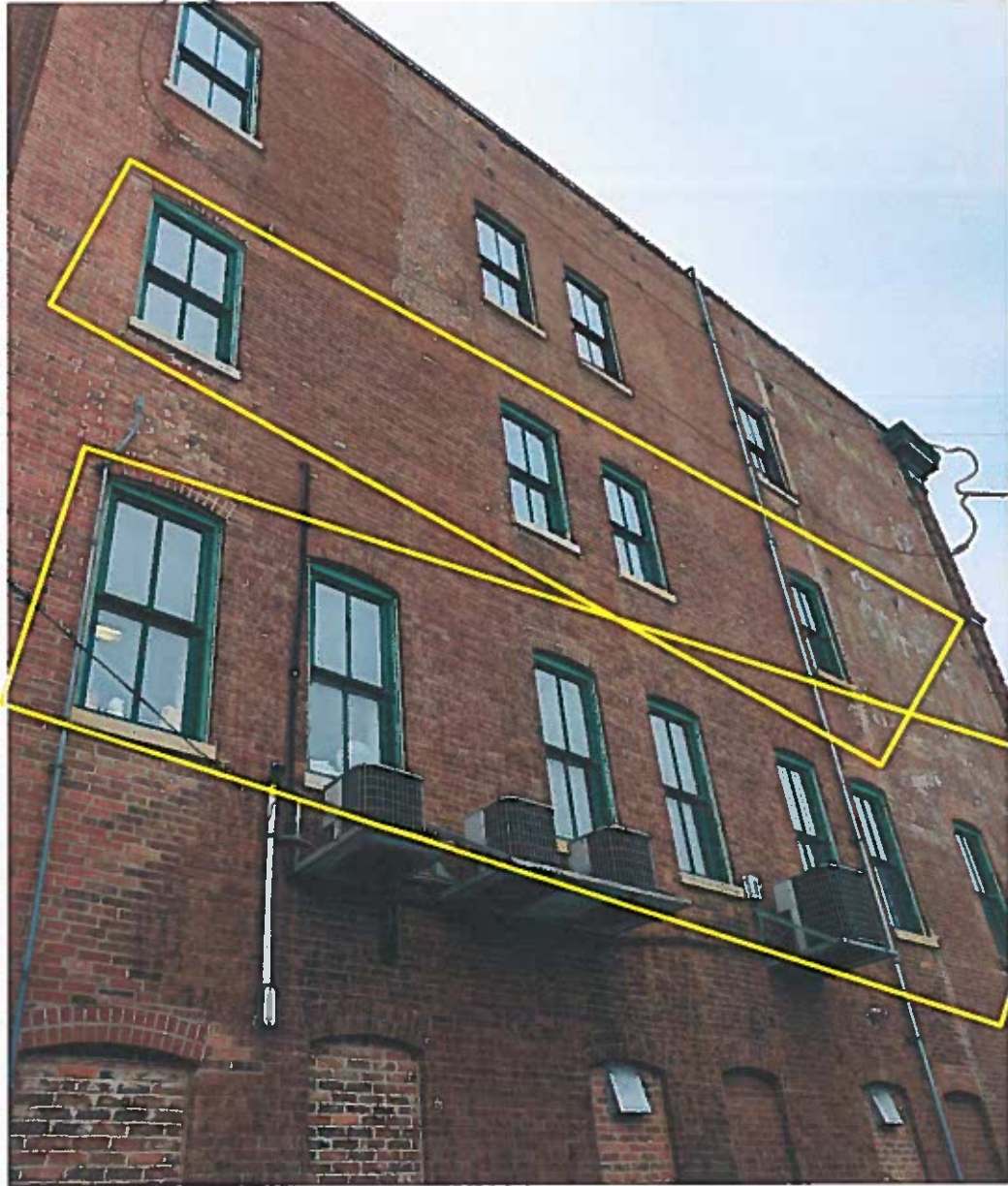


2nd Floor and 3rd Floor - South




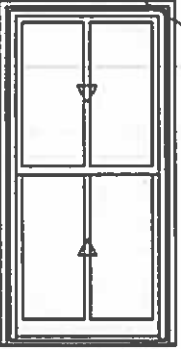
replaced in
2016


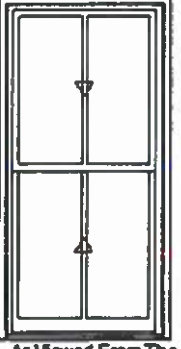
2nd Floor and 3rd Floor - West



LINE ITEM QUOTES

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

Line #1	Mark Unit: NORTH RECTANGLE UNITS			
Qty: 4				
  <p>As Viewed From The Exterior</p> <p>Performance Information</p> <p>U-Factor: 0.3</p> <p>Solar Heat Gain Coefficient: 0.24</p> <p>Visible Light Transmittance: 0.4</p> <p>Condensation Resistance: 55</p> <p>CPD Number: MAR-N-425-09795-00001</p> <p>ENERGY STAR: NC, SC, S</p> <p>Performance Grade</p> <p>Licensee #1127</p> <p>AAMA/WDMA/CSA/101/1.S.2/A440-08</p> <p>LC-PG50 1149X2223 mm (45.2X87.5 in)</p> <p>LC-PG50 DP +50/-50</p> <p>FL17635</p>	<p>Mixed Exterior Colors</p> <p>Evergreen Clad Exterior</p> <p>Hindrance: Color Mismatch: Frame and Casing exterior colors do not match.</p> <p>Primed Pine Interior</p> <p>Clad Ultimate Double Hung - Next Generation</p> <p>Top Sash</p> <p>Evergreen Clad Sash Exterior</p> <p>Primed Pine Sash Interior</p> <p>IG</p> <p>Low E2 w/Argon</p> <p>Stainless Perimeter and Spacer Bar</p> <p>1 1/8" SDL - With Spacer Bar - Stainless</p> <p>Rectangular - Special Cut 2W1H</p> <p>Evergreen Clad Ext - Primed Pine Int</p> <p>Ogee Interior Glazing Profile</p> <p>Bottom Sash</p> <p>Evergreen Clad Sash Exterior</p> <p>Primed Pine Sash Interior</p> <p>IG</p> <p>Low E2 w/Argon</p> <p>Stainless Perimeter and Spacer Bar</p> <p>1 1/8" SDL - With Spacer Bar - Stainless</p> <p>Rectangular - Special Cut 2W1H</p> <p>Evergreen Clad Ext - Primed Pine Int</p> <p>Ogee Interior Glazing Profile</p> <p>White Interior Weatherstrip Package</p> <p>Beige Exterior Weatherstrip Package</p> <p>Antique Brass Sash Lock</p> <p>2 /Unit Antique Brass Sash Lift</p> <p>Aluminum Screen</p> <p>Charcoal Fiberglass Mesh</p> <p>Evergreen Surround</p> <p>5 7/16" Jamb</p> <p>Casing with Subill</p> <p>Hampton Sage 1 5/16" Clad BMC</p> <p>Hampton Sage A246 Subill</p> <p>Nailing Fin</p>			

Line #2	Mark Unit: WEST 2ND FLOOR UNITS			
Qty: 7				
  <p>As Viewed From The Exterior</p>	<p>Mixed Exterior Colors</p> <p>Evergreen Clad Exterior</p> <p>Hindrance: Color Mismatch: Frame and Casing exterior colors do not match.</p> <p>Primed Pine Interior</p> <p>Clad Ultimate Double Hung - Next Generation</p> <p>Top Sash</p> <p>Evergreen Clad Sash Exterior</p> <p>Primed Pine Sash Interior</p> <p>IG</p> <p>Low E2 w/Argon</p> <p>Stainless Perimeter and Spacer Bar</p> <p>1 1/8" SDL - With Spacer Bar - Stainless</p> <p>Rectangular - Special Cut 2W1H</p> <p>Evergreen Clad Ext - Primed Pine Int</p> <p>Ogee Interior Glazing Profile</p> <p>Bottom Sash</p> <p>Evergreen Clad Sash Exterior</p> <p>Primed Pine Sash Interior</p> <p>IG</p> <p>Low E2 w/Argon</p>			

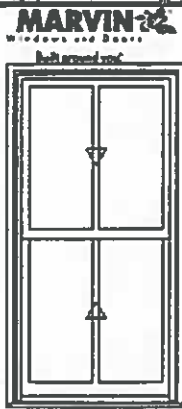
Performance Information

U-Factor: 0.3
Solar Heat Gain Coefficient: 0.24
Visible Light Transmittance: 0.4
Condensation Resistance: 55
CPD Number: MAR-N-425-09795-00001
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Performance Grade
Licensee #1127
AAMA/WDMA/CSA/101/1.5.2/A440-08
LC-PG50 1149X2223 mm (45.2X87.5 in)
LC-PG50 DP +50/-50
FL17635

Stainless Perimeter and Spacer Bar
1 1/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Evergreen Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
White Interior Weatherstrip Package
Beige Exterior Weatherstrip Package
Antique Brass Sash Lock
2 /Unit Antique Brass Sash Lift
Aluminum Screen
Charcoal Fiberglass Mesh
Evergreen Surround
5 7/16" Jamb
Casing with Subill
Hampton Sage 1 5/16" Clad BMC
Hampton Sage A246 Subill
Nailing Fin

Line #3
Qty: 4

Mark Unit: WEST 3RD FLOOR UNITS



As Viewed From The
Exterior

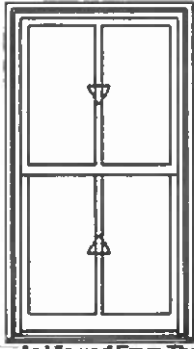
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Visible Light Transmittance: 0.4
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AAMA/WDMA/CSA/101/1.5.2/A440-08
LC-PG50 1149X2223 mm (45.2X87.5 in)
LC-PG50 DP +50/-50
FL17635

Mixed Exterior Colors
Evergreen Clad Exterior
Hindrance: Color Mismatch: Frame and Casing exterior colors do not match.
Primed Pine Interior
Clad Ultimate Double Hung - Next Generation
Top Sash
Evergreen Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
1 1/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Evergreen Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Evergreen Clad Sash Exterior
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2 /Unit Antique Brass Sash Lift
Aluminum Screen
Charcoal Fiberglass Mesh
Evergreen Surround
5 7/16" Jamb
Casing with Subill
Hampton Sage 1 5/16" Clad BMC
Hampton Sage A246 Subill
Nailing Fin

Line #4
Qty: 6

Mark Unit: EAST RECTANGLE UNITS





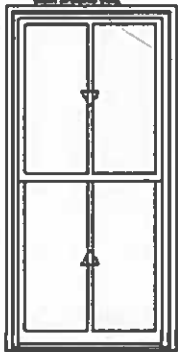
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Evergreen Surround
5 7/16" Jamb
Casing with Subsill
Hampton Sage 1 5/16" Clad BMC
Hampton Sage A246 Subsill
Nailing Fin

*Completed
in 2017*

Line #5	Mark Unit: EAST RECTANGLE UNITS			
Qty: 5				


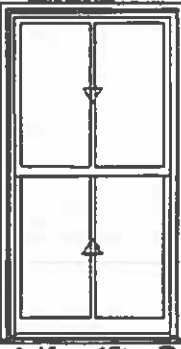



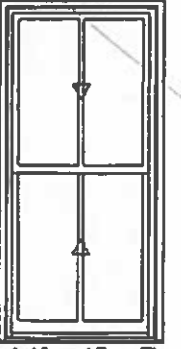
As Viewed From The
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Visible Light Transmittance: 0.4
Condensation Resistance: 55
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Clad Ultimate Double Hung - Next Generation
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Evergreen Surround
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Casing with Subsill
Hampton Sage 1 5/16" Clad BMC
Hampton Sage A246 Subsill
Nailing Fin

*Completed
in 2017*

Line #6	Mark Unit: EAST RECTANGLE UNITS			
Qty: 5				
  <p>As Viewed From The Exterior</p> <p>Performance Information U-Factor: 0.3 Solar Heat Gain Coefficient: 0.24 Visible Light Transmittance: 0.4 Condensation Resistance: 55 CPD Number: MAR-N-425-09795-00001 ENERGY STAR: NC, SC, S Performance Grade Licensee #1127 AAMA/WDMA/CSA/101/ LS.2/A440-08 LC-PG50 1149X2223 mm (45.2X87.5 In) LC-PG50 DP +50/-50 FL17635</p>				
<p>Mixed Exterior Colors Evergreen Clad Exterior Hindrance: Color Mismatch: Frame and Casing exterior colors do not match. Bare Pine Interior Clad Ultimate Double Hung - Next Generation Top Sash Evergreen Clad Sash Exterior Bare Pine Sash Interior IG Low E2 w/Argon Stainless Perimeter and Spacer Bar 1 1/8" SDL - With Spacer Bar - Stainless Rectangular - Special Cut 2W1H Evergreen Clad Ext - Bare Pine Int Ogee Interior Glazing Profile Bottom Sash Evergreen Clad Sash Exterior Bare Pine Sash Interior IG Low E2 w/Argon Stainless Perimeter and Spacer Bar 1 1/8" SDL - With Spacer Bar - Stainless Rectangular - Special Cut 2W1H Evergreen Clad Ext - Bare Pine Int Ogee Interior Glazing Profile White Interior Weatherstrip Package Beige Exterior Weatherstrip Package Antique Brass Sash Lock 2 /Unit Antique Brass Sash Lift Aluminum Screen Charcoal Fiberglass Mesh Evergreen Surround 5 7/16" Jamb Casing with Subill Hampton Sage 1 5/16" Clad BMC Hampton Sage A246 Subill Nailing Fin</p>				

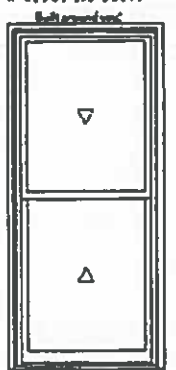
Line #7	Mark Unit: EAST RECTANGLE UNITS			
Qty: 5				
  <p>As Viewed From The Exterior</p> <p>Performance Information U-Factor: 0.3 Solar Heat Gain Coefficient: 0.24 Visible Light Transmittance: 0.4 Condensation Resistance: 55</p>				
<p>Mixed Exterior Colors Evergreen Clad Exterior Hindrance: Color Mismatch: Frame and Casing exterior colors do not match. Bare Pine Interior Clad Ultimate Double Hung - Next Generation Top Sash Evergreen Clad Sash Exterior Bare Pine Sash Interior IG Low E2 w/Argon Stainless Perimeter and Spacer Bar 1 1/8" SDL - With Spacer Bar - Stainless Rectangular - Special Cut 2W1H Evergreen Clad Ext - Bare Pine Int Ogee Interior Glazing Profile Bottom Sash Evergreen Clad Sash Exterior Bare Pine Sash Interior IG Low E2 w/Argon Stainless Perimeter and Spacer Bar 1 1/8" SDL - With Spacer Bar - Stainless Rectangular - Special Cut 2W1H Evergreen Clad Ext - Bare Pine Int Ogee Interior Glazing Profile White Interior Weatherstrip Package</p>				

CPD Number: MAR-N-425-09795-00001
ENERGY STAR: NC, SC, S
Performance Grade
Licensee #1127
AAMA/WDMA/CSA/101/1.5.2/A440-08
LC-PG50 1149X2223 mm (45.2X87.5 in)
LC-PG50 DP +50/-50
FL17635

Beige Exterior Weatherstrip Package
Antique Brass Sash Lock
2 /Unit Antique Brass Sash Lift
Aluminum Screen
Charcoal Fiberglass Mesh
Evergreen Surround
5 7/16" Jamb
Casing with Subill
Hampton Sage 1 5/16" Clad BMC
Hampton Sage A246 Subill
Nailing Fin

Line #8	Mark Unit: SOUTH 2nd FLOOR Var#6			
Qty: 6				

MARVIN
WINDOWS AND DOORS



As Viewed From The
Exterior
Pattern not drawn
because of comment

Mixed Exterior Colors
Evergreen Clad Exterior
Hindrance: Color Mismatch: Frame and Casing exterior colors do not match.
Primed Pine Interior
Clad Ultimate Double Hung - Next Generation
#PM: VARIATION #6 RT2
Top Sash
Evergreen Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
1 1/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Evergreen Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Evergreen Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
1 1/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Evergreen Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
White Interior Weatherstrip Package
Beige Exterior Weatherstrip Package
#Upcharge for SDL in roundtop sash
Antique Brass Sash Lock
2 /Unit Antique Brass Sash Lift
Aluminum Screen
Charcoal Fiberglass Mesh
Evergreen Surround
#Upcharge for RT SCREEN
5 7/16" Jamb
#dh81415 #UPSKG7Q-145515
EXTENDED LEADTIME MAY APPLY
NON-CERTIFIED PRODUCT
Casing with Subill
Hampton Sage 1 5/16" Clad BMC
#Upcharge for radius casing
Hampton Sage A246 Subill
Nailing Fin
Non system generated Pricing

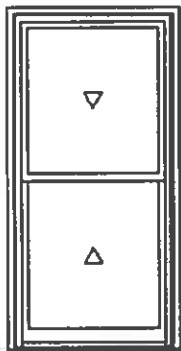
Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.24
Visible Light Transmittance: 0.4
Condensation Resistance: 55
CPD Number: MAR-N-425-09795-00001
ENERGY STAR: NC, SC, S
Performance Grade
Licensee #1127
AAMA/WDMA/CSA/101/1.5.2/A440-08
LC-PG50 1149X2223 mm (45.2X87.5 in)
LC-PG50 DP +50/-50
FL17635

Line #9	Mark Unit: SOUTH 3rd FLOOR Var#6			
Qty: 6				

MARVIN
WINDOWS AND DOORS

Build around you

Mixed Exterior Colors
Evergreen Clad Exterior
Hindrance: Color Mismatch: Frame and Casing exterior colors do not match.
Primed Pine Interior
Clad Ultimate Double Hung - Next Generation
#PM: VARIATION #6 RT2
Top Sash

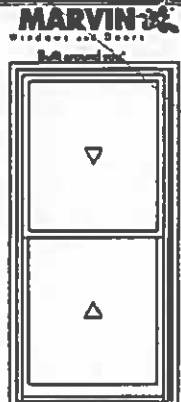


As Viewed From The
Exterior
Pattern not drawn
because of comment

Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.24
Visible Light Transmittance: 0.4
Condensation Resistance: 55
CPD Number: MAR-N-425-09795-00001
ENERGY STAR: NC, SC, S
Performance Grade
Licensee #1127
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 1149X2223 mm (45.2X87.5 in)
LC-PG50 DP +50/-50
FL17635

Evergreen Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
1 1/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Evergreen Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Evergreen Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
1 1/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Evergreen Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
White Interior Weatherstrip Package
Beige Exterior Weatherstrip Package
#Upcharge for SDL in roundtop sash
Antique Brass Sash Lock
2 /Unit Antique Brass Sash Lift
Aluminum Screen
Charcoal Fiberglass Mesh
Evergreen Surround
#Upcharge for RT SCREEN
5 7/16" Jamb
#dh81415 #UP5KG7Q-145515
EXTENDED LEADTIME MAY APPLY
NON-CERTIFIED PRODUCT
Casing with Subill
Hampton Sage 1 5/16" Clad BMC
#Upcharge for radius casing
Hampton Sage A246 Subill
Nailing Fin
Non system generated Pricing

Line #10	Mark Unit: SOUTH 4th FLOOR Var#6			
Qty: 6				



As Viewed From The
Exterior
Pattern not drawn
because of comment

Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.24
Visible Light Transmittance: 0.4
Condensation Resistance: 55
CPD Number: MAR-N-425-09795-00001

Mixed Exterior Colors
Evergreen Clad Exterior
Hindrance: Color Mismatch: Frame and Casing exterior colors do not match.
Primed Pine Interior
Clad Ultimate Double Hung - Next Generation
#PM: VARIATION #6 RT2
Top Sash
Evergreen Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
1 1/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Evergreen Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Evergreen Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
1 1/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Evergreen Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
White Interior Weatherstrip Package
Beige Exterior Weatherstrip Package
#Upcharge for SDL in roundtop sash
Antique Brass Sash Lock

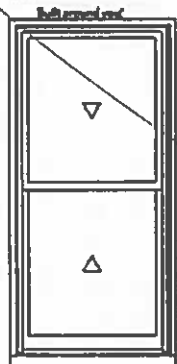
*Completed
in 2016*

ENERGY STAR: NC, SC, S
Performance Grade
Licensee #1127
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 1149X2223 mm (45.2X87.5 in)
LC-PG50 DP +50/-50
FL17635

2 /Unit Antique Brass Sash Lift
Aluminum Screen
Charcoal Fiberglass Mesh
Evergreen Surround
#Upcharge for RT SCREEN
5 7/16" Jamb
#dh81415 #UP5KG7Q-145515
EXTENDED LEADTIME MAY APPLY
NON-CERTIFIED PRODUCT
Casing with Subsill
Hampton Sage 1 5/16" Clad BMC
#Upcharge for radius casing
Hampton Sage A246 Subsill
Nailing Fin
Non system generated Pricing

Line #11	Mark Unit: SOUTH Var#6 CUSTOM SDL			
Qty: 3				

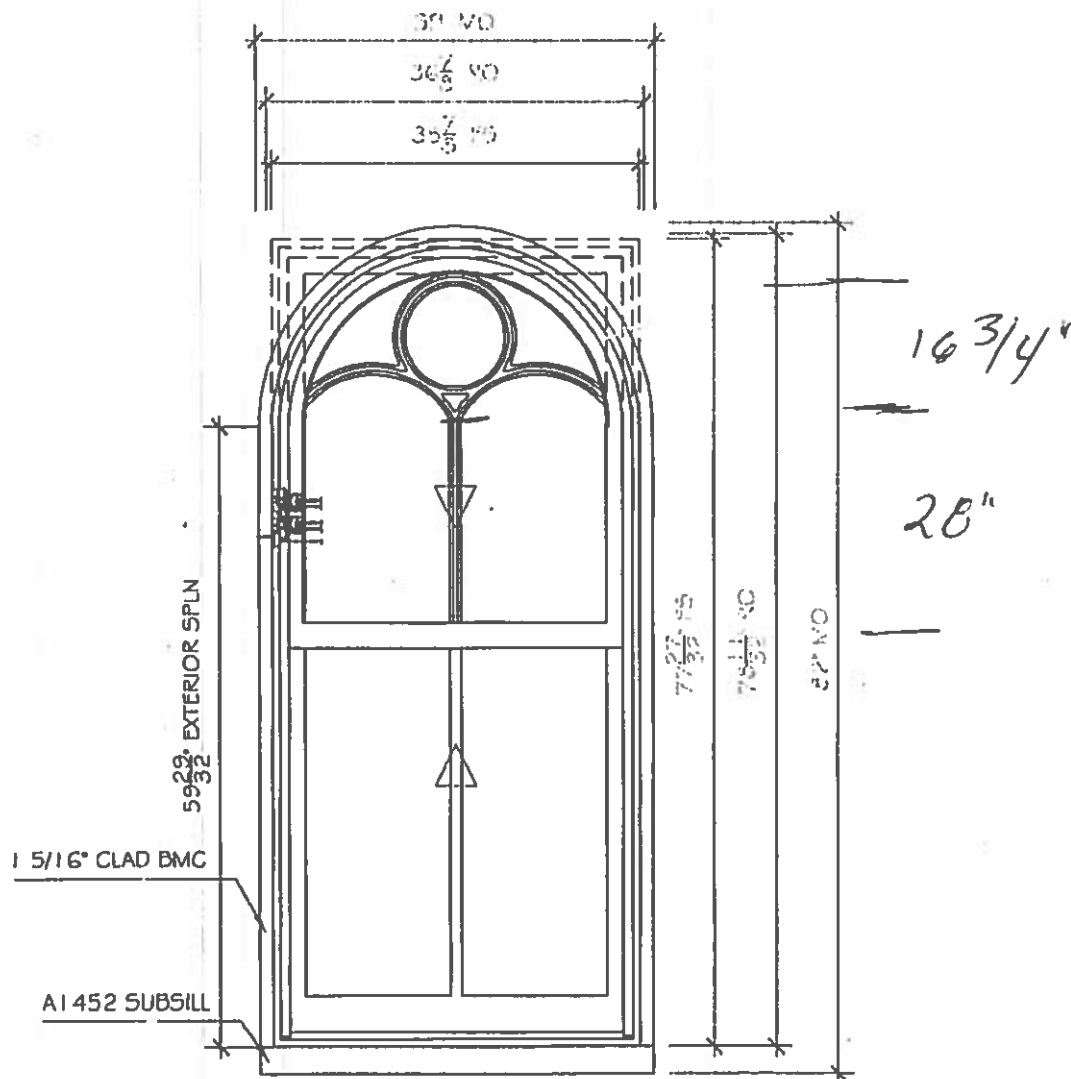
MARVIN
Windows and Doors



As Viewed From The
Exterior
Pattern not drawn
because of comment

Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.24
Visible Light Transmittance: 0.4
Condensation Resistance: 55
CPD Number: MAR-N-425-09795-00001
ENERGY STAR: NC, SC, S
Performance Grade
Licensee #1127
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 1149X2223 mm (45.2X87.5 in)
LC-PG50 DP +50/-50
FL17635

Mixed Exterior Colors
Evergreen Clad Exterior
Hindrance: Color Mismatch: Frame and Casing exterior colors do not match.
Primed Pine Interior
Clad Ultimate Double Hung - Next Generation
#PM: VARIATION #6 RT2
Top Sash
Evergreen Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
1 1/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Evergreen Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Evergreen Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
1 1/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Evergreen Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
White Interior Weatherstrip Package
Beige Exterior Weatherstrip Package
#PM: MILLED SPC 1 1/8" SDL per SKETCH
Antique Brass Sash Lock
2 /Unit Antique Brass Sash Lift
Aluminum Screen
Charcoal Fiberglass Mesh
Evergreen Surround
#Upcharge for RT SCREEN
5 7/16" Jamb
#dh81415 #UP5KG7Q-145515
EXTENDED LEADTIME MAY APPLY
NON-CERTIFIED PRODUCT
Casing with Subsill
Hampton Sage 1 5/16" Clad BMC
#Upcharge for radius casing
Hampton Sage A1452 Subsill
Nailing Fin
Non system generated Pricing



CUDH VAR. #6

SCALE: 3/4" = 1'-0"

SHEET

OF

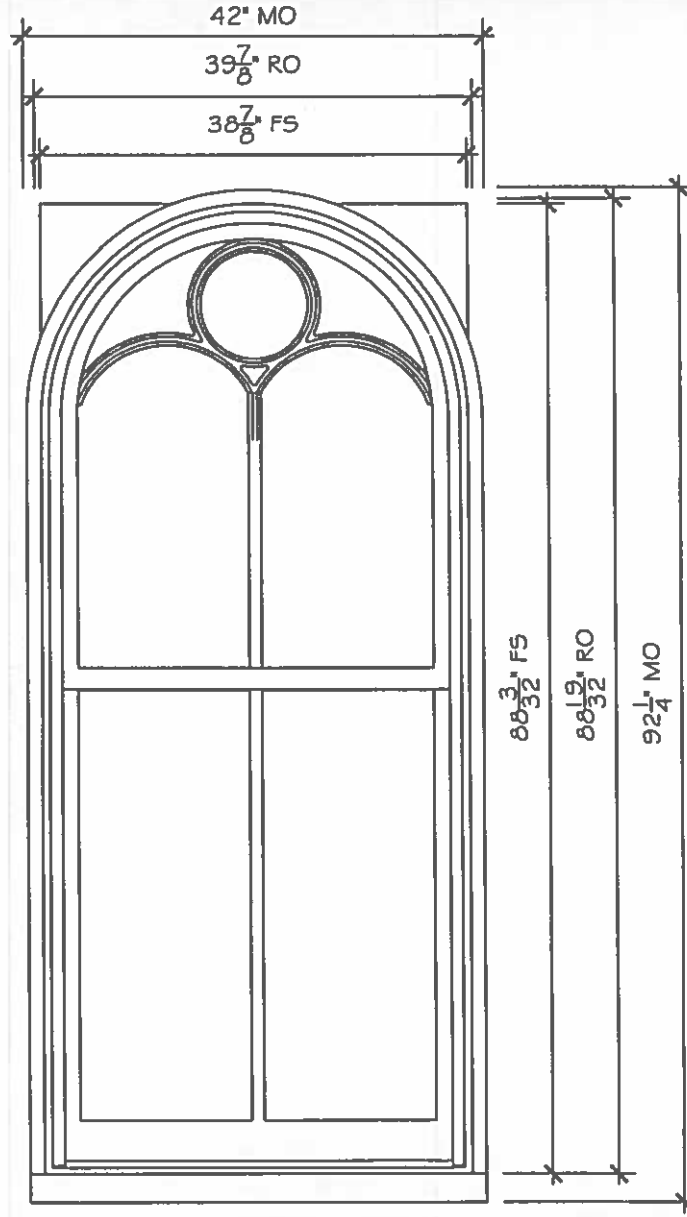
DISTRIBUTOR:

NUMBER: 1455 5-500 DATE: 02/02/15

DRAWN: 2/1/15 REV DATE:



less rounded of a radius - this makes a same tape holds
on the end of it.

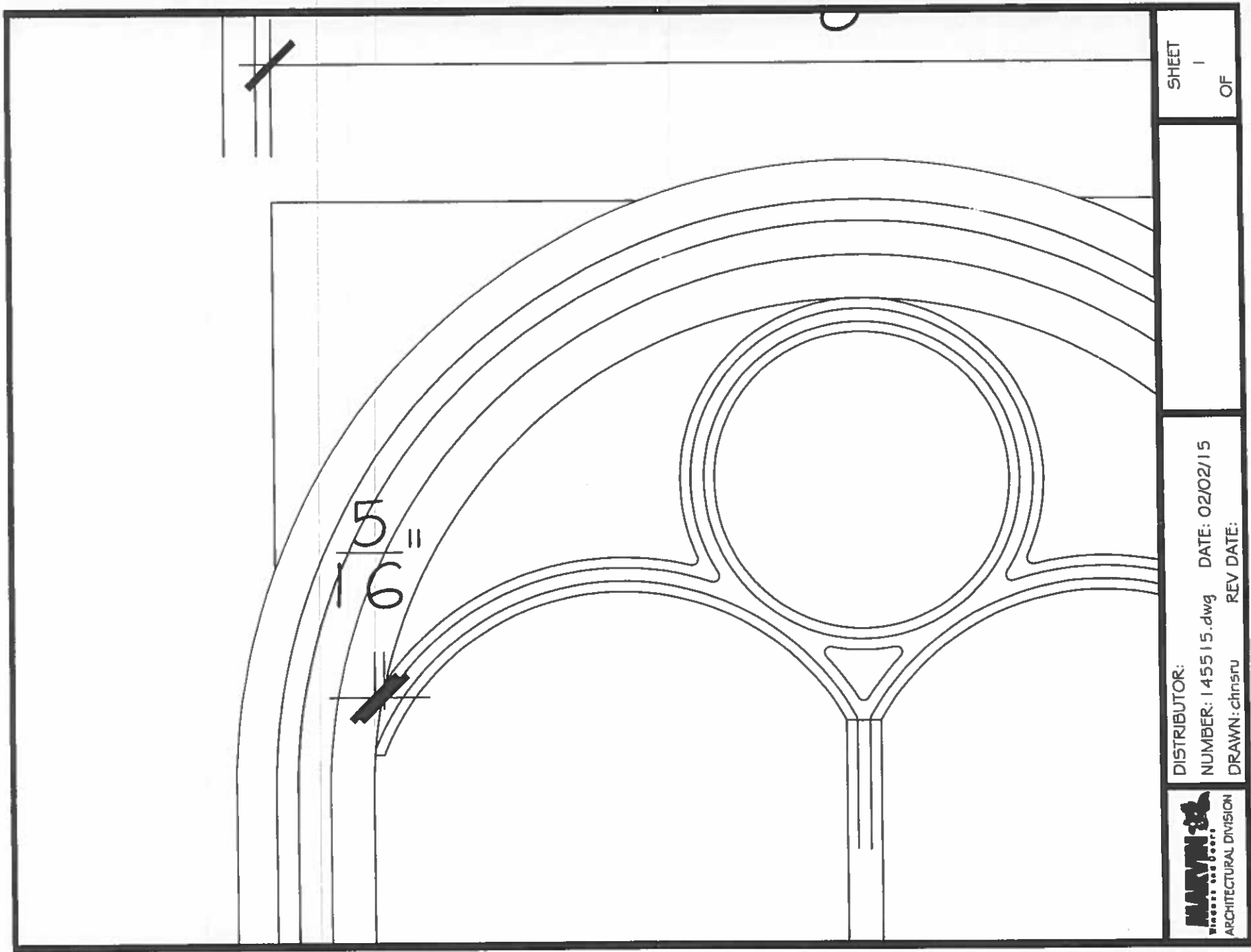


CUDHNGVAR.#6

SHEET
1
OF

DISTRIBUTOR:
NUMBER: 145515.dwg DATE: 02/02/15
DRAWN: chnsu REV DATE:





SHEET
1
OF

DISTRIBUTOR:
NUMBER: 145515.dwg DATE: 02/02/15
DRAWN: chnsru REV DATE:



extend the leg to make it more of a rounded radius

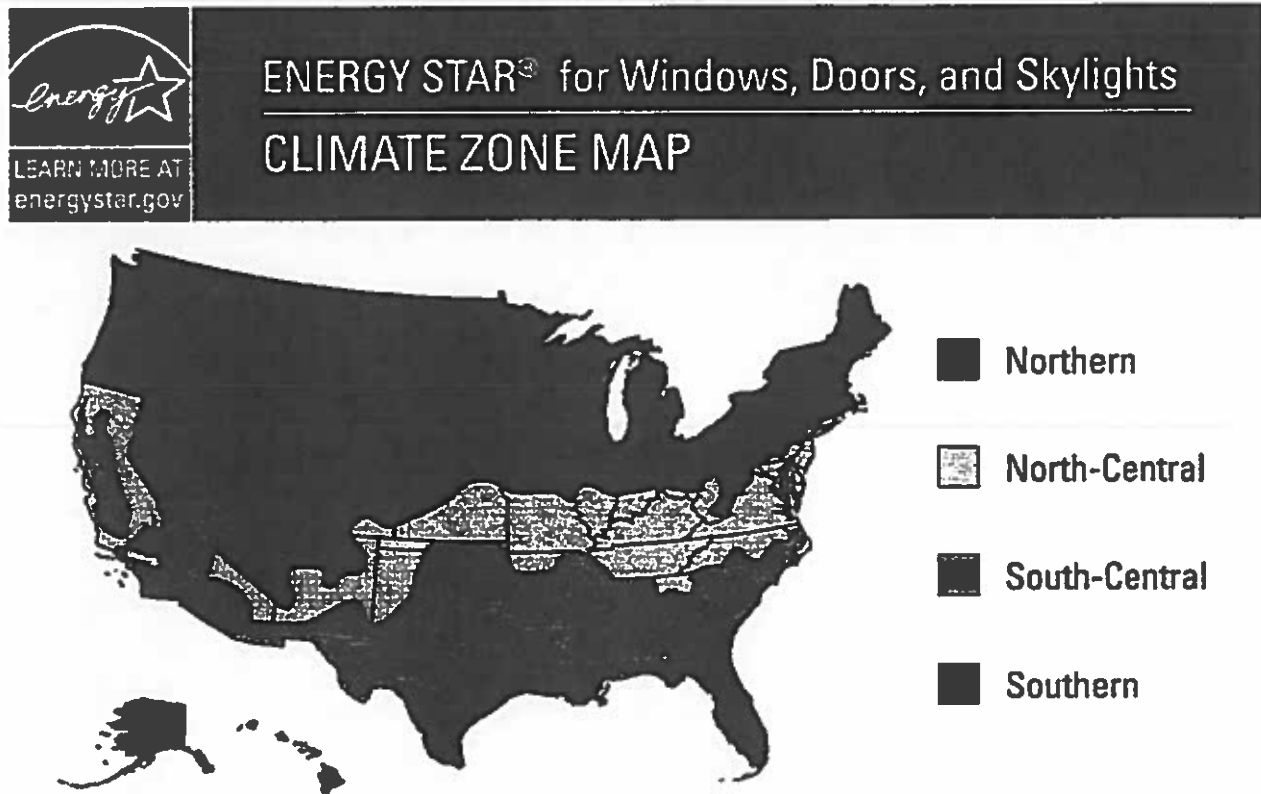
Product and Performance Information

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org/WindowRatings.

NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

Review the map below to determine if your units meet ENERGY STAR for your location.



PROPOSAL

Date: April 20, 2018

Submitted To:

German American Heritage

Work To Be Performed At:

712 West Second Street
Davenport, IA

PROPOSAL FOR THE FOLLOWING:

Proposal for Precision Builders, Inc. to replace windows at the GAHC. The following packages are to be selected by the owner:

- 1) West 2nd Floor Units, Marvin Brand –
Clad Ultimate Double Hung – Next Generation RO 37-7/8"x81-5/16"
Quantity seven (7), Unit Price \$1,264.64 each

Window Cost:	\$ 8,852.48
Labor Cost:	\$ 7,612.50
Window Install Cost:	\$16,464.98

- 2) South 2nd Floor Var #6, Marvin Brand –
Clad Ultimate Double Hung – Next Generation RO 37-3/8"x86-13/16"
Quantity six (6), Unit Price \$3,656.32 each

Window Cost:	\$21,937.92
Labor Cost:	\$ 6,525.00
Window Install Cost:	\$28,462.92

- 3) South 3rd Floor Var #6, Marvin Brand –
Clad Ultimate Double Hung – Next Generation RO 37-3/8"x78-13/16"
Quantity six (6), Unit Price \$3,507.84 each

Window Cost:	\$21,047.04
Labor Cost:	\$ 6,525.00
Window Install Cost:	\$27,572.04

**German American Heritage Center
Window Replacement Proposal, Page 2**

- 4) 2nd and 3rd Floor South Var #6 Custom SDL, Marvin Brand –
Clad Ultimate Double Hung – Next Generation RO 37-3/8"x104-15/16"
Quantity three (2), Unit Price \$4,657.92 each

Window Cost:	\$ 9,315.84
Labor Cost:	\$ 3,262.50
Window Install Cost:	\$12,578.34

PLEASE NOTE: Make selections of the top eleven (11) options. One you have chosen the window packages you wish to proceed with, the following pricing applies to the overall cost of said options.

Window Package(s) Pricing:	\$85,078.28
Taxes:	\$---
General Conditions:	\$ 6,550.00*
Profit & Overhead (15%):	\$13,744.24
 Total Proposal Pricing:	 \$105,372.52

The total Proposal Pricing is to be determined once the owner has made their window package choices and the above additions are made to said sum. There are no taxes figured into this Proposal as it is our understanding that the German American Heritage Center is a tax exempt entity. Should this not be the case, taxes will also need to be added into said Proposal's total cost.

*General Conditions may go down depending on how many replacement packages are selected.

FOR THE SUM OF:

\$105,372.52

Includes:

- a. Labor to remove and replace windows.
- b. New windows.
- c. JLG lift rental
- d. Carpentry material

Excludes:

- a. No builder's risk insurance, no performance or payment bond.
- b. No work other than listed above.
- c. Painting is not included in above prices, but can be priced out once window replacement options are made.

**German American Heritage Center
Window Replacement Proposal, Page 3**

PRECISION BUILDERS, INC. WILL PROVIDE ALL LABOR, MATERIAL, AND/OR CLEAN UP OF DEBRIS IF STATED IN THE ABOVE PROPOSAL. ALL WORK SHALL BE PERFORMED ACCORDING TO THE DRAWING AND SPECIFICATIONS AND COMPLETED WITH QUALITY WORKMANSHIP. All material is guaranteed to be as specified (warranted by the manufacturer only). Any alteration or deviation from the above specifications involving extra costs will be executed only by written orders, and will incur an additional charge over and above this estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance on above work. Workman's compensation and Public Liability Insurance on above work will be carried by Precision Builders, Inc. Precision Builders, Inc. shall be given (2) working days after written notification to complete corrections regarding items included in this proposal without penalty of back charge. Terms: Net 15 Days. A service charge of 1.5% will be added to all past due accounts per month. If court action becomes necessary to collect account, all court costs, attorney fees, and other collection costs will be the responsibility of the customer and added to the balance due.

Respectfully Submitted: Precision Builders, Inc.

Per Steven R. Zelle Date: 04/20/18

This proposal may be withdrawn by Precision Builders, Inc. if not accepted within 30 days.

CITY OF DAVENPORT

DOCUMENT : 5419

COMMITTEE : Community Development Committee

DEPARTMENT: LAND USE

CONTACT : Kenneth Oestreich

PHONE : 326-6170

ACTION:
CD

96-473 A.
DATE:
09/12/96
SEP 18 1996

SUBJECT:

RESOLUTION designating the "Germania-Miller/Standard Hotel," located at 712 West Second Street, for Local Landmark status and listing it in the Davenport Register of Historic Properties pursuant to the provisions of Chapter 17.23 of the 1990 Municipal Code for the City of Davenport, Iowa.

RECOMMENDATION:

The Historic Preservation Commission recommends the resolution be approved.

BACKGROUND:

At its August 13 meeting, the Commission conducted a public hearing to consider the Individual Property Nomination for the "Germania-Miller/Standard Hotel," located at 712 West Second Street. The German American Heritage Center, the owner of record, was the petitioner. Attached is nomination 96-003 for your review.

The Commission voted unanimously to forward a recommendation for designation to the City Council. If approved, this would be Davenport's 19th Local Landmark designated under the provisions of the historic preservation ordinance.

RESOLUTION NO.

Resolution offered by Alderman _____

RESOLVED by the City Council of the City of Davenport.

RESOLUTION designating the "Germania-Miller/Standard Hotel," located at 712 West Second Street, for Local Landmark status and listing it in the Davenport Register of Historic Properties pursuant to the provisions of Chapter 17.23 of the 1990 Municipal Code for the City of Davenport, Iowa.

Attest:

Approved: ,

Jackie E. Ragsdale, CMC
Deputy City Clerk

PATRICK J. GIBBS
Mayor, City of Davenport



City of Davenport

Nomination No. 96-003

"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: 712 West Second Street

Legal Description of the Property: Subd. Name: Original Town
Block: W 50' of Lot 1 and W 50' of the S 42.5' of Lot
in Block 11 Lot:

Historic Name (or proposed historic name): Germania-Miller/Standard Hotel

Date listed on National Register of Historic Places (if applicable): 7/7/83

(If listed, NRHP Site No. #82-10-2-W712)

NRHP Historic District (if applicable): Not Applicable

Who is PETITIONER for Nomination: Owner(s) of Record: XX HPC:

Owner(s) of Record: German American Heritage Center

Owner(s) Address: (Name) German American Heritage Center

(Street) P.O. Box 243

(City, State & ZIP) Davenport, Iowa 52803-0243

Owner(s) Telephone Numbers: Work: (319) 324-7326

Home:

Current Use of the Property: Vacant

Original Function of the Property: Commercial, 1st floor w/ hotel rooms on floors 2-4

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 can not 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 Property: (Applicant may use a continuation sheet)

Date of Construction: * 1871 Architectural Style: Victorian Bracketed

Building Materials: Foundation: Stone Walls: Brick

Roof: Flat, composite other: Pressed metal cornice

Distinctive Features: Front entrance is a depressed archway flanked by pilasters,
2/2 DH windows with round arches and keystones; metal cornice; entrance tympana

Alterations: Original storefront(s) altered; 20th century, poured concrete stair-
well topped with a skylight in center of building; interior gutted; some window
frames/sashes missing. (* Please see Continuation Sheet)

- (4) A narrative describing why the property satisfies the "Designation Criteria" listed in Section 17.23.060(2) of the 1990 Municipal Code. Please describe both the property's present and historic physical appearance as it relates to the definitions of Architectural and Historical Significance in contained in Section 17.23.030¹.

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

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

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

(5) A list of major bibliographical references

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

Michael J. Husted, GAHC Secretary
Owner(s) of Record or Authorized Agent

7/22/96
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 or 326-7740.

Your Nomination for Designation will be considered by the Historic Preservation Commission at its public meeting scheduled for: August 13, 1996

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: Jim Heckenberg
Commission Secretary or Designee

July 22, 1996
Date

Is application complete? Yes ☒ No ☐

If not, explain: _____

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

Continuation Sheet:

(3) Physical Description of Property: "Distinctive Features"

Please see #4, "Architectural Significance", below.

(4) Significance of the Property

Architectural: The Germania-Miller/Standard Hotel is an excellent example from Davenport's High Victorian commercial architectural period dating from 1870 to 1890. Originally constructed in 1871, the building's three different types of window, cornice and tuck pointing details suggests it underwent two major additions prior to 1876 when it took its current form. Research material in the City files from an unidentified source suggests that the building's expansion occurred as depicted in Exhibit #1. Number 1 being the original building and #2 and #3 the later additions.

Of the building's significant architectural features, the windows, cornice and the tympana enclosing the main entrance are most worthy of protection. The pressed-metal cornice is second only to the Forrest Block in architectural prominence. In fact, the buildings were constructed at the same time and have many similarities. The 2/2 double-hung wood windows with round arches and keystones should be retained as well. Lastly, the unique treatment of the main entrance architecturally positions this building apart from most other historic buildings that remain from this time period.

Even though it appears the storefronts have been removed, some key components may be merely obscured by later remodelings. If some original or significant elements do exist, they too deserve protection as the number of downtown buildings with the original storefronts quickly disappear.

Historical: The Germania House Hotel hotel was constructed in 1871 by Mr. John Brus, a German immigrant who owned a farm near Buffalo. Its location on the west side of Washington Square and two blocks north of the riverfront made it ideally suited to serve the German immigrant population. The primary clients of the hotel for the first 20 to 30 years were German American farmers from the county coming to town to sell goods and buy supplies and German immigrants making their way west.

In 1876, the building was renamed the Miller Hotel by the new owner, John Frederick Miller. Having arrived in St. Louis in 1842, he moved to Davenport in 1855. He was a member of, and acted as the Chief for, the prestigious "Liberty Hose Company", the group of volunteer firefighters serving the west end of the City. The Miller Hotel advertised having a restaurant, billiard parlor and saloon during Miller's ownership between 1876 and 1889.

In 1894, H.F. and Mary Stoeterau owned the building. The upper floors remained hotel rooms while a Mr. Ferdinand Bergschmill operated a barber shop in one of the storefront spaces.

Between 1906 and 1924, the building was known by such names as the Arcade Hotel and the Henry Blessing Boarding House. During much of this period, the John Wiggins Awning & Hoisting Company occupied the first floor.

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

Continuation Sheet:

After being vacant for one year, Mr. Sam Hoff purchased the building in 1924 and renamed it the Standard Hotel. The name probably derived from the fact that he was the manager of the Standard Tire Company of Davenport. The building has retained the name Standard Hotel to this day even though there have been six different owners since 1924.

The two most important factors contributing to the building's historical significance are 1) its long and close association with the German community of this area, and 2) the building served almost continuously as a hotel/boarding house for 120 years, from 1871 until 1991.

In summary, the building satisfies all three of the Designation Criteria in the ordinance: (A) it is associated with events or persons who have made a significant contribution to the broad patterns of history of the City; (B) it embodies the distinctive characteristics of an architectural style valuable for the study of a type, period or method of construction; and (C) it possesses high artistic value.

(5) Major Bibliographic References

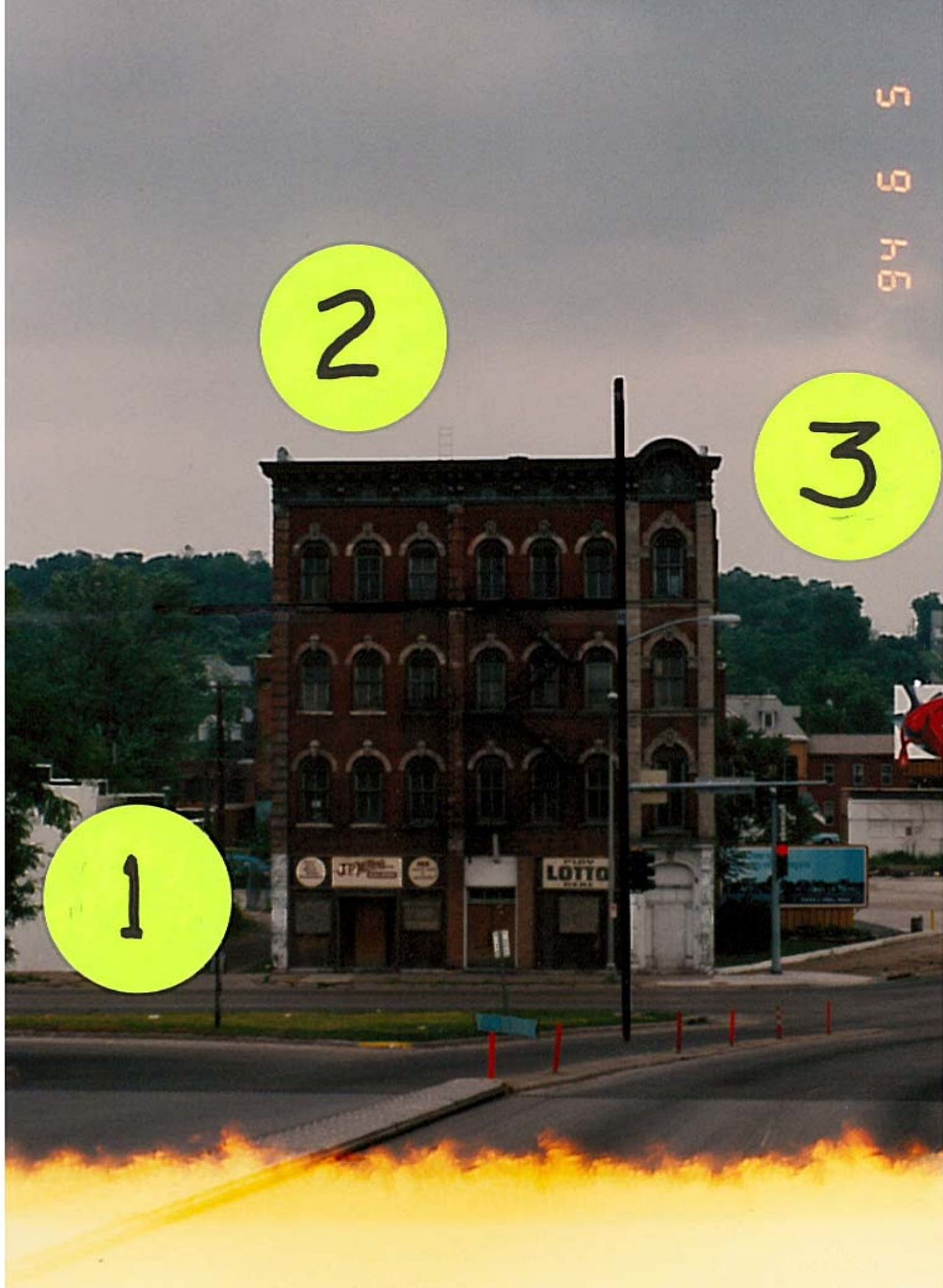
1. City Directories, 1871-1946.
2. "Hotel History Goes Back 101 Years", "Centennial and Fiftieth Anniversary Edition", Davenport Times, July 11, 1936.
3. County Resource Files, Scott County, Iowa, State Historic Society of Iowa.
4. Davenport Illustrated Saengerfest Souvenir, July 1898.
5. The Democrat Company, printers.

5
3
4
6

2

3

1



ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office

Wehner, Nowysz, Pottschiull and Pfiffner
201 city building, Iowa city, Iowa 52240

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

SITE #82-10- 2-W712 MAP # 1

HIST. DIST. _____

NAME Germania-Miller/Standard Hotel (H) C

ADDRESS 712 W. Second Street

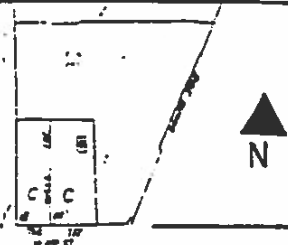
LEGAL DES Original Town 11 of lot 2
SUB-DIVISION BLOCK PARCEL SUB-PARCEL

UTM 15 17101160.0 14591912.701 ACREAGE 1 ZONE C-4

OWNER Marie J. Sanchez

712 W. Second St., Davenport, IA 52802

TITLE H. _____
(IF DIFF) _____



DESCRIPTION

FORM 4 story hotel CONST. DATE 1871; 1876
MATERIALS brick, stone, pressed metal ARCH STYLE Victorian Bracketted
FENESTRATION round arches w/keystones over 2/2 DHS. tympana blind
DIST. FEATURES entrance w/in depressed arch flanked by pilasters; cornice; window
ALTERATIONS Original shopfronts removed; fire escape down center front; aluminum storms
SITE & RELATED STR. Flat lot along major thorofare, mixed commercial/residential

STATEMENT

The Germania-Miller, is an excellent example of Davenport's high Victorian commercial architecture, boasting one of the finest metal cornices in the city. Although a pair of typical 3-bay shopfronts is no longer evident, the rest of the facade is remarkably intact, displaying the polychrome and window detail characteristic of its type. John Miller apparently added the cornice, with its acantus modillions and ornamental frieze, as "J.F. Miller 1876" appears below the arched section over the easternmost bay. This bay is particularly interesting, and the original hotel entrance could easily be restored. The hotel lies at the foot of the approach to Centennial Bridge, and could be an effective landmark for drivers entering the city here.

SOURCES

County Resource Files, Scott County Iowa Division of Historic Preservation
Davenport Illustrated Saengerfest Souvenir, July, 1908
The Democrat Company, printers

SIGNIFICANCE

This building served as hotel and gathering spot for westend Germans in the period following the Civil War. Its location near the levee was typical of guest houses of the period. Its significance is enhanced by its uninterrupted use as a hotel since the 1870's, while major changes in the neighborhood diminish its importance.

HISTORY

DESCRIPTION

Germania House was built in 1871 and run by John Brus. In 1876 the establishment was renamed the Miller Hotel after its new proprietor John Frederick Miller, a German immigrant and manufacturer in Davenport since the 1850's. Miller operated the hotel and accompanying restaurant, billard parlor and saloon until 1889. Guests were mainly Scott County farmers.

In subsequent years the hotel changed its name several times - Arcade Hotel (c. 1906), Henry Blessing Boarding House (c. 1917), and Standard Hotel (1924 to present). Various tenants occupied retail spaces in the hotel as well.

SOURCES

City Directories, 1871-1946

"Hotel History Goes Back 101 Years," "Centennial and Fiftieth Annivesary Edition," Davenport Times, July 11, 1936.

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

EVALUATION

ARCHITECTURAL

- I. ARCH. EVALUATION Good
 II. ENVIR. STATURE Focus
 III. INT. OF CONTEXT Poor
 IV. INT. OF FABRIC Good

LEVEL OF SIGNIFICANCE

☐ NAT. ☐ STATE ☒ LOCAL ☐ N. ELIG.

HISTORICAL

I. THEME(S) OF SIGNIFICANCE

- A. PRIMARY Commerce
 B. SECONDARY Hotels

II. LEVEL OF SIGNIFICANCE

☐ NAT. ☐ STATE ☒ LOCAL

III. NRHP

ELIGIBLE ☐ NOT ELIGIBLE ☒

HISTORIC DISTRICT CLASSIFICATION

☐ A ☐ B ☐ C

FOR DIVISION OF HISTORIC PRESERVATION USE ONLY

1 DATE RECEIVED _____

2 DATE OF STAFF EVALUATION _____

A. ARCHITECTURAL

B. HISTORICAL

ELIGIBLE FOR NRHP ☐

☐

NOT ELIGIBLE FOR NRHP ☐

☐

3 NRHP ACTION

A STATE REVIEW COMM

APP ☐

DISAPP ☐

TABLED ☐

DATE _____

B FEDERAL REVIEW

APP ☐

DISAPP ☐

TABLED ☐

DATE _____

4 DHP SOURCES

☐ COUNTY RESOURCES

☐ W'SHIELD SURVEY

☒ NRHP 717183

☐ GRANT _____

☐ DET OF ELIGIBILITY

☐ R & C _____

☒ DAVENPORT A/H SURVEY

☐ _____

☐ _____

5 SUBJECT TRACES

6 PHOTO

1604-4

13

ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office

Wehner, Nowysz, Pattschull and Pfiffner

801 day building, davenport, iowa 52602

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

82-10- 2-W712

ARCHITECTURE:

Statement continued.

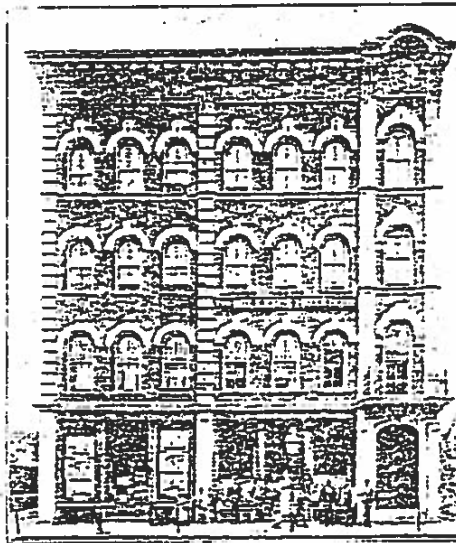
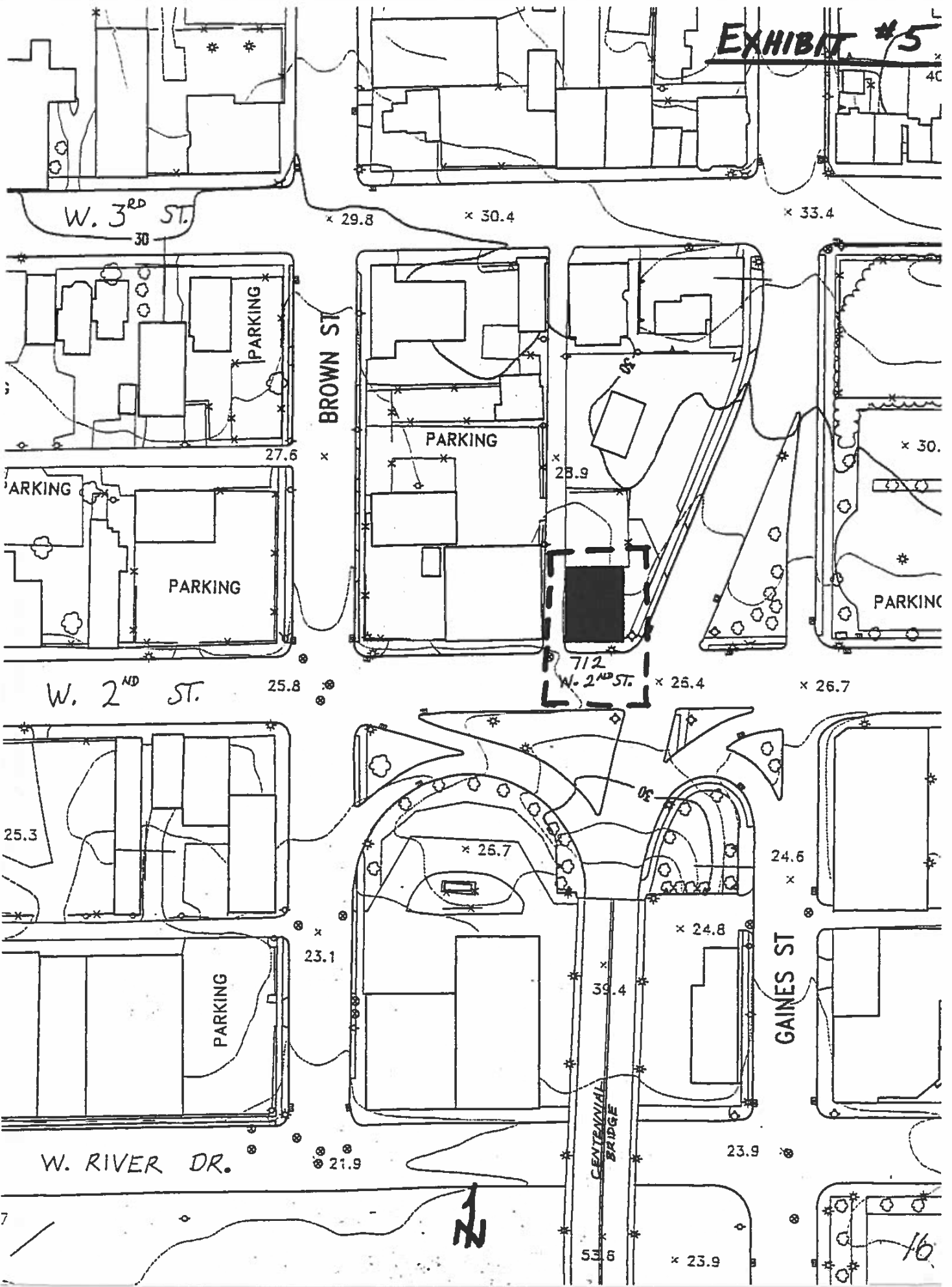


EXHIBIT #5



**HISTORIC PRESERVATION COMMISSION
City of Davenport, Iowa**

**Staff Summary of Individual Property Nomination #96-003
for the
Davenport Register of Historic Properties**

Historical Name: *"Germania-Miller/Standard Hotel"*

Address: 712 West Second Street

Year Built: 1871

NHRP Status: The building was listed on the National Register of Historic Places on July 7, 1983 as an Individually Significant (or Class A) structure.

Architectural Significance:

See the Architectural and Historical Site Survey form on page 12 for details.

Historical Significance:

See the Architectural and Historical Site Survey form on page 13 for additional details.

Staff Recommendation:

Staff recommends that the Commission forward a recommendation in favor of Local Landmark status for the *"Germania-Miller/Standard Hotel"*, 712 West Second Street, to the City Council for consideration. It is our judgment that the nominated property satisfies two of the designation criteria contained in Section 17.23.060(2) of the historic preservation ordinance:

One, with its historical affiliation with the German community, the building is associated with persons that have made a significant contribution to the broad patterns of history of the city and county; and

Two, once plentiful in downtown Davenport, Victorian commercial architecture is rapidly disappearing. Therefore, it embodies the distinctive characteristics of an architectural style valuable for study.

5 9 4 6





1 5 4 6





**STANDARD
HOTEL**

SINGLE ROOMS 27.50
SPECIAL WEEKLY RATES



03
10
11
12



STANDARD
HOTEL

SINGLE ROOM
SPECIAL WEEK





5

6

1-15





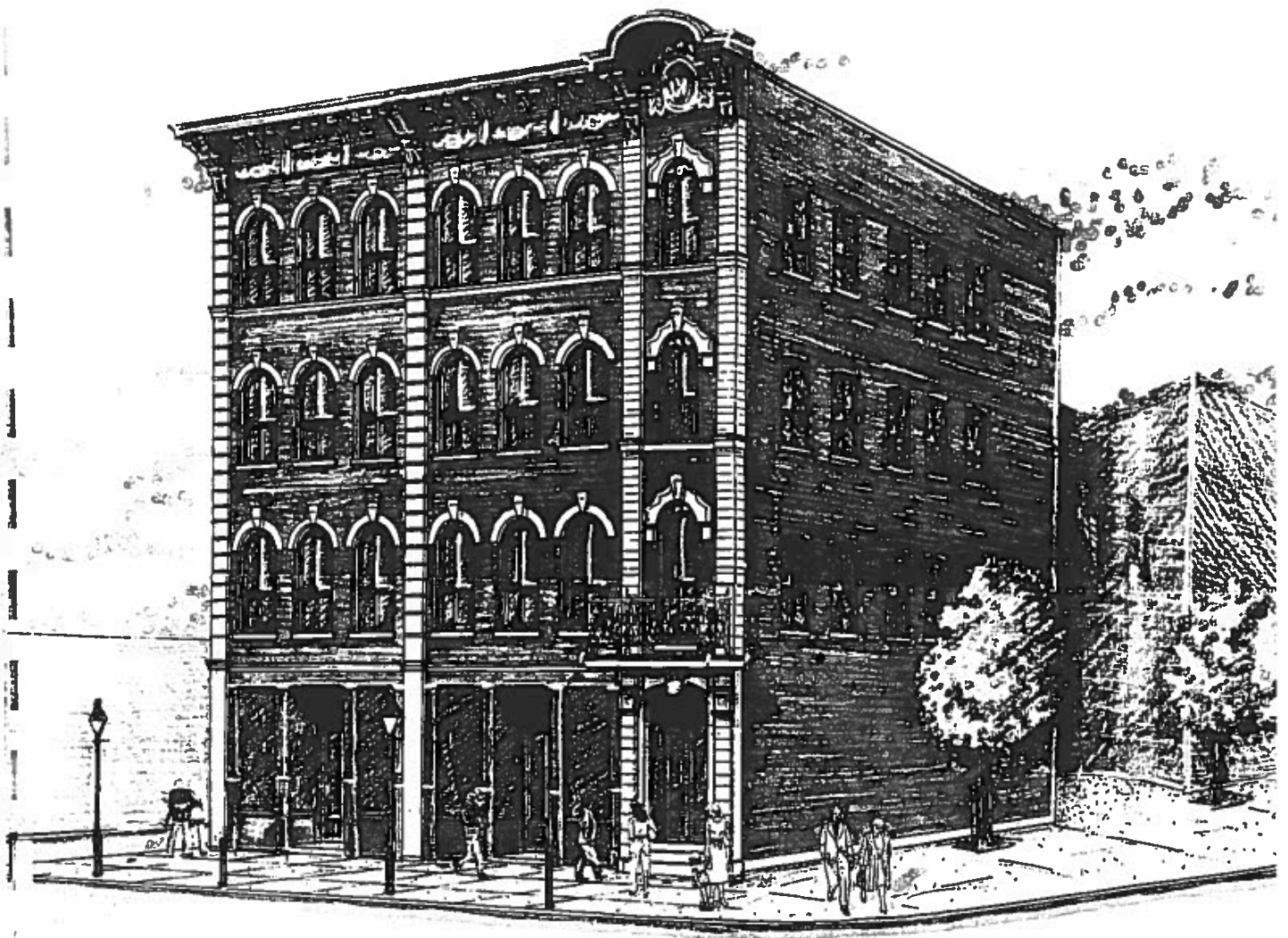


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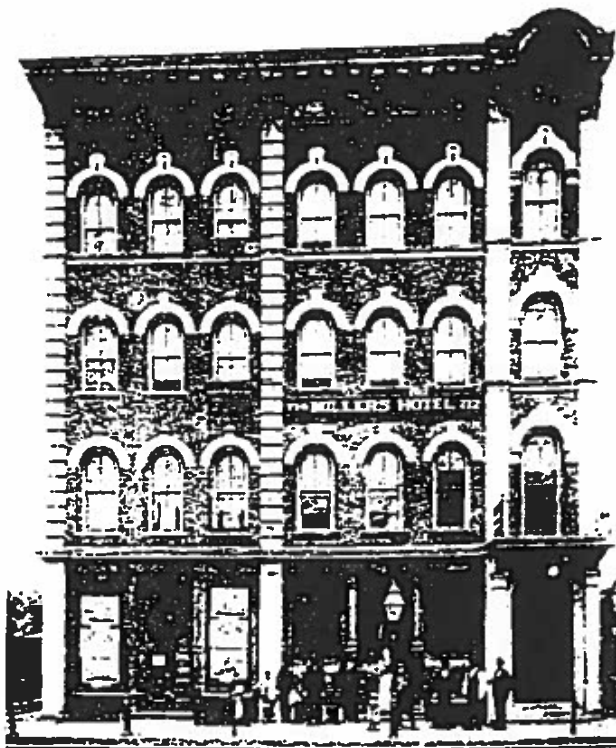
*Distributed at
8/13/96 HPC Mtg.*

GERMAN AMERICAN HERITAGE CENTER



VOYAGE OF HOPE

The symbol of a woman with a ship's anchor is a recognized symbol for **HOPE**. The first German families set sail for the new world in 1683 on their voyage of hope. Today, that journey continues with the German American Heritage Center. Our "**voyage of hope**" is to pay tribute to all Germanic people who have contributed to the American dream and to salute those who will follow.



ON THE COVER.....

The Germania-Miller/Standard Hotel is an exceptional example of Midwest high Victorian commercial architecture and is located at Second and Gaines Streets, Davenport, Iowa. The facade is remarkably intact, displaying the finest metal cornice and window detail characteristic of its era. Construction began in 1868 and the cornice, with its acanthus modillions and ornamental frieze, was completed in 1876 by John F. Miller. The four-story building overlooks the Mississippi River, is located at the foot of the Centennial Bridge, and was a landmark for westward migration.

Founded - August 1, 1994 as a private, not-for-profit organization, the mission of the German American Heritage Center is to preserve the heritage of our German ancestors for present and future generations to enrich our knowledge of the German immigrant experience.

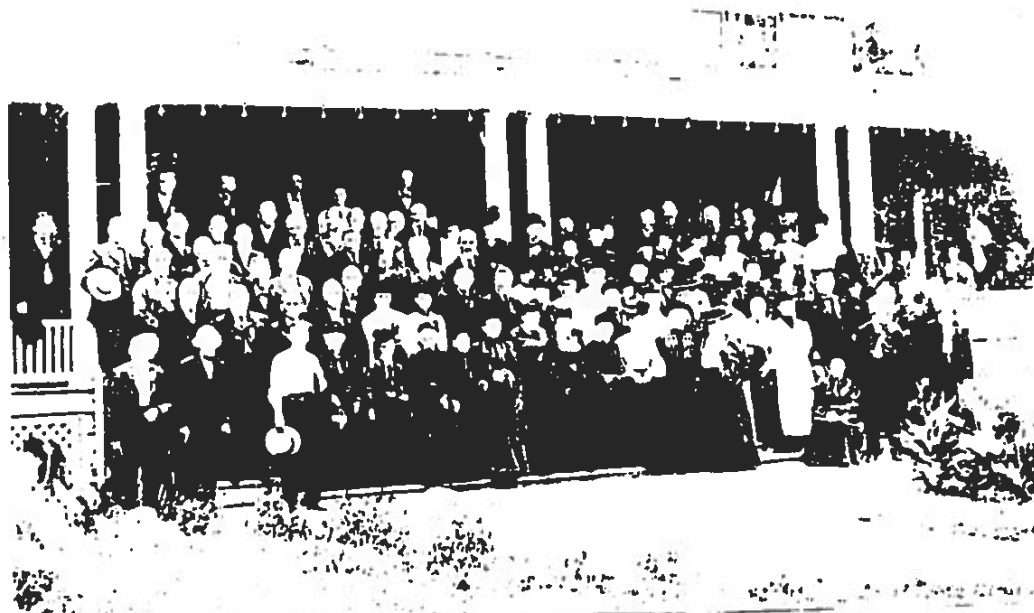
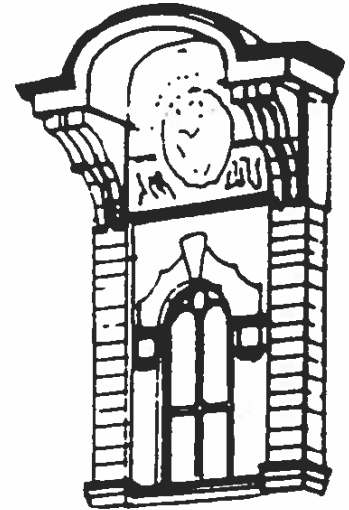
Our goal is to create a library archives, museum and cultural center for service throughout the Midwest by restoring a site with historical links to German American immigration and the former Standard Hotel at 2nd and Gaines streets in Davenport was chosen.

The Center will include meeting rooms for community and cultural gatherings. There will be room to house offices of many varied historical and cultural organizations in the area. The proposed Center will be a significant educational resource for research historians, genealogists, students, teachers, museum specialists and others.

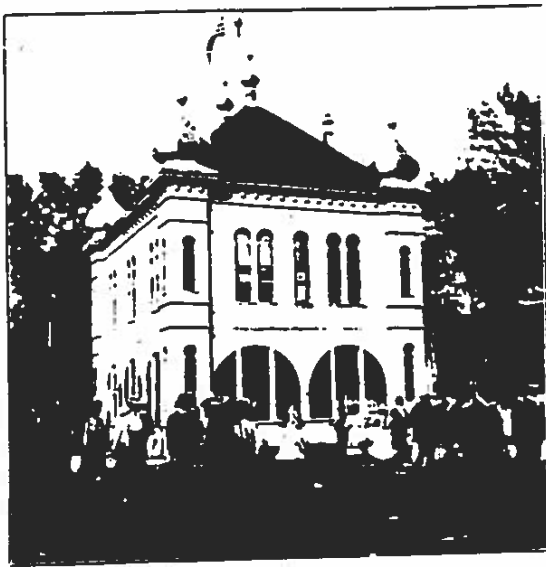
Fifty-six percent (56%) of tourism in America is generated by an interest in historical places. In response to this focus, the Center could once again serve as a welcoming point for thousands of people as they enter our area. More than 50,000 visitors are anticipated annually.

Coupled with the revival of the surrounding neighborhood, the west-central area of Davenport will most certainly realize a social and economic renaissance. Upon completion, this renovated landmark overlooking the Mississippi River at the foot of the Centennial Bridge will become a viable tourist destination, significantly adding to riverfront and neighborhood development.

Our plans for the German American Heritage Center are outlined on the following pages. We seek your advice, your help and we ask for your support.



GERMAN PROCEEDS OF SCOTT COUNTY



MUSIC PAVILION IN SCHUTZEN PARK

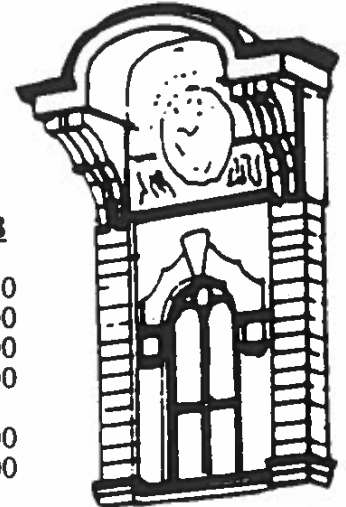
PURPOSE

- Establish a library, archives, and research center.
- Encourage scholars to disseminate information on the impact of the German American experience.
- Sponsor educational workshops, symposiums and classes relating to the German American experience.
- Assist in the coordination of festivals to foster an understanding of German American heritage.
- Assist in promoting research tours in the U.S. and Germany for historians, genealogists, economic developers, and tourists.
- Provide for cultural exchange through language classes and production of cultural presentations to the public.
- Encourage and assist in the German "Sister" city, county and state relationships.

HISTORY

- 1865** The Civil War ended and the Davenport landing on the Mississippi became the gateway to the west for German, Scottish, Swiss and Irish immigrants.
- 1868** Germania House, originally called the "Germania Haus," is currently the last remaining German "Gasthaus" or guest house, in the area. It was built to accommodate thousands of immigrants who stayed as guests and settled nearby, throughout the region, and points further west.
- 1876** A German immigrant and Davenport manufacturer, John Frederick Miller purchased the hotel and operated it as the Miller Hotel along with the restaurant, billiard parlor and saloon until 1889.
- 1906** Arcade Hotel
- 1917** Henry Blessing Boarding House
- 1924** Standard Hotel - longest in operation, closed in 1990.
- 1983** Building listed on the National Register of Historic Places
- 1994** German American Heritage Center was incorporated and a governing board was created with representatives from various area German and historical organizations.
- 1995** German American Heritage Center Board of Directors purchased the old hotel.
- 1996** The Board of Directors hired architects Bracke, Hayes, Miller and a contractor, Story Construction Company, to help complete the dream by restoring the building to its early prominence. The Board also engaged the services of Howard Braren Associates, Inc. to conduct a regional fund raising feasibility study in preparation for a capital fund raising program.

PROJECTED OPERATING INCOME/EXPENSE ANALYSIS



First Two Years

REVENUE	1997	1998
Admissions	\$ 10,000	\$ 31,250
Service Fees	2,000	3,000
Memberships	30,000	20,000
Grants	7,500	24,000
Undesignated Gifts	5,000	
Events	10,000	10,000
Gift Shop Sales	20,000	32,000
Property Rental		19,000
Office Suites		3,000
Meeting Rooms	1,000	2,000
Educational Programs	1,000	2,000
Endowment Interest		2,000
TOTAL REVENUE	<u>\$ 86,500</u>	<u>\$146,250</u>
EXPENSES		
Salaries	\$ 35,000	\$ 63,000
Administration	1,900	3,400
Development:		
Fund Raising		10,000
Promotions/Marketing	10,000	18,000
Gift Shop (inventory)	10,000	12,500
Programming/Education/Events	10,250	23,500
Operating	11,500	4,000
Maintenance	1,500	3,850
Miscellaneous	3,350	
TOTAL EXPENSES	<u>\$ 83,500</u>	<u>\$138,250</u>

The Center projects a modest surplus in operations in each of its first two years.

Photo

"The west end of Davenport has been crying out for attention for years. The Center will not only improve a major entrance to the downtown but to the west end as well. We support this effort and the resulting image enhancement."

*John H. Sunderbruch, M.D.
Davenport Clinic, Inc.*

FLOOR PLAN

Phase I Construction . . .

Masonry Restoration	\$181,500
Windows & Installation	81,000
Basement & Foundation Stabilization	31,734
Roof Replacement	23,761
TOTAL PHASE I	\$317,995

Phase II Construction. . . .

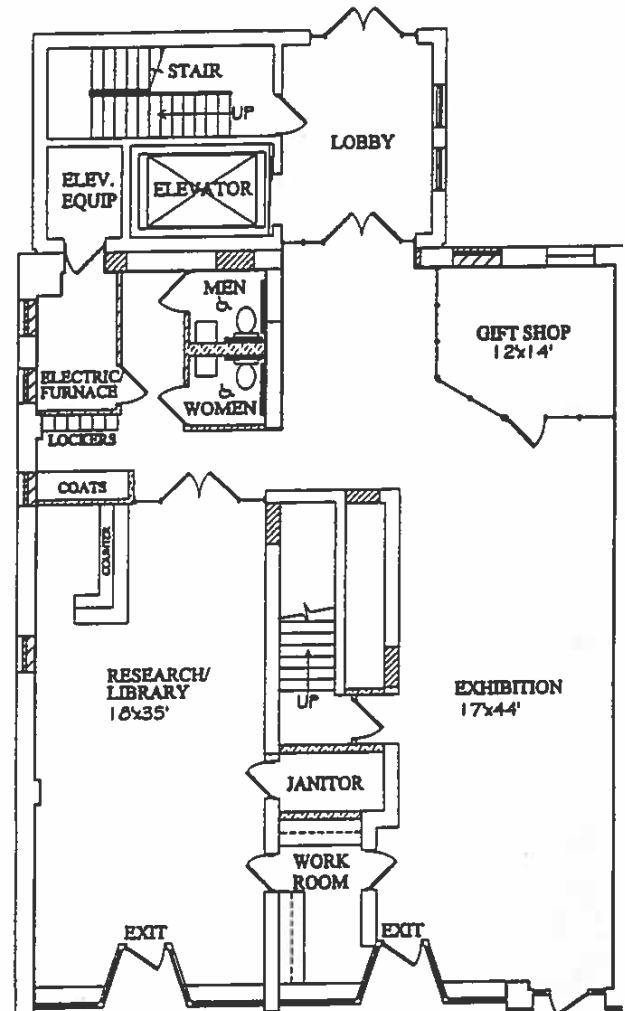
Stairwell/Elevator Tower Addition	\$299,767
New First Floor	283,585
Elevator	66,000
Parking	33,000
Landscaping	27,500
TOTAL PHASE II	\$709,852

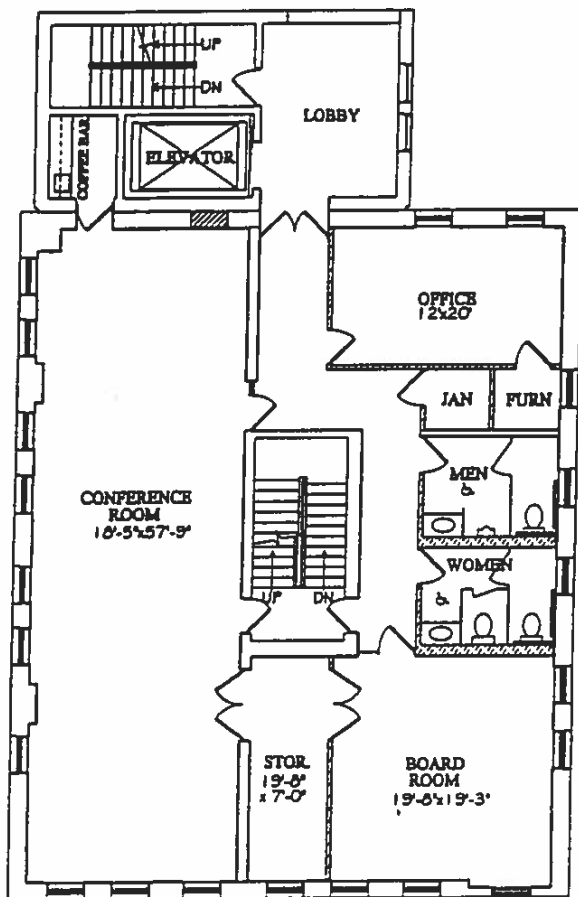
Phase III Construction . . .

Interior Renovation of Second, Third and Fourth floors	\$740,153
TOTAL PHASE III	\$740,153

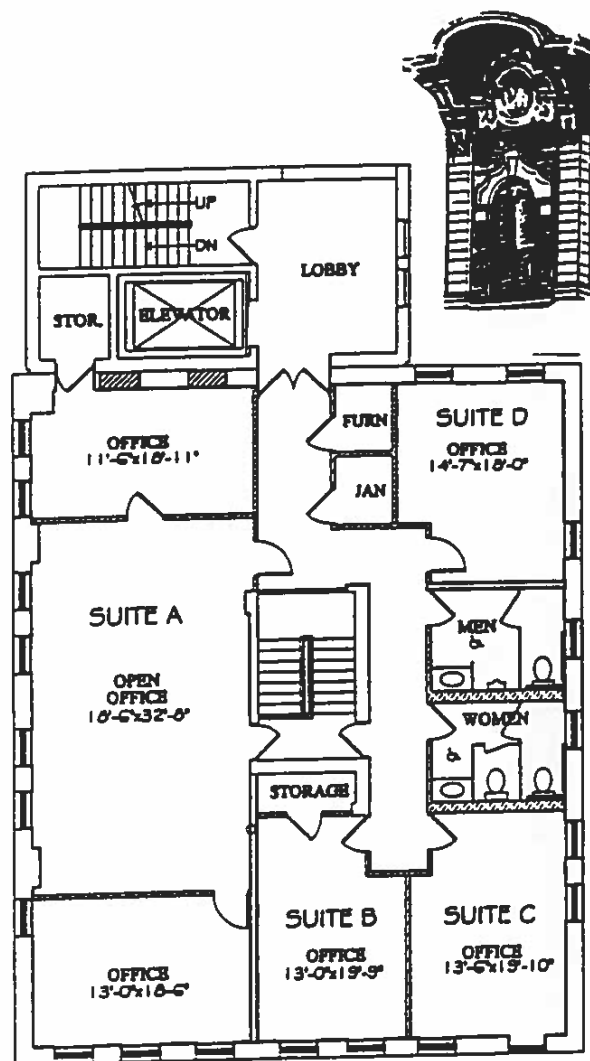
GRAND TOTAL \$1,768,000

TO FUTURE EXPANSION

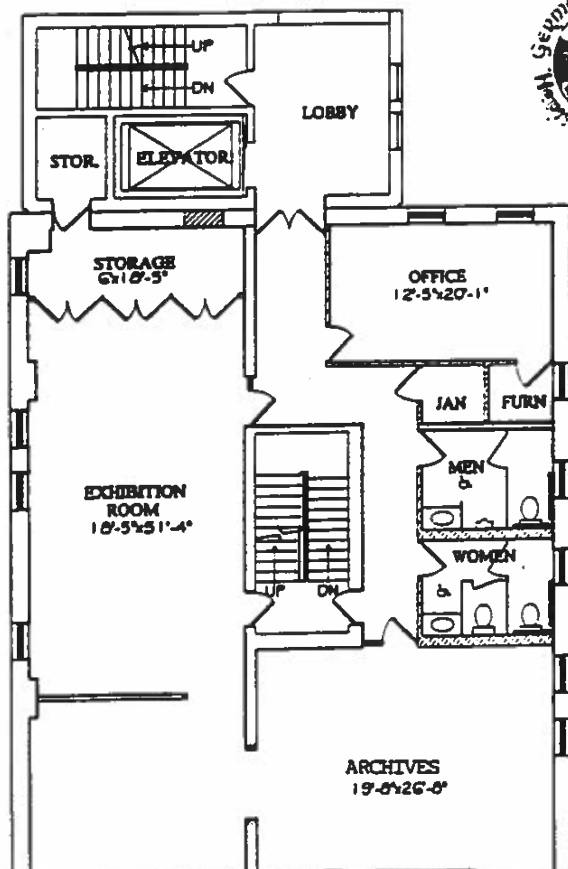




SECOND FLOOR



FOURTH FLOOR



BENEFITS

Economic Development

- Highly visible location.
- Major thoroughfare.
- Intrastate traffic.
- Renovation of a structually sound building.
- Catalyst for Gateway District restoration plan and downtown development.
- Compliance with the Americans with Disabilities Act.

Education

- Major tourist attraction for mainstream population.
- Close proximity to other historical/research facilities i.e., Libraries; Chambers of Commerce; County Court Houses; Putnam Museum; Colleges and Universities.
- Adequate floor space for displays, exhibits, collections and meetings.

Historical Preservation

- Building has historical significance to German immigration to area.
- Preservation of the GermanAmerican immigration experience and its place in the history in the Midwest and the nation.
- Substantial interest from German descendents residing in communities outside the Quad Cities.

FOURTH FLOOR

- Office suites available for lease
- 2,500 square feet
- Excellent view of the Mississippi River
- Restrooms

THIRD FLOOR

- Library
- Exhibit Space
- Research Area
- Office
- Restrooms

SECOND FLOOR

- Archives
- Meeting Hall
- Kitchenette
- Office
- Restrooms

FIRST FLOOR

- Exhibit Space
- Research Library
- Gift Shop
- Office
- Storage
- Restrooms



THE STRATEGIC PLAN

In 1995, the German American Heritage Center finalized a strategic plan to ensure the preservation of the history of the German immigrant experience and German ancestral heritage by creating a library archives (with national scope), museum and cultural center while restoring and renovating a site with historical links to westward expansion.

As a result of the planning process, the Board of the German American Heritage Center is embarking on a course of action that would not only celebrate the German American Heritage and experience in the Midwest, but also dramatically improve a major point of entry into downtown Davenport and Iowa. Specifically, the strategic plan calls for:

- | | |
|--------------------|---|
| RENOVATION | of the former Standard Hotel (at the foot of Centennial Bridge) as a German American Heritage Center. |
| CREATION | of a World Class Research Center working with Northfriesland Emigrant Archives with emphasis on providing permanent and traveling exhibits in cooperation with all major German American Organizations throughout the United States. |
| DEVELOPMENT | of new memberships of Americans of German extraction from throughout the nation who can trace their family heritage to the western banks of the Mississippi River and beyond, the gateway to the future for many. |
| COMPLETION | of the project will improve the initial visual image of Davenport and enhance economic development activities in the western part of the downtown. |
| ADDITION | of a major tourist attraction in the Quad Cities and throughout the Midwest. The Center would sponsor and conduct educational workshops, seminars, and conferences, as well as provide a site for other organizations to hold fests, events, meetings, etc. Interstate 80 is a major east/west thoroughfare that will provide easy access for visitors. |

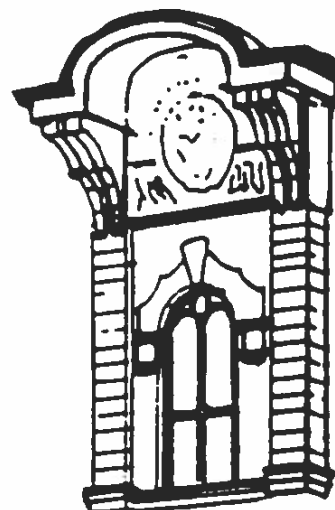


Photo

"As the German American Heritage Center, two goals will be satisfied: first, the clean-up of a site with historical significance, and second, provision of a tourist attraction that will complement community-wide efforts to bring more visitors to the Quad Cities."

Gaynell B. Foster-Pray
Vice President, Public Relations
Mel Foster Co., Inc.

SUMMARY OF NEEDS AND COSTS



General Construction and Renovation

Exterior	\$354,247
New Stairwell, Elevator and Tower	365,767
Interior	841,610
Electrical, Mechanical & Plumbing Systems	<u>206,376</u>

Total Construction and Renovation

\$1,768,000

Contingency

65,000

Interim Financing

75,000

Property Acquisition

(two buildings and one acre of land)

97,000

Professional Fees & Expenses

165,000

TOTAL \$2,170,000

LESS Property Already Purchased

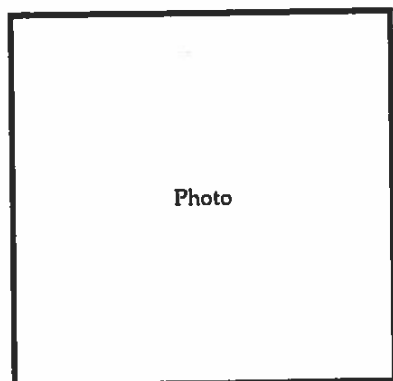
77,000

GOAL

\$2,093,000

DEFERRED ENDOWMENT \$500,000

Through estate plan commitments to ensure the long-term fiscal stability of the center. Donors qualify for charter membership in the "Heritage Roll of Honor."



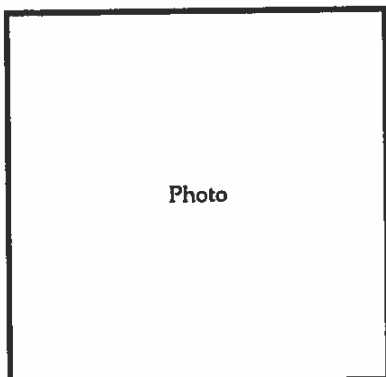
Photo

SCALE OF GIVING REQUIRED TO SECURE \$2,093,000

<u>No. of Gifts</u>	<u>In the Range of</u>	<u>Total</u>
1	\$300,000	\$ 300,000
3-4	100,000-200,000	400,000
2	75,000	150,000
4	50,000	200,000
<u>11</u>	25,000	<u>270,000</u>
21-22 Gifts of \$25,000 or More		\$1,320,000 - 63%
24	10,000-15,000	280,000
30	5,000	150,000
140	1,000-3,000	180,000
<u>180</u>	500-999	<u>90,000</u>
374 Gifts of \$500-\$15,000		\$ 700,000 - 34%
Many Gifts under \$500		73,000 - 3%
Proposed Goal <u>\$2,093,000 - 100%</u>		

Commitments may be made through a combination of gifts -- cash, securities, real or personal property, estate plan provisions, and/or in-kind donations.

Pledges may be made over a period of up to five years.
Gifts are tax deductible to the extent permitted by law.

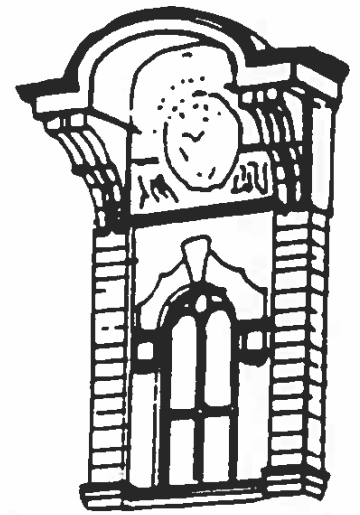


Photo


1. **Introduction**
 2. **Background**
 3. **Methods**
 4. **Results**
 5. **Discussion**
 6. **Conclusion**
 7. **References**
 8. **Appendix**
 9. **Figure 1**
 10. **Figure 2**
 11. **Figure 3**
 12. **Figure 4**
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TO NAME THE

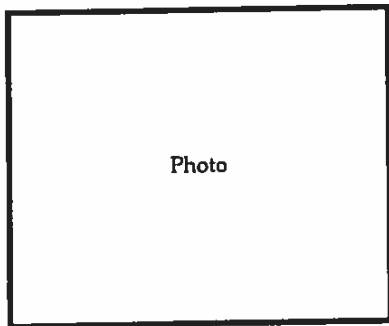
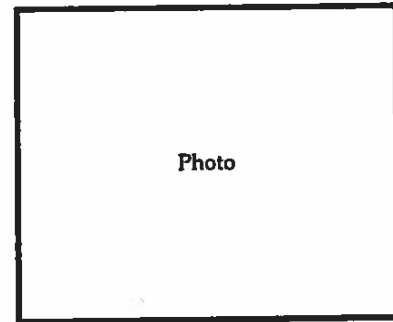
BUILDING.	\$500,000
FIRST FLOOR	100,000
SECOND FLOOR	100,000
THIRD FLOOR	100,000
FOURTH FLOOR	100,000
LOBBY	75,000
MAIN EXHIBIT HALL	75,000
RESEARCH LIBRARY	75,000
ELEVATOR	66,000
CONFERENCE ROOM	50,000
PERMANENT EXHIBIT HALL	50,000
GIFT SHOP	30,000
ARCHIVES	25,000
HERITAGE CENTER OFFICE	20,000
FRONT BAY ENTRANCE (2)	15,000
KITCHENETTE	15,000
OFFICES (3) each	10,000
MECHANICAL ROOM	10,000
WINDOWS TO THE PAST (54) each	5,000

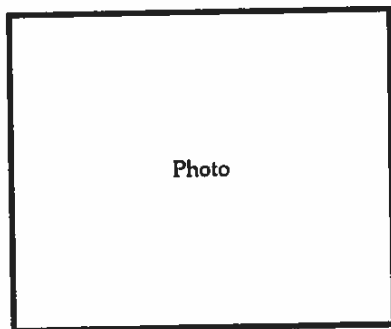
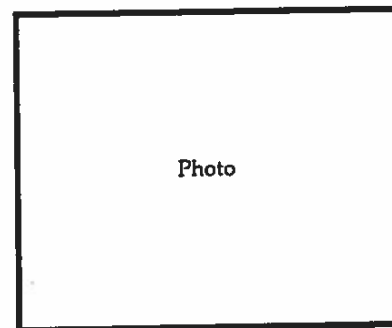


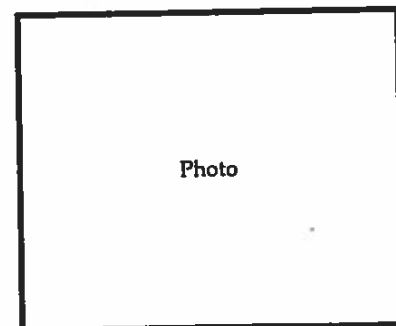
Commemorative gifts will be recognized on a plaque to be placed in a prominent location in the German American Heritage Center.

	_____

ENDORSEMENTS







HERITAGE ROLL OF HONOR

The Heritage Roll of Honor is being established to recognize and honor during their lifetimes those people whose vision and inclination move them to perpetuate the Endowment Fund through a direct or an estate plan gift.

The essential requirement for inclusion on the Heritage Roll of Honor is an indication that an individual has made specific plans to provide for the Endowment in his/her estate distribution by one or more of the following planned giving opportunities:

Bequest:

A clause in one's will by which property is left to the German American Heritage Center. The clause establishing the gift may provide for a specific legacy, a percentage of the estate, or the residue of the estate after specific bequests have been made.

Charitable Gift Annuity:

Created by an irrevocable transfer of money or property to the Center in exchange for the promise to pay a fixed amount annually to one or more annuitants for life.

Charitable Remainder Trusts:

Formal contracts, separately administered, taking the form of either an Annuity Trust (fixed dollar of return) or a Unitrust (fixed percentage return of trust assets revalued annually). Percentage rate of return is determined at the time the trust is created but must be no less than 5%.

Gift of Farm or Residence with Life Estate:

Donation of farm or personal residence to the Center. Donors retain lifetime use of the property and secure substantial income and tax benefits. Lifetime use may be retained for one or two lives.

Life Insurance Gifts:

Life insurance policies donated to the Center under arrangement such as:

- a. gift of paid-up policy
- b. gift of an existing policy, premiums paid by the donor are tax deductible
- c. designation of the German American Heritage Center as a partial or sole beneficiary of a policy.

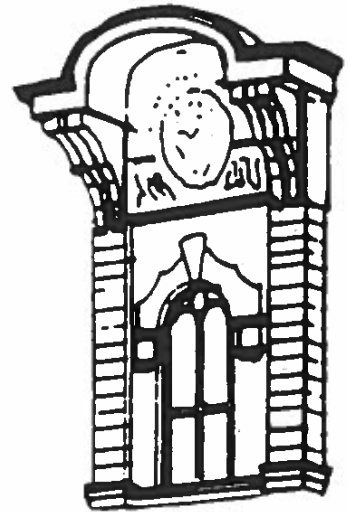
Revocable Trusts:

Agreements which may be recalled by the donor during life but which become irrevocable in the event of death. They may provide income for the donor and/or the German American Heritage Center and the portion assigned to the Center is tax deductible.

In short, anyone who establishes a named endowment in his/her estate planning may become a member of the Heritage Roll of Honor. Such farsighted estate planning will, in most cases, increase the member's spendable income and/or reduce the shrinkage of the estate by virtue of tax advantages.

Most importantly, friends of the German American Heritage Center extend their influence beyond their lifetimes and for generations to come through the Endowment Fund and its quality programs for its participants.

Recognition of Heritage Roll of Honor Members will occur annually. Names of those participants will be placed on a permanent Roll of Honor to be displayed in a prominent location in the German American Heritage Center.



BENEFITS TO DONORS

- ◇ Income for life of donor and/or beneficiary
- ◇ Generous federal income tax gift deduction
- ◇ Reduction of federal estate taxes
- ◇ Professional management of assets
- ◇ Opportunity to perpetuate family name or special interest
- ◇ Personal satisfaction during lifetime of making a significant contribution to the German American Heritage Center

GERMAN AMERICAN HERITAGE CENTER

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 Michael J. Hustedde, Ph.DSecretary
 Robert F. VoelckerTreasurer

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 SGB Genealogy
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 Social Worker
 Association For Retarded
 Citizens
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 Mueller Lumber Co.
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 English
 Department Studys Abroad
 Program Director
 Marycrest International
 University
 Davenport, IA (Residence)

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 (Schuetzenverein) and
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 Davenport, IA (Residence)

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 and Retired - Transportation
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 John Deere Parts Distribution
 Center
 Bettendorf, IA (Residence)

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 Robert Crum, M.D. (California)
 Bettendorf, IA (Residence)

Rosamaria Rivera
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 and Deposit Services
 Supervisor
 THE Rock Island Bank
 Coal Valley, IL (Residence)

Noreen M. Steenbock
 German American Pioneer
 Society
 and Purchasing Assistant
 Thoms-Proestler Company
 Davenport, IA (Residence)

James F. Stelk
 Retired - Systems Analyst
 Rock Island Arsenal
 Davenport, IA (Residence)

Robert F. Voelcker
 Semi-retired, Self-employed:
 Investments
 Davenport, IA (Residence)



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General Diesel Sales & Service
Blue Grass, IA (Residence)

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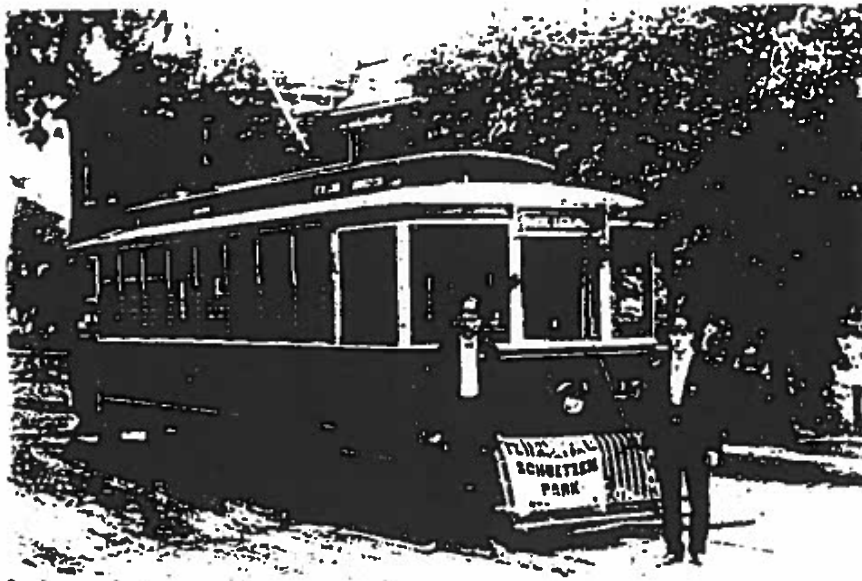
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Margo Ann Hancock
Vice President & Sr. Trust Officer
Northwest Bank & Trust Company
Davenport, IA (Office)

Albert Tank
President, Al's Transmission
Walcott, IA (Residence)

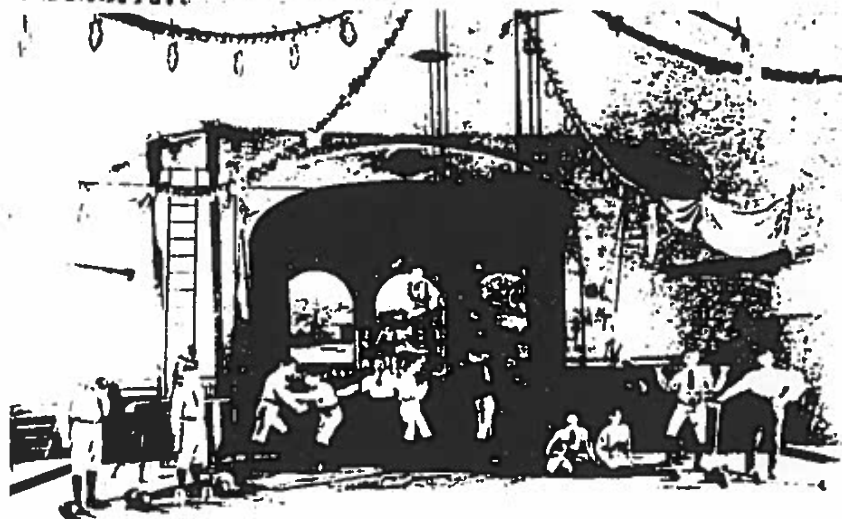
Kathryn A. Kell, D.D.S.
Dentist
Davenport, IA (Residence)

B.L. "Bud" Tiedemann
Retired
Bettendorf, IA (Residence)





Turngemeinde!



Northwest Turner Hall



Ladies dancing in costume at Schützenpark

OFFICIAL NOTICE

NOTICE OF PUBLIC HEARING Historic Preservation Commission City of Davenport, Iowa

Notice is hereby given that the City of Davenport's Historic Preservation Commission will conduct a public meeting beginning at 5:00 p.m. on Tuesday, August 13, 1996 in the City Council Chambers at Davenport City Hall. At that time, the Commission will consider the Local Landmark nomination for the Germania-Miller/Standard Hotel, 712 West Second Street. The legal description of the property is the West 50' of Lot 1 and the West 50' of the South 42.5' of Lot 2 of Block 11 of the Original Town of the City of Davenport, Iowa.

If recommended for approval, the nomination would then proceed to the City Council for consideration for listing the property on the Davenport Register of Historic Properties.

The proposed nomination is on file and available for review at the Community and Economic Development Department, City Hall - 225 West Fourth Street, Davenport, Iowa, between the hours of 8:00 a.m. and 5:00 p.m. until meeting time. Interested parties may appear and comment for and against the proposed designation before the Commission at this time.

Dated this 26th day of July, 1996.
JACKIE RAGSDALE
Deputy City Clerk

QCT (7-26-96)

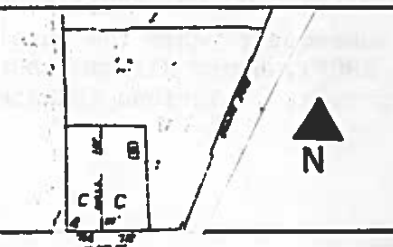
ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office

Wehner, Nowysz, Pottschi and Pfiffner
201 clay building, Iowa city, Iowa 52240DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATIONSITE #82-10- 2-W712 MAP # 1

HIST. DIST. _____

NAME Germania-Miller/Standard Hotel (H) CADDRESS 712 W. Second StreetLEGAL DES. Original Town 11 of lot 2
SUB-DIVISION BLOCK PARCEL SUB-PARCELUTM 15 710160, 914, 59, 92, 701 ACREAGE 1 ZONE C-4OWNER Marie J. Sanchez
EASTING NORTHING712 W. Second St., Davenport, IA 52802TITLE H. David Mack, 3416 Hazelwood Ct. Dav 52806
(IF DIFF)

DESCRIPTION

FORM 4 story hotel CONST. DATE 1871; 1876MATERIALS brick, stone, pressed metal ARCH. STYLE Victorian BrackettedFENESTRATION round arches w/keystones over 2/2 DHS, tympana blindDIST. FEATURES entrance w/in depressed arch flanked by pilasters; cornice; window treatment above east entranceALTERATIONS Original shopfronts removed; fire escape down center front; aluminum stormSITE & RELATED STR. Flat lot along major thorofare, mixed commercial/residential

STATEMENT

The Germania-Miller, is an excellent example of Davenport's high Victorian commercial architecture, boasting one of the finest metal cornices in the city. Although a pair of typical 3-bay shopfronts is no longer evident, the rest of the facade is remarkably intact, displaying the polychrome and window detail characteristic of its type. John Miller apparently added the cornice, with its acantaus modillions and ornamental frieze, as "J.F. Miller 1876" appears below the arched section over the easternmost bay. This bay is particularly interesting, and the original hotel entrance could easily be restored. The hotel lies at the foot of the approach to Centennial Bridge, and could be an effective landmark for drivers entering the city here.

SOURCES

County Resource Files, Scott County, Iowa Division of Historic Preservation
Davenport Illustrated Saengerfest Souvenir, July, 1908,
The Democrat Company, printers

SITE SHEET

ARCHITECTURE

Application
Form A
1972

site # 82-010-052

IOWA SURVEY OF HISTORIC RESOURCES

(County)

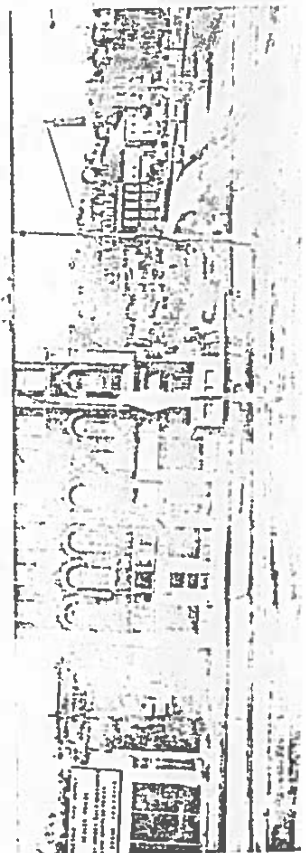
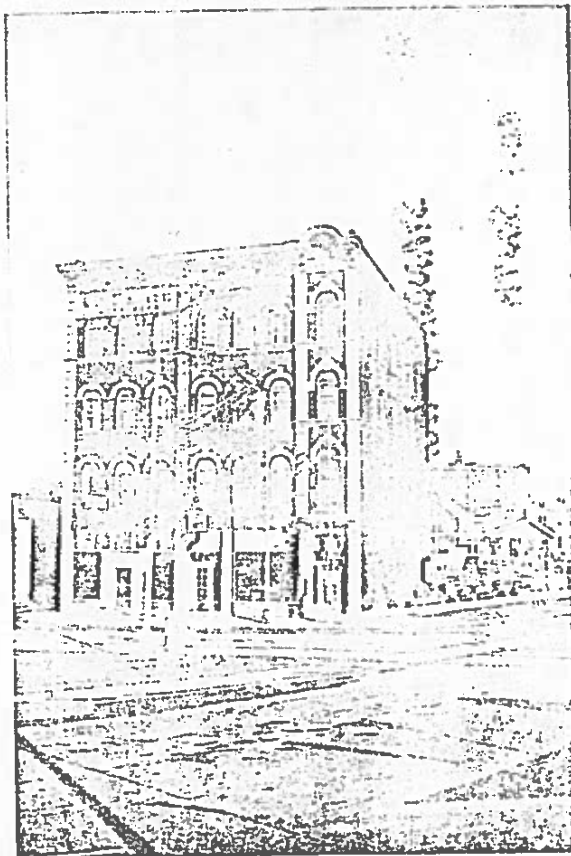
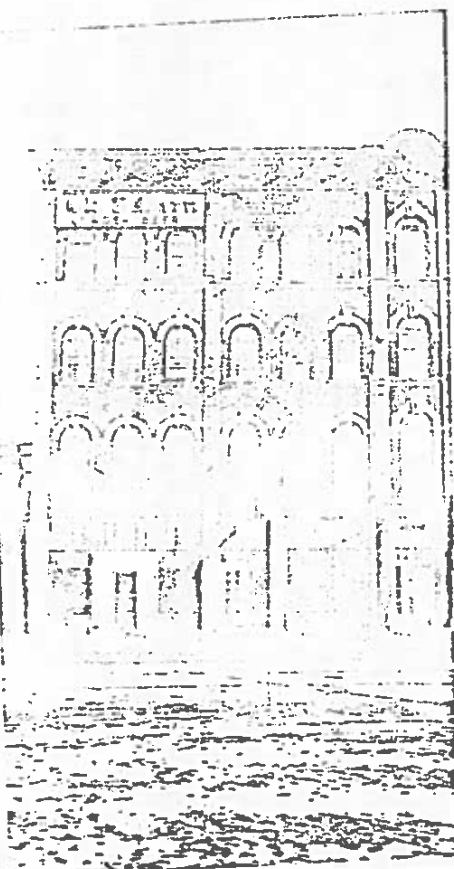
(Please Type)

1. Name and address of organization or individual submitting this application:
Quad City Urban Design Council
2. Name of Property:
The Standard Hotel
3. Location of Property:
Street and Number 712 West Second Street
City or Town Davenport,
County Scott
Original Location Yes (X) No ()
4. Nature of Property: Building(s) (X) District or Area () Site ()
Object () Other: _____
5. Present Owner of Property: Public () Private ()
Name Marie Jean Sanchez (323-6711)
Street and Number (I contacted her at hotel itself)
City or Town _____
County _____ State _____
6. Present Use of Property:
Rooming House
7. Legal Description of Property:
-- (Court House provided only a look at the map. The abstract, Mrs. Sanchez says, is in a bank in Durant.)
8. Condition of the Property: Excellent () Good () Deteriorated (X)
Ruins () Unexposed () Wretched peeling paint and pigeon droppings

Give brief description of the physical appearance of the property:
Looming like a cut-out cover of a New Yorker magazine at the foot of Centennial Bridge. An attempt at "Welcome to Davenport" at its side, with some gravel and planting. On its ground floor, 2 deserted rooms: "Quad Cities Activities Club" (looks like a bar) and an empty room, panelled in Weldwood, with dead chrysanthemums in a pot in plate glass window. Sign on top: "Rooms 75¢ and \$1 per person".
9. Is the significance of the property so designated on or near its location?
Yes () No (X) If yes, tell how: _____
10. Photographs included: Yes (X) No () If yes, give the year taken, direction and weather conditions: #1, #2 Frontal pictures from the south. #3 From southeast.
February, 1973 - sunny, cold day - not a cloud in the sky.

11. Significance of the Property (Document)

Mrs. Sanchez says this was built in 1876 as a hotel for farmers who came to town; it had rooms upstairs as at present, and a big, home style restaurant on the ground floor. Her father bought it in 1942. It was a hideout for the F.B.I. men who uncovered the Centennial Bridge Ticket Scandal, I seem to remember. No particular significance except that it arrests and delights the eye when one comes upon it entering Davenport.



Eva

RE/DEVELOPMENT SERVICES LLC.
2833 NORTH LINCOLN AVENUE
DAVENPORT, IOWA 52804
(563)579-0777
(563)386-0316

PROPERTY RESTORATION PLAN FOR
717 WEST 3RD STREET DAVENPORT, IOWA

PROPERTY HIGHLIGHTS:

RED BRICK BUILDING LOCATED JUST BEHIND RECENTLY RENOVATED GERMAN AMERICAN HERITAGE BUILDING (FORMER STANDARD HOTEL), ONE BLOCK FROM CENTENNIAL BRIDGE, EXCELLENT TRAFFIC FLOW, AND ORIGINAL DENTAL AND BOW WINDOW TRIM WORK AS WELL AS SEPARATE ENTRANCES FOR STORE FRONT AND APARTMENTS. GREAT TRIM WORK THAT WILL BE SAVED AROUND BOTH ENTRIES. OAK STAIRCASE FLOWING THROUGH ALL 4 LEVELS THAT NEEDS MINIMAL REPAIR. THE BUILDING CONTAINS NO ASBESTOS AND MINIMAL AMOUNTS OF LEAD PAINT, AND IS STRUCTURALLY SOUND AS FOUND BY RICHARD COUSSINS(COUSSINS CARPENTRY, DAV. IA LICENSED CONTRACTOR). ALSO HAS BEEN STATED BY E&H RESTORATION THAT THE BRICK AND MORTAR ARE IN THE BEST SHAPE THEY HAVE SEEN IN A BUILDING OF ITS AGE. THIS IS A GREAT LOW COST RE/HAB VENTURE.

PROPERTY PLAN:

REDEVELOPMENT SERVICES PLANS TO RENOVATE THIS BUILDING IN A BARE BONES FASHION, YET SAVING THE EXISTING EXTERIOR AND SOME INTERIOR ASCETICS. GREAT CURB APPEAL WILL BE BROUGHT BACK BY SIMPLY PAINTING THE ORNAMENTAL DENTAL OVERHANG AND BOW WINDOWS OVERLOOKING 3RD STREET. RIVER VIEW DECKS WILL BE ADDED TO THE REAR OF THE BUILDING AS WELL AS 4 FOOT BY 6 FOOT PICTURE WINDOWS FOR UPPER LEVEL CONDOS.

A. (STAGE TWO OF THREE) FLOOR LEVEL ONE COMMERCIAL STORE FRONT.

1. DEMOLITION OF WALL COVERINGS AND CEILINGS, LEAVING EXPOSED BRICK AS FINISHED WALL. EXPOSED FLOOR JOISTS PAINTED FLAT BLACK OR HUNTER GREEN AS FINISHED CEILING.

PAXTON & SONS \$3,500.00

2. ELECTRICAL: 200 AMP SERVICE, 20 RECESSED LIGHTS, 10 SWITCHES, 20 OUTLETS, 2 GFCI, ONE 220V FOR A/C. ALL ELECTRICAL WILL BE RUN IN EXPOSED CONDUIT.

HANDYMAN ELECTRIC \$2,500.00

3. PLUMBING: TWO 1/2 BATHS MENS & WOMENS, HANDICAP ACCESSIBLE(STOOL, SINK BASE, VANITY MIRROR, SINK & FAUCET, ALL COPPER TUBING, WASTE LINES TO CITY SEWER, WALLS FINISHED DRYWALL AND PAINT) ALL PLUMBING WILL BE EXPOSED

NOBURFT PLUMBING & HEATING \$2,500.00

**A. UTILITY ROOM WITH UTILITY SINK, POSSIBLE
KITCHENETTE.**

NOBURFT PLUMBING & HEATING \$1,500.00

**4. HEATING AND AIR CONDITIONING(92% HIGH EFFICIENCY
FURNACE, WALL 15,000 BTU QUIET AIR CONDITIONER. ALL DUCTWORK
WILL BE EXPOSED.**

NOBURFT HEATING \$2,500.00

**5. EXTERIOR AND INTERIOR RESTORATION OF STORE FRONT
WINDOWS AND DOORS, WINDOW GLASS TO BE REPLACED WITH
PLEXI GLASS.**

BUSY HANDS/BOARD FEET OF DAVENPORT \$3,500.00

6. NEW STEEL REAR ENTRY DOOR. \$400.00

**7. MATERIAL AND INSTALLATION OF OAK TONGUE AND GROOVE
FLOORING. \$6.00 PER SQUARE FOOT, IF EXISTING WOOD FLOOR
CANNOT BE SAVED AND REFINISHED. ALL FLOORING DONE BY ME(JESSE
HAMMES) \$6,900.00**

**8. IF EXISTING FLOOR CAN BE SAVED, COST IS \$2.00 PER SQUARE
FOOT TO SAND AND REFINISH.**

\$2,300.00

9. REPAIR OF CONCRETE SLAB IN REAR OF BUILDING \$2,000.00

TOTAL TO COMPLETE COMMERCIAL SPACE \$25,300.00

**BIDS ARE IN THE LOW RANGE AS I HAVE MADE ARRANGEMENTS WITH ALL
CONTRACTORS THAT I WILL BE ASSISTING THEM WITH EVERY STAGE.
I HAVE WORKED WITH ALL OF THE CONTRACTORS NAMED AND HAVE
COMPETENT PROFESSIONAL KNOWLEDGE TO ASSIST.**

OPERATION CONDO

TWO 1200 SQUARE FEET THREE BEDROOM UPSCALE CHICAGO CONDO STYLE APARTMENTS WITH RIVER VIEWS, A NEW AGE AND ANTIQUE FEEL, THAT WILL RENT FOR \$1,200.00 EACH, AND WE ALREADY HAVE 4 POSSIBLE TENANTS WITH INCOMES OVER \$50,000.00YR THAT ARE INTERESTED IN PURCHASING THE UNITS FOR \$75,000.00 TO \$85,000.00 EACH. THIS MARKETING HAS BEEN PURSUED BY MARK KEPPEY AT RUHL & RUHL (TOP LISTING AGENT, AND TOP SALES AGENT CONCENTRATING IN SPECIALTY HOUSING.

B & C. FLOORS 2&3 (STAGES 1&2 OF PROJECT)

1. DEMOLITION OF ALL WALLS EXCEPT ONE BEARING WALL THAT RUNS THE LENGTH OF THE BUILDING ON BOTH FLOORS. PAXTON & SONS \$5000.00
2. EXPOSED BRICK AND FLOOR JOISTS PAINTED FLAT BLACK OR HUNTER GREEN AS FINISHED WALLS AND CEILING. \$1000.00
3. CONSTRUCTION OF 15 ADDITIONAL PARTING WALLS FOR 3 BEDROOMS KITCHEN, BATH AND UTILITY LAUNDRY ROOM. \$2000.00ME
4. ALL NEW VINYL WINDOWS USING ORIGINAL TRIM INSTALLED BY ME. \$ 2000.00
5. ELECTRICAL WIRING AND SERVICE(100 AMP SERVICE, ADDITIONAL METER BASE IN BASEMENT, EXPOSED CONDUIT, 12 SWITCHES, 25 OUTLETS, 2 - 220 VOLT OUTLETS, 3 GFCI, WIRED FOR CABLE AND PHONE RECESSED AND TRACK LIGHTING) HANDYMAN ELECTRIC \$3000.00
6. PLUMBING (SEPARATE WATER METER, PLUMBING FOR KITCHEN, BATH, LAUNDRY/UTILITY ROOM, MASTER 3/4 BATH, 40 GALLON WATER HEATER)
NoDurft Plumbing & Heating \$2500.00
6. HVAC (92% FURNACE, EXPOSED DUCTWORK A/C \$5000.00
7. REAR DECK, DOORS, WINDOW. \$5000.00
8. KITCHEN \$2500.00
9. LAUNDRY UTILITY \$1000.00
10. APARTMENT ENTRY DOORS 2 \$ 500.00
11. FIRE RATED 5/8 DRYWALL CEILING \$ 2500.00
12. REFINISH OAK FLOORING, THREE ROOMS CARPET TWO VINYL ME \$ 3000.00

TOTAL TO COMPLETE EACH UNIT \$29,500.00

TOTAL FUNDING REQUIRED:	PURCHASE BUILDING	\$20,000.00
	REHAB OF 3 LEVELS	\$84,300.00
MISCELLANEOUS OVERRUNS AND INCIDENTALS		\$10,000.00
FINAL TOTAL:		\$114,300.00

\$\$\$\$ ALSO POSSIBLE 4TH LEVEL 550 SQUARE FEET EFFICIENCY APARTMENT WITH A CONSTRUCTION COST OF ABOUT \$16,500.00 THAT WOULD RENT FROM 350.00 TO 550.00

ALSO THE CITY OF DAVENPORT NEIGHBORHOOD ENHANCEMENT AND COMMERCIAL REHABILITATION AGENCIES ARE ASSISTING US IN OBTAINING SALES TAX REBATES, PROPERTY TAX FREEZE FOR THREE YEARS AT CURRENT ASSESSED VALUE OF \$17,000.00. AND A MATCH FUNDS PROGRAM.

THANK YOU FOR YOUR KIND CONSIDERATION IN FUNDING THIS PROJECT. IT WILL BE A GREAT ATTRIBUTE TO ONE OF THE GATEWAYS TO DOWNTOWN DAVENPORT AND WE ARE SURE IT WILL SPAWN CONTINUED IMPROVEMENTS IN THE AREA.

City of Davenport
226 West Fourth Street
Davenport, Iowa 52801
319-326-7711

November 20, 1991



Scharlott Goettsch Blevins
2003 E. 12th Street
Davenport, Iowa 52803

RE: Historical information regarding the Germania House/Miller Hotel

Dear Scharlott:

Enclosed is the information we discussed last week before the Community Development Committee meeting. I found it in my files after our meeting with Len Adams last March 15th. I do not know who wrote the chronology. Therefore, I can not vouch for its accuracy.

I hope this information is useful to you. If nothing else, it may confirm and/or support other facts you have learned through your own research. If I can be of additional assistance with the project, please let me know. It's an exciting project and I am will to help any way I can.

Sincerely,

A handwritten signature in cursive script that reads "Jim Heckenberg".

Jim Heckenberg
Assistant Planner

Encl.

Standard Hotel, 712 W. 2nd Street

1858 - John Frederick Miller Soda Water
factory and grocery ~~factory~~

~~factory~~

~~factory~~ still looking for record of
its demolition.

1871 - The Germania House opened <sup>Well known
German gathering
place near
the river.</sup>
Run by John Brus, from a
Buffalo, W. farming family.

1876 - Re-named Miller Hotel

Run by John Frederick Miller.
Miller arrived from Germany
in 1842 and settled in St. Louis.
Moved to Doverport in 1855. Was
a member of the prestigious
"Liberty Hose Co." volunteer
fire fighters and acted as
their chief. Died _____ - <sup>Miss. the
date</sup>
at age 76 in 1902. He owned
Miller's Hotel until 1889.



The hotel appears to have
an unusual assortment of 3
^{window} cornice styles and brick
joint work which raises
the possibility that the
hotel was originally 3
storeys, had a 4th storey
added, and finally had a
4 storey addition tacked on
its east side (with yet
another style window
cornice). The pressed tin
cornice & bannet (which bears
J.F. Miller's name and the date
1876) was added over the

entire building. Therefore, it is evident that the fourth storey came before 1876 and Miller added the east addition and pressed tin cornice over all in 1876 when it became Miller's Hotel. In addition to hotel, Miller advertised a restaurant, billiard parlor & saloon.
1889 - Passed from Miller's hands.

1894-5 - H. F. & Mary Steetman owned the building. Ferdinand Bergschmidt operated a barber shop.

1906 - Arcade Hotel advertisements begin.

(1909 John Wigger's Awning & Hoisting Co. occupies first floor)

1917 - Henry Blessing Boarding House.

(Wigger's Awning Co. still there)

Other uses of first floor mentioned, tin shop, tobacco & cigar shop.

1921-3 Vacant

1924 - Standard Hotel appears.

Run by Sam Hoff, Mgr. of the Standard Tire Co., Davenport.

1925 - Joe McCaffery bought building. U.S. Buck Merchantile Storage occupied first floor.

1933 Standard Grill was added.

1946 - Mrs. Sanchez's Parents bought the hotel.

- Walk in cooler in basement.
- Below ground front windows to basement.
- Center stairwell encased in cement, added 1950.
- Skylight on roof.
- Plate Glass windows still intact under plywood covers.

...pelled to greatly en-
 ecting a larger build-
 Perry street, adjoining
 are having a capacity
 Mr. Fredick is a lib-
 member of the church
 es a deep interest in

RIDGE,

...e agent, was born in
 ...came west in 1845
 , which place has been
 ortsly after he arrived



...it ever since. During
 ...handled more land in
 well as other counties
 no man, having sold as
 a year. His office is
 eet and his fine resi-
 rect.

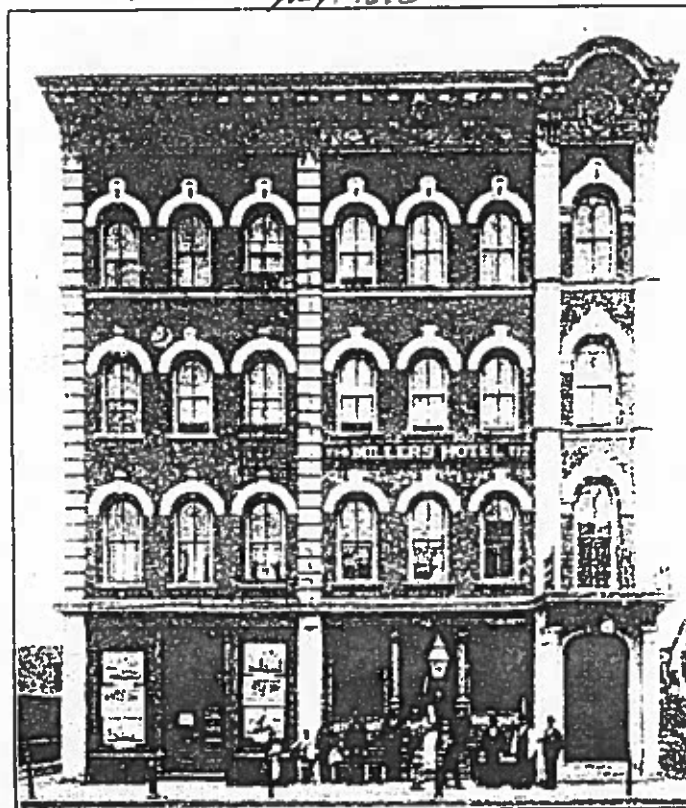
NECKE,

...ailor, located at 318
 ...Baltimore, Maryland,
 ...five years of age the
 ocated in Davenport,
 which place has since
 been his home. Af-
 ter receiving an edu-
 cation in the public

Stoterau is a genial,
 sociable man, espec-
 ially fitted for the
 business in which he
 is engaged and con-
 sequently has made a
 success of it. Miller's Hotel has thirty rooms
 which are nearly always occupied. His rates
 are very reasonable and his patronage large.



"Davenport Illustrated Saengerfest Souvenir"
 July, 1893



GEORGE SHADO,

the expert horse shoer, was born in New York
 state in 1854. When he came west he located
 in Davenport, where he established a horse
 shoeing shop at the corner of Third and Rock

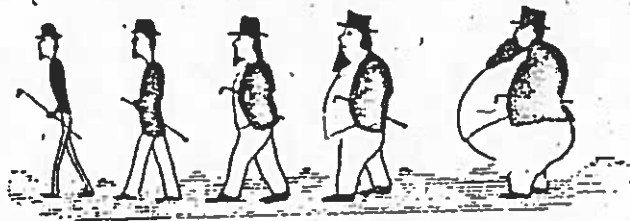


Island streets twenty
 three years ago.
 There he still does
 business and there
 his name has become
 famous as a horse
 shoer. His place of
 business is known
 as the Metropolitan
 Horse Shoeing Shop

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THIS MAN WAS FED AT THE



MILLER'S HOTEL

M. F. STOETERAU, Proprietor

ENTIRELY NEW
BEST DOLLAR-HOUSE IN
THE STATE

712-714 West Second St.

STREET CAR IN CONNECTION

DAVENPORT, IOWA.

This advertisement for Miller's Hotel, today known as the Standard, was found in an 1894-95 Davenport city directory by Michael Current, a 14-year-old history buff who has researched the hotel's background. It once was named Miller's Hotel after its developer, J.F. Miller.

HERITAGE

Vol. 2 No. 3

Newsletter of the Quad City Heritage League

Summer 1991

Preservation Ordinances Proceed in Davenport and Moline

Over the past few months, the cities of Davenport and Moline have both moved closer to enacting preservation ordinances. In Davenport, the call for such an ordinance has been growing since 1983. Earlier this year, with increasing pressure from the preservation community, the Davenport City Council passed a moratorium on the future demolition of buildings in historic districts or on the National Historic Register until an ordinance could be put before the Council. The need for some sort of ordinance has become increasingly apparent in the face of continued demolition in the downtown area due to the growth of riverboat gambling. Although the Council rescinded the moratorium on June 19, it did receive a preliminary draft of a preservation ordinance the following week. At press time, the Council had asked city staff to bring in consultants from the National Trust for Historic Preservation and the State Historical Society to further discuss the issue.

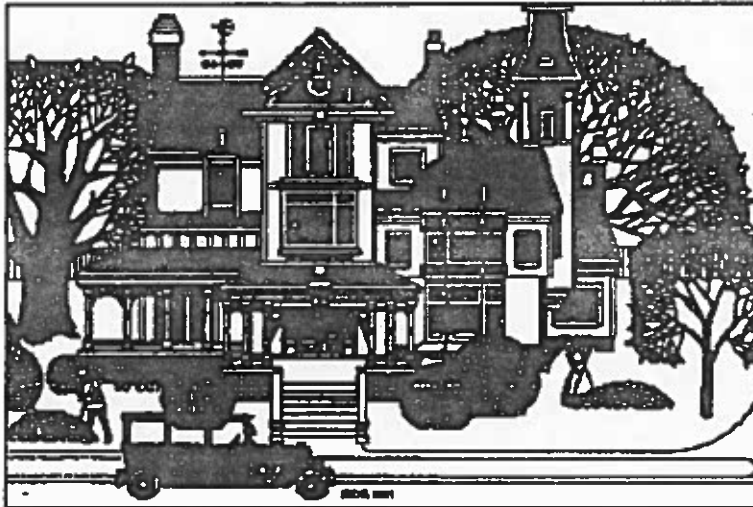
The main author of the draft ordinance is Jim Heckenberg with editing done by Clayton Lloyd and Charlie Heston, all of the Planning and Programming Division of Davenport's Community and Economic Development Department. While many local preservationists feel the draft ordinance is too mild, Heckenberg believes that it is fairly consistent with others around the country.

The draft provides for the creation of a seven member Historic Preservation Commission, a nomination process of properties to a Davenport Register of Historic Properties, a review process for exterior renovations, and a review of demolition requests. Demolitions of historic properties could still occur even if the ordinance is passed, but they would have to be formally reviewed by the Historic Preservation Commission and justified on an economic basis.

Heckenberg acknowledges that the draft ordinance will not meet all the demands of local preservationists, but feels it is an ordinance that does have many merits and, perhaps more

importantly, has a good chance of being passed by the City Council. The adoption of a preservation ordinance would qualify the City of Davenport as a Certified Local Government and allow it to apply directly for Iowa's Historic Resource Development Project grants.

"Community Education is still the most useful tool for preservationists to save historic buildings," argues Heckenberg. Indeed, every Davenport citizen's input is



important to the final shape of the ordinance. Quad City Heritage League board member John Fruch urges all concerned to contact their aldermen about the proposed ordinance. Anyone interested in reviewing the draft ordinance should contact Jim Heckenberg at (319) 326-7765 or stop by Davenport's Community and Economic Development Office to pick up a copy of the draft.

In Moline, Mayor Allen McCaulley pushed for a preservation ordinance and the city's Plan Commission finished a draft ordinance in June. Currently that ordinance sits before the Moline City Council's Planning Commission. If passed by that body, the ordinance will be put before the entire City Council. Like Davenport's proposed ordinance, the Moline document provides for the establishment of an Historic Preservation Commission, a nomination process, an exterior renovation review process, and a demolition review with an economic hardship clause.

Moline Plan Commission member Gretchen Small says there is nothing especially unique about the ordinance, but feels that its demolition penalties need to be strengthened. Small believes that most people misinterpret preservation ordinances as simply a means to stop demolitions. Instead, she argues, financial concerns should also play a large role. "People need to realize," says Small, "that the better reason for enacting a preservation ordinance is to enable [historic property] owners to take advantage of tax credits for the restoration of their buildings."

All interested Moline residents should also be sure to contact their elected officials to make their concerns known. Progress on both ordinances will be updated in the December issue of this newsletter.

Mtg 3/15/91 1:30 pm

Len Adams, Karen Amundson, Charlotte Bevins

- Possible rehab of Germania Hotel by Bevins.
- Discussed Horsk/ownership
- Back taxes on bldg. - Can County set aside back taxes?
- Drew Conrad - CLG Coordinator for Scott County
- Issues:

- Set aside taxes by County?

- Sell to City for \$1

- La. Community Cultural Arts Program - Mark Peitzman

- CB - No immediate funds to "option" bldg.

- 1st step: Approach County to find how to prevent any action to be taken

- Can City forgive Sewer Rental bills

- LA - We need equity to leverage funds.

- CB - Identify all costs, interior & exterior, and in phases if necessary.

- * - Copy tax records for CB

220 Gaines LDD13-06

712 W. 2ND St.

- Mike Nees - OCT - photo (CB has, none there)

- * - Inspection records for 712 W. 2ND

- * - Letter Contents

1. La. Comm. Cultural Grants - Peitzman

2. Tax records

3. Inspection records

*
Get number for CB



17.23.080 Certificate of appropriateness review process.

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

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

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

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

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

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

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

4. Most properties change over time, and those changes that have acquired architectural and/or historical 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 under-taken; 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 17.23.080C.

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 sixty 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 17.23.080(I).

F. Notification of determination. The com-mission secretary shall notify the owner(s) of record within fifteen 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 com-mission'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 thirty calendar days of the postmark date of the notification of determination.

If no written appeals are submitted with the city clerk's office within thirty calendar days, the commission's determination shall be the final action by the city.

H. Appeal fee. A fee of seventy-five dollars 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 com-mission'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 pre-sent, approve or disapprove the issuance of the certificate of appropriateness based upon the appeal criteria described in Section 17.23.080I.

City of Davenport
Historic Preservation Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us

Date
9/11/2018

Subject:

Case No. COA18-09: Tear off old accessory building roof and install new roof and fascia board at 624 Western Avenue. The Ernst and Constance (Bornholdt) Claussen House is located in the Local Historic Hamburg District. Shawn Hicks with A Plus Roofing, petitioner.

Recommendation:

Finding:

1. Pursuant to the Section 17.23.080.C.6 of the Davenport City Code, the deteriorated roof warrants replacement and the replacement roof would match the existing accessory building, the house and recently constructed garage.

Staff recommends approval of COA18-09 in accordance with the work write up and submitted documentation.

Background:

The application proposes to tear off old accessory building roof and install new roof and fascia board. A white drip edge would be installed.

ATTACHMENTS:

Type	Description
▣ Backup Material	Application

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	9/6/2018 - 1:35 PM



Property Address* 624 WESTERN AVE. DAVENPORT, IA.

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

Applicant (Primary Contact)

Name: SHAWN HICKS
 Company: AT ROOFING + SIDING CO.
 Address: 12704 25th ST. CT. W.
 City/State/Zip: MILAN, IL. 61264
 Phone: 309-373-4420
 Email: aplusrroofingqca@yahoo.com

Owner (if different from Applicant)

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

Engineer (if applicable)

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

Architect (if applicable)

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

Attorney (if applicable)

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

Application Type:

Plan and Zoning Commission

Rezoning (Zoning Map Amendment)
 Subdivision
 Final Development Plan
 Right-of-way or Easement Vacation
 Voluntary Annexation
 Zoning Ordinance Text Amendment

Zoning Board of Adjustment

Hardship Variance
 Special Use Permit
 Special Use Permit - New Cell Tower
 Home Occupation Permit
 Special Exception
 Appeal from an Administrative Decision

Design Review Board

Certificate of Design Approval Demolition
 Request in the Downtown


Historic Preservation Commission

Certificate of Appropriateness
 Landmark Nomination
 Demolition Request

Historic Resource:

- ☒ Local Hamburg Historic District
- ☐ Iowa Soldier's Orphans' Historic District
- ☐ Marycrest College Historic District
- ☐ Individually Listed Local Historic Landmark

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

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

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

When is a certificate of appropriateness required?

Prior to the commencement of the work.

What type of activity requires the approval of a certificate of appropriateness?

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

Submittal Requirements

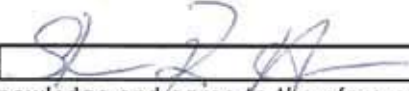
- The following items should be submitted to planning@ci.davenport.ia.us for review:
 - Please contact Community Planning and Economic Development staff at (563) 326-7765 or planning@ci.davenport.ia.us so we can help you determine what exactly is required to be submitted. Incomplete applications will not be accepted.
 - The completed application form.
 - A work plan that accurately and completely describes the work to be done.
 - Manufacturer's specifications for all products being used.
 - For new construction and additions, a site plan drawn to scale showing dimensions of the structure and setbacks to property lines.
 - Color photographs depicting the building elevations and proposed construction.

Determination of the request by the Historic Preservation Commission

- Only work described in the application may be approved by the Commission.
- The commission shall review a completed application within 60 calendar days to determine if the proposed activity will change any exterior architectural features of the property. The commission shall accept, review and request additional evidence and testimony from the applicant during the public hearing. 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.
- 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 thirty calendar days of the official notification of determination.

The applicant hereby acknowledges and agrees to the following requirements:

- (1) The applicant must be present at the public meeting.
- (2) No work shall commence until the Historic Preservation Commission has approved the Certificate of Appropriateness.
- (3) All work shall be in accordance with the approved Certificate of Appropriateness . Changes not in accordance with the approval may require a subsequent Certificate of Appropriateness.
- (4) Historic Preservation Commission approval does not vest against other required land development regulations or other regulatory approvals that may apply. The applicant must contact Davenport Public Works 1200 East 46th Street, Davenport, IA 52807 to apply for all necessary permits prior to the commencement of said work.

Applicant:  Date: 9/5/18
Do you acknowledge and agree to the aforementioned submittal requirements, formal procedure and understand that you must be present at scheduled meetings? Yes ☐

Received by: Ryan Rusnak Date: 9/5/2018
Planning staff

Date of the Public Meeting: 9/11/2018

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

Work Plan

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

REMOVAL OF ALL LAYERS OF ROOF.
INSTALL NEW $\frac{7}{16}$ OSB ON ENTIRE ROOF.
NEW DRIP EDGE, SYNTHETIC FELT, MATCH
HOUSE + GARAGE ROOFS WITH NEW
TERRA COTTA (color) DURATON ARCHITECTURAL
SHINGLES.
INSTALL NEW FASCIA BOARD ON ENTIRE
PERIMETER.


TruDefinition®

DURATION®

SHINGLES

BOLD CONTRAST. DEEP DIMENSION. OUTSTANDING PERFORMANCE.

TruDefinition® Duration® Shingles are specially formulated to provide dramatic color contrast and dimension to any roof and are available in all the popular colors. Beyond the impressive curb appeal, they also come with the advanced performance of patented SureNail® Technology—a technological breakthrough in roofing.

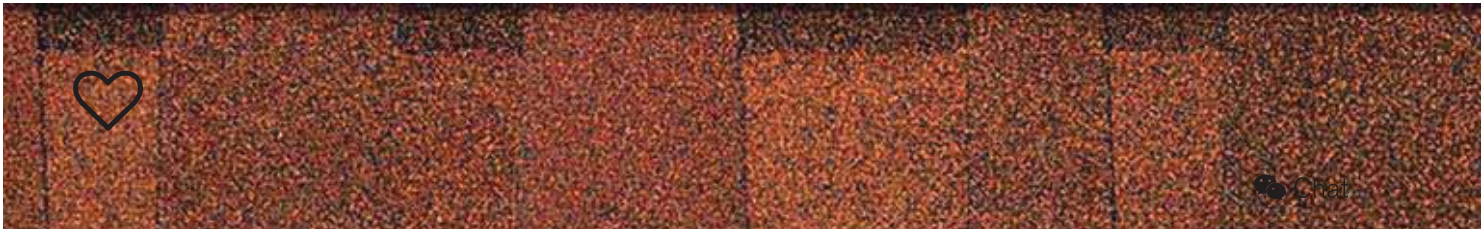
 FAVORITES (0)(/ROOFING/SHINGLES/FAVORITES)

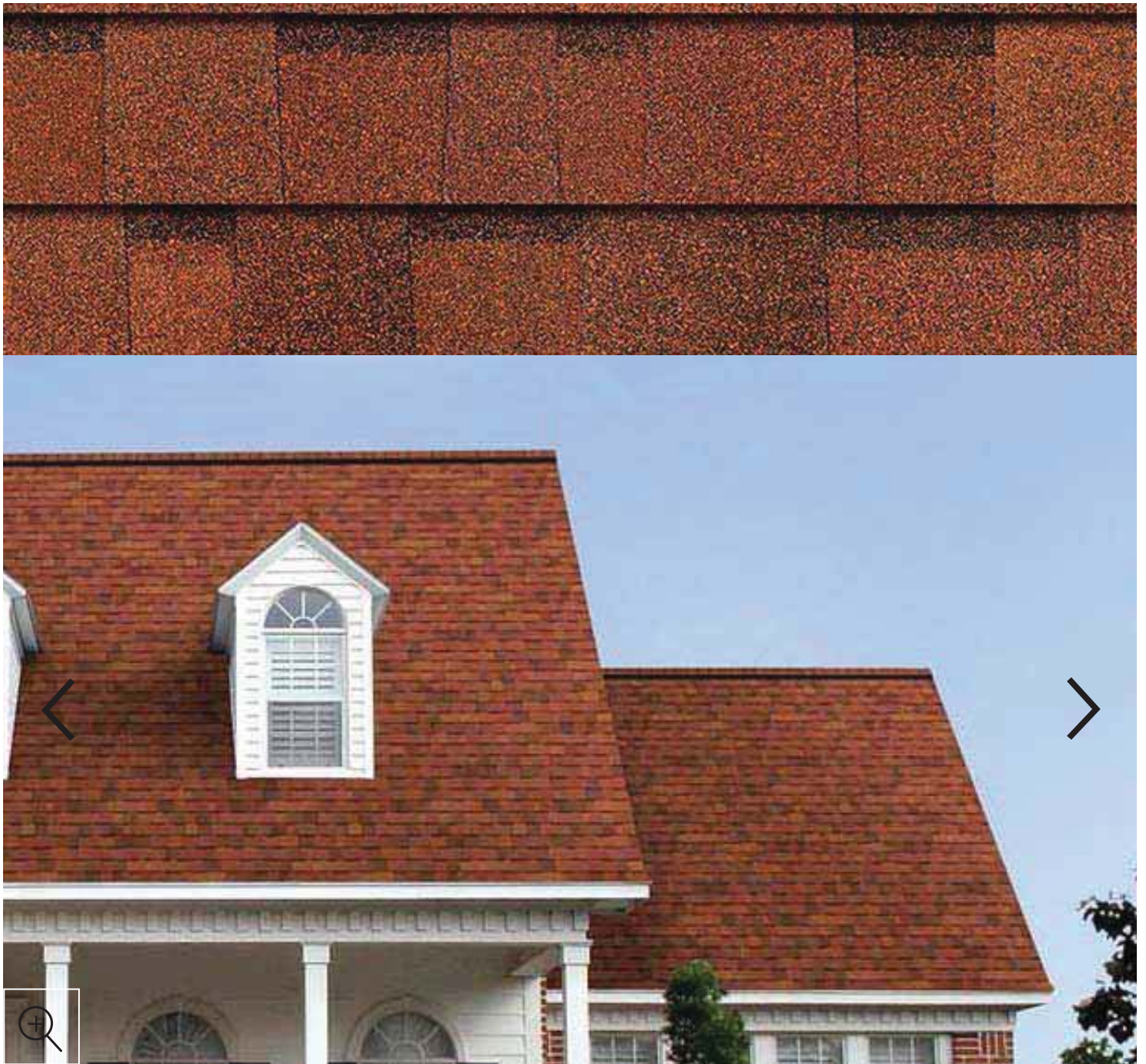
FIND A CONTRACTOR(/ROOFING/CONTRACTORS)

TruDefinition
Duration Shingles



COLORS





Duration® Shingles
Terra Cotta



FIND A (/ROOFING/FIND-CONTRACTOR CONTRACTOR)

FAVORITES (/ROOFING/SHINGLES/FAVORITES)
(0)

Order a Printed Sample (<http://www.cmdistctr.com/v5fmsnet/oe.asp?pos=OC2CNS&v=2&zip=>). Try on This Roof (/roofing/roof-visualizer).

Explore Style Boards (/roofing/design-inspire/colors-of-the-season). Where to Buy (/roofing/basics/find-distributor-retailer).





City of Davenport
Historic Preservation Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us

Date
9/11/2018

Subject:

Case No. COA18-10: Reframe door opening and replace carriage house door at 624 West 6th Street. The Henry and Anna D. (Vollmer) Lischer House is located in the Local Historic Hamburg District. Jack Haberman, petitioner.

Recommendation:

Staff would appreciate more discussion at the meeting of the need and visual impact of framing out and extending the opening of the carriage house.

Background:

The applicant proposes to frame out, extend the opening and center the carriage house opening. The size of door would go from 7' x 9' to 7' x 10'.

ATTACHMENTS:

Type	Description
□ Backup Material	Application

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	9/6/2018 - 1:47 PM

Certificate of Appropriateness Application

226 West 4th Street
Davenport, Iowa 52801
(563) 326-7765
Planning@ci.davenport.ia.us

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Property Address* 624 W 6th St

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

Applicant (Primary Contact)**

Name: Jack Haberman
Company:
Address: 624 W 6th St
City/State/Zip: Davenport, IA 52803
Phone: 563-271-8344
Email: marionjack@msn.com

Application Form Type:

Plan and Zoning Commission

- Rezoning (Zoning Map Amendment) ☐
Zoning Ordinance Text Amendment ☐
Right-of-way or Easement Vacation ☐
Final Development Plan ☐
Voluntary Annexation ☐
Subdivision ☐

Owner (if different from Applicant)

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

Zoning Board of Adjustment

- Appeal from an Administrative Decision ☐
Special Use Permit - New Cell Tower ☐
Home Occupation Permit ☐
Special Exception ☐
Special Use Permit ☐
Hardship Variance ☐

Engineer (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email: marionjack@msn.com

Design Review Board

- Certificate of Design Approval ☐
Demolition Request in the Downtown ☐

Historic Preservation Commission

- Certificate of Appropriateness ☒
Landmark Nomination ☐
Demolition Request ☐

Architect (if applicable)

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

Administrative

- Floodplain Development ☐
Cell Tower Co-Location ☐
Identification Signs ☐
Site Plan ☐

Attorney (if applicable)

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

****If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

Historic Resource:

- ☒ Local Hamburg Historic District
- ☐ Iowa Soldier's Orphans' Historic District
- ☐ Marycrest College Historic District
- ☐ Individually Listed Local Historic Landmark

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

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

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When is a certificate of appropriateness required?

Prior to the commencement of the work.

What type of activity requires the approval of a certificate of appropriateness?

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

Submission requirements

- The following items should be submitted to planning@ci.davenport.ia.us for review:
- Please contact Community Planning and Economic Development staff at (563) 326-7765 or planning@ci.davenport.ia.us so we can help you determine what exactly is required to be submitted.
- Incomplete applications will not be accepted.
- The completed application form.
- A work plan that accurately and completely describes the work to be done.
- Manufacturer's specifications for all products being used.
- For new construction and additions, a site plan drawn to scale showing dimensions of the structure and setbacks to property lines.
- Color photographs depicting the building elevations and proposed construction.

Determination of the request by the Historic Preservation Commission

- Only work described in the application may be approved by the Commission.
- The commission shall review a completed application within 60 calendar days to determine if the proposed activity will change any exterior architectural features of the property. The commission shall accept, review and request additional evidence and testimony from the applicant during the public hearing. 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.
- 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 thirty calendar days of the official notification of determination.

The applicant hereby acknowledges and agrees to the following requirements:

- (1) No Application for a Certificate of Appropriateness will be presented to the Historic Preservation Commission for consideration until the applicant has submitted all requested information to the Commission Secretary.
- (2) No work subject to Historic Preservation Commission approval may commence until the Historic Preservation Commission has issued a Certificate of Appropriateness approving said work.
- (3) All work shall be in accordance with Historic Preservation Commission approval. Changes not in accordance with the approval may require a subsequent Historic Preservation Commission approval.
- (4) Historic Preservation Commission approval would not vest against other required land development regulations or other regulatory approvals that may apply. The applicant must contact the City's Office of Construction Code Enforcement located in the Public Works Facility at East 46th Street and Tremont Avenue (1200 Tremont) to apply for all necessary permits prior to the commencement of said work.

Applicant: Date:

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

Received by: Date:
Planning staff

Date of the Public Meeting:

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

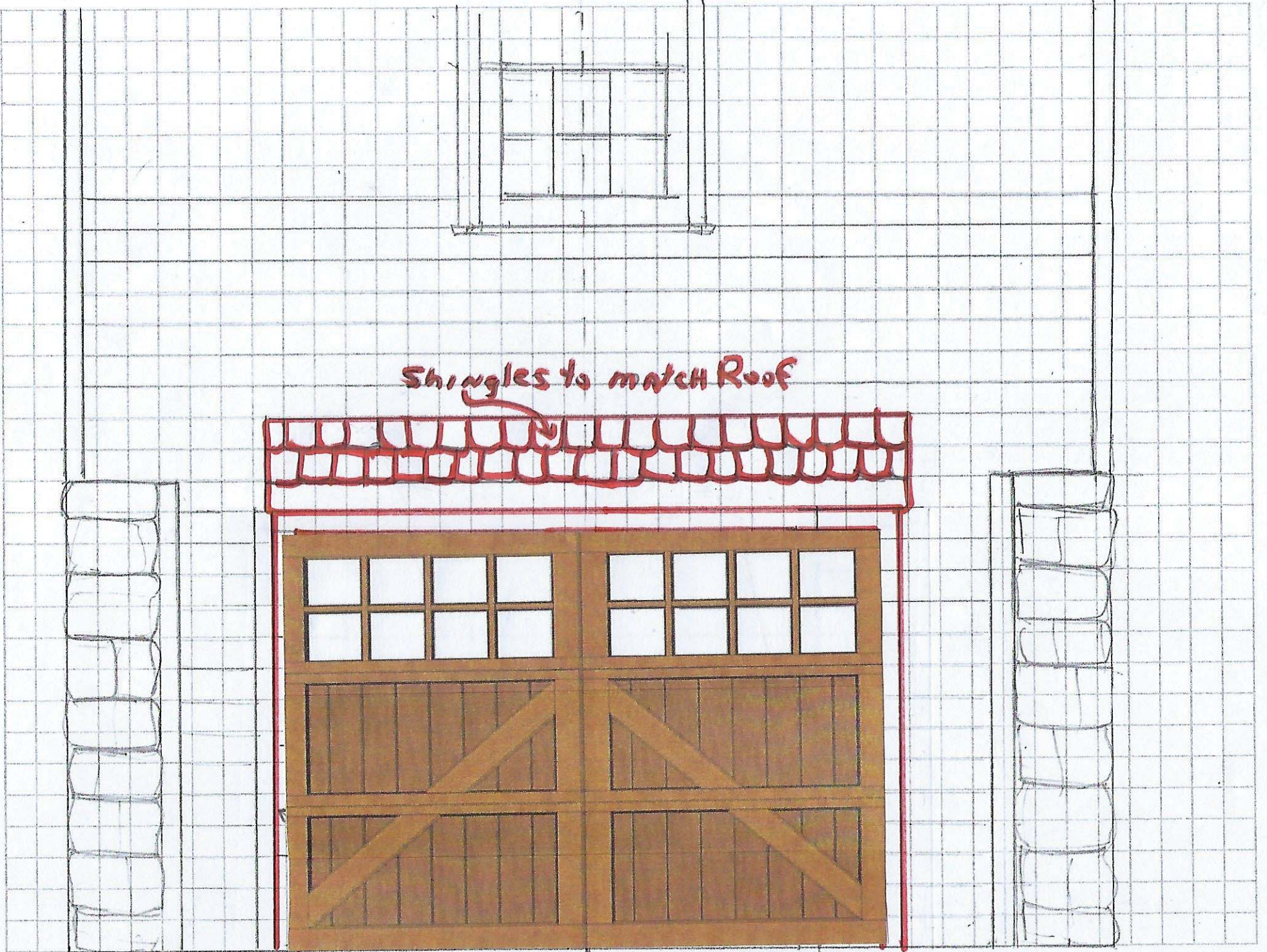
Work Plan

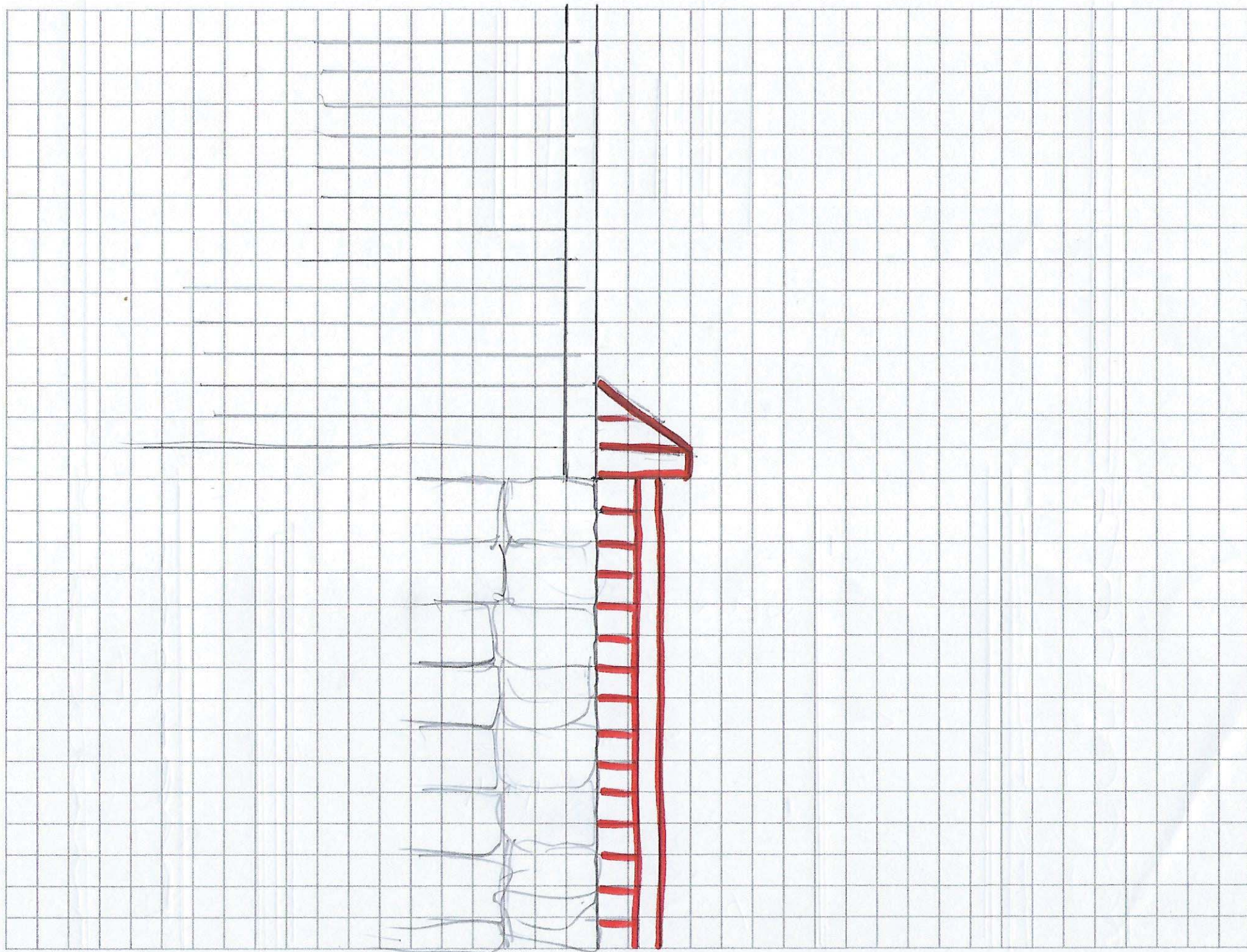
Please describe the work being performed. Please note that only work described in the application may be approved by the Commission.

Replace existing 7' by 9' overhead carriage house door with 7' by 10' wood overhead door.
Extend door out 18" and center in west side of carriage house.

Shingles to match Roof

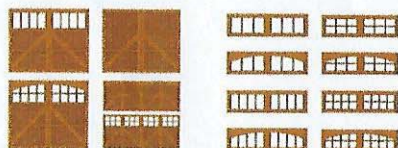
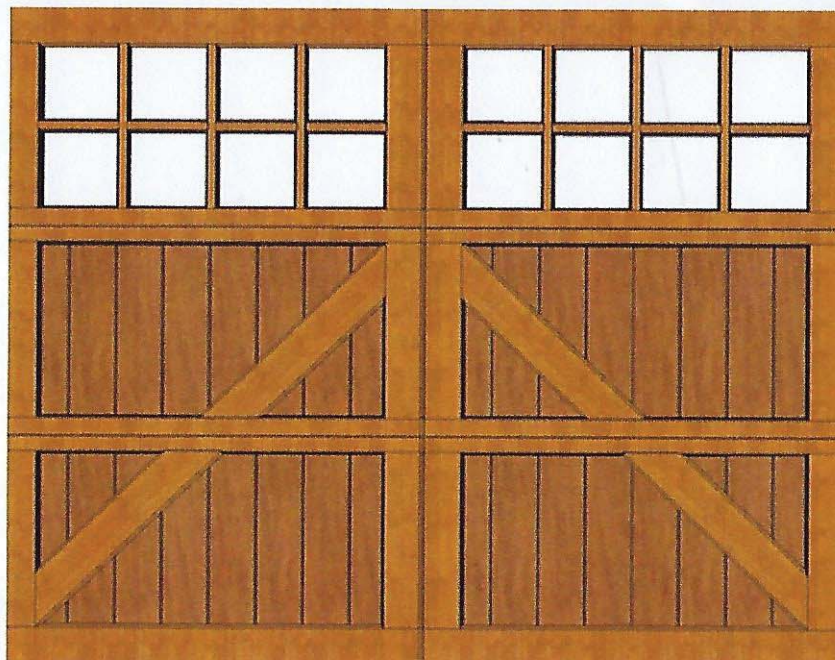
WEST SIDE





NORTH SIDE

Model

[Home](#) > [Model 102V](#)

MODEL 102V

Rails & Stile:

1-3/8" thick cross-cut clear hemlock wood.

Panels:

9mm Meranti veneer BS1088 marine grade ply, (Meranti marine ply is used in canoe building).

Windows:

4.5mm Clear Acrylic (Plexiglass).

The doors come furnished with commercial grade galvanized hardware. Full length bottom weather seal. Your door will ship fully crated (Price includes crating).

Size

10'W X 7'H

Number Of Sections

3

W16

Clear

[Copy](#)[Look Up](#)[Share...](#)**\$1,590.00**[Make An Enquiry For Product](#)



