

# HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

MONDAY, MARCH 19, 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 January 9, 2018 regular meeting minutes.

III. Communications

IV. Old Business

V. New Business

A. Case No. COA18-02: Replace windows at 613 West 6th Street. Isaac and Mary Farber House is located in the Local Historic Hamburg District. Darin Wilson, petitioner. [Ward 3]

VI. Other Business

A. Election of Chairperson.

B. Election of Vice Chairperson.

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**  
**3/19/2018**

Subject:  
Consideration of the January 9, 2018 regular meeting minutes.

Recommendation:  
Approve the minutes.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	3/16/2018 - 12:13 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**  
**3/18/2018**

**Subject:**

Case No. COA18-02: Replace windows at 613 West 6th Street. Isaac and Mary Farber House is located in the Local Historic Hamburg District. Darin Wilson, petitioner. [Ward 3]

**Recommendation:**

**Finding**

- The request achieves consistency with Section 17.23.080.D of the Davenport City Code pertaining to proportions and materials.

Staff recommends approval of COA18-02 in accordance with the submitted material.

**Background:**

The petitioner is proposing the replace most of the windows at the 613 West 6th Street. The Commission may recall that previously, the petitioner was proposing vinyl replacement windows. The Commission encouraged the petitioner to consider wood windows. That application was withdrawn.

The current petition proposes a Marvin wood window clad in aluminum. The proposed windows would be similar in style to the historic windows.

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.

**ATTACHMENTS:**

Type	Description
▢ Backup Material	Application
▢ Backup Material	Section 17.23.080 of the Davenport City Code
▢ Backup Material	Site Inventory Form

**REVIEWERS:**

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	3/16/2018 - 12:02 PM



226 West 4<sup>th</sup> Street  
Davenport, Iowa 52801  
(563) 326-7765  
[Planning@ci.davenport.ia.us](mailto:Planning@ci.davenport.ia.us)

**Property Address\***

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

**Applicant (Primary Contact)**

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

**Owner** (if different from Applicant)

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

**Engineer** (if applicable)

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

**Architect** (if applicable)

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

**Attorney** (if applicable)

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

*Application 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](mailto: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](mailto: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](mailto: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:

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:  Date:

Planning staff

Date of the Public Meeting:

Meetings are held in City Hall Council Chambers located at 226 West 4<sup>th</sup> 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 windows with Marvin aluminum clad insert units to fit in existing window frames. Grill layout will match existing windows.

Units 16 (rear), 6, 7, 8 (east) and 3 (front) will not be replaced at this time.



## Unit Features

Clad Ultimate Insert Double Hung: CINDH

Clad Ultimate Transom Windows: CINDHT

Clad Ultimate Picture Windows: CINDHP

### Frame:

- Frame depth is 3 1/4" (83)
- Sill thickness, head and side jambs are 2 1/32" (17) with 1 5/16" (33) wide composite jambs.
- Sill options available: 8 degree or 14 degree bevel at the bottom or a flat sill with 1 5/32" (29) thickness.

### Sash:

- Nominal sash thickness: 1 5/8" (41) with 1 1/16" (18) insulating glass. For Tri-pane glass, 1 7/8" (48) sash is required with 7/8" (22) glazing.
- Picture sash thickness: 2" (51) with 1" (25) glass.
- Operating sash are removable for cleaning.
- Incorporates traditional wide bottom rail in bottom sash - 3 9/16" (90).
- Single Hung conversion kits available. Cottage and oriel sash configuration available.

### Hardware:

- Sash lock and keeper: Open style crescent cam lock with sash release lever, surface mounted. Color: Satin Taupe. Optional colors: Bronze, White, Brass, Antique Brass, Satin Chrome, Satin Nickel and Oil Rubbed Bronze.
- Balance system: block and tackle coil spring.
- The jamb track is a vinyl extrusion. Color: Beige. Optional color: White.

### Weather Strip:

- Jamb weather strip is a foam type weather strip which seals against both the bottom sash and top sash stiles.
- Top sash has a weather strip on the check rail that seals to the bottom sash check rail when the sash lock is engaged.
- The top rail seals against a weather strip on the head jamb parting stop.
- The bottom sash has a weather strip on the bottom of the lower rail which seals against the sill.

### Insect Screens:

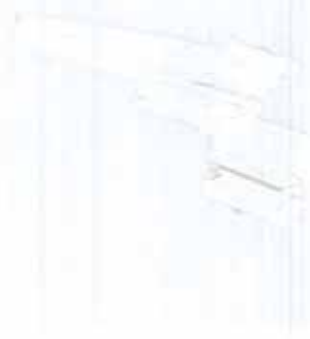
- Standard Screen is roll formed aluminum.
- Aluminum screen: Full Screen standard, half screen optional.
- Aluminum surround to match exterior frame clad color.
- Screen mesh: Standard is Charcoal Fiberglass. Optional: Charcoal High Transparency Fiberglass Mesh, Charcoal Aluminum Wire, Black Aluminum Wire, Bright Aluminum Wire, or Bright Bronze Aluminum Wire.
- Optional Double Hung Magnum Screen, extruded aluminum screen.

### Glass and Glazing:

- Glazing method: Insulating
- Glazing seal: Silicone bedding on the interior, acrylic foam adhesive tape on the exterior
- Standard glass is insulating Low E2 Argon or Air.
- Insulating glass will be altitude adjusted with capillary tubes for higher elevations. Argon gas is not available for elevations that require capillary tubes.

### Optional Glass

- Low E1 Argon or Air, Low E3 Argon or Air, Clear, Laminated, Tempered, Obscure, Bronze tint, Gray tint, Reflective Bronze, decorative glass options.
- 7/8" or 1" Tripane Low E1 outer piece and Low E1 Argon inner piece
- 7/8" or 1" Tripane Low E1 outer piece and Low E1 Krypton-Argon inner piece
- 7/8" or 1" Tripane Low E2 outer piece and Low E2 Argon inner piece
- 7/8" or 1" Tripane Low E2 outer piece and Low E2 Krypton-Argon inner piece
- 7/8" or 1" Tripane Low E3 outer piece and Low E1 Argon inner piece
- 7/8" or 1" Tripane Low E3 outer piece and Low E1 Krypton-Argon inner piece



### Unit Features

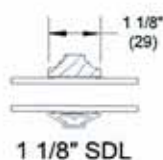
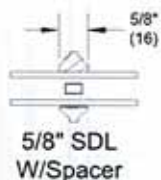
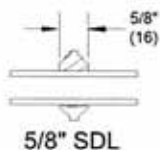
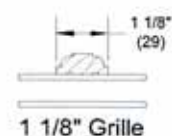
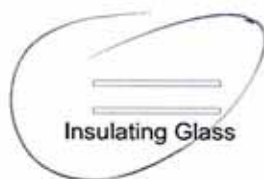
#### CE Optional Glass

- Glazing method: Insulating
- Glazing seal: Silicone glazed
- Standard Glass is 11/16" (18) insulating Low E2 Argon or air
- Optional dual glazing available: Low E1 Argon or air, Low E3 Argon or air, Low E2/ERS Argon or air, Low E2/ERS Argon or air, Clear, Laminated Clear, tints, tempered and sandblasted
- 7/8" (22) or 1" (25) Tripane glass types: Low E1/E1 Argon or Krypton-Argon, Low E2/E2 Argon or Krypton-Argon, Low E3/E1 Argon or Krypton-Argon
- Glass panes available in 3, 4, and 6 mm thicknesses
- Laminated panes available in 7.0 and 7.8 mm thicknesses
- Glazing will be altitude adjusted for higher elevations, Argon, Argon-Krypton, and Krypton gas not included

#### Accessories:

- Installation Accessories
  - Factory installed vinyl sill fin (8 degree sill option only)
  - Two (2) 5/16" - #10 x 2 1/2" jamb jack screws
  - Four (4) #7 x 2" Phillips pan-head installation screws
  - Two (2) jamb liner check rail pads
  - Two (2) color matched clad jamb plugs (exterior).
  - Two (2) wood flat head plugs (interior).
- Sash Lifts
  - High pressure zinc die-cast.
  - Color: Satin Taupe. Optional colors: Bronze, White, Brass, Antique Brass, Satin Chrome, Satin Nickel and Oil Rubbed Bronze.
- Aluminum Extrusions
  - Profiles: Frame Expander, Extruded Panning, Mullion covers as indicated by drawings.
  - Finish: Fluoropolymer modified acrylic topcoat applied over primer. Available in standard, select, and custom colors.

# Clad Insert Double Hung Standard Divided Lite Option



OGEE INTERIOR



## Minimum and Maximum Guidelines, Oversize Limits, Certified Sizes and Ratings

Minimum and Maximum IO Guidelines														
Unit Type	Min IO Width at Least		Min IO Height Must be at Least		Min IO Width at Least		Min IO Height Must be at Least		Max IO Width		Max IO Height		Max IO Area	
	in	mm	in	mm	in	mm	in	mm	in	mm	in	mm	Sq. Feet	Sq. Meters
CINDH	13 11/16	(348)	31 25/64	(797)	17 11/16	(449)	23 25/64	(594)	44	(1118)	77 39/64	(1971)	24	2.203
CINDHT	13 11/16	(348)	16 51/64	(427)	17 11/16	(449)	12 51/64	(325)	44	(1118)	23 3/64	(585)	7	0.654
CINDHP	13 9/16	(344)	17 15/16	(456)	17 9/16	(446)	13 15/16	(354)	68	(1727)	77 39/64	(1971)	37	3.405

NOTE: Some restrictions may apply, contact your Marvin representative with questions.

Oversize Limits						
Unit Type	Max IO Width		Max IO Height		Max IO Area	
	in	mm	in	mm	Sq Feet	Sq Meters
CINDH	48	(1219)	85 39/64	(2174)	24	2.203
CINDHT	48	(1219)	23 3/64	(585)	7	0.654
CINDHP	68	(1727)	85 39/64	(2174)	37	3.405

Maximum Limits for CE Mark - CINDH Operable, Transom and Picture				
Unit Type	Max Frame Size Unit			
	Width		Height	
	in	mm	in	mm
CINDH	46	(1168)	80 1/16	(2034)
CINDHT	48	(1219)	23 3/64	(585)
CINDHP	62	(1575)	85 39/64	(2174)

NOTE: Oversized width and height max for CINDH is available in either width or height but not both.

Oversized units are not certified

Product	Air Tested to psf	Water Tested to psf	Structural Tested to psf	Certification Rating	Design Pressure (DP)	Overall Width		Overall Height	
						in	mm	in	mm
Clad Insert Double Hung	1.57	4.5	45	LC-PG30-H	30	45	(1143)	77 3/8	(1965)
Clad Insert Double Hung Picture	1.57	6	60	CW-PG40-FW	40	68	(1727)	77 5/8	(1972)
Clad Insert Double Hung Transom	1.57	6	60	LC-PG40-TR	40	75 5/8	(1921)	28	(711)

NOTE: For CE ratings, please refer to CE Performance Section.

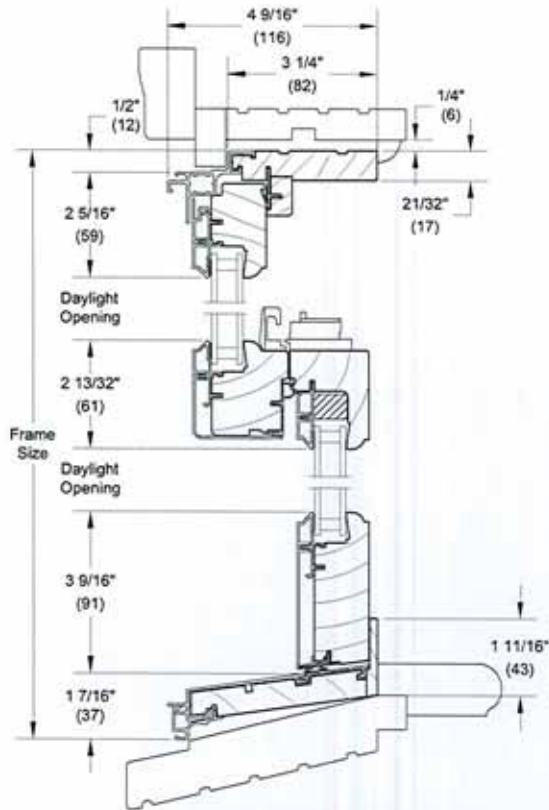
## Measurement Conversions: Operators

Clad Ultimate Insert Double Hung Operating Unit						
Unit Measurements		Width		Height		
From	To					
Daylight Opening		in	mm		in	mm
Daylight Opening	Bottom Sash OM	+ 3 17/32	(90)		+ 5 11/16	(144)
Daylight Opening	Top Sash OM	+ 3 17/32	(90)		+ 3 15/16	(100)
Daylight Opening	Glass OM	+ 1 1/16	(27)		+ 1 1/16	(27)
Daylight Opening	Screen OM	+ 4 13/32	(112)	(DLO x 2)	+ 8 1/2	(216)
Daylight Opening	Grille	Order by DLO		Order by DLO		

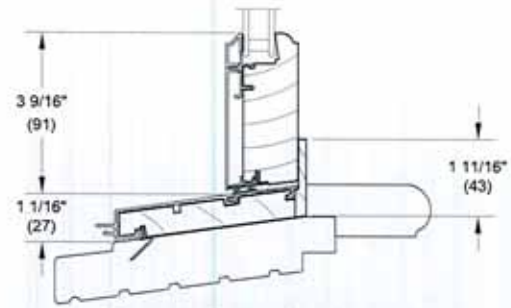
Clad Ultimate Insert Double Hung Operating Unit										
Inside Opening		Width		Height						
From	To			Flat Bottom Sill				8 and 14 Degree Bottom Sill		
Inside Opening		in	mm	in	mm			in	mm	
Inside Opening	Bottom Sash OM	-3 7/32	(82)	-8	(203)	+	2	-7 7/16	(189)	+
				+ 4 5/8	(117)			4 5/8	(117)	
Inside Opening	Top Sash OM	-3 7/32	(82)	-8	(203)	+	2	-7 7/16	(189)	+
				+ 2 7/8	(73)			+ 2 7/8	(73)	
Inside Opening	Daylight Opening	-6 3/4	(171)	-10 1/8	(257)	+	2	-9 9/16	(243)	+
Inside Opening	Glass OM	-5 11/16	(144)	-8	(203)	+	2	-3 23/32	(94)	
							8° Bottom Sill		14° Bottom Sill	
Inside Opening	Frame OM @ Interior	-3/8	(10)	-1/4	(06)			-1/4	(06)	
Inside Opening	Frame OM @ Exterior	-3/8	(10)	-1/4	(06)			+ 5/16	(08)	+ 11/16 (17)

## Section Details: Operating

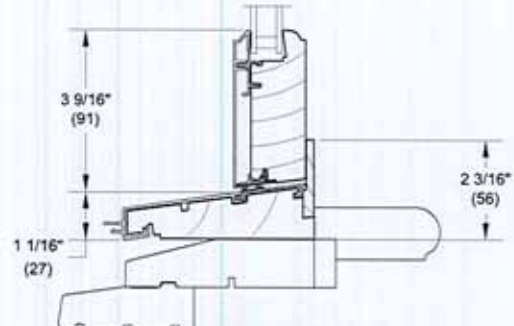
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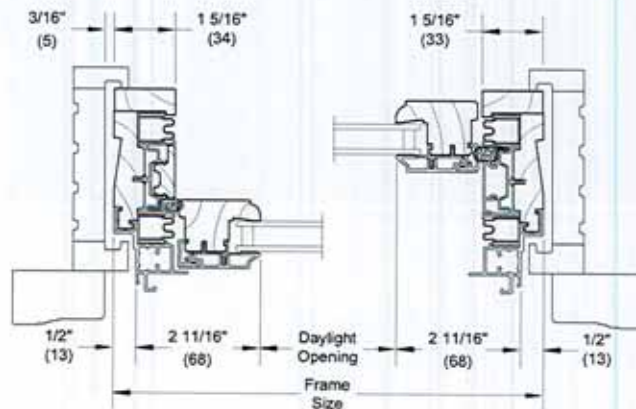
**14 Degree Bevel Sill Option**  
Installed in existing frame



**8 Degree Bevel Sill Option**  
Installed in existing frame

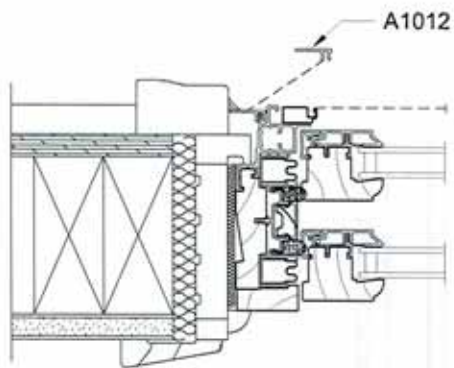


**Flat Frame Sill Option**  
Installed in existing frame

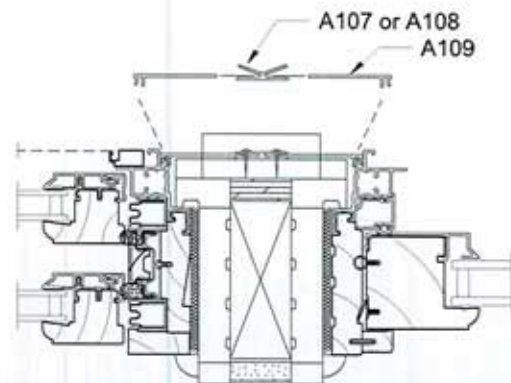


**Jamb**  
in existing frame

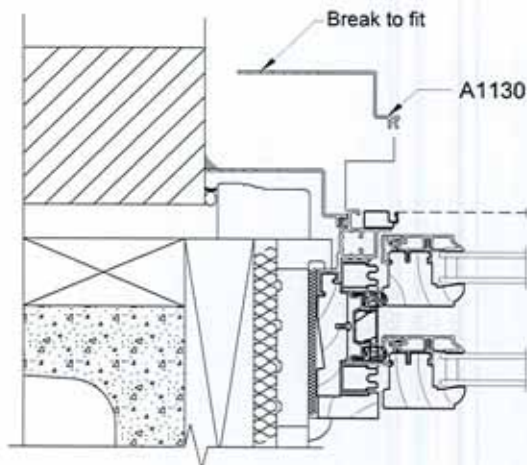




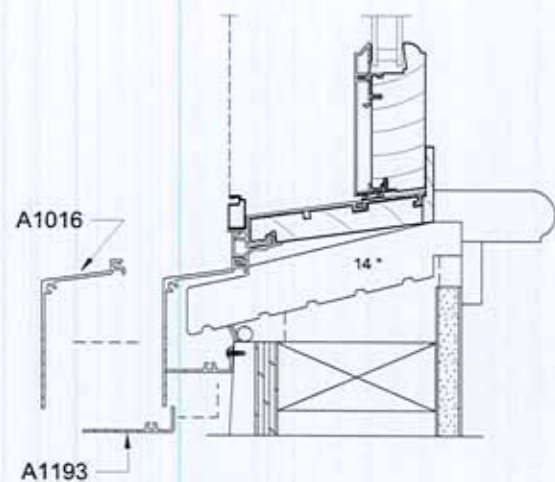
Frame Expander



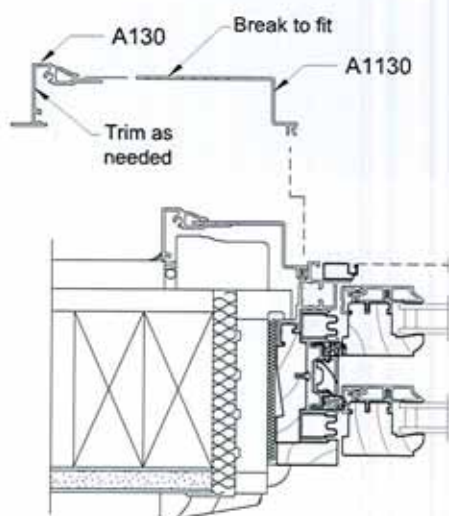
Frame Expander With Mullion Expander



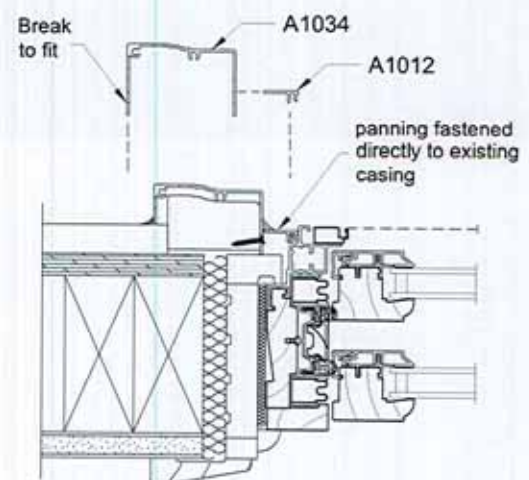
Panning-(Masonry shown)



Sill Panning



Clad Adjustable Brick Mould Casing



Panning-(BMC shown)

# DeSantiago

## Historic insert

Quote #: ZP22JLU

A Proposal for Window and Door Products prepared for:

**Job Site:**

52803

**Shipping Address:**

SEIFFERT LUMBER CO

4112 W KIMBERLY RD

DAVENPORT, IA 52806-3324



JEREMY DEVOL

SEIFFERT LUMBER CO

4112 W KIMBERLY RD

DAVENPORT, IA 52806-3324

Phone: (563) 391-5110

Fax: (563) 391-5113

Email: [jeremy@seiffertlumber.com](mailto:jeremy@seiffertlumber.com)

This report was generated on 3/8/2018 9:21:57 AM using the Marvin Order Management System, version 0002.19.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

### Featuring products from:





## UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

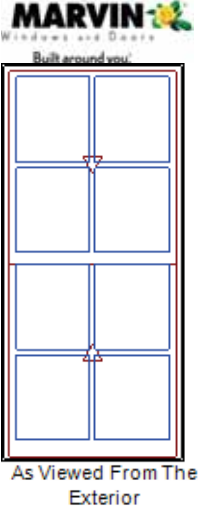
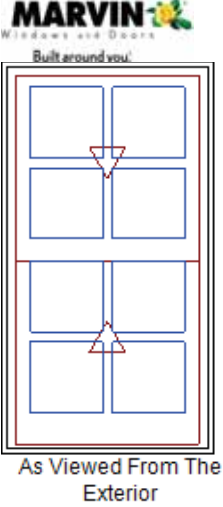
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 16	TOTAL UNIT QTY: 42
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LINE	MARK UNIT	BRAND	ITEM	QTY
1	Rear #1, #4	Marvin	Clad Ultimate Insert Double Hung	2
2	Rear #2, #3	Marvin	Clad Ultimate Insert Double Hung	2
3	Rear #5, #10	Marvin	Clad Ultimate Insert Double Hung	2
4	Rear #6,7,8,9,12,15	Marvin	Clad Ultimate Insert Double Hung	6
5	Rear #11	Marvin	Clad Ultimate Insert Double Hung	1
6	Rear #13, #14	Marvin	Clad Ultimate Insert Double Hung	2
7	Rear #17, #18	Marvin	Clad Ultimate Insert Double Hung	2
8	East #1, #2	Marvin	Clad Ultimate Insert Double Hung	2
9	East #3, #4, #5	Marvin	Clad Ultimate Insert Double Hung	3
10	East #9	Marvin	Clad Ultimate Insert Double Hung	2
11	Front #1,#2	Marvin	Clad Ultimate Insert Double Hung	4
12	Front #4, #5	Marvin	Clad Ultimate Insert Double Hung	4
13	Front #6	Marvin	Clad Ultimate Insert Double Hung	2
14	West #1, #2, #3	Marvin	Clad Ultimate Insert Double Hung	3
15	West #4, #5, #6	Marvin	Clad Ultimate Insert Double Hung	3
16	West #7	Marvin	Clad Ultimate Insert Double Hung	2

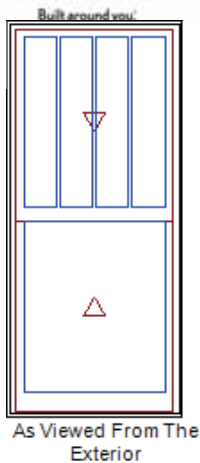
## LINE ITEM QUOTES

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

Line #1 Qty: 2	Mark Unit: Rear #1, #4			
		<p>Stone White Clad Exterior Painted Interior Finish - White - Pine Interior Clad Ultimate Insert Double Hung 8 Degree Frame Bevel Glass Add For All Sash/Panels Top Sash Stone White Clad Sash Exterior Painted Interior Finish - White - Pine Sash Interior IG Clear Stainless Perimeter and Spacer Bar 1 1/8" SDL - With Spacer Bar - Stainless Rectangular - Special Cut 2W2H Stone White Clad Ext - Painted Interior Finish - White - Pine Int Ovolo Interior Glazing Profile Bottom Sash Stone White Clad Sash Exterior Painted Interior Finish - White - Pine Sash Interior IG Clear Stainless Perimeter and Spacer Bar 1 1/8" SDL - With Spacer Bar - Stainless Rectangular - Special Cut 2W2H Stone White Clad Ext - Painted Interior Finish - White - Pine Int Ovolo Interior Glazing Profile White Sash Lock White Jamb Hardware Half Screen Stone White Surround Charcoal Fiberglass Mesh 3 1/4" Jamb</p>		
Line #2 Qty: 2	Mark Unit: Rear #2, #3			
		<p>Stone White Clad Exterior Painted Interior Finish - White - Pine Interior Clad Ultimate Insert Double Hung 8 Degree Frame Bevel Glass Add For All Sash/Panels Top Sash Stone White Clad Sash Exterior Painted Interior Finish - White - Pine Sash Interior IG Clear Stainless Perimeter and Spacer Bar 1 1/8" SDL - With Spacer Bar - Stainless Rectangular - Special Cut 2W2H Stone White Clad Ext - Painted Interior Finish - White - Pine Int Ovolo Interior Glazing Profile Bottom Sash Stone White Clad Sash Exterior Painted Interior Finish - White - Pine Sash Interior IG Clear Stainless Perimeter and Spacer Bar 1 1/8" SDL - With Spacer Bar - Stainless</p>		

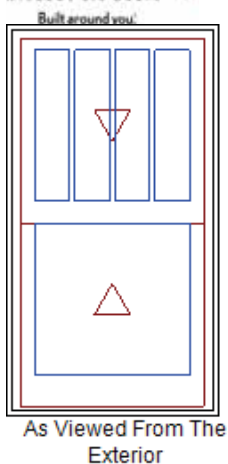
Rectangular - Special Cut 2W2H  
Stone White Clad Ext - Painted Interior Finish - White - Pine Int  
Ovolo Interior Glazing Profile  
White Sash Lock  
White Jamb Hardware  
Half Screen  
Stone White Surround  
Charcoal Fiberglass Mesh  
3 1/4" Jambs

Line #3	Mark Unit: Rear #5, #10			
Qty: 2				



Stone White Clad Exterior  
Painted Interior Finish - White - Pine Interior  
Clad Ultimate Insert Double Hung  
8 Degree Frame Bevel  
Glass Add For All Sash/Panels  
Top Sash  
Stone White Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG  
Clear  
Stainless Perimeter and Spacer Bar  
5/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 4W1H  
Stone White Clad Ext - Painted Interior Finish - White - Pine Int  
Ovolo Interior Glazing Profile  
Bottom Sash  
Stone White Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG - 1 Lite  
Clear  
Stainless Perimeter Bar  
Ovolo Interior Glazing Profile  
White Sash Lock  
White Jamb Hardware  
Half Screen  
Stone White Surround  
Charcoal Fiberglass Mesh  
3 1/4" Jambs

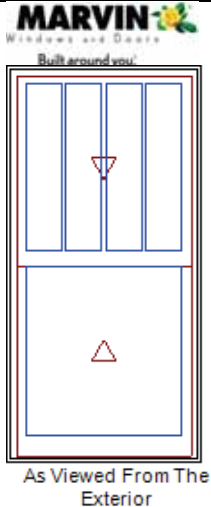
Line #4	Mark Unit: Rear #6,7,8,9,12,15			
Qty: 6				



Stone White Clad Exterior  
Painted Interior Finish - White - Pine Interior  
Clad Ultimate Insert Double Hung  
8 Degree Frame Bevel  
Glass Add For All Sash/Panels  
Top Sash  
Stone White Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG  
Clear  
Stainless Perimeter and Spacer Bar  
5/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 4W1H  
Stone White Clad Ext - Painted Interior Finish - White - Pine Int  
Ovolo Interior Glazing Profile  
Bottom Sash  
Stone White Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG - 1 Lite  
Clear  
Stainless Perimeter Bar

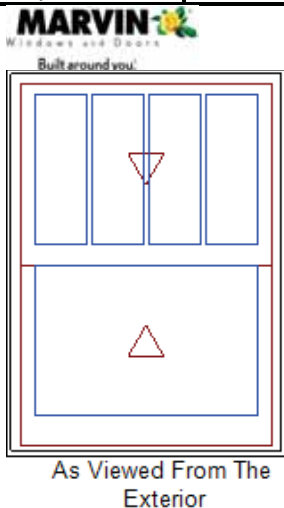
Ovolo Interior Glazing Profile  
White Sash Lock  
White Jamb Hardware  
Half Screen  
Stone White Surround  
Charcoal Fiberglass Mesh  
3 1/4" Jambs

Line #5	Mark Unit: Rear #11			
Qty: 1				



Stone White Clad Exterior  
Painted Interior Finish - White - Pine Interior  
Clad Ultimate Insert Double Hung  
8 Degree Frame Bevel  
Glass Add For All Sash/Panels  
Top Sash  
Stone White Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG  
Clear  
Stainless Perimeter and Spacer Bar  
5/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 4W1H  
Stone White Clad Ext - Painted Interior Finish - White - Pine Int  
Ovolo Interior Glazing Profile  
Bottom Sash  
Stone White Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG - 1 Lite  
Clear  
Stainless Perimeter Bar  
Ovolo Interior Glazing Profile  
White Sash Lock  
White Jamb Hardware  
Half Screen  
Stone White Surround  
Charcoal Fiberglass Mesh  
3 1/4" Jambs

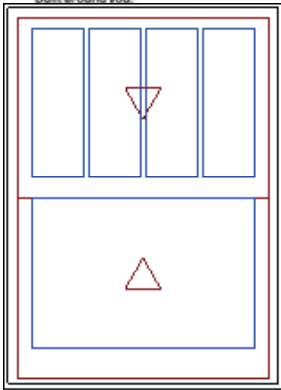
Line #6	Mark Unit: Rear #13, #14			
Qty: 2				



Stone White Clad Exterior  
Painted Interior Finish - White - Pine Interior  
Clad Ultimate Insert Double Hung  
8 Degree Frame Bevel  
Glass Add For All Sash/Panels  
Top Sash  
Stone White Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG  
Clear  
Stainless Perimeter and Spacer Bar  
5/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 4W1H  
Stone White Clad Ext - Painted Interior Finish - White - Pine Int  
Ovolo Interior Glazing Profile  
Bottom Sash  
Stone White Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG - 1 Lite  
Clear  
Stainless Perimeter Bar  
Ovolo Interior Glazing Profile  
White Sash Lock

White Jamb Hardware  
Half Screen  
Stone White Surround  
Charcoal Fiberglass Mesh  
3 1/4" Jambs

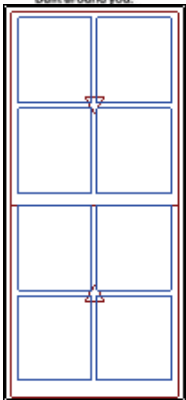
Line #7	Mark Unit: Rear #17, #18			
Qty: 2				



As Viewed From The  
Exterior

Stone White Clad Exterior  
Painted Interior Finish - White - Pine Interior  
Clad Ultimate Insert Double Hung  
8 Degree Frame Bevel  
Glass Add For All Sash/Panels  
Top Sash  
Stone White Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG  
Clear  
Stainless Perimeter and Spacer Bar  
5/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 4W1H  
Stone White Clad Ext - Painted Interior Finish - White - Pine Int  
Ovolo Interior Glazing Profile  
Bottom Sash  
Stone White Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG - 1 Lite  
Clear  
Stainless Perimeter Bar  
Ovolo Interior Glazing Profile  
White Sash Lock  
White Jamb Hardware  
Half Screen  
Stone White Surround  
Charcoal Fiberglass Mesh  
3 1/4" Jambs

Line #8	Mark Unit: East #1, #2			
Qty: 2				

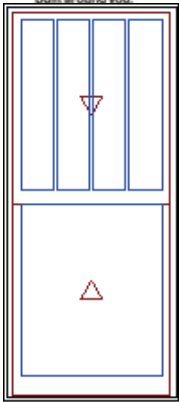


As Viewed From The  
Exterior

Stone White Clad Exterior  
Painted Interior Finish - White - Pine Interior  
Clad Ultimate Insert Double Hung  
8 Degree Frame Bevel  
Glass Add For All Sash/Panels  
Top Sash  
Stone White Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG  
Clear  
Stainless Perimeter and Spacer Bar  
1 1/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 2W2H  
Stone White Clad Ext - Painted Interior Finish - White - Pine Int  
Ovolo Interior Glazing Profile  
Bottom Sash  
Stone White Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG  
Clear  
Stainless Perimeter and Spacer Bar  
1 1/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 2W2H  
Stone White Clad Ext - Painted Interior Finish - White - Pine Int  
Ovolo Interior Glazing Profile

White Sash Lock  
White Jamb Hardware  
Half Screen  
Stone White Surround  
Charcoal Fiberglass Mesh  
3 1/4" Jambs

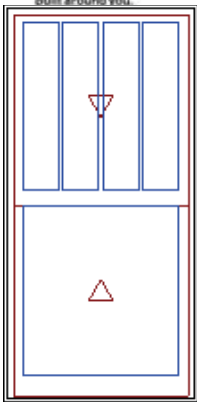
Line #9	Mark Unit: East #3, #4, #5			
Qty: 3				



As Viewed From The Exterior

Stone White Clad Exterior  
Painted Interior Finish - White - Pine Interior  
Clad Ultimate Insert Double Hung  
8 Degree Frame Bevel  
Glass Add For All Sash/Panels  
Top Sash  
Stone White Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG  
Clear  
Stainless Perimeter and Spacer Bar  
5/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 4W1H  
Stone White Clad Ext - Painted Interior Finish - White - Pine Int  
Ovolo Interior Glazing Profile  
Bottom Sash  
Stone White Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG - 1 Lite  
Clear  
Stainless Perimeter Bar  
Ovolo Interior Glazing Profile  
White Sash Lock  
White Jamb Hardware  
Half Screen  
Stone White Surround  
Charcoal Fiberglass Mesh  
3 1/4" Jambs

Line #10	Mark Unit: East #9			
Qty: 2				

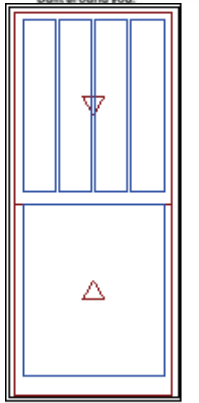


As Viewed From The Exterior

Stone White Clad Exterior  
Painted Interior Finish - White - Pine Interior  
Clad Ultimate Insert Double Hung  
8 Degree Frame Bevel  
Glass Add For All Sash/Panels  
Top Sash  
Stone White Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG  
Clear  
Stainless Perimeter and Spacer Bar  
5/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 4W1H  
Stone White Clad Ext - Painted Interior Finish - White - Pine Int  
Ovolo Interior Glazing Profile  
Bottom Sash  
Stone White Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG - 1 Lite  
Clear  
Stainless Perimeter Bar  
Ovolo Interior Glazing Profile  
White Sash Lock  
White Jamb Hardware

Half Screen  
Stone White Surround  
Charcoal Fiberglass Mesh  
3 1/4" Jambs

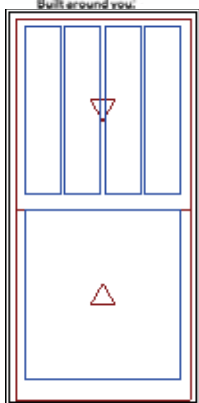
Line #11	Mark Unit: Front #1,#2			
Qty: 4				



As Viewed From The Exterior

Stone White Clad Exterior  
Painted Interior Finish - White - Pine Interior  
Clad Ultimate Insert Double Hung  
8 Degree Frame Bevel  
Glass Add For All Sash/Panels  
Top Sash  
Stone White Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG  
Clear  
Stainless Perimeter and Spacer Bar  
5/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 4W1H  
Stone White Clad Ext - Painted Interior Finish - White - Pine Int  
Ovolo Interior Glazing Profile  
Bottom Sash  
Stone White Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG - 1 Lite  
Clear  
Stainless Perimeter Bar  
Ovolo Interior Glazing Profile  
White Sash Lock  
White Jamb Hardware  
Half Screen  
Stone White Surround  
Charcoal Fiberglass Mesh  
3 1/4" Jambs

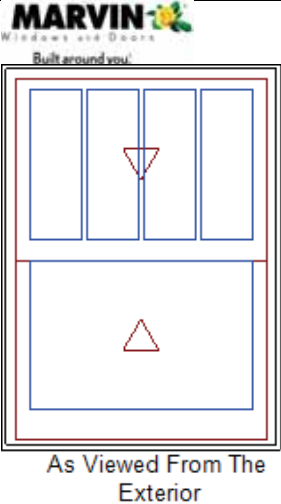
Line #12	Mark Unit: Front #4, #5			
Qty: 4				

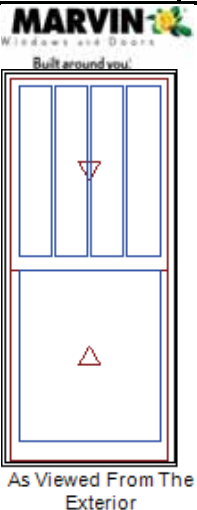


As Viewed From The Exterior

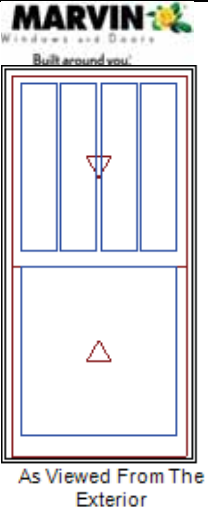
Stone White Clad Exterior  
Painted Interior Finish - White - Pine Interior  
Clad Ultimate Insert Double Hung  
8 Degree Frame Bevel  
Glass Add For All Sash/Panels  
Top Sash  
Stone White Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG  
Clear  
Stainless Perimeter and Spacer Bar  
5/8" SDL - With Spacer Bar - Stainless  
Rectangular - Special Cut 4W1H  
Stone White Clad Ext - Painted Interior Finish - White - Pine Int  
Ovolo Interior Glazing Profile  
Bottom Sash  
Stone White Clad Sash Exterior  
Painted Interior Finish - White - Pine Sash Interior  
IG - 1 Lite  
Clear  
Stainless Perimeter Bar  
Ovolo Interior Glazing Profile  
White Sash Lock  
White Jamb Hardware  
Half Screen  
Stone White Surround

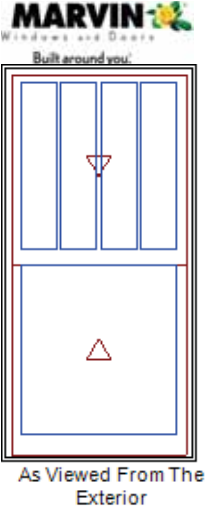
Charcoal Fiberglass Mesh  
3 1/4" Jambs

Line #13 Qty: 2	Mark Unit: Front #6			
		<p>Stone White Clad Exterior Painted Interior Finish - White - Pine Interior Clad Ultimate Insert Double Hung 8 Degree Frame Bevel Glass Add For All Sash/Panels Top Sash Stone White Clad Sash Exterior Painted Interior Finish - White - Pine Sash Interior IG Clear Stainless Perimeter and Spacer Bar 5/8" SDL - With Spacer Bar - Stainless Rectangular - Special Cut 4W1H Stone White Clad Ext - Painted Interior Finish - White - Pine Int Ovolo Interior Glazing Profile Bottom Sash Stone White Clad Sash Exterior Painted Interior Finish - White - Pine Sash Interior IG - 1 Lite Clear Stainless Perimeter Bar Ovolo Interior Glazing Profile White Sash Lock White Jamb Hardware Half Screen Stone White Surround Charcoal Fiberglass Mesh 3 1/4" Jambs</p>		

Line #14 Qty: 3	Mark Unit: West #1, #2, #3			
		<p>Stone White Clad Exterior Painted Interior Finish - White - Pine Interior Clad Ultimate Insert Double Hung 8 Degree Frame Bevel Glass Add For All Sash/Panels Top Sash Stone White Clad Sash Exterior Painted Interior Finish - White - Pine Sash Interior IG Clear Stainless Perimeter and Spacer Bar 5/8" SDL - With Spacer Bar - Stainless Rectangular - Special Cut 4W1H Stone White Clad Ext - Painted Interior Finish - White - Pine Int Ovolo Interior Glazing Profile Bottom Sash Stone White Clad Sash Exterior Painted Interior Finish - White - Pine Sash Interior IG - 1 Lite Clear Stainless Perimeter Bar Ovolo Interior Glazing Profile White Sash Lock White Jamb Hardware Half Screen Stone White Surround Charcoal Fiberglass Mesh 3 1/4" Jambs</p>		



Line #15 Qty: 3	Mark Unit: West #4, #5, #6			
		<p>Stone White Clad Exterior Painted Interior Finish - White - Pine Interior Clad Ultimate Insert Double Hung 8 Degree Frame Bevel Glass Add For All Sash/Panels Top Sash Stone White Clad Sash Exterior Painted Interior Finish - White - Pine Sash Interior IG Clear Stainless Perimeter and Spacer Bar 5/8" SDL - With Spacer Bar - Stainless Rectangular - Special Cut 4W1H Stone White Clad Ext - Painted Interior Finish - White - Pine Int Ovolo Interior Glazing Profile Bottom Sash Stone White Clad Sash Exterior Painted Interior Finish - White - Pine Sash Interior IG - 1 Lite Clear Stainless Perimeter Bar Ovolo Interior Glazing Profile White Sash Lock White Jamb Hardware Half Screen Stone White Surround Charcoal Fiberglass Mesh 3 1/4" Jambs</p>		

Line #16 Qty: 2	Mark Unit: West #7			
		<p>Stone White Clad Exterior Painted Interior Finish - White - Pine Interior Clad Ultimate Insert Double Hung 8 Degree Frame Bevel Glass Add For All Sash/Panels Top Sash Stone White Clad Sash Exterior Painted Interior Finish - White - Pine Sash Interior IG Clear Stainless Perimeter and Spacer Bar 5/8" SDL - With Spacer Bar - Stainless Rectangular - Special Cut 4W1H Stone White Clad Ext - Painted Interior Finish - White - Pine Int Ovolo Interior Glazing Profile Bottom Sash Stone White Clad Sash Exterior Painted Interior Finish - White - Pine Sash Interior IG - 1 Lite Clear Stainless Perimeter Bar Ovolo Interior Glazing Profile White Sash Lock White Jamb Hardware Half Screen Stone White Surround Charcoal Fiberglass Mesh 3 1/4" Jambs</p>		

All units to be replaced with Marvin aluminum clad insert units to fit into the existing window frames keeping the existing profile of exterior trim. Units to be installed by homeowner with repair/replacement of existing exterior trim to match. Grill layout in accordance with original design with 4 over 4 on basement/lower level and 4 over 1 on all floors above. Grill shape to match original putty glazed profile on both exterior and interior surfaces of glazing with spacer bar between the panes to simulate true divided lite look. Glazing is clear glass with no tint to match original.

Units #16 (rear), #6, #7, #8 (east), and #3 (front) will remain at this time to be replaced at a later date.

- #1 - Basement ~ 6 windows
- #2 - 1<sup>ST</sup> Floor (Left) ~ 8 windows
- #3 - 1<sup>ST</sup> Floor (Right) ~ 8 windows
- #4 - 2<sup>ND</sup> Floor (Left) ~ 8 apt +  
+ Hallway 2 hall windows
- #5 - 2<sup>ND</sup> Floor (Right) ~ 8 windows
- #6 - TOP Floor ~ 9 windows

Door

#1  
 $32^w \times 54^h$   
 $\frac{1}{1}$

#2  
 $22^w \times 41^h$   
 $\frac{1}{1}$

#3  
 $22^w \times 41^h$   
 $\frac{1}{1}$

#4  
 $35^w \times 77^h$   
 $\frac{9}{9}$

General  
(laundry)  
Area

Bathroom

Kitchen

STAIRS

#6

#5

#1

Bedroom

Living Room

#6  
w 32x69  
h 4/1

#7  
w 20x41  
h 1/1

#8  
w 20x41  
h 1/1

#5  
w 32x69  
h 4/1

Bedroom

Kitchen

Bathroom

#4  
w 32x69  
h 4/1

#3  
w 32x69  
h 4/1

Living Room

#2

#2  
w 32x69  
h 4/1

#1  
w 32x69  
h 4/1

Door

#8

$22 \times 41^h$   
 $\frac{1}{1}$

#7

$20 \times 41^h$   
 $\frac{1}{1}$

Bathroom

Kitchen

Bedroom

#6

$32 \times 69^h$   
 $\frac{4}{1}$

$32 \times 69^h$   
 $\frac{1}{1}$

#5

Living room

DOOR

#3

#1

$32 \times 69^h$   
 $\frac{1}{1}$

$32 \times 69^h$   
 $\frac{4}{1}$

#2

$32 \times 69^h$   
 $\frac{1}{1}$

#4

$32 \times 69^h$   
 $\frac{1}{1}$

#3

#6  
30' x 52'  
1/1

Bedroom

#5

30' x 52'  
1/1

#7  
23' x 37'  
1/1

Kitchen

#8  
23' x 37'  
1/1

Bathroom

30.5' x 52.5'  
1/1

#4

Dining Room

30.5' x 52.5'  
1/1

#3

stair  
way  
↓ to  
1st fl

↑  
stair  
way  
to  
#6

Living Room

29' x 60'  
1/1

#2

29' x 60'  
1/1

#1

Door  
to  
#4

Hallway

26' x 61'  
1/1

#2

26' x 61'  
1/1

#1

Door  
to  
#5

#8  
24 x 45<sup>h</sup>  
3/1

#7  
20 x 38<sup>h</sup>  
1/1

#6  
30 x 61<sup>h</sup>  
4/1

Bathroom

Kitchen

Bedroom

#5  
30 x 61<sup>h</sup>  
1/1

#4  
30 x 61<sup>h</sup>  
1/1

#3  
30 x 61<sup>h</sup>  
1/1

Living Room

Door

#5

#1  
30 x 61<sup>h</sup>  
4/1

#2  
30 x 61<sup>h</sup>  
4/1



#5  
 $30^w \times 53^h$   
 $\frac{1}{1}$

#4  
 $30^w \times 53^h$   
 $\frac{1}{1}$

#3  
 $29^w \times 54^h$   
 $\frac{1}{1}$

Kitchen

Bathroom

Living

#6  
 $28^w \times 54^h$   
 $\frac{1}{1}$

#7  
 $28^w \times 54^h$   
 $\frac{1}{1}$

stairs

#2  
 $28^w \times 54^h$   
 $\frac{4}{1}$

Dining

Office

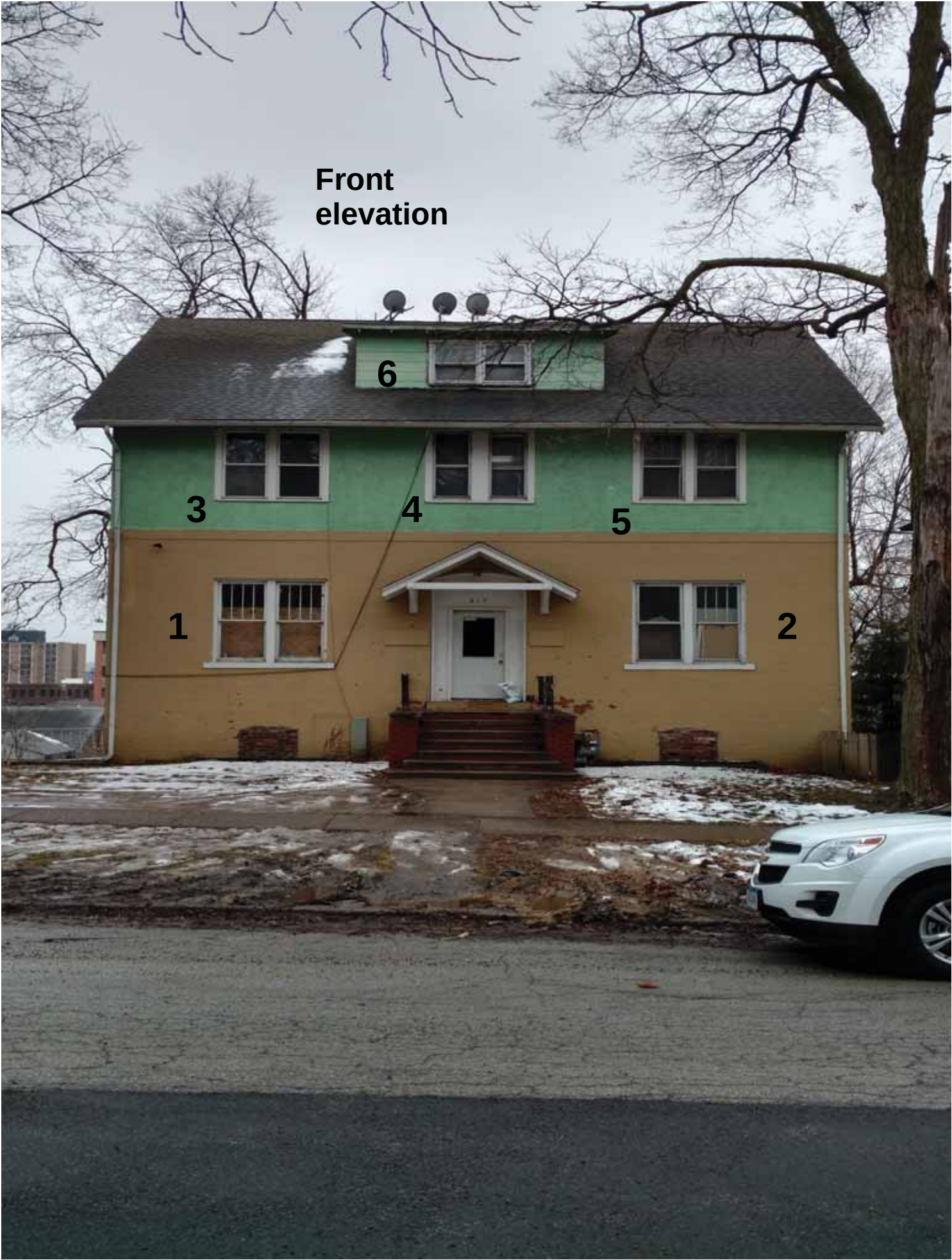
#1  
 $28^w \times 54^h$   
 $\frac{4}{1}$

#8  
 $42^w \times 35^h$   
 $\frac{1}{1}$

#9  
 $42^w \times 35^h$   
 $\frac{1}{1}$

Bedroom

Front elevation



1

3

4

5

2

6





9

East  
Elevation

6

7

8

2

3

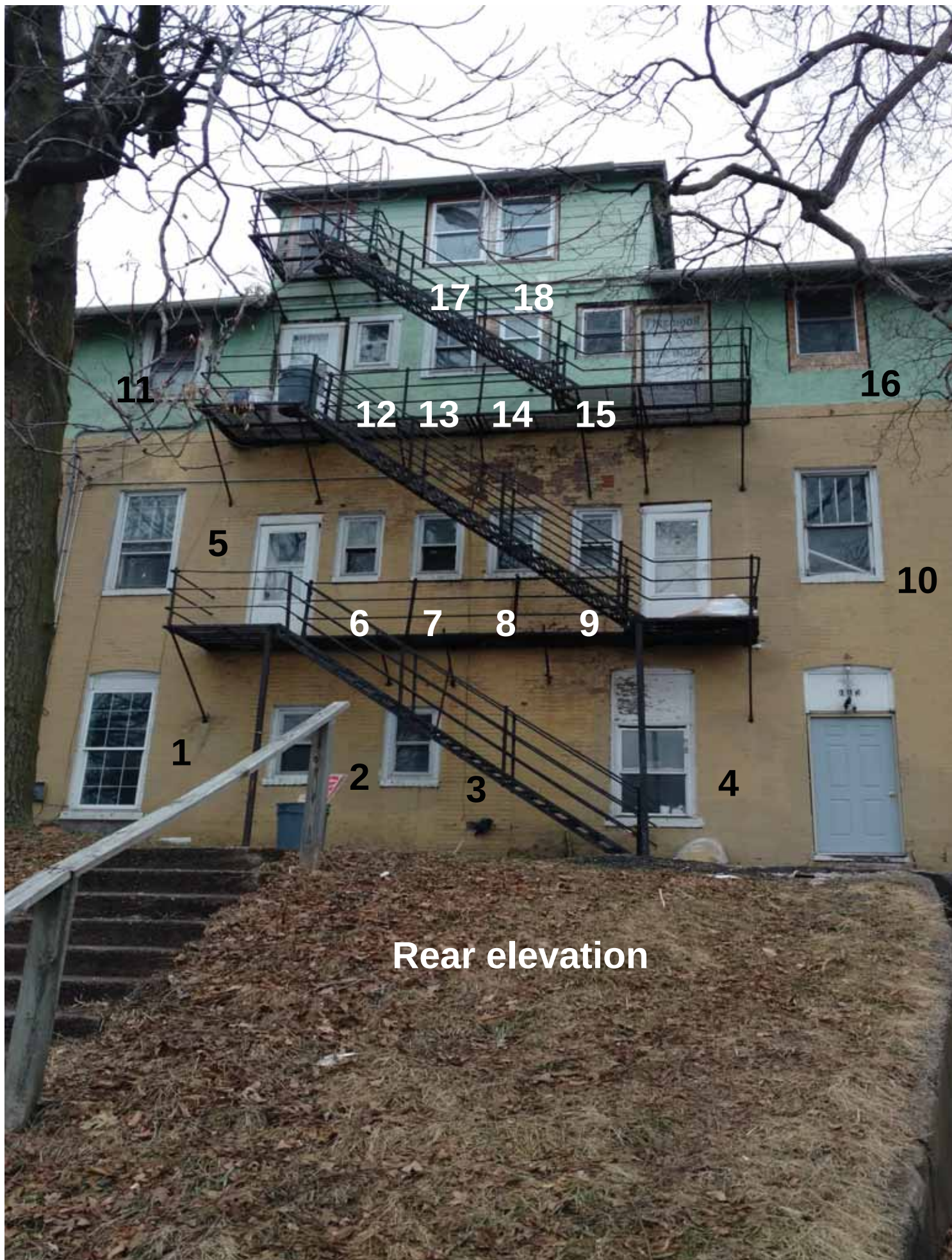
4

5

1

2





Rear elevation



**West  
elevation**

**7**

**4**

**5**

**6**

**1**

**2**

**3**



**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.



# Iowa Site Inventory Form

## State Historic Preservation Office

(July 2014)

State Inventory Number: 82-00552 ☐ New ☒ Supplemental

9-Digit SHPO Review & Compliance (R&C) Number: \_\_\_\_\_

☐ Non-extant Year: \_\_\_\_\_

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

### • Property Name

A) Historic name: Isaac and Mary Farber House

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

### • Location

A) Street address: 613 W 6<sup>th</sup> St

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

C) Legal description:

Rural: Township Name: \_\_\_\_\_ Township No.: \_\_\_\_\_ Range No.: \_\_\_\_\_ Section: \_\_\_\_\_ Quarter: \_\_\_\_\_ of Quarter: \_\_\_\_\_

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

### • Classification

A) Property category: *Check only one*

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

B) Number of resources (within property):

*If eligible property, enter number of:*

Contributing Noncontributing

1 Buildings \_\_\_\_\_

\_\_\_\_\_ Sites \_\_\_\_\_

\_\_\_\_\_ Structures \_\_\_\_\_

\_\_\_\_\_ Objects \_\_\_\_\_

1 **Total** \_\_\_\_\_

*If non-eligible property, enter number of:*

\_\_\_\_\_ Buildings

\_\_\_\_\_ Sites

\_\_\_\_\_ Structures

\_\_\_\_\_ Objects

\_\_\_\_\_ **Total**

C) For properties listed in the National Register:

National Register status: ☒ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:

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

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

E) Name of related project report or multiple property study, if applicable:

MPD title

Historical Architectural Data Base #

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

A) Historic functions

01A01: Domestic / residence

B) Current functions

01A01: Domestic / residence

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

A) Architectural classification

07E02: Craftsman

B) Materials

Foundation (visible exterior): 03: Brick

Walls (visible exterior): 03: Brick 06: Stucco

Roof: 08A: Asphalt shingles

Other: \_\_\_\_\_

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



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

• **Statement of Significance**

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

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☒ No ☐ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☒ Yes ☐ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☐ More research recommended

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

☐ A: Owned by a religious institution or used for religious purposes.

☐ E: A reconstructed building, object, or structure.

☐ B: Removed from its original location.

☐ F: A commemorative property.

☐ C: A birthplace or grave.

☐ G: Property less than 50 years of age or achieved significance within the past 50 years.

☐ D: A cemetery

**C) Areas of significance**

Enter categories from instructions

Community development / Social history

Architecture

**D) Period(s) of significance**

**E) Significant dates**

Construction date

c. 1868 ☒ check if circa or estimated date

Other dates, including renovations

c. 1921

**F) Significant person**

Complete if Criterion B is marked above

**G) Cultural affiliation**

Complete if Criterion D is marked above

**H) Architect/Builder**

Architect

Builder/contractor

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

• **Bibliography** ☒ See continuation sheets for the list of research sources used in preparing this form

• **Geographic Data** Optional UTM references ☐ See continuation sheet for additional UTM or comments

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

• **Form Preparation**

Name and Title: Ryan Rusnak, Planner III

Date: September 29, 2016

Organization/firm: Davenport Historic Preservation Commission

E-mail: rrusnak@ci.davenport.ia.us

Street address: City Hall, 226 W. 4<sup>th</sup> Street

Telephone: 563-888-2022

City or Town: Davenport

State: Iowa

Zip code: 52801

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

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

1. Map of property's location within the community.

2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.

3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.

4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

**B) For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:**

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

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

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

☐ Yes ☐ No ☐ More research recommended

☐ This is a locally designated property or part of a locally designated district.

Comments:

SHPO authorized signature:

Date:

**Iowa Site Inventory Form**  
**State Historic Preservation Office**  
**Continuation Sheet**

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

Page 1

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

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

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

**Narrative Description**

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

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

**Iowa Site Inventory Form**  
**State Historic Preservation Office**  
**Continuation Sheet**

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

Page 2

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

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

**Narrative Statement of Significance**

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

*Developmental history of the property*

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

**Iowa Site Inventory Form**  
**State Historic Preservation Office**  
**Continuation Sheet**

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

Page 3

Isaac and Mary Farber House

Name of Property

Scott

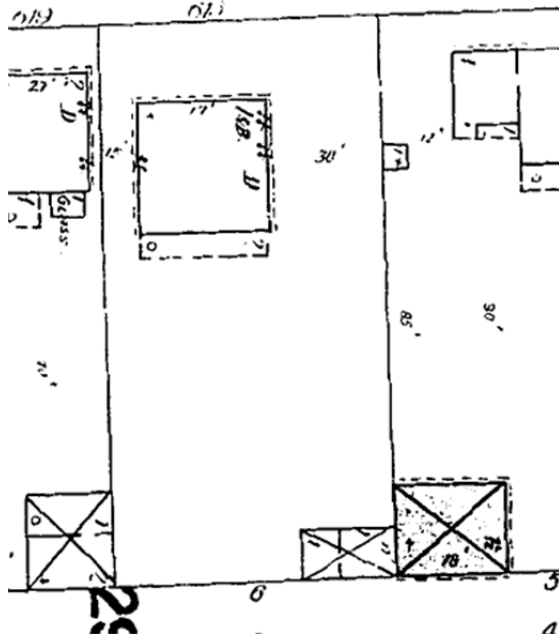
County

613 W 6<sup>th</sup> St

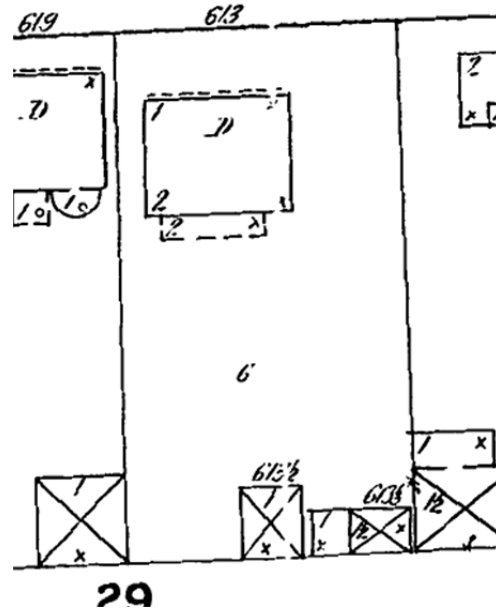
Address

Davenport

City



1892 Sanborn Map



1910 Sanborn map

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

**Iowa Site Inventory Form**  
State Historic Preservation Office  
**Continuation Sheet**

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

Page 4

Isaac and Mary Farber House

Scott

Name of Property

County

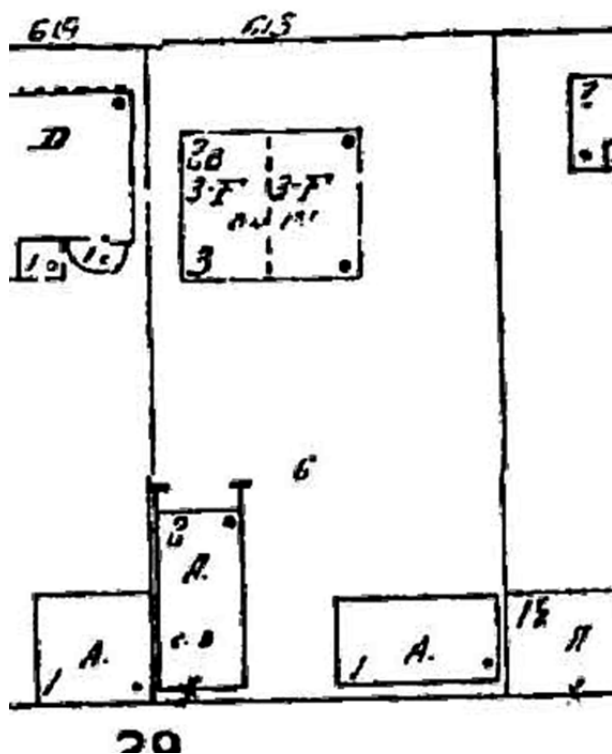
613 W 6<sup>th</sup> St

Davenport

Address

City

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



**1956 Sanborn Map**

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

**Iowa Site Inventory Form**  
**State Historic Preservation Office**  
**Continuation Sheet**

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

Page 5

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

**Bibliography**

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

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

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

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

# Iowa Site Inventory Form

State Historic Preservation Office  
Continuation Sheet

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

Page 6

Isaac and Mary Farber House  
Name of Property

Scott  
County

613 W 6<sup>th</sup> St  
Address

Davenport  
City

## Location map



Field site numbers, initial coding by date: Z99 - built by 1930 Z99 - built since 1930 Z99 - moved since 1930  
(Hamburg Historic District - 1982 nomination - period of significance c.1848-c.1932)

0 100 200 400 Feet

# Iowa Site Inventory Form

State Historic Preservation Office  
Continuation Sheet

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

Page 7

Isaac and Mary Farber House  
Name of Property

613 W 6<sup>th</sup> St  
Address

Scott  
County

Davenport  
City

## Revised district map





**Iowa Site Inventory Form**  
State Historic Preservation Office  
**Continuation Sheet**

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

Page 8

Isaac and Mary Farber House  
Name of Property

613 W 6<sup>th</sup> St  
Address

Scott

County

Davenport  
City

**Site plan (from Scott County GIS website)**



0 5 10 20 Feet  
A scale bar with markings for 0, 5, 10, and 20 feet.

2014 Aerial Photograph



**Iowa Site Inventory Form**  
State Historic Preservation Office  
**Continuation Sheet**

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

Page 9

Isaac and Mary Farber House

Scott

Name of Property

County

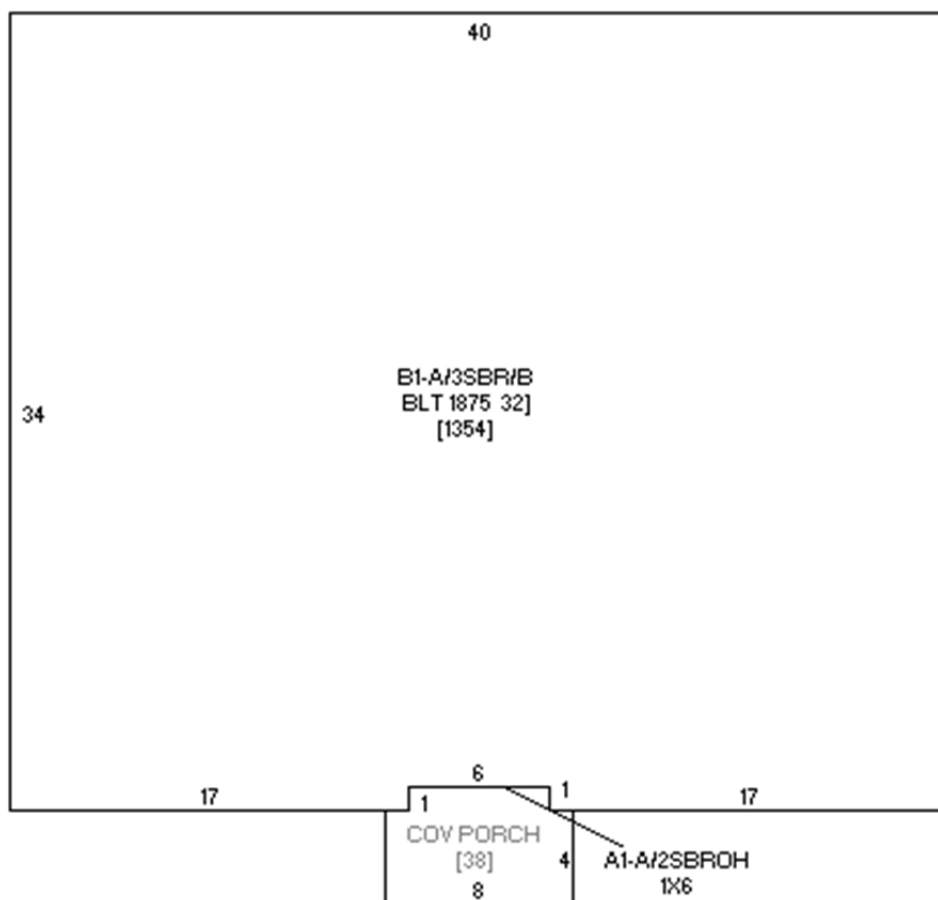
613 W 6<sup>th</sup> St

Davenport

Address

City

**Building plan (from assessor's website)**



**Historic images**

None identified during this project

**Iowa Site Inventory Form**  
State Historic Preservation Office  
**Continuation Sheet**

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

Page 10

Isaac and Mary Farber House

Name of Property

Scott

County

613 W 6<sup>th</sup> St

Address

Davenport

City

**Photograph from 1981-82 survey/nomination project**





**Iowa Site Inventory Form**  
State Historic Preservation Office  
**Continuation Sheet**

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

Page 11

Isaac and Mary Farber House

Name of Property

Scott

County

613 W 6<sup>th</sup> St

Address

Davenport

City

**Digital photographs**



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

**Iowa Site Inventory Form**  
State Historic Preservation Office  
**Continuation Sheet**

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

Page 12

Isaac and Mary Farber House

Name of Property

Scott

County

613 W 6<sup>th</sup> St

Address

Davenport

City



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



**Iowa Site Inventory Form**  
State Historic Preservation Office  
**Continuation Sheet**

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

Page 13

Isaac and Mary Farber House

Name of Property

Scott

County

613 W 6<sup>th</sup> St

Address

Davenport

City



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

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**  
**3/19/2018**

Subject:  
Election of Chairperson.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	3/16/2018 - 12:14 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**  
**3/19/2018**

Subject:  
Election of Vice Chairperson.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	3/16/2018 - 12:15 PM