

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, OCTOBER 11, 2022; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

II. Secretary's Report

A. Consideration of the September 13, 2022 meeting minutes.

III. Communications

IV. Old Business

V. New Business

A. Case COA22-14: Request for exterior alteration at 613 West 6th Street. Isaac and Mary Farber House is located in the Local Historic Hamburg District. Lenny DeSantiago, petitioner. [Ward 3]

B. Case COA22-15: Request for the installation of a new roof at 615 Marquette Street. The St. Joseph's Rectory is a locally listed historic landmark. Ameripro Roofing, petitioner, on behalf of The 180 Zone Inc. [Ward 3]

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Commission Meeting: November 8, 2022

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch 563.888.2221

Date
10/11/2022

Subject:
Consideration of the September 13, 2022 meeting minutes.

Recommendation:
Staff recommend approval of the September 13, 2022 meeting minutes.

Background:
The September 13, 2022 meeting minutes are attached.

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 9-13-22

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	10/5/2022 - 12:43 PM

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, SEPTEMBER 13, 2022; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

Chairperson McGivern called the meeting to order.

Present: McGivern, Franken, Powers, Miranda, Sage, Higgins

Excused: Lesthaghe

Staff Present: Berkley, Werderitch, Pradhan

II. Secretary's Report

A. Consideration of the August 9, 2022 meeting minutes.

Motion by Franken, second by Sage to approve the August 9, 2022 meeting minutes.
Minutes were unanimously approved by voice vote (6-0).

III. Communications

The Commission welcomed Commissioner Higgins. The Commission also thanked Commissioner Sage for her service and wished her well on her future endeavors.

IV. Old Business

V. New Business

A. Case No: COA22-11: Window and door replacement 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]

Werderitch provided an overview of the proposed window and door replacements. The Commission approved the front façade windows at their October 10, 2017 meeting. The request is to install the same windows throughout the remainder of the home.

PJ Slobojan was in attendance to answer questions.

Staff made a recommendation to approve the Certificate of Appropriateness for the installation of new windows and doors at 623 West 6th Street in accordance with the submitted materials.

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

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

Motion by Higgins, second by Miranda, to approve staff recommendation for Case COA22-11. Motion to approve staff recommendation passed by a roll call vote (6-0).

- B. Case COA22-12: Request to replace the clock tower hands at 226 West 4th Street. City Hall is a locally designated historic landmark. City of Davenport, petitioner. [Ward 3]

Werderitch presented an overview of the City Hall restoration project, which is currently underway. During construction it was discovered that the wooden clock tower hands are severely deteriorated. BiState Masonry recommended the City replace the hands on all four faces of the clock due to the significant decay.

The City is proposing to replace the deteriorated wooden hands with metal hands powder coated in black. The original wooden hands on the clock tower will be used as a template for the metal hands. Visually, the replacement material will match the size, shape, and color of the original. However, metal is the preferred alternative given its durability. Given the substantial height of the clock tower, the difference in material will have minimal impact on the historic integrity of the structure.

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

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

Motion by Franken, second by Sage, to approve Case COA22-12 in accordance with the submitted materials and plans. Motion to approve as presented passed by a roll call vote (6-0).

- C. Case COA22-13: Request to install new signage on Building G located in the Iowa Soldiers' Orphans' Home Historic District. Tapestry Farms, petitioner. [Ward 5]

Werderitch gave a summary of the proposed sign package. Tapestry Farms will be renting Building G in the Iowa Soldiers' Orphans' Home Historic District. A projecting sign is proposed on the north elevation of Building G to help visitors identify the main entrance.

A representative of Tapestry Farms, Ann McGlynn, was present to answer questions.

Staff made a recommendation to approve the Certificate of Appropriateness for the installation of new signage on Building G in the Iowa Soldiers' Orphans' Home Historic District per Chapter 14.01.060 of the Zoning Ordinance.

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

1. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration.
2. The height of the proposed projecting sign is compatible with the designated property and the surrounding structures.
3. Site improvements should have as minimal of an impact as possible to the designated property's original layout and its visual character.

Motion by Powers, second by Miranda, to approve staff recommendation for Case COA22-13. Motion to approve staff recommendation passed by a roll call vote (6-0).

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

Motion by Powers, second by Higgins to adjourn the meeting. Motion passed by a voice vote (6-0). The meeting adjourned at 5:13 pm.

IX. Next Commission Meeting: October 11, 2022

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch 563.888.2221

Date
10/11/2022

Subject:

Case COA22-14: Request for exterior alteration at 613 West 6th Street. Isaac and Mary Farber House is located in the Local Historic Hamburg District. Lenny DeSantiago, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness for exterior alteration at 613 West 6th Street, subject to the following conditions:

1. Soffit and fascia boards shall be repaired rather than replaced where possible. Replacement boards shall be sized to match the existing soffit and fascia dimensions.
2. Remove damaged or deteriorated masonry paint only to the next sound layer using the gentlest method possible (e.g., handscraping) prior to repainting.
3. Apply compatible paint coating systems following proper surface preparation.
4. Repaint with colors that are historically appropriate to the building and district.

Per conversation with the petitioner, a separate Certificate of Appropriateness application shall be submitted for the reconstruction of the front porch and reviewed at a later meeting date.

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

- Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration.
- Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
- Activities that cause deterioration of a designated property and its architectural features shall be discouraged. In those cases where the damage would be irreversible, such as sand blasting and wet blasting fire-hardened bricks, the activities shall be prohibited. If cleaning is to be done, the gentlest means possible shall be encouraged.

Background:

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

Last month, it was discovered the property owner was conducting work on the soffit and fascia. The Building Department instructed the owner to temporarily patch any openings to prevent

animals from entering the home until a long term solution could be identified and approved by the Historic Preservation Commission.

The petitioner has returned with the following scope of work:

1. Replace rotted wood soffit and fascia with new treated wood.
2. Install new white aluminum gutters.
3. Paint the building exterior.

While the applicant identified the reconstruction of the front porch in the application, this component has been withdrawn. Instead, the applicant will return at a later meeting date with more detailed plans and information for rebuilding the porch.

The applicant has stated that soffit and fascia boards will be repaired where possible. If replacement is necessary, deteriorated boards will be replaced with a treated lumber. While not identified, the new boards should be sized to match the existing soffit and fascia dimensions.

The gutters on the structure have been removed due to the temporary patching of soffit and fascia. Based on photos from the 2015 survey, there were nonoriginal white aluminum gutters on the structure. The proposed replacement gutters will match the material and profile of the previous gutters.

Painting brick generally detracts from the historic character of a building. However, the Isaac and Mary Farber House has been painted several times in its history. Therefore, painting with a historically appropriate color will be more sympathetic to the structure and fitting with the character of the Hamburg Historic District.

Staff provided the applicant a technical preservation brief for rehabilitating historic masonry. The Secretary of the Interior's Standards for Rehabilitation recommend the following guidelines for painting masonry, which has previously been painted:

1. Inspecting painted masonry surfaces to determine whether repainting is necessary.
2. Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g. handscraping) prior to repainting.
3. Applying compatible paint coating systems following property surface preparation.
4. Repainting with colors that are historically appropriate to the building and district.

ATTACHMENTS:

Type	Description
□ Backup Material	Background Materials & Photos
□ Backup Material	Application
□ Backup Material	Suburban Construction Gutter Quote
□ Backup Material	Historic Property Inventory Sheet
□ Backup Material	Historic Preservation Ordinance-Review Standards
□ Backup Material	Secretary of the Interior's Standards for Rehabilitation-Masonry

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	10/7/2022 - 10:22 AM

613 W 6th Street

DAVENPORT
IOWA | USA



Isaac & Mary Farber House

DAVENPORT
IOWA | USA

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



Northeast Elevation



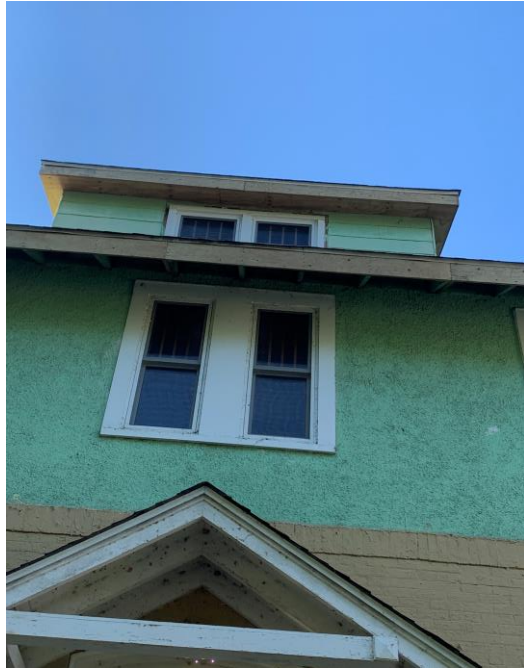
South Elevation



Photo from 1981/1982 Survey

Scope of Work

- Replaced rotted wood soffit and fascia with new treated wood.
- Install new white aluminum gutters.
- Paint building exterior.



DAVENPORT
IOWA | USA



1200 East 46th Street
Davenport, Iowa 52807
(563) 326-6198
planning@davenportiowa.com

Complete application can be emailed to planning@davenportiowa.com

Property Address* 613 W 6TH ST. DAVENPORT, IA

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

Applicant (Primary Contact)

Name: Lenny DeSantiago
Company: _____
Address: 613 W 6th St
City/State/Zip: Davenport IA 52807
Phone: 563 676-1396
Email: Lenny.Tuan.DeSantiago@yahoo.com

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

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

Zoning Board of Adjustment

Zoning Appeal ☐
Special Use ☐
Hardship Variance ☐

Engineer (if applicable)

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

Design Review Board

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

Architect (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness ☐
Local Landmark Nomination ☐
Demolition Request ☐

Attorney (if applicable)

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

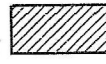
Administrative

Administrative Exception ☐
Health Services and Congregate Living Permit ☐

Historic Resource:

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

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

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

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

When is a certificate of appropriateness required?

Prior to the commencement of the work.

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

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

Submittal requirements

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

Submittal requirements for all types of requests:

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

Submittal requirements for specific types of requests:

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

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

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

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

Work Plan

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

1. Replacing rotted wood to fascia soffit
Repairing rotted wood to fascia soffit

I need to Replace ^{only} rotted wood on fascia and soffit to the building.
Existing material wood. New material treated wood.

2. I need to Replace brick steps in the front of building they are falling apart. (Replace them with Brick.). And concrete.

3. I need to paint building.
what type of paint do I use.

4. I need to install gutters to building what type?

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

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

Formal Procedure

(1) Application:

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

(2) Historic Preservation consideration of the request:

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

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

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

Applicant: Lenny DeSantiago Date: 9-8-22

Applicant: LENNIE DE SANTO Date: 1/15/98
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.

All parties agree to the following: on this 20th day of Sept 2022
Contract between Suburban Construction Inc & Lenny DeSantiago
Work to be performed at 613 W. 6th Street Davenport Ia 52802
Home # 563-676-1396 Work # _____ Cell # _____ D/B/A BDG Enterprises in the State of Illinois



Building Material Contract Work# _____

Cell # _____

EMAIL _____

WINDOWS & PATIO DOORS

- ☐ Disposal & haul away old window and or patio doors
- ☐ TOTAL of _____ units. Brand _____ Series _____
- _____ single hungs _____ single vent casements
- _____ double hungs _____ 4-lite casements
- _____ storms _____ 3-lite casements (1/3, 1/3, 1/3) (1/4, 1/2, 1/4)
- _____ awnings _____ 3-lite sliders (1/3, 1/3, 1/3) (1/4, 1/2, 1/4)
- _____ picture _____ 2-lite slider
- _____ hoppers _____ 2-lite casements
- _____ 2-lite Patio doors _____ 3-lite Patio doors
- _____ Bay-flankers to be _____ style ☐ Stain Color _____
- _____ Bow (3-lite, 4-lite, 5-lite) _____ Garden Window ☐ Laminate _____
- ☐ Interior color _____ Exterior color _____
- Interior color _____ Exterior color _____
- Interior color _____ Exterior color _____
- ☐ Dual pane Insulated Glass
- ☐ Freedom MAXX Low-E HP Argon ☐ Freedom MAXX 10 Krypton
- ☐ Grids between the glass _____
- ☐ V-Groove polished glass _____
- ☐ SunClean® Glass _____
- ☐ Tempered Glass _____
- ☐ Obscure glass _____ (Half or Full) circle one
- ☐ Lifetime enhanced screen package _____ (Half or Full) circle one
- ☐ Double locks standard on units greater than 25", if applicable
- ☐ Lock Hardware Color (Standard or Custom) circle one
- Custom Lock Color _____
- ☐ New Stops if needed (Pre-finish or Homeowner-finish) circle one
- ☐ New Casing to be installed, pull in flush with drywall
- (Pre-finish or Homeowner-finish) circle one
- ☐ Heavy-duty hardware & extra heavy-duty fin seal weather-stripping
- ☐ Insulated sashes, insulated mainframes, foam wrap if applicable
- ☐ Replacement Window or Patio Door Ventilator tabs, if applicable
- ☐ Repair sill(s) if rotten
- This will include all surface rotten wood, not structural, unless otherwise noted.
- ☐ Insulate in weight cavities, if applicable
- ☐ Insulate around perimeters of system
- ☐ Cap exterior trim with _____ aluminum & energy saving sealant
- ☐ Lifetime Manufacturers Transferable Product Warranty
- ☐ Lifetime Manufacturers Window Glass Breakage Warranty, if applicable
- ☐ Limited Warranty Rider for factory applied exterior colors, if applicable

Window Investment: \$

ENTRY & STORM DOORS

- ☐ Disposal & haul away of old door(s)
- ☐ _____ entry door(s) ☐ Fiberglass ☐ Steel
- ☐ Factory Pre-finish ☐ Stain ☐ Paint
- (Prefinished doors require periodic maintenance. You must maintain your door finish with touchup or topcoat)
- ☐ Inside Color _____ ☐ Outside Color _____
- ☐ Owner to finish entry door system (must be finished for manufacturer's warranty)
- ☐ Model # _____ Location _____
- ☐ Model # _____ Location _____
- ☐ Model # _____ Location _____
- ☐ Repair sill if rotten
- This will include all surface rotten wood, not structural, unless otherwise noted.
- ☐ New jambs included Hardware Style ☐ Standard Package
- ☐ New threshold included ☐ Plymouth Package
- ☐ New deadbolt included ☐ _____
- ☐ New lockset included Hinge & Hardware ☐ Bright Brass
- ☐ Peephole included ☐ Brushed Nickel
- ☐ Multiple Doors to be keyed alike
- ☐ New interior trim to be installed if applicable
- ☐ Cap exterior trim with _____ aluminum & energy saving sealant
- ☐ Manufacturers Product warranty included
- Replacement doors may not be equal to existing doors in regards to height, width or threshold size due to manufacturers size limitations. We cannot guarantee your existing interior/exterior casings can be reused on your installation. However, every endeavor will be made to reuse these materials
- ☐ _____ storm door(s) Storm door Color _____
- ☐ Model # _____ Location _____
- ☐ Model # _____ Location _____
- ☐ Model # _____ Location _____
- ☐ Cap exterior trim with _____ aluminum & energy saving sealant
- ☐ Manufacturers Product warranty included
- Existing storm doors may be unable to be reinstalled on new style replacement doors. Some storm doors require field modifications, which may affect manufacturers warranty

Door Investment: \$

SIDING, TRIM & GUTTER

- ☐ Work to be done on ☐ home and / or ☐ garage and / or ☐ other _____
- ☐ Disposal & haul away existing siding. (Other _____)
- ☐ Leave existing siding on
- ☐ Build out casing to prep for siding as needed
- ☐ Repair rotten wood areas as needed
- This will include all surface rotten wood, not structural, unless otherwise noted.
- ☐ _____ permeable-breathable foam energy insulation sheeting
- Brand siding _____
- ☐ Premium Vinyl ☐ Steel ☐ Aluminum
- ☐ Color to be _____
- ☐ Style to be _____
- ☐ Insulated heavy-duty corner posts - color _____
- ☐ All factory approved starting strips, j-channel, corner posts, finish trim, nails and accessories to be used.
- ☐ Cover window and/or door casings with _____
- aluminum coil stock & energy saving sealant
- ☐ All factory approved new _____ Soffit & Fascia system
- ☐ Some factory approved soffit panels to be vented, if applicable
- ☐ Soffit System Color to be _____
- ☐ Fascia System Color to be _____
- ☐ Tear and haul away old gutter and downspout system
- ☒ New Seamless Aluminum Gutter System Sized to be 6 inch gutters
- ☒ New Aluminum Downspout System Sized to be 4 inch downspouts
- ☒ Gutter System Color white Downspout System Color white
- ☐ Heavy Duty Shutters _____ pair _____ Color _____
- ☐ Style to be Louver ☐ Style to be Raised Panel
- ☒ Lifetime Manufacturers Transferable Product Warranty, if applicable
- ☒ Lifetime Manufacturers Fade Protection Warranty, if applicable
- ☐ Lifetime Manufacturers Hail Warranty, if applicable

Siding, Trim & Gutter Investment: \$

Gutter Cap®

- ☐ New Gutter Cap® system in the color of _____
- ☐ Ice Forward Design Gutter Cap to be on: _____
- ☐ Home and / or ☐ Garage and / or ☐ other _____

- ☐ Clean out all gutter debris from gutter system
- ☐ Disposal & haul away all gutter debris from gutter system
- ☐ Reuse existing gutters - then install Gutter Cap® System
- ☐ Lifetime Manufacturers Product Warranty - Gutter Cap®
- ☐ Lifetime Gutter Cap® Clog Free Guarantee
- Should your Gutter Cap® be removed and reinstalled for a roof installation or any other reason, make sure it is removed and reinstalled by Suburban Construction INC. Otherwise all warranties are null and void

Gutter Cap® Investment: \$

Other Work to be performed:

Tie in to drain tile as needed

Miscellaneous:

- Referred By: _____
- ☒ Family Business - BBB Certified - NARI Member - TOP 500 Company
- ☒ Keep area clean
- ☒ Senior discount is included, if applicable
- ☒ Permit for project is included, if applicable or required
- ☒ All Applicable Taxes is included, if applicable or required
- ☒ EXCLUSIVE LIFETIME WORKMANSHIP WARRANTY!!!

Total Cash Contract

\$ 3708⁰⁰

All Discounts and Coupons Applied

Do your research on www.suburbanconstruction.com
Visit Our Huge Showroom and See the Product for yourself!

Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 82-00552 ☐ New ☒ Supplemental

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

☐ Non-extant Year: _____

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

• Property Name

A) Historic name: Isaac and Mary Farber House

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

• Location

A) Street address: 613 W 6th St

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

C) Legal description:

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

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

• Classification

A) Property category: *Check only one*

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

B) Number of resources (within property):

If eligible property, enter number of:

1 Contributing — Noncontributing

— Buildings —

— Sites —

— Structures —

1 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 6th St City: Davenport County: Scott District Number: 82-00027

• **Statement of Significance**

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

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

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

☐ Yes ☒ No ☐ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☒ Yes ☐ No ☐ More research recommended

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

☐ Yes ☐ No ☐ More research recommended

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

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

☐ 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. 4th Street

Telephone: 563-888-2022

City or Town: Davenport

State: Iowa

Zip code: 52801

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

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

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

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

3. Photo key showing each photo number on a map and/or floor plan, using arrows next 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 th 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	Isaac and Mary Farber House 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

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

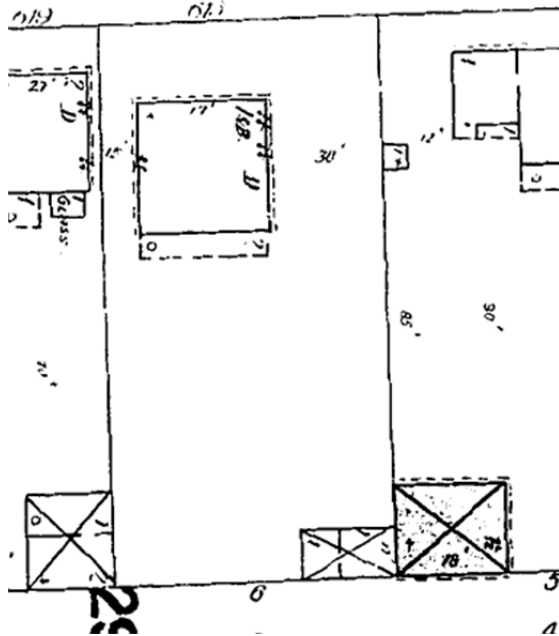
County

613 W 6th St

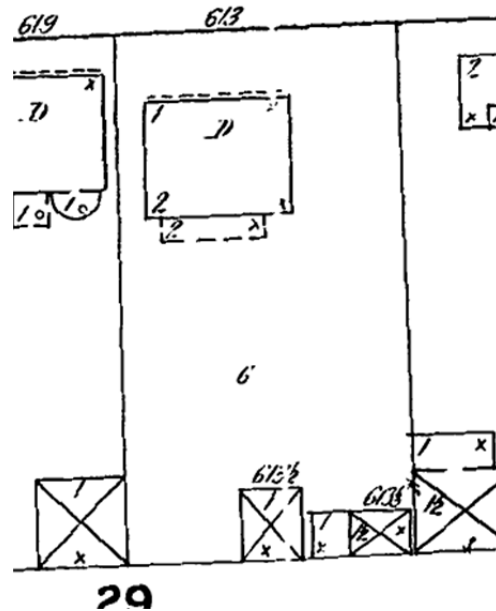
Address

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

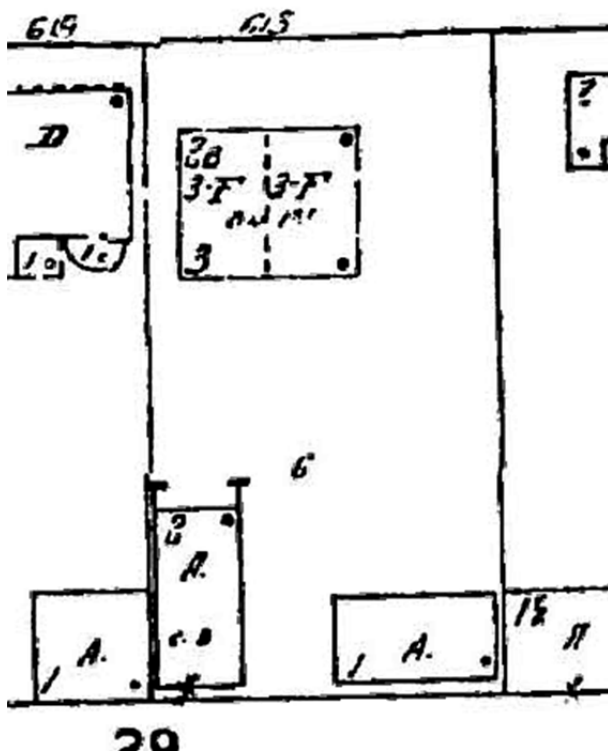
613 W 6th St

Davenport

Address

City

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



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

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

Bibliography

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

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

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

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

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

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

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

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

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

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

Iowa Site Inventory Form

State Historic Preservation Office
Continuation Sheet

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

Page 6

Isaac and Mary Farber House
Name of Property

Scott
County

613 W 6th 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 8

Isaac and Mary Farber House
Name of Property

613 W 6th 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 6th 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 6th 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 6th 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 6th 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 6th St

Address

Davenport

City



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

Historic Preservation Ordinance

Section 14.01.060 Certificate of Appropriateness Review Process

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

1. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration; and
2. The removal, alteration or concealing of distinguishing exterior architectural features and historic material of a designated property should be avoided when possible; and
3. All designated property shall be recognized as a product and physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural architectural features shall be discouraged; and
4. Most properties change over time, and those changes that have acquired architectural and/or historical significance in their own right shall be recognized, respected and retained; and
5. Distinctive architectural features, construction techniques and/or examples of craftsmanship that characterize a designated property shall be treated with due consideration; and
6. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence; and
7. Activities that cause deterioration of a designated property and its architectural features shall be discouraged. In those cases where the damage would be irreversible, such as sand-blasting and wet blasting fire-hardened bricks, the activities shall be prohibited. If cleaning is to be done, the gentlest means possible shall be encouraged; and
8. Known significant archeological resources possibly affected by a proposed activity shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken; and
9. New additions and related new construction shall not be discouraged when such improvements do not destroy historic material and such design is compatible with the size, massing, scale, color, materials and character of the property, neighborhood and district, if applicable.

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

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

Technical Preservation Services

Brick, Stone, Terra Cotta, Concrete, Adobe, Stucco and Mortar

Building Exterior **Masonry**

Identify | Protect | Repair | Replace | Missing Feature | Alterations/Additions

< HOME >

Standards
GuidelinesMasonry
Wood
Metals
Roofs
Windows
Entrances/Porches
StorefrontsStructural Systems
Spaces/Features/Finishes
Mechanical SystemsSite
SettingEnergy
New Additions
Accessibility
Health/Safety

The longevity and appearance of a masonry wall is dependent upon the size of the individual units and the mortar.

Stone is one of the more lasting of masonry building materials and has been used throughout the history of American building construction. The kinds of stone most commonly encountered on historic buildings in the U.S. include various types of sandstone, limestone, marble, granite, slate and fieldstone. **Brick** varied considerably in size and quality. Before 1870, brick clays were pressed into molds and were often unevenly fired. The quality of brick depended on the type of clay available and the brick-making techniques; by the 1870s--with the perfection of an extrusion process--bricks became more uniform and durable. **Terra cotta** is also a kiln-dried clay product popular from the late 19th century until the 1930s. The development of the steel-frame office buildings in the early 20th century contributed to the widespread use of architectural terra cotta. **Adobe**, which consists of sun-dried earthen bricks, was one of the earliest permanent building materials used in the U.S., primarily in the Southwest where it is still popular.



1880s brick building with terra-cotta trim.

Mortar is used to bond together masonry units. Historic mortar was generally quite soft, consisting primarily of lime and sand with other additives. After 1880, portland cement was usually added resulting in a more rigid and non-absorbing mortar. Like historic mortar, early **stucco** coatings were also heavily lime-based, increasing in hardness with the addition of portland cement in the late 19th century. **Concrete** has a long history, being variously made of tabby, volcanic ash and, later, of natural hydraulic cements, before the introduction of portland cement in the 1870s. Since then, concrete has also been used in its precast form.

While masonry is among the most durable of historic building materials, it is also very susceptible to damage by improper maintenance or repair techniques and harsh or abrasive cleaning methods.

Masonry

....Identify, retain, and preserve



recommended.....



Materials and craftsmanship illustrated in stone wall.

Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and details such as tooling and bonding patterns, coatings, and color.

not recommended.....

Removing or radically changing masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Replacing or rebuilding a major portion of exterior masonry walls that could be repaired so that, as a result, the building is no longer historic and is essentially new construction.

Applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance.

Removing paint from historically painted masonry.

Radically changing the type of paint or coating or its color.

Masonry**....Protect and Maintain****recommended.....**

Chemical cleaning to remove dirt from granite.

Protecting and maintaining masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.

Cleaning masonry only when necessary to halt deterioration or remove heavy soiling.

Carrying out masonry surface cleaning tests after it has been determined that such cleaning is appropriate. Tests should be observed over a sufficient period of time so that both the immediate and the long range effects are known to enable selection of the gentlest method possible.

Cleaning masonry surfaces with the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes.

Inspecting painted masonry surfaces to determine whether repainting is necessary.

Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., handscraping) prior to repainting.

Applying compatible paint coating systems following proper surface preparation.

Repainting with colors that are historically appropriate to the building and district.



Evaluating the overall condition of the masonry to determine whether more than protection and maintenance are required, that is, if repairs to the masonry features will be necessary.

Removing felt-tipped marker graffiti with poultice.

not recommended.....

Failing to evaluate and treat the various causes of mortar joint deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action, or extreme weather exposure.

Cleaning masonry surfaces when they are not heavily soiled to create a new appearance, thus needlessly introducing chemicals or moisture into historic materials.

Cleaning masonry surfaces without testing or without sufficient time for the testing results to be of value.



Historic brick damaged by sandblasting.

Sandblasting brick or stone surfaces using dry or wet grit or other abrasives. These methods of cleaning permanently erode the surface of the material and accelerate deterioration.

Using a cleaning method that involves water or liquid chemical solutions when there is any possibility of freezing temperatures.

Cleaning with chemical products that will damage masonry, such as using acid on limestone or marble, or leaving chemicals on masonry surfaces.

Applying high pressure water cleaning methods that will damage historic masonry and the mortar joints.

Applying high pressure water cleaning methods that will damage historic masonry and the mortar joints.

Removing paint that is firmly adhering to, and thus protecting, masonry surfaces.

Using methods of removing paint which are destructive to masonry, such as sandblasting, application of caustic solutions, or high pressure waterblasting.

Failing to follow manufacturers' product and application instructions when repainting masonry.

Using new paint colors that are inappropriate to the historic building and district.

Failing to undertake adequate measures to assure the protection of masonry features.

Masonry

....Repair



recommended.....

Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls, or damaged plasterwork.

Removing deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry.

Duplicating old mortar in strength, composition, color, and texture.

Duplicating old mortar joints in width and in joint profile.

Repairing stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.

Using mud plaster as a surface coating over unfired, unstabilized adobe because the mud plaster will bond to the adobe.

Cutting damaged concrete back to remove the source of deterioration (often corrosion on metal reinforcement bars). The new patch must be applied carefully so it will bond satisfactorily with, and match, the historic concrete.



Preparation for stucco repair.



Replacement stones tooled to match original.

Repairing masonry features by patching, piecing-in, or consolidating the masonry using recognized preservation methods. Repair may also include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes such as terra-cotta brackets or stone balusters.

Applying new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.

not recommended.....

Removing nondeteriorated mortar from sound joints, then repointing the entire building to achieve a uniform appearance.

Using electric saws and hammers rather than hand tools to remove deteriorated mortar from joints prior to repointing.

Repointing with mortar of high portland cement content (unless it is the content of the historic mortar). This can often create a bond that is stronger than the historic material and can cause damage as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

Repointing with a synthetic caulking compound.

Using a "scrub" coating technique to repoint instead of traditional repointing methods.

Changing the width or joint profile when repointing.



Loss of the historic character due to insensitive repointing.

Removing sound stucco; or repairing with new stucco that is stronger than the historic material or does not convey the same visual appearance.

Applying cement stucco to unfired, unstabilized adobe. Because the cement stucco will not bond properly, moisture can become entrapped between materials, resulting in accelerated deterioration of the adobe.

Patching concrete without removing the source of deterioration.

Replacing an entire masonry feature such as a cornice or balustrade when repair of the masonry and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the masonry feature or that is

physically or chemically incompatible.

Applying waterproof, water repellent, or non-historic coatings such as stucco to masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive, and may change the appearance of historic masonry as well as accelerate its deterioration.

Masonry

....Replace



recommended.....

Replacing in kind an entire masonry feature that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as a model to reproduce the feature. Examples can include large sections of a wall, a cornice, balustrade, column, or stairway. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

not recommended.....

Removing a masonry feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Design for Missing Historic Features

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

recommended.....

Designing and installing a new masonry feature such as steps or a door pediment when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation;

or be a new design that is compatible with the size, scale, material, and color of the historic building.

not recommended.....

Creating a false historical appearance because the replaced masonry feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new masonry feature that is incompatible in size, scale, material and color.



[Home](#) | [Next](#) | [Previous](#)

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch 563.888.2221

Date
10/11/2022

Subject:

Case COA22-15: Request for the installation of a new roof at 615 Marquette Street. The St. Joseph's Rectory is a locally listed historic landmark. Ameripro Roofing, petitioner, on behalf of The 180 Zone Inc. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness to install a new roof at 615 Marquette Street in accordance with the submitted material.

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

- Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration.
- Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

Background:

The St. Joseph's Rectory is a locally listed historic landmark and considered a contributing structure to the overall character of the campus. Initially constructed as a church in 1855, the building was converted to its current use as a rectory in 1913. The architecture, which was inspired by a Samuel Charles Mazzuchelli design, has been significantly modified over the years. The following exterior alterations have compromised the original design:

- Gable roof changed to a hip roof with dormers
- Rough-cut stone covered with stucco
- Front porch addition
- Arched windows changed to rectangular in shape
- Addition of an oriel to the south/first floor

The applicant is proposing to install a new asphalt shingle roof on the rectory building. The roofing product is GAF Timberline HDZ in a hickory color. In addition, the applicant is requesting permission to replace any existing flashing and vents with new royal brown flashing to match the color of the new shingle roof.

The historic property inventory sheet does not identify the original material of the roof. However, the original gable roof was removed for the installation of a hipped roof with dormers. The current roof material is asphalt shingle. The proposed project will not detract from the historic character of the St. Joseph's Parish campus.

ATTACHMENTS:

Type

Description

- ▣ Backup Material
- ▣ Backup Material
- ▣ Backup Material
- ▣ Backup Material
- ▣ Backup Material
- ▣ Backup Material

Background Materials & Photos
 Application
 Roof Condition
 Product Detail
 Historic Property Inventory Sheet
 Historic Preservation Ordinance-Review
 Standards

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	10/6/2022 - 11:55 AM

St. Joseph's Rectory

615 Marquette Street

DAVENPORT
IOWA | USA



St. Joseph's Rectory

DAVENPORT
IOWA | USA

- Originally built for use as a church in 1855.
- Converted to a rectory in 1913.
- Exterior Alterations:
 - Gable roof changed to a hip roof with dormers
 - Rough-cut stone covered with stucco
 - Front porch addition
 - Arched windows changed to rectangular in shape
 - Addition of an oriel to the south/first floor



Scope of Work

- **Existing Roof:** Grey Asphalt Shingle
- **Proposed Roof:** Brown Architectural Shingle
- Replace rooftop vents and flashing with new royal brown materials to match existing fascia and replacement roof color.

DAVENPORT
IOWA | USA



Existing color scheme and bare metal flashings



Existing roof covering - Grey 3 tab shingle



Proposed replacement - GAF Timberline HDZ
Architectural shingle color Hickory



Complete application can be emailed to planning@davenportiowa.com

Property Address*

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

Applicant (Primary Contact)

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

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

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

Zoning Board of Adjustment

Zoning Appeal ☐
Special Use ☐
Hardship Variance ☐

Design Review Board

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

Engineer (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness ☐
Local Landmark Nomination ☐
Demolition Request ☐

Architect (if applicable)

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

Administrative

Administrative Exception ☐
Health Services and Congregate Living Permit ☐

Attorney (if applicable)

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

Historic Resource:

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

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

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

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

When is a certificate of appropriateness required?

Prior to the commencement of the work.

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

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

Submittal requirements

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

Submittal requirements for all types of requests:

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

Submittal requirements for specific types of requests:

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

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

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

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

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

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

Formal Procedure

(1) Application:

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

(2) Historic Preservation consideration of the request:

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

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

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

Applicant: Date:

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

Received by: Date:

Planning staff

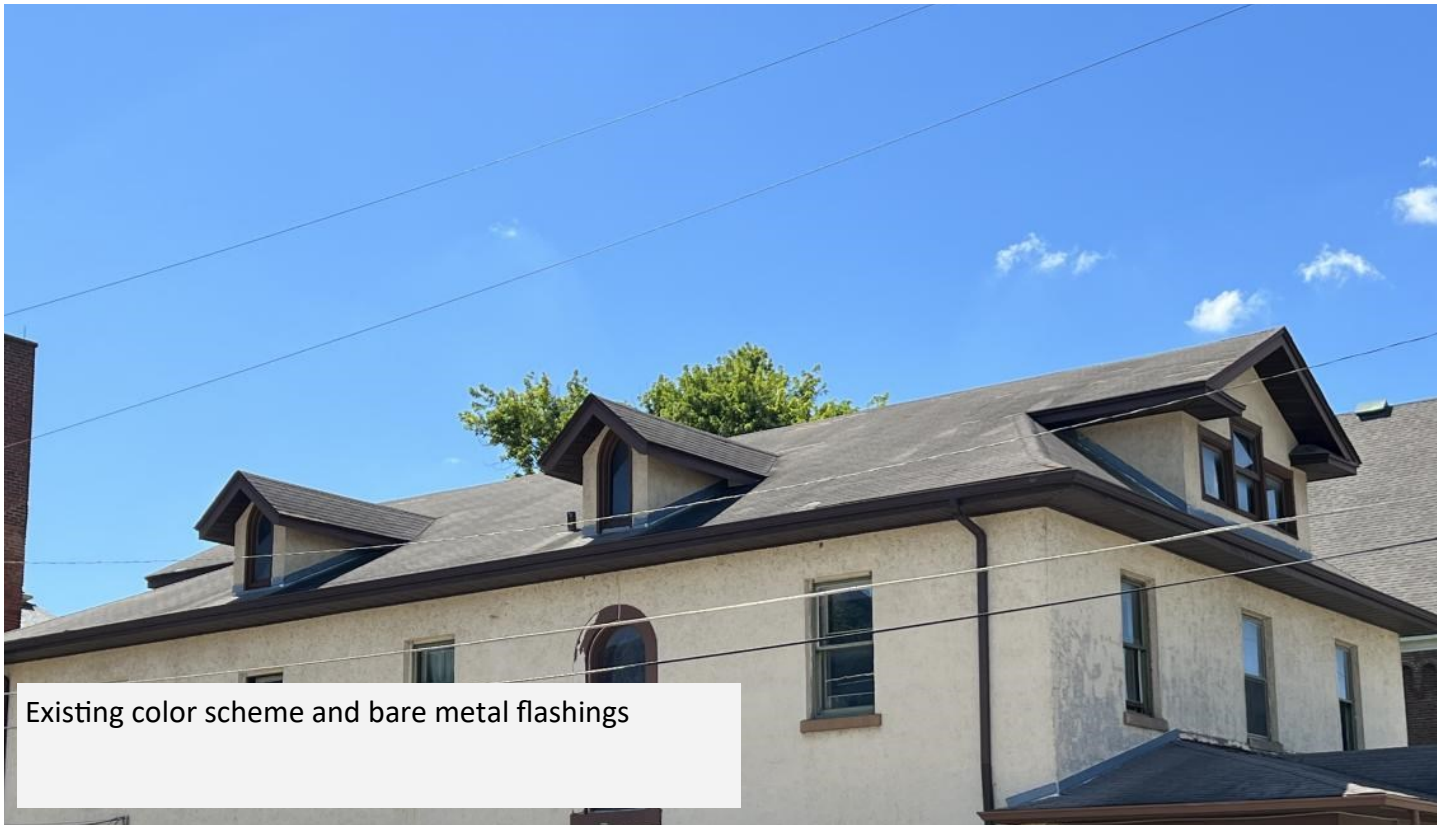
Date of the Public Meeting:

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

Work Plan

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

Add additional pages in needed.



Existing color scheme and bare metal flashings



in blue to enter Street View.

615 N Marquette St

Existing roof covering - Grey 3 tab shingle



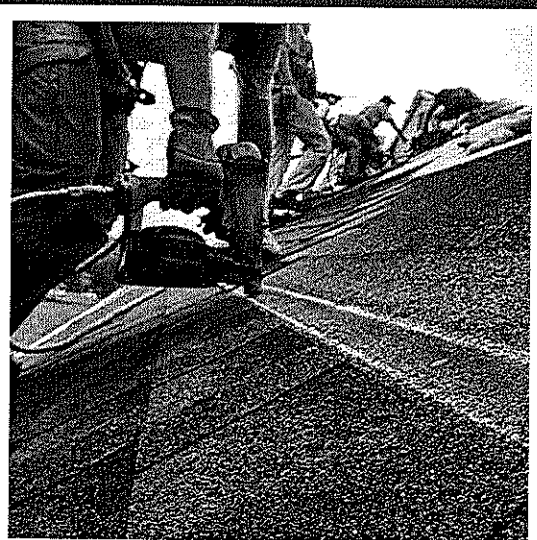
Proposed replacement - GAF Timberline HDZ

Architectural shingle color Hickory



America's #1-selling shingle just got better — again

Now featuring a 25-Year Limited Warranty against
blue-green algae discoloration*

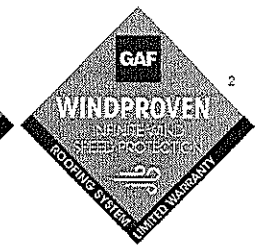


Now with GAF Time-Release Algae-Fighting
Technology and LayerLock™ Technology,
Timberline HDZ® offers everything
you can expect from an architectural
shingle roof, and more.

* See reverse for details

We protect what matters most™



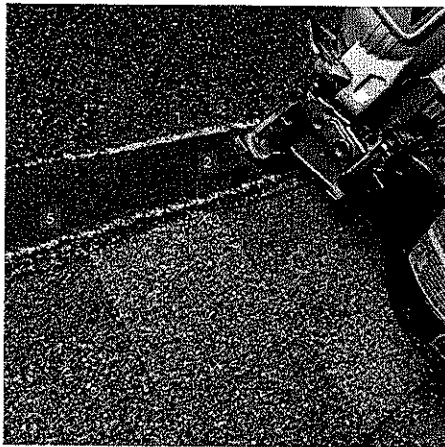


Timberline HDZ® Shingles

Benefits:

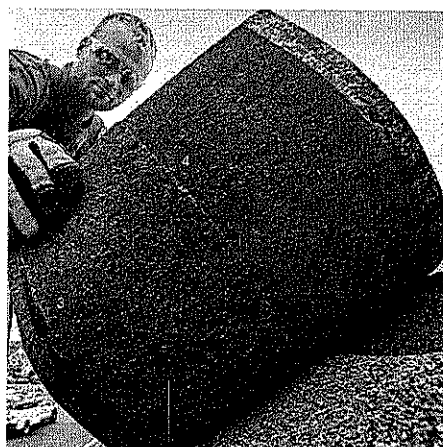
- **LayerLock™ Technology** mechanically fuses the common bond between overlapping shingle layers.
- The added strength at the common bond powers the **StrikeZone™** — The industry's widest nailing area.
- **Up to 99.9% nailing accuracy** — The StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test.³
- **Up to 30% faster nail fastening** thanks to the industry's largest nail zone.³
- **Dura Grip™** sealant pairs with the smooth microgranule surface of the StrikeZone™ nailing area for fast tack. Then, an asphalt-to asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- **WindProven™ Limited Wind Warranty²** — When installed with the required combination of GAF Accessories, Timberline HDZ® Shingles are eligible for an industry first: a wind warranty with no maximum wind speed limitation.
- **25-year StainGuard Plus™ Algae Protection Limited Warranty** against blue-green algae discoloration.¹ Proprietary GAF Time-Release Algae-Fighting Technology helps protect shingles from unsightly stains.

Installation:



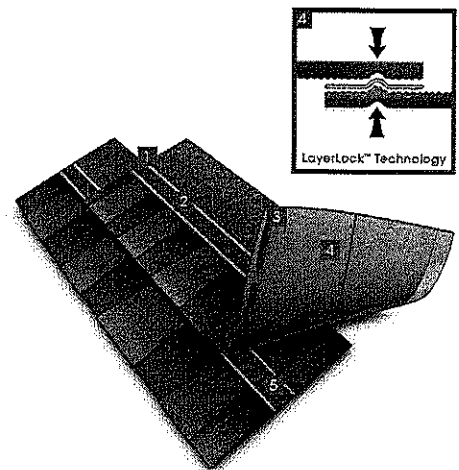
The StrikeZone™ Nailing Area

The industry's largest nailing area for up to 99.9% nail placement accuracy.²



LayerLock™ Technology

Proprietary technology mechanically fuses the common bond between overlapping shingle layers.



1. Alignment guide
2. StrikeZone™ Nailing Area
3. Dura Grip™ Adhesive
4. LayerLock™ Technology
5. Smooth microgranule surface



Visit gaf.com/TimberlineHDZ

¹ 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions.

² 15-year WindProven™ limited wind warranty on Timberline HDZ® Shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit gaf.com/VLRS for qualifying GAF products.

³ Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HDZ® Shingles to Timberline HDZ® Shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

We protect what matters most™





Golden Pledge® Limited Warranty



The Legal Stuff

What Is Covered/Excluded. This *Golden Pledge® Limited Warranty* covers certain GAF roofing products installed on your roof (the "GAF Products") including GAF Asphaltic Shingles, GAF Ridge Cap Shingles, GAF Starter Strip Shingles, GAF Leak Barrier Products, GAF Roof Deck Protection Products, GAF Cobra® Attic Ventilation Products, and GAF-labeled Ultimate Pipe Flashing® with EasySleeve® (manufactured by Lifetime Tool® & Building Products LLC) in the unlikely event that they contain a manufacturing defect. Misapplication of your GAF Products and flashings of valleys, dormers, chimneys, and plumbing vents (the "Covered Flashings") is also covered. Note: This limited warranty does not cover low-slope membranes, Master Flow® Ventilation Products, or GAF ThermoCal® Ventilated Nail Base Roof Insulation. Please go to gaf.com for a copy of the limited warranties covering these products.

How Long Your Warranty Lasts

GAF Shingles	Manufacturing Defect Coverage		Wind Warranty Coverage		Algae Warranty Coverage		Misapplication Coverage*****
	Limited Warranty Term	Smart Choice® Protection Period**	Limited Warranty Term	Wind Speed Coverage (mph / km/h)	Limited Warranty Term	Smart Choice® Protection Period**	
Designer Lifetime® Shingles	Lifetime†	50 Years	15 Years	With Special Installation***: 130/209 Without Special Installation***: 110/175	StainGuard Plus™: 25 Years	StainGuard Plus™: 15* / 10 Years	30 Years
Timberline® UHD Shingles							
LayerLock™-labeled Timberline® Shingles	Lifetime†	50 Years	15 Years	WindProven™ Limited Wind Warranty****: No maximum wind speed. For all other installations: With Special Installation***: 130/209 Without Special Installation***: 110/175	StainGuard Plus™: 25 Years	StainGuard Plus™: 15* / 10 Years	25 Years
All Other Timberline® Lifetime® Shingles	Lifetime†	50 Years	15 Years	With Special Installation***: 130/209 Without Special Installation***: 110/175	StainGuard Plus™: 25 Years	StainGuard Plus™: 15* / 10 Years	25 Years
Marquis WeatherMax®	30 Years	20 Years	15 Years	80/130	No coverage	No coverage	20 Years
Royal Sovereign®	25 Years	20 Years	15 Years	60/96	StainGuard™: 10 Years	StainGuard™: 1 Year	20 Years
GAF Ridge Cap Shingles	Manufacturing Defect Coverage		Wind Warranty Coverage		Algae Warranty Coverage		Misapplication Coverage*****
	Limited Warranty Term	Smart Choice® Protection Period**	Limited Warranty Term	Wind Speed Coverage (mph / km/h)	Limited Warranty Term	Smart Choice® Protection Period**	
TimberTex®, Ridglass®, and TimberCrest®	Limited Warranty Term and Smart Choice® Protection Period** lasts as long as the warranty for manufacturing defects for the type of shingle installed in the field of the roof.		15 Years	With Special Installation***: 130/209 Without Special Installation***: 110/175	StainGuard Plus™: 25 Years	StainGuard Plus™: 15* / 10 Years	Misapplication Coverage Term for GAF Ridge Cap Shingles lasts as long as the Misapplication Coverage Term for the type of shingle installed in the field of the roof.
Seal-A-Ridge®, Seal-A-Ridge® AS	Limited Warranty Term and Smart Choice® Protection Period** lasts as long as the warranty for manufacturing defects for the type of shingle installed in the field of the roof.		15 Years	90/144	StainGuard Plus™: 25 Years	StainGuard Plus™: 15* / 10 Years	Misapplication Coverage Term for GAF Ridge Cap Shingles lasts as long as the Misapplication Coverage Term for the type of shingle installed in the field of the roof.
Z® Ridge	Limited Warranty Term and Smart Choice® Protection Period** lasts as long as the warranty for manufacturing defects for the type of shingle installed in the field of the roof.		15 Years	With Special Installation***: 90/144 Without Special Installation***: 70/112	StainGuard Plus™: 25 Years	StainGuard Plus™: 15* / 10 Years	Misapplication Coverage Term for GAF Ridge Cap Shingles lasts as long as the Misapplication Coverage Term for the type of shingle installed in the field of the roof.
GAF Starter Strip Shingles	Manufacturing Defect Coverage		Wind Warranty Coverage		Algae Warranty Coverage		Misapplication Coverage*****
	Limited Warranty Term	Smart Choice® Protection Period**	Limited Warranty Term	Wind Speed Coverage (mph / km/h)	Limited Warranty Term	Smart Choice® Protection Period**	
StarterMatch®	Limited Warranty Term and Smart Choice® Protection Period** lasts as long as the warranty for manufacturing defects for the type of shingle installed in the field of the roof.		No coverage		StainGuard Plus™: 25 Years	StainGuard Plus™: 15* / 10 Years	Misapplication Coverage Term for GAF Starter Strip Shingles lasts as long as the Misapplication Coverage Term for the type of shingle installed in the field of the roof.
All Other GAF Starter Strip Shingles	Limited Warranty Term and Smart Choice® Protection Period** lasts as long as the warranty for manufacturing defects for the type of shingle installed in the field of the roof.		No coverage		No coverage	No coverage	Misapplication Coverage Term for GAF Starter Strip Shingles lasts as long as the Misapplication Coverage Term for the type of shingle installed in the field of the roof.
Other GAF Accessories	Manufacturing Defect Coverage		Wind Warranty Coverage		Algae Warranty Coverage		Misapplication Coverage*****
	Limited Warranty Term	Smart Choice® Protection Period**	Limited Warranty Term	Wind Speed Coverage (mph / km/h)	Limited Warranty Term	Smart Choice® Protection Period**	
GAF Leak Barrier Products GAF Roof Deck Protection Products GAF Cobra® Attic Ventilation Products	Limited Warranty Term and Smart Choice® Protection Period** lasts as long as the warranty for manufacturing defects for the type of shingle installed in the field of the roof.		No coverage		No coverage		Misapplication Coverage Term for GAF Accessories lasts as long as the Misapplication Coverage Term for the type of shingle installed in the field of the roof.

† **Definition of Lifetime:** The word "Lifetime" means as long as you, the original owner(s) (or the second owner(s) if coverage was properly transferred within the first 20 years), own the property where the shingles and/or accessories are installed. The Lifetime warranty term and 50-year non-prorated period are applicable only to shingles and accessories installed on a single-family detached residence owned by individuals. For any other type of owner or building, such as a corporation, governmental entity, religious entity, condominium or homeowner association, school, apartment building, office building, or multi-use structure, the length of the warranty is 40 years and the non-prorated period is 20 years.

* **15-year Smart Choice® Protection Period** for the StainGuard Plus™ Algae Protection Limited Warranty applies only if you install both StainGuard Plus™-labeled shingles and ridge cap shingles. For all other installations, the Smart Choice® Protection Period is 10 years.

** **Smart Choice® Protection Period:** refers to the crucial period of time following installation of the GAF Products during which the coverage provided for in this limited warranty is non-prorated. After the Smart Choice® Protection Period specified above, the remedy provided for in this warranty may be different than that provided for during the Smart Choice® Protection Period, and any remedy will be reduced to reflect the use you have received from your GAF Products. The amount of use will be calculated by dividing the number of months which have elapsed since installation to the date of claim by the number of months in the warranty term. For a Lifetime® warranty, GAF's contribution in years S1 and beyond is 20%. After the non-prorated period, GAF's maximum liability for any roof shall NOT exceed five times the reasonable cost of replacement GAF Products before any reduction for use.

*** **Special Installation:** Your GAF LayerLock™-labeled shingles will be covered up to the maximum wind speed above ONLY if installed using 4 nails per shingle and you have GAF Starter Strip Products installed at the eaves and rakes. Your GAF Ridge Cap Shingles will be covered up to the maximum wind speed above ONLY if your ridge cap shingles are installed in strict accordance with the "Maximum Wind Speed Coverage Under Limited Warranty" section of the applicable ridge cap shingle application instructions.

**** **WindProven™ Limited Wind Warranty:** requires installation of LayerLock™-labeled shingles using 4 nails per shingle, and at least four (4) qualifying accessories.

***** **Misapplication Coverage:** Misapplication Coverage Terms listed above pertain to GAF Shingles and Accessories installed on single-family detached residences owned by individual(s). For other types of owners or buildings, coverage lasts for 20 years.

continued on next page



Golden Pledge® Limited Warranty



continued from previous page

Who Is Covered by This Limited Warranty: Transferability

You are covered by this limited warranty if you live in the United States or Canada and are the original property owner (i.e., not a builder or installer) or the first subsequent owner if this warranty was properly transferred.

This limited warranty may be transferred **only once**. The second owner must notify GAF in writing within **one year** after the property transfer for warranty coverage to be transferred. (Other than this one transfer, this warranty may **not** be transferred or assigned, directly or indirectly.) If the transfer takes place within the first 20 years after installation, the second owner is entitled to the same coverage as the original owner. If the transfer takes place afterwards, the length of this warranty shall be reduced to the two-year period after ownership changes. During this two-year period, GAF's reimbursement to the second owner will be based only on the reasonable cost of replacement GAF Products, reduced by the amount of use that has been received from the GAF Products from date of installation through the date of claim.

Manufacturing Defects: What Is Covered/Sole and Exclusive Remedy

GAF Warranty Company, LLC, a subsidiary of GAF, warrants that your GAF Products will remain free from manufacturing defects that adversely affect their performance during the applicable warranty term listed above. **Note:** Wind Warranty and Algae Warranty are covered separately below.

(1) During the Smart Choice® Protection Period: GAF will pay you the full reasonable cost of labor to repair or re-cover any defective GAF Product(s) (excluding non-GAF accessories, metal work, or flashings other than Covered Flashings), and will provide replacement GAF Products or the reasonable cost of obtaining replacement GAF Products, at GAF's option. The costs of labor to tear off some or all of your GAF Products and disposal are included if necessary to repair your roof.

(2) After the Smart Choice® Protection Period: The repair or re-cover cost, replacement GAF Products, or reimbursement provided to you will be reduced to reflect the use you have received from your GAF Products. The amount of use will be calculated by dividing the number of months which have elapsed since installation to the date of claim by the number of months in the warranty term. For a Lifetime® warranty, GAF's contribution in years 51 and beyond will be 20%. After the non-prorated period, GAF's maximum liability for any roof shall **NOT** exceed three times the reasonable cost of replacement GAF Products before any reduction for use.

WindProven™ Limited Wind Warranty: What Is Covered/Sole and Exclusive Remedy

This limited warranty is **specifically conditioned** on your meeting all eligibility requirements, including installation of **LayerLock™**-labeled shingles, GAF Ridge Cap Shingles, GAF Starter Strip Shingles, and a GAF Roof Deck Protection Product, plus your choice of either a GAF Leak Barrier Product or GAF Attic Ventilation Product, and your **LayerLock™**-labeled shingles being fastened and installed **strictly** in accordance with GAF's application instructions. For installations which do not meet these eligibility requirements, see **Wind Warranty** section below. The limited warranty applies only to your **LayerLock™**-labeled shingles and does not apply to any GAF Accessory Products. GAF warrants to you that your **LayerLock™**-labeled shingles will not fail to seal, blow off, or sustain damage from winds (including gusts) after they should have sealed but did not due to a manufacturing defect. If your **LayerLock™**-labeled shingles do fail to seal, blow off, or suffer wind damage, GAF will reimburse you for the reasonable costs of replacing the blown-off or damaged shingles and hand-sealing any unsealed shingles. Costs related to underlayment, metal work, and flashings are not included. GAF's **maximum** liability under this paragraph is to reimburse you for the cost of hand-sealing all of the **LayerLock™**-labeled shingles on your roof.

Wind Warranty: What Is Covered/Sole and Exclusive Remedy

GAF warrants to you that your GAF shingles and ridge cap shingles will not fail to seal, blow off, or sustain damage from winds (including gusts) up to the applicable wind speed listed above after they should have sealed but did not due to a manufacturing defect or their misapplication. If your shingles or ridge cap shingles do fail to seal, blow off, or suffer wind damage, GAF will reimburse you for the reasonable costs of replacing the blown-off shingles or damaged shingles or ridge cap shingles and hand-sealing any unsealed shingles or ridge cap shingles. Costs related to metal work and flashings (other than Covered Flashings) are not included. GAF's **maximum** liability under this paragraph is to reimburse you for the cost of hand-sealing all of the shingles and ridge cap shingles on your roof.

Algae Warranty: What Is Covered/Sole and Exclusive Remedy

This limited warranty applies only to shingles, ridge cap shingles, and starter strip shingles sold in packages bearing the **StainGuard Plus™** or **StainGuard™** logos. GAF warrants to you that blue-green algae (also known as cyanobacteria) will not cause a pronounced discoloration of your **StainGuard Plus™** or **StainGuard™**-labeled shingles, ridge cap shingles, or starter strip shingles for the warranty term listed above. If your **StainGuard Plus™**-labeled or **StainGuard™**-labeled shingles, ridge cap shingles, or starter strip shingles exhibit a pronounced discoloration caused by blue-green algae during the Smart Choice® Protection Period listed above, GAF's contribution will be either the reasonable cost of commercially cleaning your shingles, ridge cap shingles, or starter strip shingles or, at GAF's sole option, replacing discolored shingles, ridge cap shingles, or starter strip shingles. The **maximum** cost to GAF shall be lesser of the original cost of the affected shingles, ridge cap shingles, or starter strip shingles or the cost to clean the affected shingles, ridge cap shingles, or starter strip shingles. During the remainder of the limited warranty period, GAF's contribution to you will be reduced to reflect the amount of use you have received from your shingles, ridge cap shingles, or starter strip shingles since they were installed. The amount of use will be calculated by dividing the number of months which have elapsed since installation to the date of claim by the number of months in the Algae Warranty term.

Note: Preventing pronounced algae-related discoloration of your shingles, ridge cap shingles, and starter strip shingles is achieved through formulations or through unique blends of granules.

Misapplication: What Is Covered/Sole and Exclusive Remedy

If any of your GAF Products or Covered Flashings is found to have an application error that adversely affects performance, GAF will arrange to have your roof repaired or re-covered or, at its sole option, will provide you with replacement GAF product(s) and reimburse you for the full reasonable cost of labor and other materials to repair or re-cover your roof, including Covered Flashings. The costs of labor to tear off some or all of your GAF Products and Covered Flashings and disposal are included if necessary to repair your roof.

If your claim arises out of an application error in your GAF Products or Covered Flashings, which is discovered or discoverable within the first two years after installation, it is the obligation of your Master Elite® Roofing Contractor to make all necessary repairs. In the event that GAF determines your Master Elite® Roofing Contractor is unable or unwilling to perform these repairs, GAF will arrange to have your roof repaired if the issues were caused by application errors within the scope of GAF liability under this limited warranty.

NOTE: Failure to install adequate ventilation is **NOT** an application error of your GAF Products and is not covered under this Limited Warranty. Due to the design of certain buildings, the replacement of existing flashings may be difficult, costly, or impractical.

Please be sure to review these items with your roofing contractor.

What Is Not Covered

Even if your GAF Products were not properly installed according to GAF's application instructions or to standard good roofing practices, this limited warranty remains in effect. However, GAF will **NOT** be liable for and this warranty does **NOT** apply to:

- (1) Damage resulting from anything other than an inherent manufacturing defect in the GAF Products, their misapplication, or the misapplication of Covered Flashings, such as:
 - (a) settlement, movement, structural damage, or defects in the building, walls, foundation, or the roof base over which the shingles or accessories were applied.
 - (b) inadequate ventilation.
- (2) Damage resulting from causes beyond normal wear and tear, such as:
 - (a) acts of nature, such as hail, fire, or winds (including gusts) over the applicable wind speed listed above except there is no maximum wind speed restriction for shingles covered by the WindProven™ Limited Wind Warranty.
 - (b) impact of traffic on the roof or foreign objects, including damage caused by objects blown onto the roof by wind.
 - (c) improper storage or handling of the GAF Products.
- (3) Ice damming, except for leaks in the area of your roof covered by a GAF Leak Barrier which are caused by a manufacturing defect in your GAF Leak Barrier, its misapplication, or the misapplication of Covered Flashings.
- (4) Shading or variations in the color of your GAF Products or discoloration or contamination caused by fungus, mold, lichen, algae (except for blue-green algae if your shingles, ridge cap shingles, or starter strip shingles were labeled with the StainGuard Plus™ or StainGuard™ logos), or other contaminants, including that caused by organic materials on the roof.
- (5) Damage caused by, or the cost to repair or replace, products not sold by GAF, including but not limited to metal work and counterflashing.
- (6) Improperly designed or installed gutter or downspout systems.
- (7) Damage to the interior or exterior of the building, including, but not limited to, mold growth.
- (8) Damage to or caused by rooftop air conditioning units (and their flashing), pipe works, brace works, skylights, rooftop satellite dishes or other radio/TV devices, counterflashing, or flashings other than those specifically included above.

Other Limitations Concerning Coverage

Decisions as to the extent of repair, re-cover, or cleaning required, and the reasonable cost of such work, will be made solely by GAF. GAF reserves the right to arrange directly for your GAF Products to be repaired, re-covered, or cleaned instead of reimbursing you for such work. The remedy under this warranty is available only for those GAF Products actually exhibiting manufacturing defects, application errors (including misapplication of Covered Flashings), or algae discoloration at the time your claim is settled. Any replacement GAF Products will be warranted only for the remainder of the original warranty period. GAF reserves the right to discontinue or modify its shingles or accessories, including the colors available, so any replacement GAF Products may not be an exact match for the GAF Products on your roof. Even if GAF does not modify a color, replacement GAF Products may not match your original GAF Products due to normal weathering, manufacturing variations, or other factors.

Claims: What You Must Do

You must notify GAF about any claim within **30 days** after you notice a problem. You may report a claim online at gaf.com/contact, by calling GAF at 1-800-458-1860, sending an e-mail to warrantyclaims@gaf.com, or by sending a notice in writing to: GAF, Warranty Claims Department, 1 Campus Drive, Parsippany, NJ 07054, USA. You will then be provided with complete details about submitting your claim. You may be required to send to GAF, at your expense, photographs and sample products for testing. Within a reasonable time after proper notification, GAF will evaluate your claim and resolve it in accordance with the terms of this limited warranty. If you repair or replace your GAF Products before you notify GAF about your claim or before GAF has completed its evaluation of your claim, your claim may be denied. If you need to repair or replace your GAF Products before your claim is resolved, you **MUST** provide GAF with reasonable notice. **NOTE: Notice to your contractor, dealer, or homebuilder is NOT notice to GAF.** You should retain this document for your records in the unlikely event that you need to file a claim.

Sole and Exclusive Warranty

THIS LIMITED WARRANTY IS EXCLUSIVE AND REPLACES ALL OTHER WARRANTIES, CONDITIONS, REPRESENTATIONS, AND GUARANTEES, WHETHER EXPRESS OR IMPLIED, WHETHER BY STATUTE, AT LAW OR IN EQUITY, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. This limited warranty is your exclusive warranty from GAF and represents the **SOLE REMEDY** available to any owner of GAF Products. GAF makes **NO OTHER REPRESENTATIONS, CONDITIONS, GUARANTEES, OR WARRANTIES** of any kind other than that stated herein. GAF will **NOT** be **LIABLE** IN ANY EVENT FOR CONSEQUENTIAL, PUNITIVE, SPECIAL, INCIDENTAL, OR OTHER SIMILAR DAMAGES OF ANY KIND, including DAMAGE TO THE INTERIOR OR EXTERIOR OF ANY BUILDING, whether any claim against it is based upon breach of this warranty, negligence, strict liability in tort, or for any other cause. This limited warranty gives you specific legal rights, and you may also have other rights which vary from jurisdiction to jurisdiction. Some jurisdictions do not allow limitations on or the exclusion of incidental or consequential damages, so the above limitations or exclusions may not apply to you. New Jersey state residents are encouraged to review their rights under the agreement, as provided under the New Jersey Truth-In-Consumer Contract Warranty and Notice Act ("TCCWNA").

The United Nations Convention on Contracts for the International Sale of Goods shall **NOT** apply either to the sale of the GAF Products or to this limited warranty.

Modification of Warranty

This limited warranty may not be changed or modified except in writing, signed by an officer of GAF. No one (other than an officer of GAF) has the authority to assume any additional or other liability or responsibility for GAF in connection with your GAF Products and Covered Flashings except as described in this limited warranty.

Effectiveness

This limited warranty will not take effect unless all eligibility requirements have been satisfied, this warranty is registered to you, and your roofing contractor has been paid in full.

Important Notice:

THIS IS A SAMPLE GOLDEN PLEDGE® LIMITED WARRANTY. IT IS YOUR CONTRACTOR'S RESPONSIBILITY TO REGISTER YOUR WARRANTY WITHIN 45 DAYS OF INSTALLATION. IF YOU HAVE NOT RECEIVED YOUR WARRANTY FROM GAF WITHIN 60 DAYS, YOU SHOULD CALL GAF AT: 1-888-532-5767, OPTION 5.



ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office

Wehner, Nowysz, Pottschull and Pfiffner
901 day building, Iowa city, Iowa 52240DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATIONSITE #82-10- MA-605 MAP # 3

HIST. DIST. _____

NAME St. Joseph's Catholic Church (H) CADDRESS W. 6th & Marquette StreetsLEGAL DES. Mitchell's 2nd Add. 12 Lots 1 and 7
SUB-DIVISION BLOCK PARCEL SUB-PARCELUTM 15 71011070145199730 ACREAGE -1 ZONE C-2
EASTING NORTHINGOWNER St. Joseph's Catholic Church
605 Marquette St., Davenport, IATITLE H. _____
(IF DIFF) _____

SITE SHEET

DESCRIPTION

FORM Basilica plan church, entrance at base of gable-end tower CONST. DATE 1881MATERIALS Brick, stone foundation ARCH. STYLE Gothic RevivalFENESTRATION Gothic arch predominatesDIST. FEATURES Corbel table at eaves, elaborate brickwork on tower

ALTERATIONS _____

SITE & RELATED STR. Corner lot in mid-scale residential area

STATEMENT

Architect Victor Huot made good use of local brickmasons' skills in this high Victorian and Gothic church. Its form is basically that of Huot's earlier Romanesque St. Mary's (1867-69), but employs decorative brickwork to a much greater and more emphatic degree. A pronounced verticality is achieved through exaggerated pendant corbelling; tall pointed-arch windows whose hoodmolds, being almost the same color as the walls, do nothing to stop the upward movement; and tower with tall, slender steeple rising above sharply-drawn gables on the bellchamber.

ARCHITECTURE

SOURCES

Oszuscik, p. 291

SIGNIFICANCE

This building is associated with one of two west-end Catholic parishes. Together, these two churches - one English speaking and the other German speaking - illustrate the importance of ethnic neighborhoods and centers in the community. Significance is derived under the theme of settlement.

DESCRIPTION

St. Joseph's Catholic Church was originally established in 1854 under the name St. Kunigunda." A small stone church was erected the following year by the German speaking priest and parishoners, The church located in the west end where the German-American community was the largest. The present church was constructed in 1881. Other buildings in the St. Joseph's complex include a school and convent (possibly the original stone church radically modified).

SOURCES

Crane, Florence, The Catholic History of the Tri-Cities, Dubuque, Iowa; Florence Crane Publisher, 1905.
Duncan, Francis, St. Joseph's Parish 1855-1956. Davenport, 1956.

ARCHITECTURAL HISTORIAN: Martha Bowers

HISTORIAN: MARLYS SVENDSEN - ROESLER

SURVEY COMPLETED 1981

EVALUATION

ARCHITECTURAL

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

LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☒ LOCAL ☐ N. ELIG.

HISTORICAL

I. THEME(S) OF SIGNIFICANCE

A PRIMARY Settlement/Religion
B SECONDARY German/Catholic

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 D.H.P. SOURCES

☐ COUNTY RESOURCES☐ W'SHIELD SURVEY☐ NRHP☐ GRANT _____☐ DET OF ELIGIBILITY☐ R. & C. _____☒ DAVENPORT A/H SURVEY☐ _____☐ _____

5 SUBJECT TRACES

6 PHOTO

1618-2

1617-12

ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office

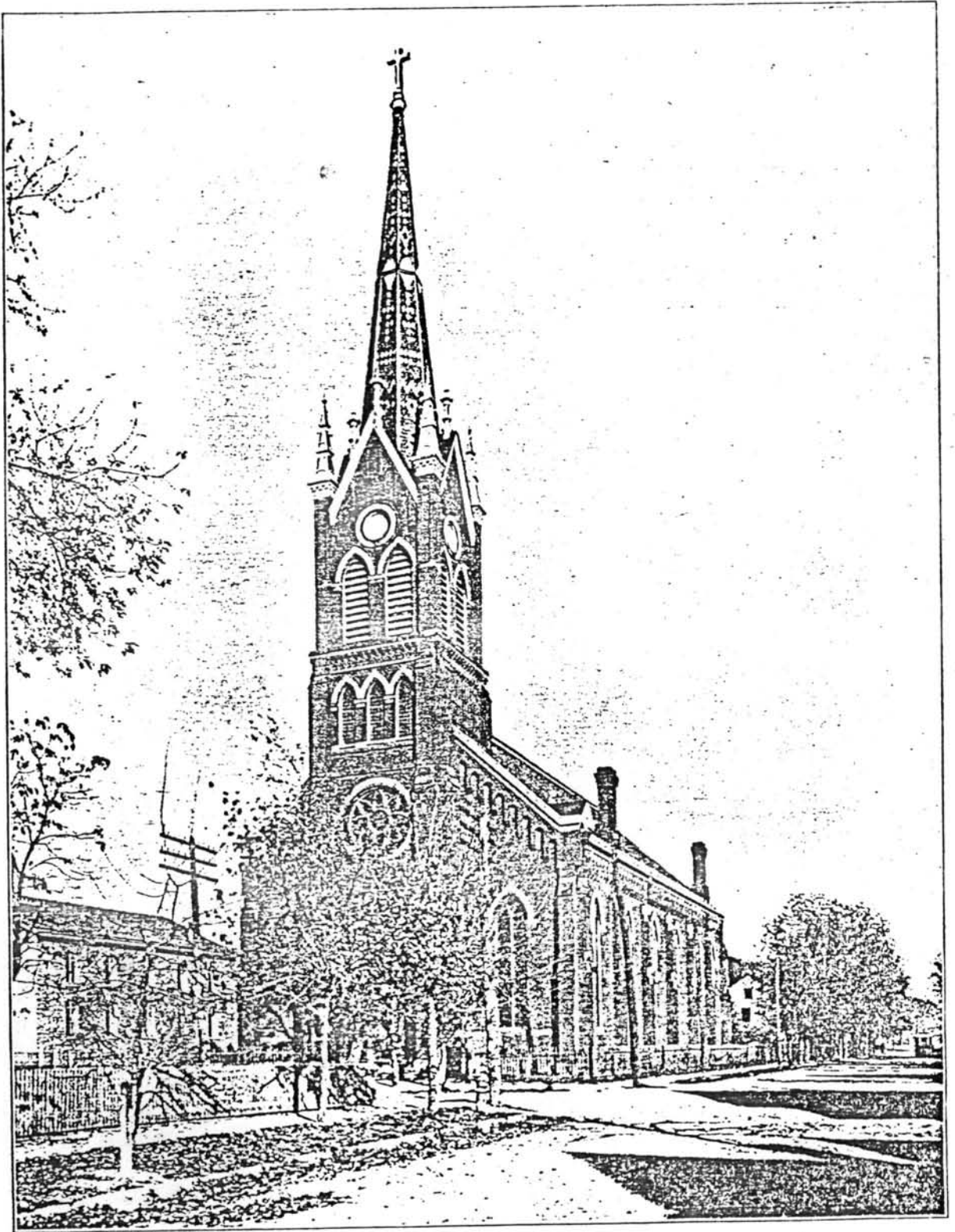
Wehner, Nowysz, Pottschull and Pfiffner
901 new building, Iowa city, Iowa 52240DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

82-10- MU-615

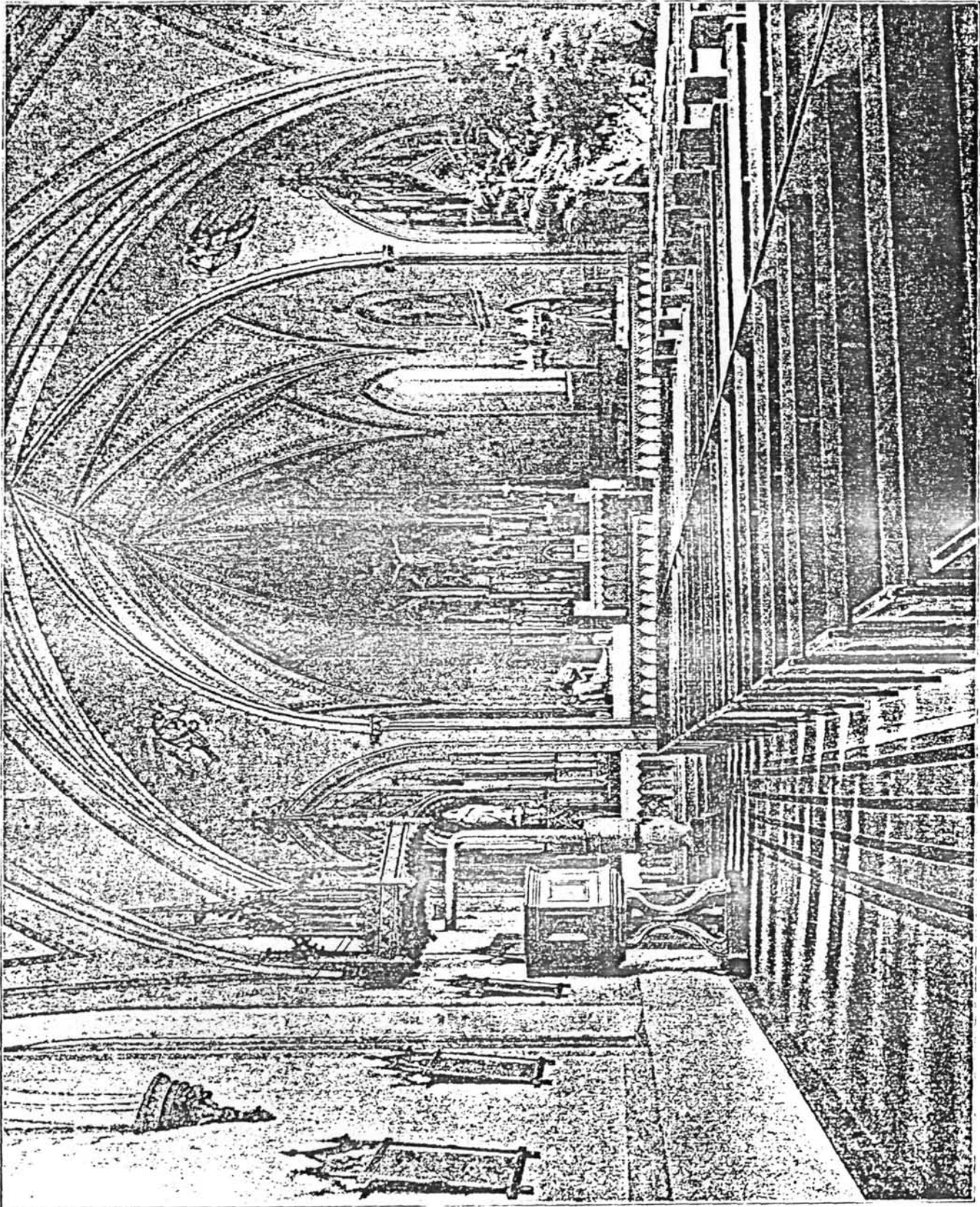
ADDITIONAL PHOTOGRAPH:



CONTINUATION



ST. JOSEPH'S CHURCH — DAVENPORT.



INTERIOR ST. JOSEPH'S CHURCH — DAVENPORT.

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For HCPS use only

received

date entered

Continuation sheet

Item number

8K

Page 1

Architects In Davenport

As a major urban center, Davenport offered excellent business opportunities for professional architects. Among the earliest were Willett Carroll (1827-1892), originally from New York, who practiced here from 1853 to 1874 before moving on to Chicago; and John C. Cochrane (1835-1887), a New Englander who spent the years 1855-1859 in Davenport. Few of Carroll's buildings remain, among them the Miller and Price houses on Brady Street. Cochrane's short stay in Davenport limited his local output, but it is believed to have included the E. S. Barrows house, as well as the first Burtis Hotel, no longer extant. Cochrane is best known in Iowa for the Madison County Courthouse and the Iowa State Capitol, both designed with J. C. Picquenard.

Whereas Carroll and Cochrane eventually moved on to larger cities, most later architects came to Davenport to stay. Edward Seymour Hammatt (1856-1907) attended M.I.T. during 1875-1879, studying under William Ware. Subsequent employment included periods with Ware and Van Brunt, J. B. Snook, and Napoleon LeBrun. Following a year with Albert W. Fuller at Albany, Hammatt came to Davenport in 1888. Among his major commissions were several for the Trinity Episcopal diocese (Kemper and Sheldon Halls, a classroom building for St. Katherine's Hall), and the George French and Edward Edinger houses.

John Ross, about whom little is known, came to Davenport in 1877 from Chicago. His known works include major buildings such as the 1877 Fire King fire station (PY117), City Hall, and the no longer extant 1888 Scott County Courthouse and 1887 Masonic Temple.

Two important 19th century architect-builders were Victor Huot (1822-1904) and Thomas W. McClelland (1831-1902). Huot came to Davenport from France, via Cleveland and New Orleans, around 1865. Most of his major works were commissions from the Roman Catholic diocese here, among them St. Mary's and St. Joseph's churches, and institutional buildings for St. Ambrose College and Immaculate Conception Academy. As a builder and owner of a slate roofing firm, Huot also participated in construction of Trinity Episcopal Cathedral, the Parker-Ficke house, and the Davies house.

T. W. McClelland (1831-1902) opened a sash and blind factory in 1855, and by the early 1860's enjoyed no little prestige as the builder of Camp McClellan and the Confederate prison camp on Arsenal Island. McClelland was perhaps Davenport's most prolific 19th century builder, his known works ranging from the two-story, three-bay front gable house type found throughout the city, to the high style of the Second Empire Parker-Ficke house. His firm employed at least one "in-house" architect, Benjamin W. Gartside, who is credited with designing the Clarissa C. Cook Memorial Library (BR-528).

Davenport's premier 19th century architect was Frederick George Clausen, who came to the city from his native Germany in 1869. After a year as draftsman with T. W. McClelland, Clausen opened his own office. He practiced alone for 25 years, his work including the new Burtis Hotel (4E210) (1871), the Forrest block (BR-401) (1875), the Henry Lischer house (6W624) and the Petersen Department store of 1891 (2W123).

7. Description

Condition

☒ excellent
☒ good
☒ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☒ unaltered
☒ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

This multiple-resource nomination represents a continuation of the multi-resource nomination prepared for the City of Davenport in 1981-82 and submitted for state and federal review in early 1983. The first nomination was developed out of a three-year historical and architectural survey which identified significant historic resources throughout the city, and architecturally significant resources located in the southwest, south central and near eastern portions of the city. The present nomination extends the architectural component of the survey into neighborhoods immediately north and east of the original project area.

The properties included in this nomination are located in four general areas covered in the final phase of the survey:

1. Northwest Davenport. This area lies between West Locust Street and West Fifth Street. It includes portions of the city between Division Street (on the west) and Ripley Street on the east. Historically, it represents a post-Civil War expansion of the city's working-class German community from its earlier centers in the West End and Hamburg areas. Although largely platted in the 1850's, the area did not experience extensive development until the 1870's, with most housing erected in the following two decades. The architecture of this primarily residential area consists mainly of 1-1/2 and 2 story frame dwellings on small, but not unduly cramped, lots. Major types include narrow front-gable houses, the "American Foursquare" and the late 19th century version of Queen Anne that has recently been named "Princess Anne". Two north-south streets, Marquette and Washington, contain the bulk of the area's commercial activity, primarily small businesses serving the immediate neighborhood. The largest of these commercial strips is along Washington Street, from about 13th to Locust, where the historic focus is the Northwest Davenport Turner Hall, erected in 1882 and still a functional part of neighborhood life. Elsewhere, a scattering of small stores and taverns, usually at street intersections, continues a local German tradition established in the West End during the 1850's. Two other important reference points in Northwest Davenport are St. Mary's and St. Joseph's Roman Catholic Churches, both built in the 19th century.

2. Fulton's Addition. This area is located east of central Davenport, and is bounded roughly by Bridge Avenue, East River Drive, Spring Street and Kirkwood Boulevard. Its early historical associations lie primarily with the Village of East Davenport (a National Register Historic District),

STATE OF IOWA HISTORIC PRESERVATION PROGRAM
Historic Resource Survey "A" Form

STATE HISTORIC PRESERVATION PROGRAM
B-13 MacLean Hall
Iowa City, Iowa 52242
National Register 7/7/82
82-010-182

FOR OFFICIAL USE ONLY

Name of Recorder Jill Eastin (Maggie Dunn)
Address 300 River Drive
Bettendorf, Iowa 52722
Date Recorded November 18, 1973

County _____ 808==
Resource Number _____ 1009==
Type of Resource _____ 832==
Significance _____
Negative Number _____

IDENTIFICATION

- Name of Resource: St. Joseph's Church
615 Marquette St 830==
- Legal Description or Address: whole church
prop.= Mitchell's 2nd Add., Lot 1,2,3,4,6 813==
- Town and Township: Davenport
_____ 813==
- County: Scott 808==
- Present Owner: Catholic Diocese
_____ 902==
Address: Kahl Bldg.
Davenport, Iowa 52801 903==
- Use: (a) Original Church
(b) Present Church
- Accessible to Public: (a) Yes x (b) No _____



DESCRIPTION

- Size: (a) one story _____ (b) one and one-half story _____ (c) two story _____
(d) other 2-story, open, with front tower
- Building Material: (a) clapboard _____ (e) cobblestone _____
(b) stone x (f) shingles _____
(c) brick x (g) stucco _____
(d) board and batten _____ (h) other _____ 863==
- Structural System: (a) wood frame with interlocking joints _____
(b) wood frame with light members _____
(c) masonry and bearing walls _____
(d) metal _____
(e) other _____ 863==
- Condition: (a) excellent _____ (b) good x (c) fair _____ (d) deteriorated _____ 863==
- Integrity: (a) original site x (b) moved _____ (c) if so, when? _____
(d) list major alterations and dates (if known) _____

6. Threats to building or area: (a) yes x (b) no _____ (c) nature of threat _____
North-South and East-West Expressways

7. SIGNIFICANCE

1. Date of Initial Construction 1881 846-
2. Architect Victor Huot, Architect, supervisor, carpenter
3. Builder Brick contractor, Peter Otten and John Hiller, stone mason
4. Origin of materials: (a) local _____ (b) imported _____ (c) if so, where from?

5. Historical or architectural significance. (Due to association with historic event or person or due to the appearance and location of the property.) St. Joseph's parish, originally St. Kunigunde, was the second Catholic parish in Davenport. The parish was created in 1854 to serve the rapidly growing German-speaking Catholic community in west end Davenport.

This church building, St. Joseph's, was built in 1881 and dedicated in 1883. Gothic in style, it is of dark red brick with low stone foundation. There is a tower with louvered belfry and spire. Each of the 17 stained glass windows donated by members are the pride of the church.

835

8. SOURCES (Bibliography, interviews, persons to contact)
St. Joseph's Parish Centennial Book - 1855-1956

920

9. MAP SKETCH

(refer to map sketch on Rectory sheet)

IOWA, Scott County, Davenport, Renwick House (Davenport MRA), 1429 Brady St. (07/07/83)
 IOWA, Scott County, Davenport, Riepe Drug Store/G. Ott Block (Davenport MRA), 403 W. 2nd St. (07/07/83)
 IOWA, Scott County, Davenport, Roslyn Flats (Davenport MRA), 739 Perry St. (07/07/83)
 IOWA, Scott County, Davenport, Saengerfest Halle (Davenport MRA), 1012 W. 4th St. (07/07/83)
 IOWA, Scott County, Davenport, Schauder Hotel (Davenport MRA), 126 W. River Dr. (07/07/83)
 IOWA, Scott County, Davenport, Schebler, Richard, House (Davenport MRA), 1217 W. 7th St. (07/07/83)
 IOWA, Scott County, Davenport, Schick's Express and Transfer Co. (Davenport MRA), 118—120 W. River Dr. (07/07/83)
 IOWA, Scott County, Davenport, Schmidt Block (Davenport MRA), 115 E. 3rd St. (07/07/83)
 IOWA, Scott County, Davenport, Schmidt, F. Jacob, House (Davenport MRA), 2143 and 2147 W. 5th St. (07/07/83)
 IOWA, Scott County, Davenport, Schricker, John C., House (Davenport MRA), 1446 Clay St. (07/07/83)
 IOWA, Scott County, Davenport, Schroeder Bros. Meat Market (Davenport MRA), 2146 W. 3rd St. (07/07/83)
 IOWA, Scott County, Davenport, Scott County Jail (Davenport MRA), 428 Ripley St. (07/07/83)
 IOWA, Scott County, Davenport, Sharon, Fred B., House (Davenport MRA), 728 Farnan St. (07/07/83)
 IOWA, Scott County, Davenport, Shields Woolen Mill (Davenport MRA), 1235 E. River Dr. (07/07/83)
 IOWA, Scott County, Davenport, Simpson, Charles S., House (Davenport MRA), 1503 Farnan St. (07/07/83)
 IOWA, Scott County, Davenport, Sitz, Rudolph H., Building (Davenport MRA), 2202 W. 3rd St. (07/07/83)
 IOWA, Scott County, Davenport, Smith, Alvord I., House (Davenport MRA), 2318 W. 3rd St. (07/07/83)
 IOWA, Scott County, Davenport, Smith, Henry H., -J.H. Murphy House (Davenport MRA), 512 E. 6th St. (07/07/83)
 IOWA, Scott County, Davenport, St. John's Methodist Church (Davenport MRA), 1325—1329 Brady St. (07/07/83)
 IOWA, Scott County, Davenport, St. Joseph's Catholic Church (Davenport MRA), W. 6th and Marquette Sts. (07/07/83)
 IOWA, Scott County, Davenport, St. Luke's Hospital (Davenport MRA), 121 W. 8th St. (07/07/83)
 IOWA, Scott County, Davenport, St. Paul's English Lutheran Church (Davenport MRA), 1402 Main St. (07/07/83)
 IOWA, Scott County, Davenport, Stewart, J.W., House (Davenport MRA), 212 E. 6th St. (07/07/83)
 IOWA, Scott County, Davenport, Swan, George B., House (Davenport MRA), 909 Farnan St. (07/07/83)
 IOWA, Scott County, Davenport, Swedish Baptist Church (Davenport MRA), 700 E. 6th St. (07/07/83)
 IOWA, Scott County, Davenport, Taylor School (Davenport MRA), 1400 Warren St. (07/07/83)
 IOWA, Scott County, Davenport, Templeton, I. Edward, House (Davenport MRA), 1315 Perry St. (07/07/83)
 IOWA, Scott County, Davenport, Tevoet, Lambert, House (Davenport MRA), 2017 W. 2nd St. (07/07/83)
 IOWA, Scott County, Davenport, Union Electric Telephone & Telegraph (Davenport MRA), 602 Harrison St. (07/07/83)
 IOWA, Scott County, Davenport, Union Savings Bank and Trust (Davenport MRA), 229 Brady St. (07/07/83)
 IOWA, Scott County, Davenport, Union Station and Burlington Freight House (Davenport MRA), 120 S. Harrison St. (07/07/83)
 IOWA, Scott County, Davenport, Walter-Gimbel House (Davenport MRA), 1232 W. 6th St. (07/07/83)
 IOWA, Scott County, Davenport, Warner Apartment Building (Davenport MRA), 414—416 E. 6th St. (07/07/83)
 IOWA, Scott County, Davenport, Worley, Philip, House (Davenport MRA), 425 Brady St. (07/07/83)
 IOWA, Scott County, Davenport, Wupperman Block/I.O.O.F. Hall (Davenport MRA), 508—512 Brady St. (07/07/83)
 IOWA, Scott County, Davenport, Zoeller Bros-Independent Malting Co. (Davenport MRA), 1801 W. 3rd St. (07/07/83)

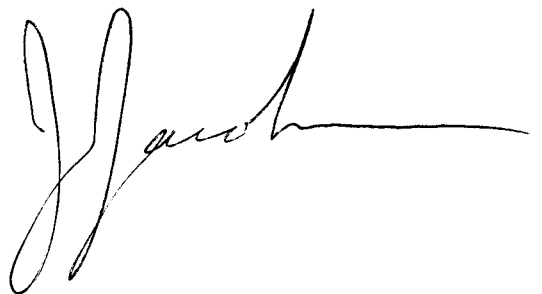
17 Feb 84

Note

This complex, feared by SNRC,
was not submitted to NPS — I talked
to the preparer and he informed me that
their primary concern was the church itself which
was listed as part of Danversport MRA —

So I shelved this lot because

- (1) The format is inadequate
- (2) The supportive data the same
- (3) These should never have been
approved given 1 + 2 (- my opinion)



United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

For HCRS use only

received

date entered

1. Name

historic

St. Kunigunde's Church / St. Joseph's

and/or common

St. Joseph's Parish Campus

2. Location

street & number

615 Marquette St. (Rectory)

not for publication

city, town

Davenport

vicinity of

congressional district

1st

state

Iowa

code

county

Scott

code

82

3. Classification

Category

district

☒ building(s)

structure

site

object

Ownership

public

☒ private

both

Public Acquisition

in process

being considered

Status

☒ occupied

unoccupied

work in progress

Accessible

☒ yes: restricted

yes: unrestricted

no

Present Use

agriculture

commercial

☒ educational

entertainment

government

industrial

military

museum

park

☒ private residence

☒ religious

scientific

transportation

other:

4. Owner of Property

name

The Parish of St. Joseph's Catholic Church

street & number

615 Marquette St.

city, town

Davenport

vicinity of

state

Iowa

5. Location of Legal Description

courthouse, registry of deeds, etc.

Scott County Court House

street & number

416 W. 4th St.

city, town

Davenport

state

Iowa

6. Representation in Existing Surveys

title

Davenport Historical/Architectural

Survey

has this property been determined eligible? ☐ yes ☒ no

date Pending

☐ federal ☐ state ☐ county ☒ local

depository for survey records

city, town

state

7. Description

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

The St. Josephs' Campus is presently located on a half-block of approximately 1.5 acres. This inner-city property is in a residential area and is bordered by three city streets and an alley. Between the church and the rectory, a courtyard is landscaped with flowers and shrubs. A brickwall has been built around the north-west corner of the grounds. The rest of the property is enclosed by a chain-link fence.

Buildings contributing to the character of the campus:

- A. Rectory - (1855) Originally built as church; 25 feet high, 35'x68', rough-cut stone; architect - Copy of a Samuel Charles Mazzuchelli design; In the late 1880's a three room wood frame annex was built at the rear of the building, serving as the pastors living quarters. Between 1885 and 1887 a school was opened in the church gallery. Around 1913 the building was converted to its present day use as a rectory; alterations - (exterior): gable roof changed to hip roof with dormers, rough-cut stone covered with stucco, the addition of a front porch, arched windows changed to rectangular in shape, an addition of an oriel to the south/1st floor. - (interior); extensively redone to serve as a residence.
- B. Private Home -(pre-1879) 2 stories, rectangular, gable roof, wood frame; architect unknown; In 1859 the school was moved from the gallery of the church to this private home which stood at the corner of Sixth and Marquette St. (see map - B₁). Around 1880, the entire structure was moved across the street (see map - B₂) to make way for the construction of the "new" church. Today the building still stands at 614 Marquette street. Alterations - siding, insulated windows, and "modernization" of the interior. (Not included in nomination)
- C. St. Joseph's Church - (1881) located at Sixth and Marquette St.; Gothic, brick with stone trimmings, 135'x53' with a bell tower 80', octagonal sanctuary - 30' deep; seat between 600 to 1000; architect - Victor Huot, carpenter and stone work - John Hiller; brick work - John Otten, plastering - Mr. Meerjanns, frescoeing - Mr. Fick; This building has served as the parish church for 99 years. alterations - new roofing to replace slate, removal of turreted finials from gothic gablins (on bell tower), aluminum framed windows installed to protect stained glass, steam heating system replaced stoves, removal of the pulpit and altar rail, carpeting in sanctuary, floor renewed in the church proper, knellers repadded, a lighting system, interior repainted.
- D. Boiler House - (no date) 1 story, brick, flat roof, square in shape.

8. Significance

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☐ community planning	☐ landscape architecture	☒ religion
☐ 1400-1499	☐ archeology-historic	☐ conservation	☐ law	☐ science
☐ 1500-1599	☐ agriculture	☐ economics	☐ literature	☐ sculpture
☐ 1600-1699	☒ architecture	☒ education	☐ military	☐ social/
☐ 1700-1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☒ 1800-1899	☐ commerce	☒ exploration/settlement	☐ philosophy	☐ theater
☒ 1900-	☐ communications	☐ industry	☐ politics/government	☐ transportation
		☐ invention		☐ other (specify)

Specific dates

Builder/Architect

Statement of Significance (in one paragraph)

In 1836, the town of Davenport, Iowa numbered in population of One-Hundred people. Twenty-five percent of the people were Catholic and attended church at St. Anthony's. However, by the mid 1850's the population had increased rapidly. This is due to the heavy wave of immigrants. The north-west section of Davenport had become the new home to many German-speaking people. Because many of these people were Catholic, they had to walk a great distance to attend mass at St. Anthony's. As the German population became more vocal, permission was granted to open a new parish in the west part of town. That parish dedicated to the German Saint Kunigunde, become Davenport's second parish in 1885.

In 1881 the corner stone was set in place as the "new" church building began to take shape. In the building of this church the German people used the design and techniques to which they were most familiar with. After two years of work the church was completed and it was named St. Joseph's.

St. Joseph's Church is Gothic in architecture, brick with stone trimmings, and is 135 feet long and 53 feet wide. It's sanctuary is octagonal in shape, 30 feet deep. The walls are 30 feet high from the water table to the eaves while the apex of the roof is 20 feet higher than the walls - and this height of the walls and roof allows a distance of 41 feet from floor to ceiling in the interior. There is a vaulted ceiling, the arches rise from the window corbels. The auditorium receives light from five double stained glass windows on both sides of the church. There also is two stained glass windows in the front and two in the sanctuary. There is a wide gallery over the entrance at the west end.

The main entrance is through wide doors in the center of a bell tower, projects twenty feet from the building and rises to a height of eighty feet in solid brickwork. Seventy feet above the bell tower rises the spire, which terminates in a cross. A large rose window ornaments the front center of the tower above the arch of the door-way.

Heavy buttresses support the side walls of the building.

Today, St. Joseph's Parish has no church boundaries. The German influence is still and always will remain, through the architecture. Yet, the 650 members of today's parish are not only from German decent. Many Spanish, Irish, and many other people make St. Joseph's "their Church."

9. Major Bibliographical References

See page 1 of the Bibliography - Continuation sheet.

10. Geographical Data

Acreage of nominated property Approximately 1.5 Acres

Quadrangle name _____

Quadrangle scale _____

UMT References

A

--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

B

--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

C

--	--	--	--	--	--	--	--	--	--

D

--	--	--	--	--	--	--	--	--	--

E

--	--	--	--	--	--	--	--	--	--

F

--	--	--	--	--	--	--	--	--	--

G

--	--	--	--	--	--	--	--	--	--

H

--	--	--	--	--	--	--	--	--	--

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Jeffrey S. Bear

organization St. Joseph's Church

date 1/12/82

street & number 1515 West 29th St.

telephone (319) 391-3088

city or town Davenport

state Iowa

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☐ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

title

date

For HCRS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

United States Department of the Interior
Heritage Conservation and Recreation Service

**National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only

received

date entered

Continuation sheet Description

Item number 7

Page

- E. Convent - (Early 1870's) 2 stories, "L" shaped, gable roof, wooden structure. Built originally for use as the rectory, next used as the convent, today used as a residence and meeting place for senior citizens activities; alterations - the "L" shaped layout has changed to rectangular with the addition of a living room a bed room (see map - E₁), perma stone was applied to the exterior, the interior was completely remodeled.
- F. Garage - (1950's) 1 story, cement block, flat roof, three car stalls.
- G. Holy Trinity Catholic School - (1911) 3 stories, brick and stone features; architect - Arthur Ebling; general contractor - Ehmke and Hermann; brickwork - William F. Puls; sheetmetal - Geuring Brothers; Plumbing - Phil Keller; Foundation - Concrete Engineering Company; There were four class rooms, auditorium/gymnasium, two meeting rooms and one extra room which originally was a chapel. Alterations - The chapel became a bowling alley and its present use is a kitchen, new lighting, windows replaced by smaller ones, school front rebuilt; Today this structure is known as the east campus of Holy Trinity Catholic School (the west campus is two blocks west, on sixth street). The meeting rooms in the basement serve the parish with various social activities.

Land contributing to the character of the campus:

- H. Parking lot/Playground - (1954) Three old houses were torn down, the ground graded and blacktopped and is surrounded by a chain-link fence.
- I. Courtyard (1883) main green-space on the "campus"

United States Department of the Interior
Heritage Conservation and Recreation Service

**National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only

received

date entered

Continuation sheet

Bibliography

Item number

9

Page

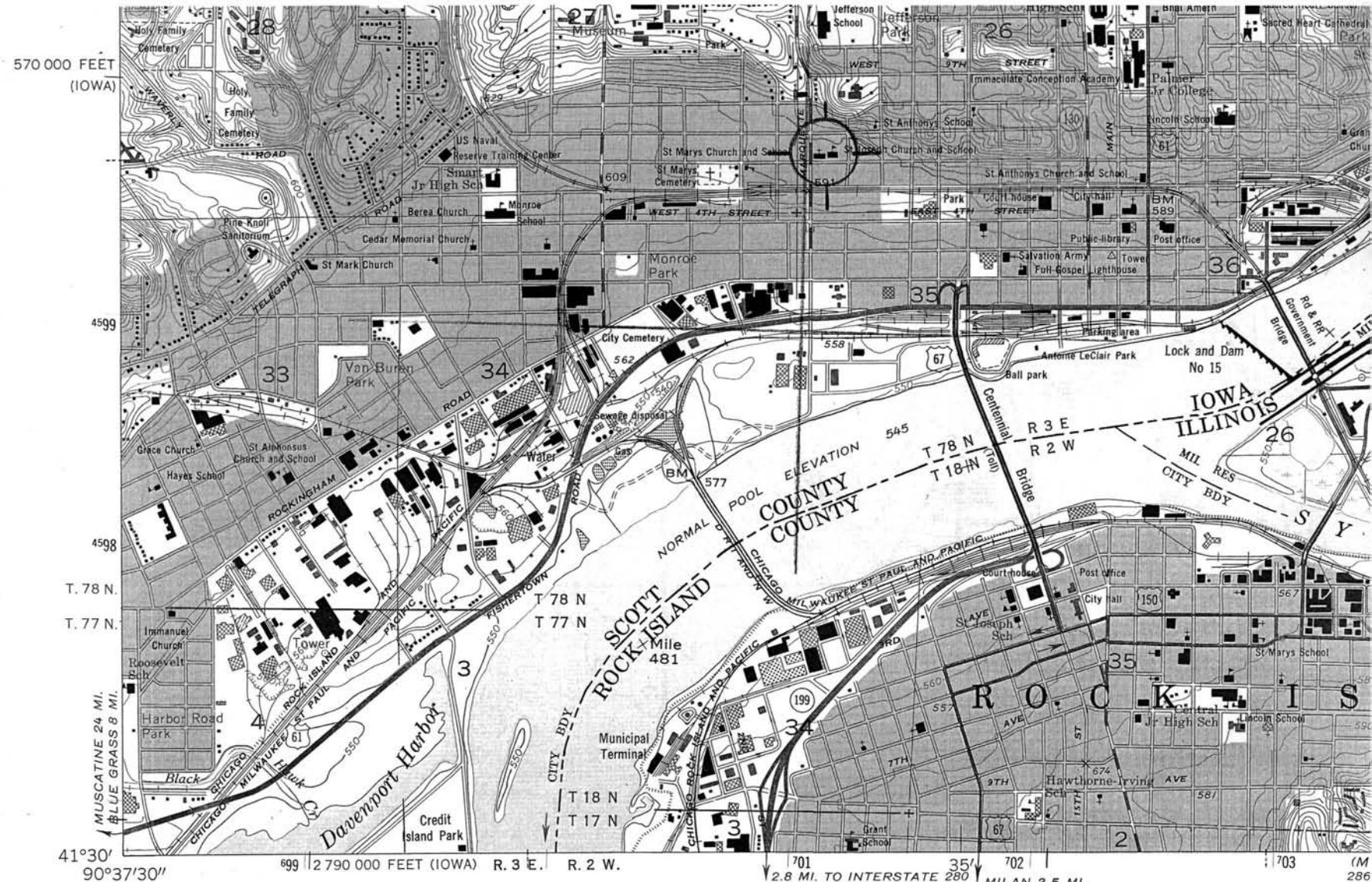
1

Schmidt, Madeleine M. CHM. Seasons of Growth - History of the Diocese of Davenport 1881-1981. Davenport: The Diocese of Davenport, 1981.

Duncan, Francis. St. Joseph Parish, 1855-1956. Davenport, 1956

Crane, Florence. The Catholic History of the Tri-Cities. Dubuque, Iowa: Florence Crane Publisher, 1905.

Svendsen, Marlys A. "Davenport Historical Survey Report." (Draft), Davenport: Planning Division, Community Development Dept., City of Davenport, 1980.



(ANDALUSIA)
2866 1 NW

Illinois area mapped by the Geological Survey
Iowa area mapped by the Army Map Service
Edited and published by the Geological Survey

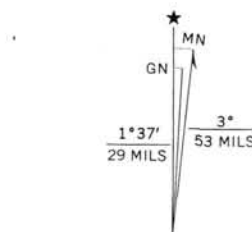
Control by USGS, USC&GS, USCE, and
Mississippi River Commission

Topography from aerial photographs by photogrammetric methods
Entire map revised and field checked by AMS 1953

Polyconic projection. 1927 North American datum
10,000-foot grids based on Iowa coordinate system,
south zone, and Illinois coordinate system, west zone
1000-metre Universal Transverse Mercator grid ticks,
zone 15, shown in blue

Red tint indicates areas in which only landmark buildings are shown

Revisions shown in purple compiled by the Geological Survey



UTM GRID AND 1975 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

INDIVIDUAL NOMINATIONS, DAVENPORT MULTIPLE RESOURCE NOMINATION

MAP NUMBER FOUR

<u>Address</u>	<u>Easting</u>	<u>Northing</u>	<u>Key Reference</u>
526 W. 2nd	701,840	4,599,270	A
246 W. 3rd	702,200	4,599,410	B
1401 "	700,720	4,599,300	C
2146 "	699,360	4,599,319	D
2236 "	699,250	4,599,300	E
210 E. 4th	702,580	4,599,250	F
226 W. 4th	702,210	4,599,540	G
320 "	702,070	4,599,530	H
601 "	701,790	4,599,460	I
1012 "	701,260	4,599,480	J
1332 "	700,790	4,599,480	K
2222 "	699,240	4,599,420	L
421 E. 10th	702,860	4,600,200	M
510 W. 10 $\frac{1}{2}$ th	701,970	4,600,250	N
2301 E. 11th	704,900	4,560,400	O
2224 E. 12th	704,860	4,600,570	P
229 Brady	702,450	4,599,370	Q
425 "	702,430	4,599,580	R
502 "	702,400	4,599,660	S
723 "	702,450	4,599,960	T
1527 "	702,410	4,600,820	U
1002 Bridge Ave.	703,710	4,600,300	V
1024 Charlotte	703,680	4,599,970	W
1446 Clay	700,600	4,600,250	X
522 Fillmore	700,720	4,599,660	Y
120 S. Harrison	702,150	4,599,190	Z
526 Iowa	702,750	4,599,720	AA
212 Main	702,270	4,599,310	BB
214 "	702,270	4,599,320	CC
407 "	702,330	4,599,540	DD
705 "	702,300	4,599,890	EE
105 S. Main	702,325	4,599,110	FF
West 6th & Marquette	701,070	4,599,730	GG
902 Marquette	700,940	4,600,070	HH
1410 "	700,900	4,600,650	II
739 Perry	702,560	4,599,980	JJ
1315 "	702,530	4,600,600	KK

MAP NUMBER FOUR

















Historic Preservation Ordinance

Section 14.01.060 Certificate of Appropriateness Review Process

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

1. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration; and
2. The removal, alteration or concealing of distinguishing exterior architectural features and historic material of a designated property should be avoided when possible; and
3. All designated property shall be recognized as a product and physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural architectural features shall be discouraged; and
4. Most properties change over time, and those changes that have acquired architectural and/or historical significance in their own right shall be recognized, respected and retained; and
5. Distinctive architectural features, construction techniques and/or examples of craftsmanship that characterize a designated property shall be treated with due consideration; and
6. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence; and
7. Activities that cause deterioration of a designated property and its architectural features shall be discouraged. In those cases where the damage would be irreversible, such as sand-blasting and wet blasting fire-hardened bricks, the activities shall be prohibited. If cleaning is to be done, the gentlest means possible shall be encouraged; and
8. Known significant archeological resources possibly affected by a proposed activity shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken; and
9. New additions and related new construction shall not be discouraged when such improvements do not destroy historic material and such design is compatible with the size, massing, scale, color, materials and character of the property, neighborhood and district, if applicable.

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

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