

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, OCTOBER 10, 2017; 5:00 PM

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

I. Call to Order

II. Commission Secretary's Report

- A. Approval of the September 12, 2017 regular meeting minutes.

III. Communications

IV. Old Business

- A. Case No. COA17-14: Replace windows at 613 West 6th Street. Isaac and Mary Farber House is located in the Local Historic Hamburg District. Darin Wilson, petitioner.

V. New Business

- A. Case No: COA17-15: Tear off old roof and install new roof at 624 Gaines Street. The Ernst and Margaretha Klindt House is located in the local Historic Hamburg District. William Richmond, petitioner.
- B. Case No: COA17-16: Replace five windows on the front facade at 623 West 6th Street. The Gustav and Anna (Hitzeman) Hageboeck House is located in the local Historic Hamburg District. PJ Slobojan, petitioner.

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Commission Meeting:

City of Davenport
Historic Preservation Commission

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

Date
10/10/2017

Subject:
Approval of the September 12, 2017 regular meeting minutes.

Recommendation:
Approve the September 12, 2017 regular meeting minutes.

ATTACHMENTS:

Type	Description
▢ Backup Material	9-12-2017 Regular Meeting Minutes

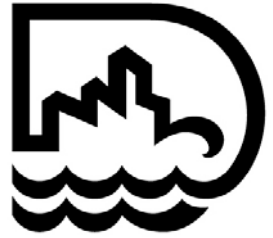
REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	10/4/2017 - 12:42 PM



HISTORIC PRESERVATION COMMISSION Meeting Minutes

**Tuesday, September 12, 2017 at 5:00 p.m.
Council Chambers
226 West 4th Street
City of Davenport, Iowa**



I. Call to Order

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

Staff Present: Ryan Rusnak, Planner III

II. Commission Secretary's Report

Consideration of the August 8, 2017 regular meeting minutes.

Motion by Curio, second by Wonio to approve the August 8, 2017 regular meeting minutes.

Motion to approve was unanimous by voice vote (4-0).

III. Communications

1. Downtown Davenport Historic Resources Survey;

Rusnak provided a brief update on the ongoing Downtown Davenport Historic Resources Survey.

2. Upcoming appointments to the Historic Preservation Commission.

Rusnak stated that the following Historic Preservation Commission appointments were on the upcoming City Council agenda: Alyssa Kuehl and David Cordes.

IV. Old Business

None.

V. New Business

1. Case No: LL17-01: Local Landmark nomination of 225 West 2nd Street. John F. Kelly Company Wholesale Groceries Building. Y & J Properties, LLC, petitioner.

Rusnak summarized the request. He stated that it was staff's opinion that the property achieves consistency with Section 17.23.060(2)(B), which reads:

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

Staff recommends that the Historic Preservation Commission forward Case No: LL17-01 to the City Council with a recommendation for approval.

Motion by McGivern, second by Curoe to forward Case No: LL17-01 to the City Council with a recommendation for approval.

Motion to approve was unanimous by roll call vote (4-0).

2. Case No: COA17-13: Tear off storm damaged roof and install new roof at 417 Main Street. St. Anthony Church Square Complex is a Local Historic Landmark. City of Davenport, petitioner on behalf of St. Anthony's Church.

Rusnak summarized the request. He stated that he authorized the work being performed because of the timing of scaffolding, which was being brought in from another church in the area.

Staff recommends that the Historic Preservation Commission approve COA17-13 in accordance with the work write up.

Motion by Curoe, second by Wonio to approve COA17-13 in accordance with the work write up.

Motion to approve was unanimous by roll call vote (4-0).

3. Case No. COA17-14: Replace windows at 613 West 6th Street. Isaac and Mary Farber House is located in the Local Historic Hamburg District. Darin Wilson, petitioner.

Rusnak summarized the request. He stated that windows are an important architectural feature of the property. If the windows could not be repaired, the replacement should be in-kind with respect to style and material. Vinyl windows would not be a replacement in-kind.

Staff recommends denial of Case No. COA17-14 because the repair does not achieve consistency with Section 17.23.080C of the Davenport City Code.

Rusnak did state that it does not appear that the petitioner is present and in that light, the Commission may wish to table the request to the October 10, 2017 meeting.

Motion by McGivern, second by Curoe to table the request to the October 10, 2017 meeting.

Motion to table was unanimous by voice vote (4-0).

VI. Other Business

1. Review and provide recommendation on the proposed National Register of Historic Places nomination at 201 East 2nd Street. Davenport Bag and Paper Company is a Local Historic Landmark.

Rusnak summarized the request. He stated that as a Certified Local Government in good standing the Historic Preservation Commission must review and comment on nominations to the National Register of Historic Places. He stated that the property was designated a Local Historic Landmark in 2012.

Staff recommends that the Historic Preservation Commission recommend that the Davenport Bag and Paper Company property at 201 East 2nd Street be listed on the National Register of Historic Places pursuant to Criterion C (Architecture).

VII. Open Forum for Comment

No one from the audience spoke.

VIII. Adjournment

The meeting adjourned at approximately 5:15 pm.

City of Davenport
Historic Preservation Commission

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

Date
10/10/2017

Subject:

Case No. COA17-14: Replace windows at 613 West 6th Street. Isaac and Mary Farber House is located in the Local Historic Hamburg District. Darin Wilson, petitioner.

Recommendation:

Deny Case No. COA17-14 because the repair does not achieve consistency with Section 17.23.080C of the Davenport City Code.

Background:

The Isaac and Mary Farber House was constructed c. 1868 and c. 1921 as a craftsman house. C. 1868 the one-story brick house was the home of Otto Albrecht (cigar manufacturer). Permit records indicate that the second story was added c. 1921 by Isaac Farber.

The petitioner is proposing to replace several windows.

Section 17.23.080.C. 5 and 6 read:

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.

It is staff's opinion that the new windows would not match the old in design, color, texture and material.

ATTACHMENTS:

Type	Description
□ Backup Material	COA17-14 - Application
□ Backup Material	Section 17-23-080

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	10/4/2017 - 12:35 PM



Property Address* 613 W. 6th St Davenport IA 52802

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

Applicant (Primary Contact)**

Name: Darin Wilson
Company: Suburban Construction
Address: 616 W. 35th St
City/State/Zip: Davenport 52806
Phone: 563-391-4000
Email: darin@suburbanconstruction.com

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

Name: Lenny Desantiago
Company:
Address: 613 W. 6th St
City/State/Zip: Davenport 52802
Phone: 563-676-1396
Email: lennydsplumbing@gmail.com

Zoning Board of Adjustment

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

Engineer (if applicable)

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

Design Review Board

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

Architect (if applicable)

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

Historic Preservation Commission

- Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Attorney (if applicable)

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

Administrative

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

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

Historic Resource:

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

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

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

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

When is a certificate of appropriateness required?

Prior to the commencement of the work.

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

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

Submission requirements

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

Determination of the request by the Historic Preservation Commission

- Only work described in the application may be approved by the Commission.
- The commission shall review a completed application within 60 calendar days to determine if the proposed activity will change any exterior architectural features of the property. The commission shall accept, review and request additional evidence and testimony from the applicant during the public hearing. The applicant may modify his/her plans as a result of the discussions with the Commission and resubmit them for approval. If the commission finds, by a simple majority, that the proposed activity conforms to the standards for review, as defined herein, then a Certificate of Appropriateness shall be issued approving said activity. If the Commission fails to decide on an application within the specified time period, the application shall be deemed approved.
- The owner(s) of record may appeal the Commission's decision to the City Council by filing a written appeal with the city clerk's office within thirty calendar days of the official notification of determination.

The applicant hereby acknowledges and agrees to the following requirements:

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

Applicant: Darin Wilson Suburban Construction Inc Date: 7/26/17

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

Received by: Ryan Rusnak Date: 9/7/2017
Planning staff

Date of the Public Meeting: ~~8/8/17~~ 9-12-2017

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

Work Plan

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

See attached work Contract.

All parties agree to the following: on this 27th day of June 2017

Contract between Suburban Construction Inc & Lenny Desantiago

Work to be performed at 613 W. 6th St 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 35 units. Ami Brand Freedom Series

☒ single hungs 1 single vent casements agress hinge

☒ 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 8 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 ☐ Laminite _____

☒ Interior color white Exterior color white

_____ 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 4th FLR Case + 2 2LT SL's

☐ Obscure glass _____ (Half or Full) circle one

☒ Lifetime enhanced screen package OK's (Half or Full) circle one

☒ Double locks standard on units greater than 25", if applicable SL's

☒ Lock Hardware Color (standard) or Custom) circle one Case

_____ 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 white 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.

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☐ 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.

☐ _____ storm door(s) Storm door Color _____

ONE TWO LT SLIDER
WHITE VINYL TO BE
CUSTOM MADE TO FIT
ORIGINAL OPENING AND
ALUM CLAD EXT STOPS



THESE WINDOWS HAVE
ALREADY BEEN REPLACED BUT
WILL BE REPLACED AGAIN IN
THE FUTURE TO MATCH THE
REST



TWO WHITE DBL HUNG
VINYL WINDOWS CUSTOM
MADE WITH EXT ALUM
CLAD ON STOPS

ONE CUSTOM MADE 2
LT SLIDERS CLAD EXT
WHT ALUM



TWO 2LT SLIDERS WHITE
VINYL CUSTOM MADE TO FIT
OPENING CLAD EXT STOPS
WITH ALUMINUM



TWO WHITE VINYL DOUBL
HUNG WINDOWS CUSTOM
MADE TO FIT OPENING ONE
HAS BEEN REPLACE WITH
WHITE VINYL BUT WILL BE
REPLACING NOW TO MATCH
ALUM CLAD EXT STOPS





ONE TWO LT SLIDER Vinyl
WHITE OUTSIDE
Alum Clad Ext Stops



Windows have already
Been Replaced, but will
be replaced with custom
Fit Double Hung Vinyl
Windows.



Three Vinyl Double Hung
windows white exterior
Custom made to fit
original opening. Alum
Clad exterior stops.
There was a fourth that
was bricked in.

Two Vinyl Double hung
windows Custom made
to fit opening white ext
Alum Clad ext stops.





ONE TWO LT SLIDER
VINYL CUSTOM MADE
TO FIT OPENING, CLAD
EXTERIOR WITH WHITE
ALUMINUM ON STOPS

THREE DOUBLE HUNG
WHITE VINYL WINDOWS
WITH EXTERIOR STOPS
CLAD WITH ALUM
CUSTOM MADE TO FIT
ORIGINAL OPENING.

THREE CUSTOM MADE DOUBLE HUNG VINYL
WINDOWS WITH ALUM CLAD ON THE
EXTERIOR STOPS. CUSTOM FIT TO FIT
ORIGINAL OPENING.



ONE EGRESS HINGED
CASEMENT WINDOW
CUSTOM FIT TO
ORIGINAL OPENING
CLAD EXT STOPS WITH
ALUMINUM

ONE TWO LT SLIDER
CUSTOM FIT TO ORIGINAL
OPENING CLAD EXT STOPS
WITH ALUM.

ALL CUSTOM FIT DOUBLE HUNG WINDOWS TO FIT THE
ORIGINAL OPENING CLAD EXT STOPS WITH ALUMINUM

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ORIGINAL OPENING CLAD EXT STOPS WITH ALUMINUM

ALL CUSTOM FIT DOUBLE HUNG WINDOWS TO FIT THE
ORIGINAL OPENING CLAD EXT STOPS WITH ALUMINUM.



17.23.080 Certificate of appropriateness review process.

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

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

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

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

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

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

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

4. Most properties change over time, and those changes that have acquired architectural and/or historical significance in their own right shall be recognized, respected and retained; and

5. Distinctive architectural features, construction techniques and/or examples of craftsmanship that characterize a designated property shall be treated with due consideration; and

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

7. Activities that cause deterioration of a designated property and its architectural features shall be discouraged. In those cases where the damage would be irreversible, such as sand-blasting and wetblasting fire-hardened bricks, the activities shall be prohibited. If cleaning is to be done, the gentlest means possible shall be encouraged; and

8. Known significant archeological resources possibly affected by a proposed activity shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be under-taken; and

9. New additions and related new construction shall not be discouraged when such improvements do not destroy historic material and such design is compatible with the size, massing, scale, color, materials and character of the property, neighborhood and district, if applicable.

D. Design criteria to implement review standards. When the commission is considering an application for a certificate of appropriateness, it shall consider the following architectural design criteria, or elements of design as they relate to the standards for review prescribed in Section 17.23.080C.

1. Height. The height of any proposed addition, construction or reconstruction should be compatible with the designated property and the surrounding structures, if located within a designated historic district; and

2. Proportions. The proportions (width versus height relationship) between doors and windows should be compatible, if not replicated, with the architectural design and character of the designated property; and

3. Scale. A proposed alteration, construction, reconstruction or addition should not negatively impact the scale of the designated property or district; and

4. Materials. Historic or original architectural features, or replacement elements which in all ways replicated the original, should be repaired whenever possible; and

5. Relationship of building masses and spaces. The relationship of a structure within a designated historic district to the rear, side and front yards between it and surrounding structures should be compatible; and

6. Roof shape. The roof design and shape should remain consistent with its original configuration and character; and

7. Site improvements. Landscaping and other site improvements, including off-street parking, should have as minimal of an impact as possible to the designated property's original plan/layout and its visual character.

E. Determination by the commission. The commission shall review a completed application for a certificate of appropriateness within sixty calendar days to determine if the proposed activity will change any exterior architectural features of the designated property. The commission shall accept, review and request additional evidence and testimony from the applicant during the public hearing. The commission shall work closely with the applicant and recognize the importance of finding an appropriate way to meet the current needs of the applicant. In addition, the commission shall recognize the importance of approving plans that will be reasonable for the applicant to carry out. The applicant may modify his/her plans as a result of the discussions with the commission and resubmit them for approval. If the commission finds, by a simple majority, that the proposed activity conforms to the standards for review, as defined herein, then a certificate of appropriateness shall be issued approving said activity. If the commission fails to decide on an application within the specified time period, the application shall be deemed approved.

If the commission denies the certificate of appropriateness, the applicant shall have the right of appeal to the city council pursuant to Section 17.23.080(I).

F. Notification of determination. The commission secretary shall notify the owner(s) of record within fifteen business days of the commission's action. If the commission denies the certificate of appropriateness, the notification letter shall contain the reasons for denial and inform the applicant of his/her right to appeal.

The commission secretary shall also notify the office of construction code enforcement within three business days of the commission's action. If the commission issues the certificate of appropriateness, the commission secretary shall inform the chief building official of said approval and that the proposed work satisfies the intent of this chapter. However, if the commission denies the certificate of appropriateness, the commission secretary shall ask that the building or sign permit not be issued for said work unless an appeal to the city council results in a reversal of the commission's denial.

G. Appeal of commission determination. The owner(s) of record may appeal the commission's decision to the city council by filing a written appeal with the city clerk's office within thirty calendar days of the postmark date of the notification of determination.

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

H. Appeal fee. A fee of seventy-five dollars shall be paid by the petitioner at the time of filing a written appeal to said determination with the city clerk.

I. Appeal criteria. The city council, after hearing all of the evidence, shall review the commission's decision and base its ruling on the following criteria:

1. Whether the commission has exercised its powers and followed the guidelines established by law and ordinance; and

2. Whether the commission's actions were patently arbitrary and capricious.

J. Appeal — Public meeting. The city council shall, by simple majority of the members pre-sent, approve or disapprove the issuance of the certificate of appropriateness based upon the appeal criteria described in Section 17.23.080I.

City of Davenport
Historic Preservation Commission

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

Date
10/10/2017

Subject:

Case No: COA17-15: Tear off old roof and install new roof at 624 Gaines Street. The Ernst and Margaretha Klindt House is located in the local Historic Hamburg District. William Richmond, petitioner.

Recommendation:

Approve COA17-15 in accordance with the work write up.

Background:

The Ernst and Margaretha Klindt House was constructed c. 1862. It is noted as is noted as contributing historically under Criterion A within the revised boundary for the Hamburg Historic District.

The petitioner is proposing to tear off the old roof and install a new roof with architectural shingles. The specific roof material has not been provided.

ATTACHMENTS:

Type	Description
▣ Backup Material	COA17-15 - Application

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	10/4/2017 - 12:02 PM



Property Address* 624 Gaines Street

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

Applicant (Primary Contact)**

Name: William Richmond
 Company:
 Address: 624 Gaines Street
 City/State/Zip: Davenport, Iowa 52802
 Phone:
 Email:

Owner (if different from Applicant)

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

Engineer (if applicable)

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

Architect (if applicable)

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

Attorney (if applicable)

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

Application Form Type:

Plan and Zoning Commission

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

Zoning Board of Adjustment

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

Design Review Board

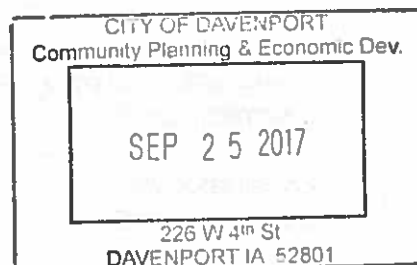
- Certificate of Design Approval ☐
 Demolition Request in the Downtown ☐

Historic Preservation Commission

- Certificate of Appropriateness ☒
 Landmark Nomination ☐
 Demolition Request ☐

Administrative

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



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

Work Plan

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

Tear off old roof and install new one.

Ø Using architectural Shingles
for replacement.

City of Davenport
Historic Preservation Commission

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

Date
10/10/2017

Subject:

Case No: COA17-16: Replace five windows on the front facade at 623 West 6th Street. The Gustav and Anna (Hitzeman) Hageboeck House is located in the local Historic Hamburg District. PJ Slobojan, petitioner.

Recommendation:

Approve COA17-16 in accordance with the work write up.

Background:

The Gustav and Anna (Hitzeman) Hageboeck House was constructed c. 1869 as a gable-front, two-story three bay house. Gustav Hageboeck was a cabinet maker with Hageboeck Lynde & Co.

The petitioner is proposing to replace five windows on the front facade.

Section 17.23.080.C. 5 and 6 read:

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.

It is staff's opinion that the new windows would match the old in design, color, texture and material.

ATTACHMENTS:

Type	Description
□ Backup Material	COA17-16 - Application
□ Backup Material	Section 17.23.080

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Rusnak, Ryan	Approved	10/4/2017 - 12:19 PM



Property Address*

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

Applicant (Primary Contact)**

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

Owner (if different from Applicant)

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

Engineer (if applicable)

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

Architect (if applicable)

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

Attorney (if applicable)

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

Application Form Type:

Plan and Zoning Commission

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

Zoning Board of Adjustment

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

Design Review Board

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

Historic Preservation Commission

- Certificate of Appropriateness ☒
 Landmark Nomination ☐
 Demolition Request ☐

Administrative

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

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

Historic Resource:

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

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

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

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

When is a certificate of appropriateness required?

Prior to the commencement of the work.

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

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

Submission requirements

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

Determination of the request by the Historic Preservation Commission

- Only work described in the application may be approved by the Commission.
- The commission shall review a completed application within 60 calendar days to determine if the proposed activity will change any exterior architectural features of the property. The commission shall accept, review and request additional evidence and testimony from the applicant during the public hearing. The applicant may modify his/her plans as a result of the discussions with the Commission and resubmit them for approval. If the commission finds, by a simple majority, that the proposed activity conforms to the standards for review, as defined herein, then a Certificate of Appropriateness shall be issued approving said activity. If the Commission fails to decide on an application within the specified time period, the application shall be deemed approved.
- The owner(s) of record may appeal the Commission's decision to the City Council by filing a written appeal with the city clerk's office within thirty calendar days of the official notification of determination.

The applicant hereby acknowledges and agrees to the following requirements:

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

Applicant: Date:

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

Received by: Date:

Planning staff

Date of the Public Meeting:

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

Work Plan

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

Replace five windows on the front facade. See attached information.





PJ & Gordon Slobojan

Insert units

Quote #: 4G5RLDP

A Proposal for Window and Door Products prepared for:

Job Site:
52803

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

Featuring products from:



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

This report was generated on 9/25/2017 10:02:00 AM using the Marvin Order Management System, version 0002.16.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

UNIT SUMMARY

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

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

NUMBER OF LINES: 4

TOTAL UNIT QTY: 6

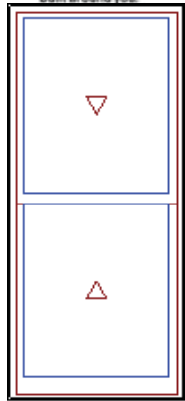
EXT NET PRICE: USD 6,977.64

LINE	MARK UNIT	BRAND	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	Bedroom units	Marvin	Clad Ultimate Insert Double Hung IO 35 1/8" X 77 3/4"	903.97	2	1,807.94
2	Hallway unit	Marvin	Clad Ultimate Insert Double Hung IO 35 1/8" X 77 3/4"	989.90	1	989.90
3	Living room units	Marvin	Clad Ultimate Insert Double Hung IO 34 5/8" X 76 5/8"	989.90	2	1,979.80
4	Installation	Non-Marvin	Labor Removal of existing sashes and storm units. Install of new insert units with new interior stops	2,200.00	1	2,200.00

LINE ITEM QUOTES

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

Line #1	Mark Unit: Bedroom units	Net Price:		903.97
Qty: 2		Ext. Net Price:	USD	1,807.94



As Viewed From The
Exterior

FS 34 3/4" X 78 1/16"

IO 35 1/8" X 77 3/4"

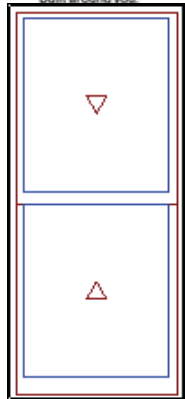
Egress Information

Width: 31 1/2" Height: 33 19/32"

Net Clear Opening: 7.35 SqFt

Ebony Clad Exterior
Primed Pine Interior
Clad Ultimate Insert Double Hung
Inside Opening 35 1/8" X 77 3/4"
8 Degree Frame Bevel
Glass Add For All Sash/Panels
Top Sash
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Clear
Stainless Perimeter Bar
Ovolo Interior Glazing Profile
Bottom Sash
Ebony Clad Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Clear
Stainless Perimeter Bar
Ovolo Interior Glazing Profile
Bronze Sash Lock
Rout for Finger Pull
White Jamb Hardware
Aluminum Screen
Charcoal Fiberglass Mesh
Ebony Surround
3 1/4" Jambs

Line #2	Mark Unit: Hallway unit	Net Price:		989.90
Qty: 1		Ext. Net Price:	USD	989.90



As Viewed From The
Exterior

FS 34 3/4" X 78 1/16"

IO 35 1/8" X 77 3/4"

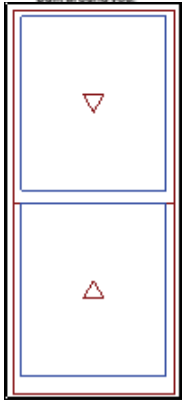
Egress Information

Width: 31 1/2" Height: 33 19/32"

Net Clear Opening: 7.35 SqFt

Ebony Clad Exterior
Stained Interior Finish Pine Interior
Honey Stained Interior Finish
Clad Ultimate Insert Double Hung
Inside Opening 35 1/8" X 77 3/4"
8 Degree Frame Bevel
Glass Add For All Sash/Panels
Top Sash
Ebony Clad Sash Exterior
Stained Interior Finish Pine Sash Interior
Honey Stained Interior Finish
IG - 1 Lite
Clear
Stainless Perimeter Bar
Ovolo Interior Glazing Profile
Bottom Sash
Ebony Clad Sash Exterior
Stained Interior Finish Pine Sash Interior
Honey Stained Interior Finish
IG - 1 Lite
Clear
Stainless Perimeter Bar
Ovolo Interior Glazing Profile
Bronze Sash Lock
Rout for Finger Pull
Beige Jamb Hardware
Aluminum Screen
Charcoal Fiberglass Mesh
Ebony Surround
3 1/4" Jambs

Line #3	Mark Unit: Living room units	Net Price:		989.90
Qty: 2		Ext. Net Price:	USD	1,979.80



As Viewed From The
Exterior

FS 34 1/4" X 76 15/16"

IO 34 5/8" X 76 5/8"

Egress Information

Width: 31" Height: 33 1/32"

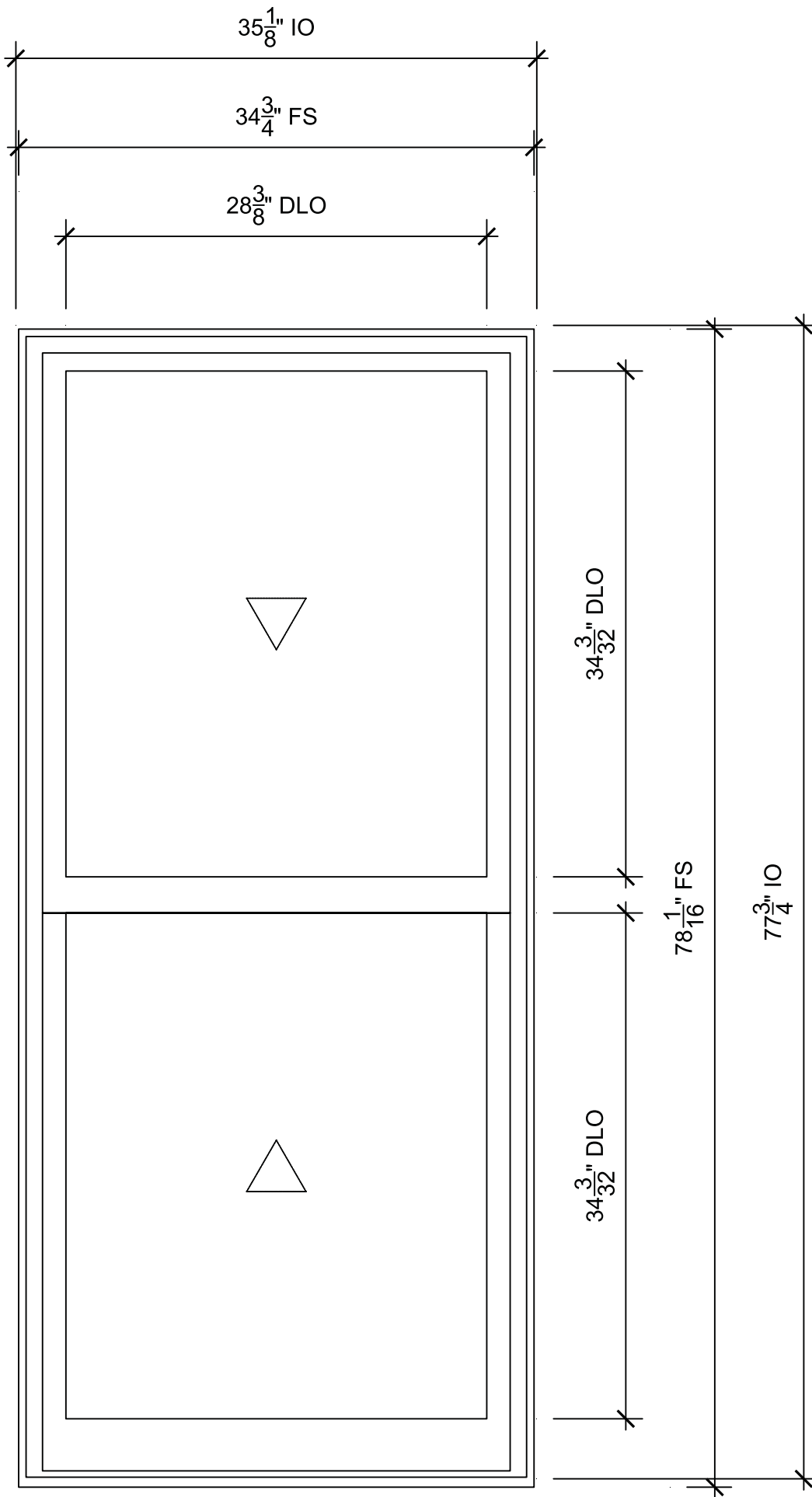
Net Clear Opening: 7.11 SqFt

Ebony Clad Exterior
Stained Interior Finish Pine Interior
Honey Stained Interior Finish
Clad Ultimate Insert Double Hung
Inside Opening 34 5/8" X 76 5/8"
8 Degree Frame Bevel
Glass Add For All Sash/Panels
Top Sash
Ebony Clad Sash Exterior
Stained Interior Finish Pine Sash Interior
Honey Stained Interior Finish
IG - 1 Lite
Clear
Stainless Perimeter Bar
Ovolo Interior Glazing Profile
Bottom Sash
Ebony Clad Sash Exterior
Stained Interior Finish Pine Sash Interior
Honey Stained Interior Finish
IG - 1 Lite
Clear
Stainless Perimeter Bar
Ovolo Interior Glazing Profile
Bronze Sash Lock
Rout for Finger Pull
Beige Jamb Hardware
Aluminum Screen
Charcoal Fiberglass Mesh
Ebony Surround
3 1/4" Jambs

Line #4	Mark Unit: Installation	Net Price:		2,200.00
Qty: 1		Ext. Net Price:	USD	2,200.00

Labor Removal of existing sashes and storm units. Install of new insert units with new interior stops

Project Subtotal Net Price: USD	4,777.64
Non-Taxable Labor: USD	2,200.00
7.000% Sales Tax: USD	334.43
Project Total Net Price: USD	7,312.07



BEDROOM UNITS

Unit Features

Clad Ultimate Insert Double Hung: CINDH

Clad Ultimate Transom Windows: CINDHT

Clad Ultimate Picture Windows: CINDHP

Frame:

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

Sash:

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

Hardware:

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

Weather Strip:

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

Insect Screens:

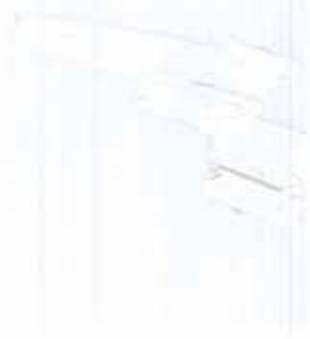
- Standard Screen is roll formed aluminum.
- Aluminum screen: Full Screen standard, half screen optional.
- Aluminum surround to match exterior frame clad color.
- Screen mesh: Standard is Charcoal Fiberglass. Optional: Charcoal High Transparency Fiberglass Mesh, Charcoal Aluminum Wire, Black Aluminum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

Glass and Glazing:

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

Optional Glass

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



Unit Features

CE Optional Glass

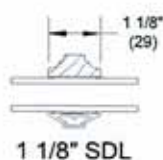
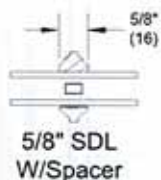
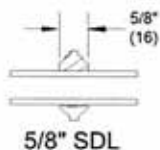
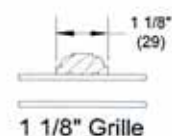
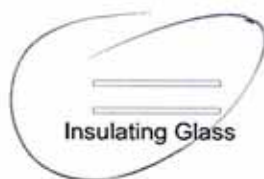
- Glazing method: Insulating
- Glazing seal: Silicone glazed
- Standard Glass is 11/16" (18) insulating Low E2 Argon or air
- Optional dual glazing available: Low E1 Argon or air, Low E3 Argon or air, Low E2/ERS Argon or air, Low E2/ERS Argon or air, Clear, Laminated Clear, tints, tempered and sandblasted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

Accessories:

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

Clad Insert Double Hung

Standard Divided Lite Option



OGEE INTERIOR

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

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

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

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

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

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

Oversized units are not certified

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

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

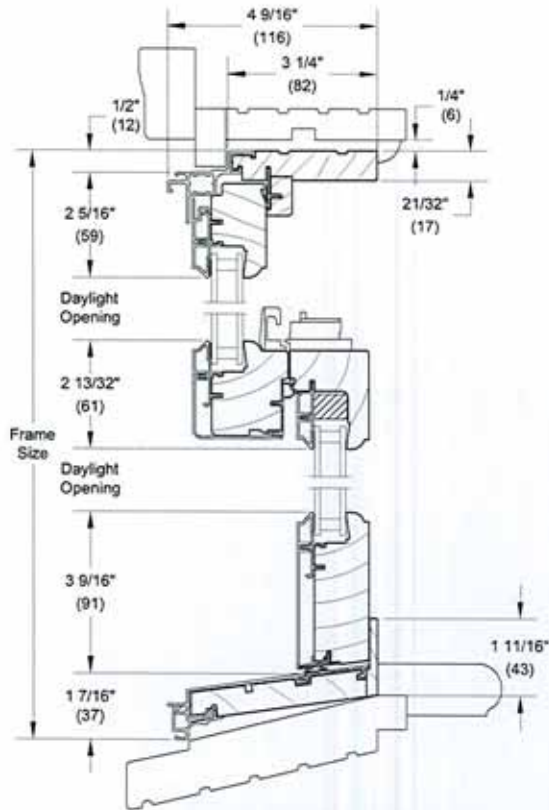
Measurement Conversions: Operators

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

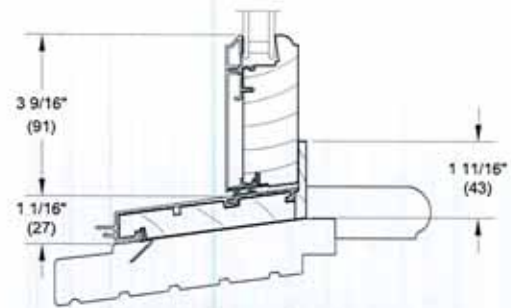
Clad Ultimate Insert Double Hung Operating Unit										
Inside Opening		Width		Height						
From	To			Flat Bottom Sill				8 and 14 Degree Bottom Sill		
Inside Opening		in	mm	in	mm			in	mm	
Inside Opening	Bottom Sash OM	-3 7/32	(82)	-8	(203)	+	2	-7 7/16	(189)	+
				+ 4 5/8	(117)			4 5/8	(117)	
Inside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

Section Details: Operating

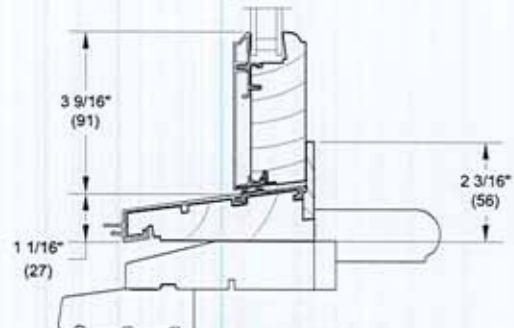
Scale: 3" = 1' 0"



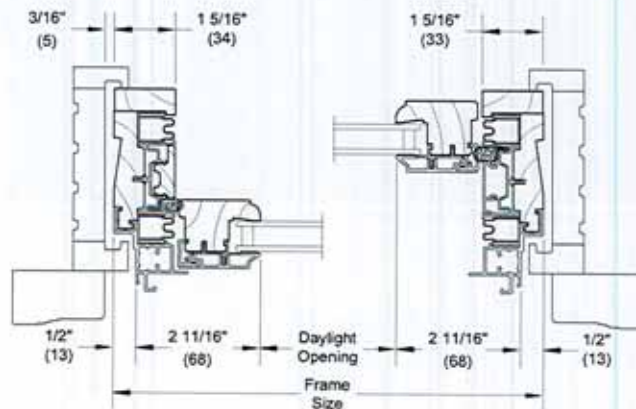
14 Degree Bevel Sill Option
Installed in existing frame



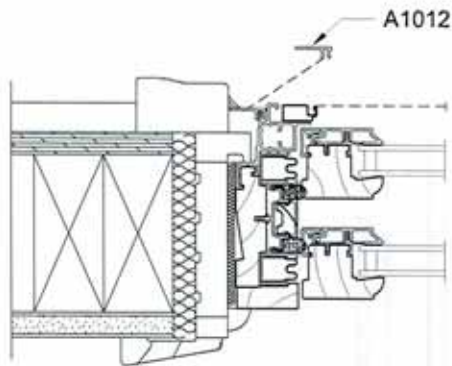
8 Degree Bevel Sill Option
Installed in existing frame



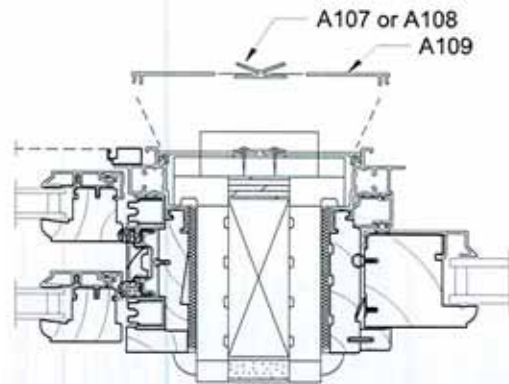
Flat Frame Sill Option
Installed in existing frame



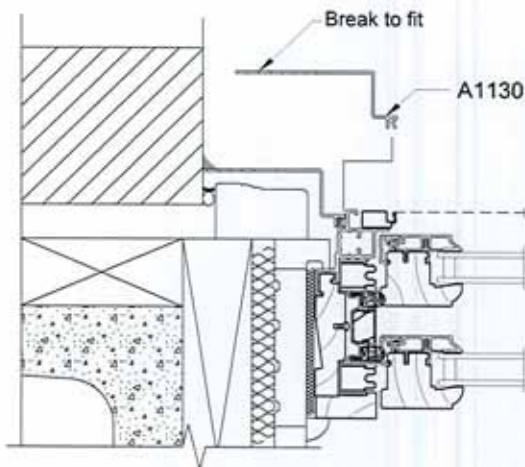
Jamb
in existing frame



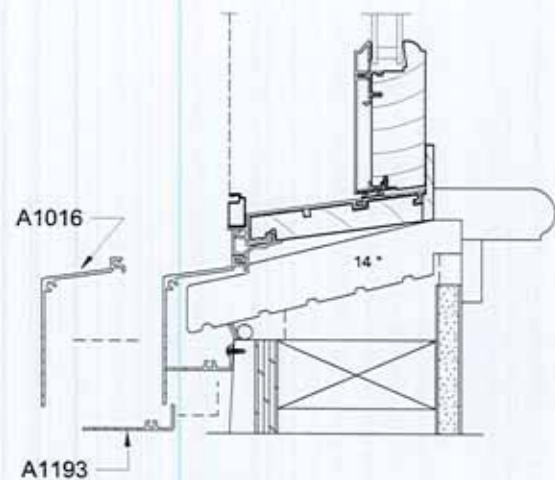
Frame Expander



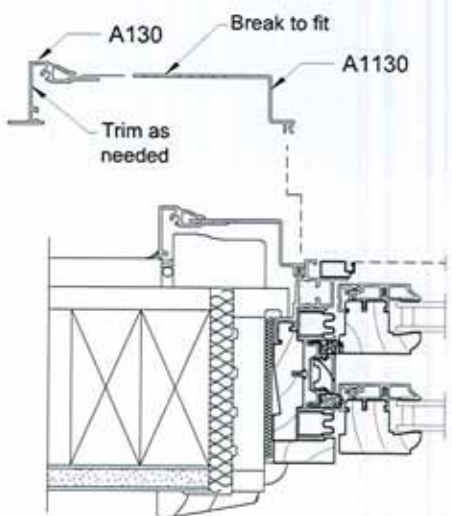
Frame Expander With Mullion Expander



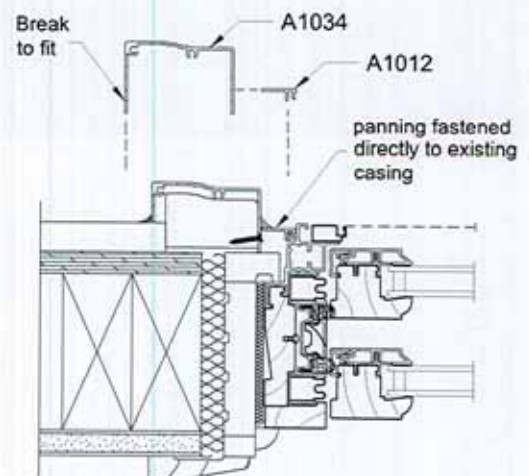
Panning-(Masonry shown)



Sill Panning



Clad Adjustable Brick Mould Casing



Panning-(BMC shown)

17.23.080 Certificate of appropriateness review process.

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

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

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

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

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

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

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

4. Most properties change over time, and those changes that have acquired architectural and/or historical significance in their own right shall be recognized, respected and retained; and

5. Distinctive architectural features, construction techniques and/or examples of craftsmanship that characterize a designated property shall be treated with due consideration; and

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

7. Activities that cause deterioration of a designated property and its architectural features shall be discouraged. In those cases where the damage would be irreversible, such as sand-blasting and wetblasting fire-hardened bricks, the activities shall be prohibited. If cleaning is to be done, the gentlest means possible shall be encouraged; and

8. Known significant archeological resources possibly affected by a proposed activity shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be under-taken; and

9. New additions and related new construction shall not be discouraged when such improvements do not destroy historic material and such design is compatible with the size, massing, scale, color, materials and character of the property, neighborhood and district, if applicable.

D. Design criteria to implement review standards. When the commission is considering an application for a certificate of appropriateness, it shall consider the following architectural design criteria, or elements of design as they relate to the standards for review prescribed in Section 17.23.080C.

1. Height. The height of any proposed addition, construction or reconstruction should be compatible with the designated property and the surrounding structures, if located within a designated historic district; and

2. Proportions. The proportions (width versus height relationship) between doors and windows should be compatible, if not replicated, with the architectural design and character of the designated property; and

3. Scale. A proposed alteration, construction, reconstruction or addition should not negatively impact the scale of the designated property or district; and

4. Materials. Historic or original architectural features, or replacement elements which in all ways replicated the original, should be repaired whenever possible; and

5. Relationship of building masses and spaces. The relationship of a structure within a designated historic district to the rear, side and front yards between it and surrounding structures should be compatible; and

6. Roof shape. The roof design and shape should remain consistent with its original configuration and character; and

7. Site improvements. Landscaping and other site improvements, including off-street parking, should have as minimal of an impact as possible to the designated property's original plan/layout and its visual character.

E. Determination by the commission. The commission shall review a completed application for a certificate of appropriateness within sixty calendar days to determine if the proposed activity will change any exterior architectural features of the designated property. The commission shall accept, review and request additional evidence and testimony from the applicant during the public hearing. The commission shall work closely with the applicant and recognize the importance of finding an appropriate way to meet the current needs of the applicant. In addition, the commission shall recognize the importance of approving plans that will be reasonable for the applicant to carry out. The applicant may modify his/her plans as a result of the discussions with the commission and resubmit them for approval. If the commission finds, by a simple majority, that the proposed activity conforms to the standards for review, as defined herein, then a certificate of appropriateness shall be issued approving said activity. If the commission fails to decide on an application within the specified time period, the application shall be deemed approved.

If the commission denies the certificate of appropriateness, the applicant shall have the right of appeal to the city council pursuant to Section 17.23.080(I).

F. Notification of determination. The commission secretary shall notify the owner(s) of record within fifteen business days of the commission's action. If the commission denies the certificate of appropriateness, the notification letter shall contain the reasons for denial and inform the applicant of his/her right to appeal.

The commission secretary shall also notify the office of construction code enforcement within three business days of the commission's action. If the commission issues the certificate of appropriateness, the commission secretary shall inform the chief building official of said approval and that the proposed work satisfies the intent of this chapter. However, if the commission denies the certificate of appropriateness, the commission secretary shall ask that the building or sign permit not be issued for said work unless an appeal to the city council results in a reversal of the commission's denial.

G. Appeal of commission determination. The owner(s) of record may appeal the commission's decision to the city council by filing a written appeal with the city clerk's office within thirty calendar days of the postmark date of the notification of determination.

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

H. Appeal fee. A fee of seventy-five dollars shall be paid by the petitioner at the time of filing a written appeal to said determination with the city clerk.

I. Appeal criteria. The city council, after hearing all of the evidence, shall review the commission's decision and base its ruling on the following criteria:

1. Whether the commission has exercised its powers and followed the guidelines established by law and ordinance; and

2. Whether the commission's actions were patently arbitrary and capricious.

J. Appeal — Public meeting. The city council shall, by simple majority of the members pre-sent, approve or disapprove the issuance of the certificate of appropriateness based upon the appeal criteria described in Section 17.23.080I.