

# HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, AUGUST 10, 2021; 5:00 PM

CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

## I. Call to Order

## II. Secretary's Report

- A. Consideration of the July 13, 2021 meeting minutes.

## III. Communications

- A. National Alliance of Preservation Commissions Workshop

## IV. Old Business

## V. New Business

- A. Case COA21-08: Request for exterior alteration of the Friederich Hartmann House located at 604 West 5th Street. Hamburg Local Landmark Historic District. Brett McCausland of Bush Construction, petitioner, on behalf of Dr. Tonia Rogers. [Ward 3]
- B. Case COA21-17: Request for installation of new windows at 630 West 5th Street. The John Ruch House is located within the Hamburg Local Landmark Historic District. Duane Timm, petitioner. [Ward 3]
- C. Case COA21-18: Request for reconstruction of the east porch at 1208 Main Street. The J. Monroe Parker-Ficke House is a locally designated historic landmark and located within the College Square Historic District. Casey Haas, petitioner, on behalf of Delt 100 Alumni Counsel LLC. [Ward 3]
- D. Case COA21-19: Request for the installation of a new roof at 511 Gaines Street. Hamburg Local Landmark Historic District. Jonathan Pham, petitioner. [Ward 3]

## VI. Other Business

## VII. Open Forum for Comment

## VIII. Adjourn

## IX. Next Commission Meeting: September 14, 2021

City of Davenport  
Historic Preservation Commission

Department: DNS  
Contact Info: Matt Werderitch 563.888.2221

**Date**  
**8/10/2021**

Subject:  
Consideration of the July 13, 2021 meeting minutes.

Recommendation:  
Approve the minutes.

Background:  
The July 13, 2021 meeting minutes are attached.

ATTACHMENTS:

| Type              | Description             |
|-------------------|-------------------------|
| ▢ Backup Material | Meeting Minutes 7-13-21 |

REVIEWERS:

| Department                                | Reviewer         | Action   | Date               |
|-------------------------------------------|------------------|----------|--------------------|
| Community Planning & Economic Development | Werderitch, Matt | Approved | 8/6/2021 - 9:16 AM |



# **HISTORIC PRESERVATION COMMISSION MEETING MINUTES**

## **CITY OF DAVENPORT, IOWA**

**TUESDAY, JULY 13, 2021; 5:00 PM**

**CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS**

### **I. Call to Order**

Vice Chairperson McGivern called the meeting to order with the following Commissioners present: McGivern, Franken, Sage, Miranda, and Lesthaeghe.

Excused: Wilga, Powers

Staff present: Laura Berkley, Matt Werderitch, Jake Ralfs

### **II. Secretary's Report**

#### **A. Consideration of the June 8, 2021 Meeting Minutes.**

Motion by Sage, second by Miranda to approve the June 8, 2021 meeting minutes. Minutes were unanimously approved by voice vote (5-0).

### **III. Communications**

### **IV. Old Business**

### **V. New Business**

#### **A. Case COA21-10: Request for installation of a new monument sign located at 515 Ripley Street. Hamburg Local Landmark Historic District. Jamey Licandro, petitioner. [Ward 3]**

Werderitch introduced the case and the scope of the already completed work. Jamey Licandro, petitioner, spoke on behalf of the project and conversion of the building to apartments. Franken inquired about the font style selected on the signage.

A recommendation is made to approve the Certificate of Appropriateness for the installation of a new monument sign at 515 Ripley Street 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 monument 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 Franken, second by Sage to approve staff recommendation for approval of Case COA21-10. Motion to approve staff recommendation passed by a roll call vote (5-0).

- B. Case COA21-12: Request for exterior alteration to the detached garage at 731 West 8th Street. Hamburg Local Landmark Historic District. Andrea Jaeger, petitioner. [Ward 3]

Werderitch introduced the case and discussed the character of the garage and its compatibility with the surrounding neighborhood. Brad Carter, City staff representing the applicant, was present to answer questions.

A recommendation is made to approve the Certificate of Appropriateness for exterior alteration of the detached garage at 731 West 8th Street in accordance with the submitted material.

The detached garage 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:

1. 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.
2. 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.

Motion by Miranda, second by Lesthaghe to approve staff recommendation for approval of Case COA21-12. Motion to approve staff recommendation passed by a roll call vote (5-0).

- C. Case COA21-13: Request for the installation of a new roof at 528 West 8th Street. Hamburg Local Landmark Historic District. Tara Basinger of R3 Construction, petitioner, on behalf of Rebecca Griffin. [Ward 3]

Werderitch provided an overview of the proposed roof installation. Shannon Turner, R-3 Construction, was present to answer questions.

Staff recommended approval of the Certificate of Appropriateness to install a new roof, at 528 West 8<sup>th</sup> Street in accordance with the submitted material.

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

- I. 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.
- II. 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 Sage, second by Miranda to approve staff recommendation for approval of Case COA21-13. Motion to approve staff recommendation passed by a roll call vote (5-0).

- D. Case COA21-14: Installation of a new soffits, fascia, frieze boards, barge boards, crown moldings, and dentil moldings at 517 West 7th Street. The Iowa College/S.S. Gillett Residence is located within the Hamburg Local Landmark Historic District. Dana Delveau of Delveau Construction, petitioner, on behalf of Keith and Kristin Morrison. [Ward 3]

Staff discussed the proposal to install new soffits, fascia, frieze boards, crown moldings, and dentil moldings on the historic building that was once home to Iowa College.

A recommendation is made to approve the Certificate of Appropriateness to repair and replace, when necessary, soffits, fascia, frieze boards, barge boards, crown moldings, and dentil moldings at 517 West 7th Street in accordance with 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:

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 removal, alteration or concealing of distinguishing exterior architectural features and historic material of a designated property should be avoided when possible.
3. Distinctive architectural features, construction techniques and/or examples of craftsmanship that characterize a designated property shall be treated with due consideration.
4. 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 staff recommendation for approval of Case COA21-14. Motion to approve staff recommendation passed by a roll call vote (5-0).

- E. Case COA21-15: Request for exterior alteration at 709 Brown Street. The William H. Wiese Residence is located within the Hamburg Local Landmark Historic District. Dawn Santiago, petitioner. [Ward 3]

Werderitch provided an overview of the proposed clay tile roof replacement. In addition, the applicant was proposing to reconstruct porch columns to the same

dimensions, massing, and material as the existing. Dawn Santiago, petitioner, was in attendance. McGivern thanked the applicant for their investment in the property and commitment to restore the clay tile roof.

A recommendation is made to approve the Certificate of Appropriateness for exterior alteration at 528 West 8th Street, subject to the following conditions:

1. To the greatest extent possible, the existing clay tile roof shall be preserved and reused.
2. Product specifications of the existing clay tile and proposed replacement clay tile shall be submitted to staff for review and approval.
3. Using pictorial evidence of the existing porch columns, the new columns shall match the old in design, color, texture, and other visual qualities.

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:

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.
2. Materials. Historic or original architectural features, or replacement elements which in all ways replicated the original, should be repaired whenever possible.
3. Roof shape. The roof design and shape should remain consistent with its original configuration and character.

Motion by Franken, second by Lesthaghe to approve staff recommendation for approval of Case COA21-15 subject to conditions. Motion to approve staff recommendation and conditions passed by a roll call vote (5-0).

- F. Case COA21-16: Installation of a new roof at 312 West 3rd Street. Woeber Carriage Works is a locally designated historic structure. Joel Johnson of Dave's Roofing, petitioner, on behalf of Carriage Works LLC. [Ward 3]

Werderitch explained the history of Downtown Davenport's oldest commercial property and the scope of the roof replacement.

A recommendation is made to approve the Certificate of Appropriateness to install a new roof at 312 West 3rd 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:

1. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration.
2. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new

feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

Motion by Sage, second by Miranda to approve staff recommendation for approval of Case COA21-16. Motion to approve staff recommendation passed by a roll call vote (5-0).

VI. Other Business

A. Pending Items and Updates

Werderitch informed the Commission that the deck addition at 604 West 5<sup>th</sup> Street is anticipated for review at the August 10<sup>th</sup> meeting date.

VII. Open Forum for Comment

VIII. Adjourn

Motion by Sage to adjourn the meeting. Motion passed by a voice vote (5-0). The meeting adjourned at 5:35 pm.

IX. Next Commission Meeting: August 10, 2021

City of Davenport  
Historic Preservation Commission

Department: DNS  
Contact Info: Matt Werderitch 563.888.2221

**Date**  
**8/10/2021**

Subject:  
National Alliance of Preservation Commissions Workshop

Background:  
The National Alliance of Preservation Commissions is hosting a workshop on October 2, 2021 in Van Horne, Iowa. Commissioners should notify City staff if interested in attending.

ATTACHMENTS:

| Type              | Description          |
|-------------------|----------------------|
| ▢ Backup Material | CAMP Flyer           |
| ▢ Backup Material | CAMP Workshop Agenda |

REVIEWERS:

| Department                                | Reviewer         | Action   | Date               |
|-------------------------------------------|------------------|----------|--------------------|
| Community Planning & Economic Development | Werderitch, Matt | Approved | 8/6/2021 - 9:21 AM |

# NATIONAL ALLIANCE OF PRESERVATION COMMISSIONS



WORKSHOP

OCTOBER 2, 2021

VAN HORNE COMMUNITY CENTER

508 1<sup>ST</sup> Ave. Van Horne, IA 52346

9:00 am to 4:30 pm

\$45.00 registration fee

Includes all sessions, lunch and snacks

Please register through [tickettailor.com](https://www.tickettailor.com)

<https://buytickets.at/bentoncountyhistoricpreservationcommission>

Sponsored by the

BENTON COUNTY HISTORIC PRESERVATION COMMISSION

Questions? [Historicpres@bentoncountya.gov](mailto:Historicpres@bentoncountya.gov) (319) 436-0446

The activity that is the subject of this project has been financed in part with Federal funds from the National Park Service, U.S.  
Department of the Interior



**CAMP Benton County Agenda  
October 2, 2021**

9:00 - 9:15

**Welcome and Introduction**

9:15 - 10:15

**Preservation Incentives and Benefits** *Kim Trent*

10:15 - 11:15

**Identifying and Designating Historic Resources** *Abbey Christman*

11:15 - 11:30 **Break**

11:30 - 12:15

**Preservation Planning** *Abbey Christman*

12:15 - 12:45 **Lunch**

12:45 - 1:45

**Disaster Preparedness & Recovery Planning** *Lisa Craig*

1:45 - 3:00

**Community Engagement and Building Public Support** *Kim Trent*

3:00 - 3:15 **Break**

3:15 - 4:00

**Public Engagement in Disaster Planning & Recovery** *Lisa Craig*

4:00 - 4:15

**Wrap-up** *with Kim Trent facilitating*



## CAMP Trainer Bios



**Abigail Christman** is a Senior City Planner in Landmark Preservation at the City and County of Denver. Abigail has a varied background having previously worked for consulting firms, Colorado Preservation, Inc., and the University of Colorado Denver. Her experience includes Section 106n consultation, reconnaissance and intensive-level surveys, National Register nominations, HABS/HAER/HALS documentation, neighborhood pattern books, preservation tax credit certification, interpretation, public outreach, and serving on the Denver Landmark Commission.

Abigail also teaches a graduate course for CU Denver titled Historic Buildings in Context. Abigail holds a B.A. in History from the University of South, a M.A. in Public History/Historic Preservation from Middle Tennessee State University, and a M.A. in Histories and Theories of Architecture from the Architectural Association School of Architecture in London, England.

**Email:** [abichristman@gmail.com](mailto:abichristman@gmail.com)



**Kim Trent** serves as principal at Preservation Strategies where she works with commercial developers of historic properties to access financial incentives for their preservation projects. In addition, she works with non-profit preservation organizations to develop their capacity to save historic places across the country. Her background in historic preservation, community development banking, community organizing, and marketing provides valuable insights and long-term benefits for her clients.

She formerly served as the Executive Director of Knox Heritage and has spent more than 25 years working in the field of preservation. She started as a neighborhood volunteer who led the effort to establish a local historic district in her Knoxville neighborhood. She went on to become board president of Knox Heritage and then became its first executive director. Working with a dedicated volunteer board and staff, they have changed the culture of the community to one that understands and appreciates preservation more than it ever has before and transformed Knox Heritage into one of the most effective and respected preservation organizations in the country. Throughout that time, she has worked cooperatively with the Historic Zoning Commission to protect Knoxville's historic fabric. She served on the board of the National Trust for Historic Preservation and has spoken at National Trust and statewide preservation conferences multiple times over the last two decades. She has also mentored multiple preservation organizations across the country and shared her experiences with others across our field. **Email:** [kim@kimtrentpreservationstrategies.com](mailto:kim@kimtrentpreservationstrategies.com)



**Lisa Craig** serves as Principal for The Craig Group, LLC. In this role she leads a team of design and planning professionals to support community leaders, local government and nonprofit organizations in growing the economic value and protecting the architectural and cultural integrity of historic communities. Her experience in historic preservation, community engagement and resiliency planning has made her a popular speaker and trainer. Previous to

starting her own firm, Ms. Craig served for seven years as Chief of Historic Preservation for the City of Annapolis.

She led historic research, design, commission training, legislation and procedures drafting, grant writing, community engagement, and production of educational materials and programs for the City. She spearheaded the Weather It Together initiative, a Cultural Resource Hazard Mitigation Plan identified by the National Trust for Historic Preservation as a national model for resiliency planning. Previous to her work in Annapolis, Ms. Craig worked as project executive with Forest City Military Communities, Washington, DC leading property development activities for the \$82 million housing privatization project at the United States Air Force Academy.

As well, she provided technical assistance on design, development, maintenance, Section 106 and historic tax credit activities for more than 350 historic properties within the Company's historic property portfolio. Ms. Craig's background also includes contract consulting to Lord Cultural Resources Planning & Management on historic preservation, cultural tourism and corridor planning projects; serving as State Historic Preservation Officer for the District of Columbia; and working for the National Trust for Historic Preservation as the head of the Southern Field Office and Director of Preservation Partnerships. Ms. Craig has published numerous articles and presented dozens of public talks on topics ranging planning for the impacts of climate change on historic properties, to historic military housing to conservation districts. Ms. Craig graduated summa cum laude with a Bachelor of Fine Arts in Historic Preservation from the Savannah College of Art & Design and went on for Master's work at the University of Oregon in Historic Preservation. Nationally, she serves as Chair of the Cultural Heritage and Climate Change Committee on the Board of the US International Committee on Monuments and Sites.

**Email:** [lcraiggroup@gmail.com](mailto:lcraiggroup@gmail.com)

City of Davenport  
Historic Preservation Commission

Department: DNS  
Contact Info: Matt Werderitch 563.888.2221

**Date**  
**7/13/2021**

**Subject:**

Case COA21-08: Request for exterior alteration of the Friederich Hartmann House located at 604 West 5th Street. Hamburg Local Landmark Historic District. Brett McCausland of Bush Construction, petitioner, on behalf of Dr. Tonia Rogers. [Ward 3]

**Recommendation:**

A recommendation is made to approve the following project components and materials as presented in the Application for a Certificate of Appropriateness at 604 West 5th Street:

1. The structural area of rescue above the east porch and proposed building materials.
2. The deck and fire escape addition to the west building elevation with submitted building materials. (brick, composite flooring, aluminum railings, composite fascia boards, and PVC column wraps)
3. The installation of a new door on the second floor of the non-historic addition.

A recommendation is made to table the two second floor window conversions on the east porch and west deck addition. The purpose is to allow the applicant additional time to explore window options that fit the existing openings while still enabling safe egress from the structure in the event of an emergency. Extending the height of the opening by removing brick down to the finished second floor will destroy the historic brick and cause irreversible alteration to the building.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060C and D of the Davenport Municipal Code. The east porch and west deck addition meet the following standards:

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

**Background:**

The safety of the residents is the primary purpose for the two proposed exterior alterations. The predominant concern is the ability for the residents to safely exit the second floor should a fire start anywhere on the main level.

In the event of an emergency, the following two projects are proposed:

- The first project is to establish an area of rescue above the porch on the east side of the building. The existing south facing window above the porch will be removed. The existing window opening will be modified in height only to extend down to the finished second floor. A new pine door, with the appearance of the existing window, will be installed.

With access provided to the roof of the porch, the structure is essentially converted into a balcony. A structural engineering report has been submitted verifying the integrity of the existing porch roof to support the additional weight of the alteration. Composite decking will be installed over the existing roof membrane to create a flat surface. For safety, black aluminum railings will be installed surrounding the perimeter of the porch roof. As part of the project, the remaining porch structure will be painted white.

- The second project is the addition of a deck on the west side of the dwelling. The deck addition will span the length of the non-historic rear addition and portions of the original brick structure. A new door will be cut into the west side (non-historic addition) portion of the structure on the second floor. The proposed door will be centered directly above the existing door on the first floor to create additional symmetry.

The existing window on the second floor, furthest south, will be replaced with a new door containing the appearance of a window. Similar to the east porch, the width of the door will not be altered, but the new opening will be cut down to the finished second floor.

The deck will be at the 2nd floor level (approximately 10'-10" above finished grade). The approximate deck size is 24' long x 9' wide. The deck will be constructed from treated lumber. The treated lumber will be concealed by brick and composite wood. A composite wood material is to be used for the deck boards and for the steps. The railings for the deck and the steps will be a black aluminum.

New brick will be laid around the bottom of the stair landing to give the appearance of the stairs being an original part of the house. Since the existing colored brick is not a single solid color, a blend of different red bricks will be mixed to better match the historic character of the home.

The existing windows on the building are non-original white vinyl windows. While the proposed door and casing contain a similar muntin grid design, the removal of brick at the base will cause irreversible alteration to the structure. Instead of extending the height of the opening down to the finished second floor, alternative window designs should be further explored that would match the existing opening while still accommodating emergency egress. Cutting new entrances on a primary structure is generally discouraged on structures when it would destroy historic material.

However, the proposed door opening on the second floor of the non-original addition is deemed compatible with the size, massing, scale, and architectural features of the adjacent windows. Given its placement in the rear of the building and the preservation of historic brick, the new door opening is deemed acceptable.

In addition, the project was reviewed for conformance with The Secretary of the Interior's Standards for Rehabilitation. The alteration of the window openings on the historic brick portion of the structure fail to comply with the following standard, "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size,

scale, and architectural features to protect the historic integrity of the property and its environment."

Alternatively, the proposed east porch and west deck addition comply with the following Secretary of the Interior's Standard for Rehabilitation, "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

**ATTACHMENTS:**

| Type              | Description                                     |
|-------------------|-------------------------------------------------|
| ▢ Backup Material | Application                                     |
| ▢ Backup Material | Background Material-Photos                      |
| ▢ Backup Material | Door Detail                                     |
| ▢ Backup Material | Proposed Brick                                  |
| ▢ Backup Material | Aluminum Railing Detail                         |
| ▢ Backup Material | Composite Floor Detail                          |
| ▢ Backup Material | Structural Report-East Porch                    |
| ▢ Backup Material | Historic Property Inventory Sheet               |
| ▢ Backup Material | Historic Preservation Ordinance Review Criteria |

**REVIEWERS:**

| Department                                | Reviewer         | Action   | Date                |
|-------------------------------------------|------------------|----------|---------------------|
| Community Planning & Economic Development | Werderitch, Matt | Approved | 8/5/2021 - 11:18 AM |



1200 East 46<sup>th</sup> Street  
Davenport, Iowa 52807  
(563) 326-6198

[planning@davenportiowa.com](mailto:planning@davenportiowa.com)

Complete application can be emailed to [planning@davenportiowa.com](mailto: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](mailto: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](mailto: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 4<sup>th</sup> Street, Davenport, Iowa.



### ***Work Plan***

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

Add additional pages in needed.

**City of Davenport Zoning Historic Preservation Commission  
2021 Meeting and Submittal Calendar**

| <b>Local Landmark Nomination Application</b> | <b>Local Landmark HPC Commission Meeting</b> | <b>All Other Historic Preservation Applications</b> | <b>All Other Historic Preservation Applications HPC Meeting</b> |
|----------------------------------------------|----------------------------------------------|-----------------------------------------------------|-----------------------------------------------------------------|
| <b>Application Submittal</b>                 | <b>HPC Commission Meeting</b>                | <b>Application Submittal</b>                        | <b>HPC Meeting</b>                                              |
| <b>Friday 5:00 p.m.</b>                      | <b>Tuesday 5:00 p.m.</b>                     | <b>Friday 5:00 p.m.</b>                             | <b>Tuesday 5:00 p.m.</b>                                        |
| <b>Public Works Center</b>                   | <b>Council Chambers   City Hall</b>          | <b>Public Works Center</b>                          | <b>Council Chambers   City Hall</b>                             |
| <b>1200 E 46th St</b>                        | <b>226 W 4th St</b>                          | <b>1200 E 46th St</b>                               | <b>226 W 4th St</b>                                             |
| <b>Davenport IA, 52807</b>                   | <b>Davenport IA, 52801</b>                   | <b>Davenport IA, 52807</b>                          | <b>Davenport IA, 52801</b>                                      |
| 11/30/2020                                   | 1/12/2021                                    | 12/31/2020                                          | 1/12/2021                                                       |
| 12/23/2020                                   | 2/9/2021                                     | 1/29/2021                                           | 2/9/2021                                                        |
| 1/22/2021                                    | 3/9/2021                                     | 2/26/2021                                           | 3/9/2021                                                        |
| 2/26/2021                                    | 4/13/2021                                    | 4/5/2021                                            | 4/13/2021                                                       |
| 3/26/2021                                    | 5/11/2021                                    | 4/30/2021                                           | 5/11/2021                                                       |
| 4/23/2021                                    | 6/8/2021                                     | 5/28/2021                                           | 6/8/2021                                                        |
| 5/28/2021                                    | 7/13/2021                                    | 7/2/2021                                            | 7/13/2021                                                       |
| 6/25/2021                                    | 8/10/2021                                    | 7/30/2021                                           | 8/10/2021                                                       |
| 7/30/2021                                    | 9/14/2021                                    | 9/3/2021                                            | 9/14/2021                                                       |
| 8/27/2021                                    | 10/12/2021                                   | 10/1/2021                                           | 10/12/2021                                                      |
| 9/24/2021                                    | 11/9/2021                                    | 10/29/2021                                          | 11/9/2021                                                       |
| 10/29/2021                                   | 12/14/2021                                   | 12/3/2021*                                          | 12/14/2021                                                      |

Location/Date/Time are subject to change. Contact [planning@davenportiowa.com](mailto:planning@davenportiowa.com) to confirm meeting date/time/location.

# Friederich Hartmann House

## 604 West 5<sup>th</sup> Street

DAVENPORT  
IOWA | USA

- Hamburg Local Landmark Historic District
- Constructed Circa 1868
- Architectural Style: Vernacular Greek Revival
- Original Owner: Friederich Hartmann (Brick Mason)
- Single Family Home
- 2 Story Structure



# Friederich Hartmann House

## 604 West 5<sup>th</sup> Street – Project Scope

DAVENPORT  
IOWA | USA



Area of Proposed Alterations



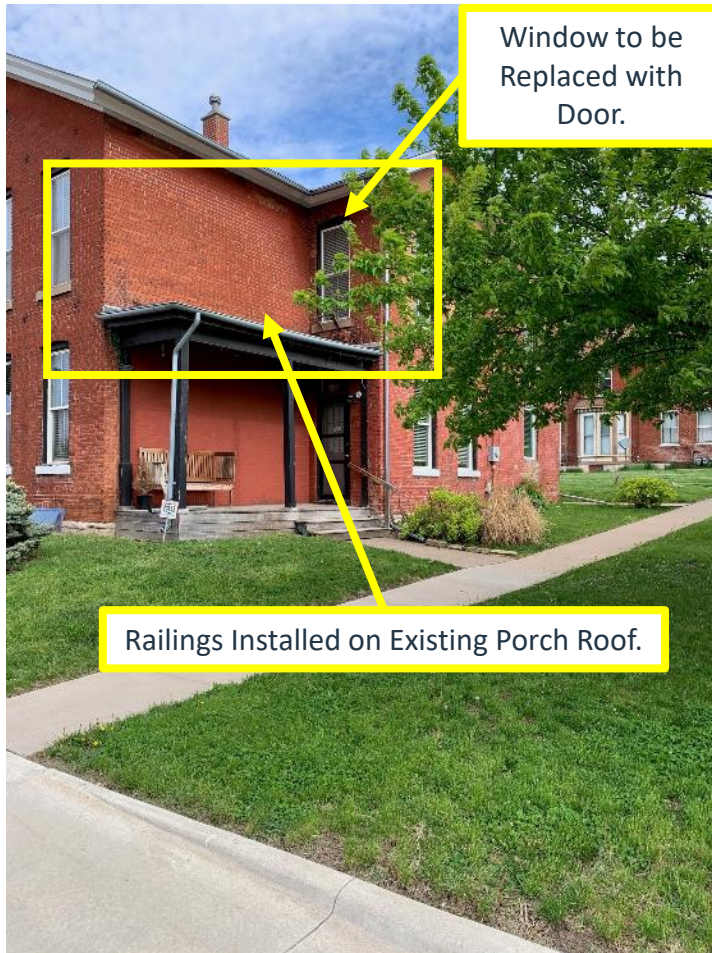
South Elevation



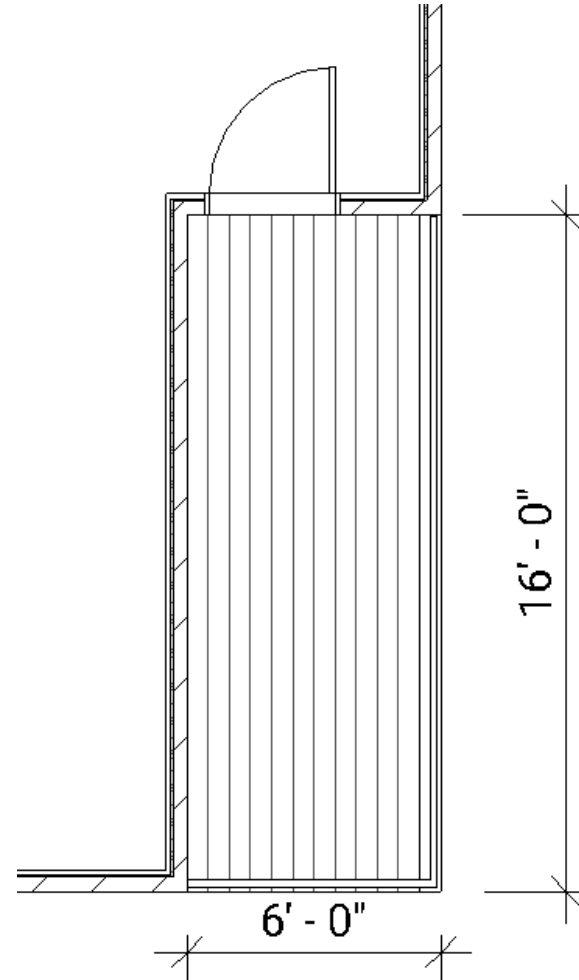
# Friederich Hartmann House

## 604 West 5<sup>th</sup> Street – East Porch

DAVENPORT  
IOWA | USA



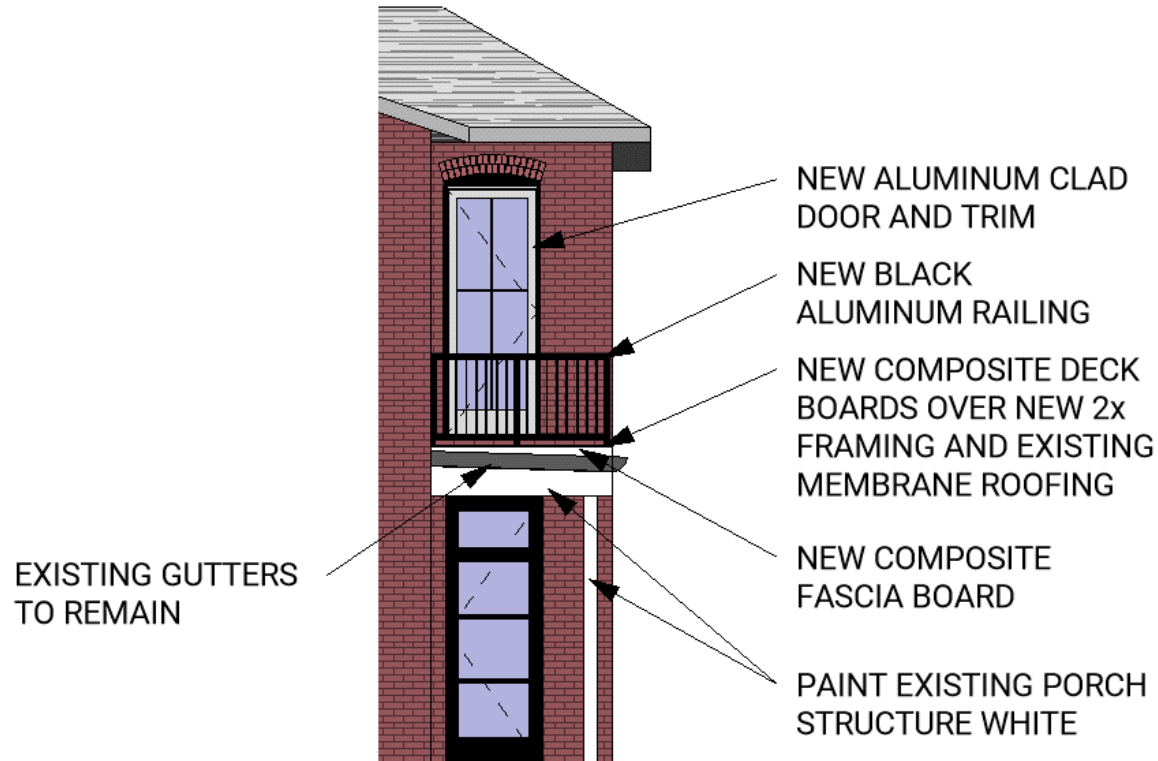
East Elevation



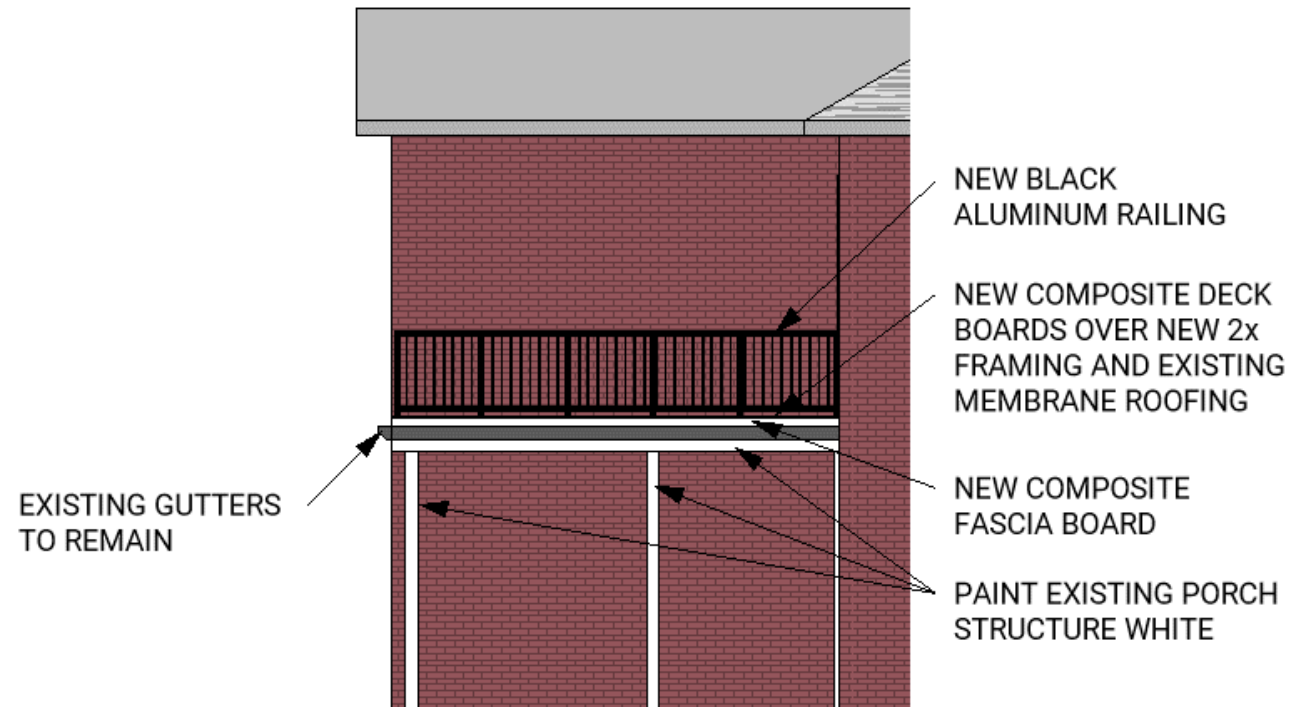
# Friederich Hartmann House

## 604 West 5<sup>th</sup> Street – East Porch

DAVENPORT  
IOWA | USA



South Elevation

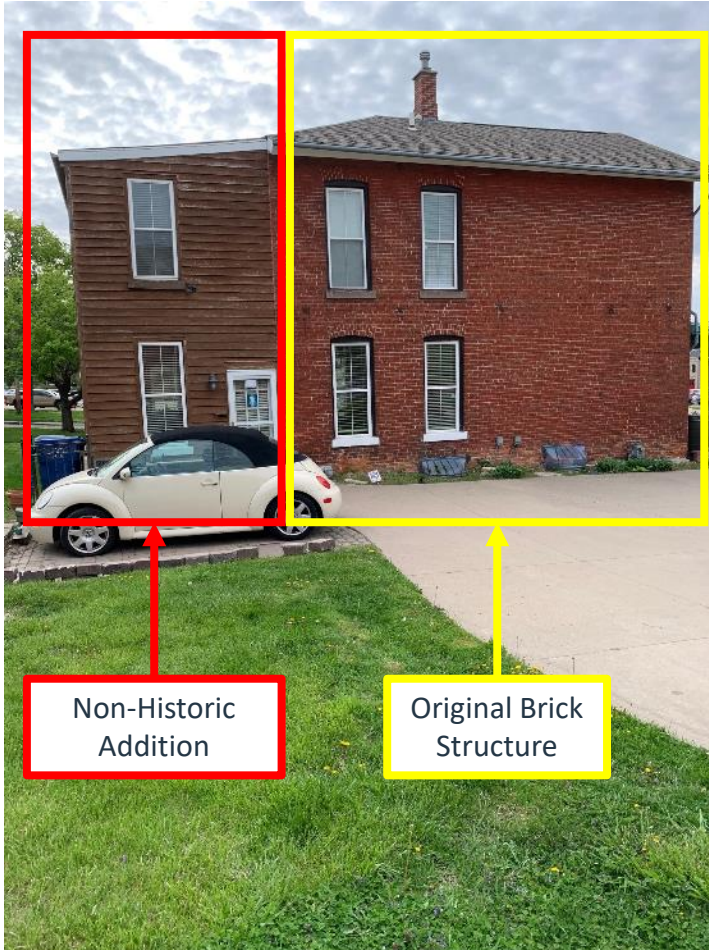


East Elevation

# Friederich Hartmann House

## 604 West 5<sup>th</sup> Street – West Deck

DAVENPORT  
IOWA | USA



Non-Historic  
Addition

Original Brick  
Structure

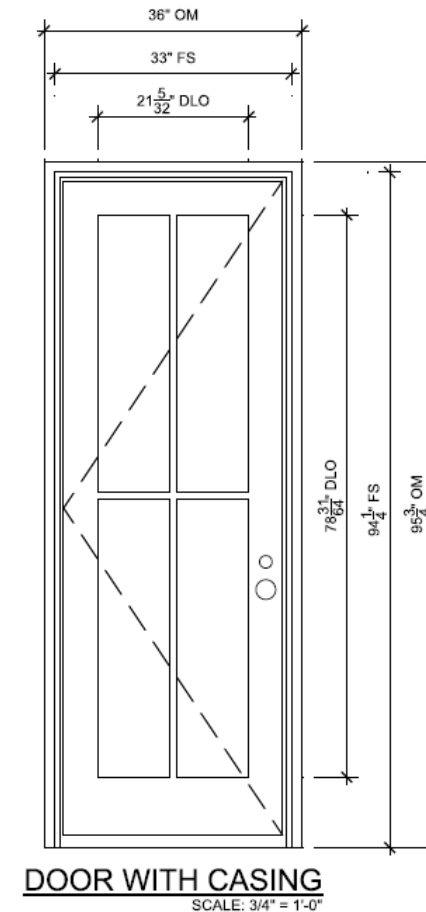
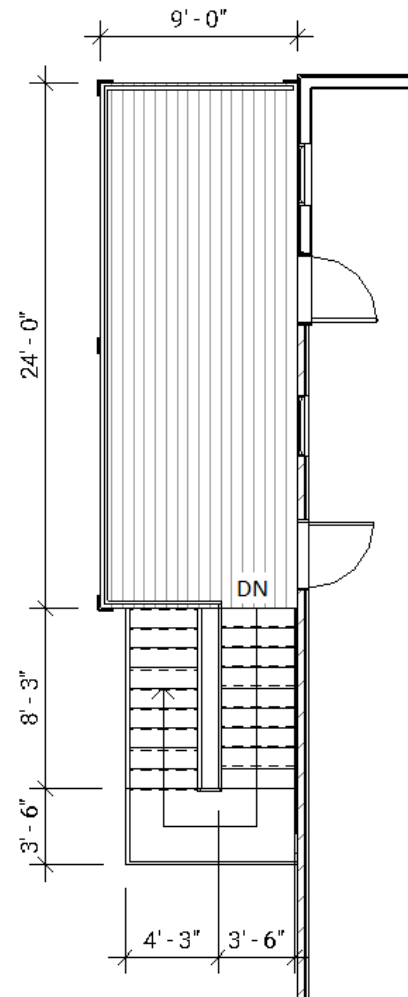


West Elevation

# Friederich Hartmann House

## 604 West 5<sup>th</sup> Street

**DAVENPORT**  
IOWA | USA



### SPECIFICATIONS

Mark Unit: Door with casing  
 Product Line: Ultimate  
 Unit Description: Outswing French Door G2  
 Frame Size: 33" X 94 1/4"  
 Masonry Opening: 36 1/2" X 96"  
 Exterior Finish: Stone White  
 Species: Pine  
 Interior Finish: Painted Interior Finish - White  
 Unit Type: Outswing French Door G2, X, Right Hand  
 Glass Information: Tempered Low E1 w/Argon, Black  
 Divider Type: 7/8" Rectangular SDL W/ Spacer - Black  
 Jamb Depth: 6 13/16"  
 Exterior Casing: 1 1/2" (A3069) Clad Flat Casing, Stone White  
 Subsill: None

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



# Friederich Hartmann House

## 604 West 5<sup>th</sup> Street

DAVENPORT  
IOWA | USA



Matching Red Brick

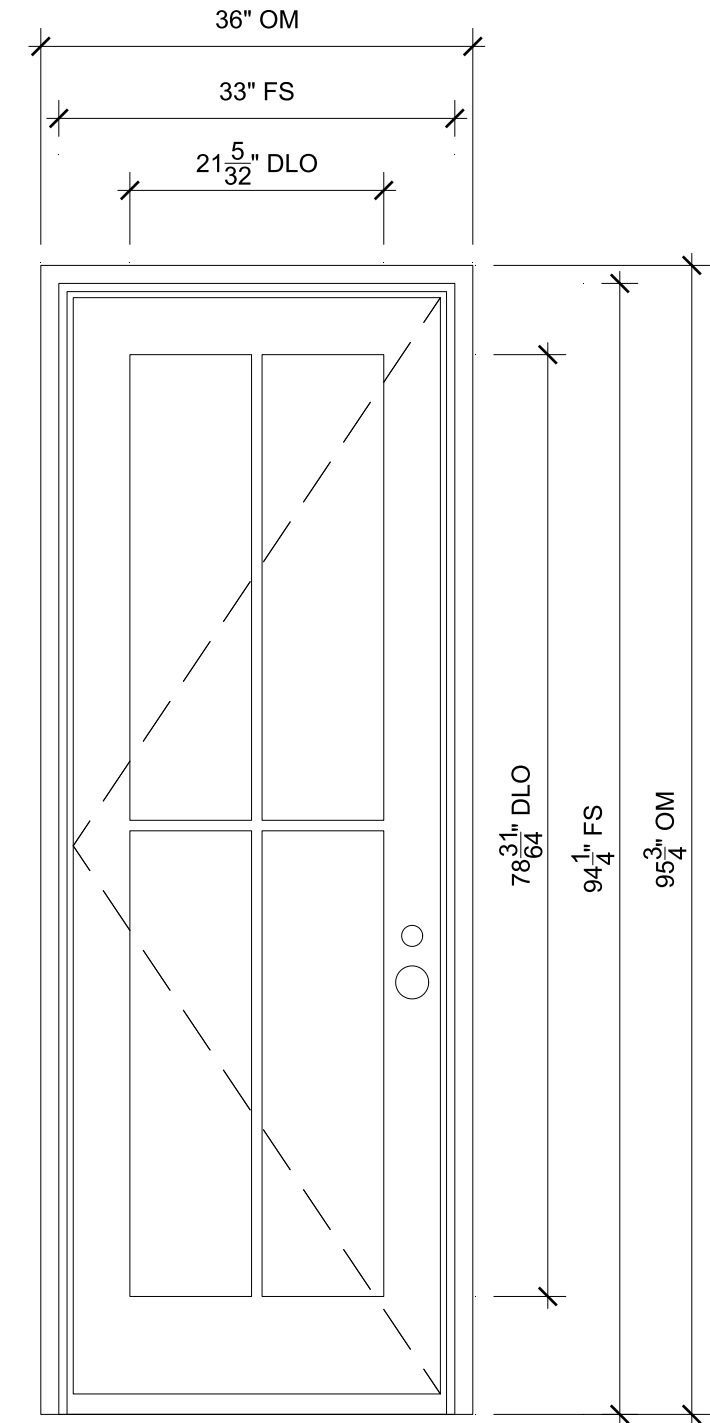


Composite Decking



Aluminum Railing System

## Proposed Materials



DOOR WITH CASING

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

SPECIFICATIONS

Mark Unit: Door with casing  
Product Line: Ultimate  
Unit Description: Outswing French Door G2  
Frame Size: 33" X 94 1/4"  
Masonry Opening: 36 1/2" X 96"  
Exterior Finish: Stone White  
Species: Pine  
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Jamb Depth: 6 13/16"  
Exterior Casing: 1 1/2" (A3069) Clad Flat Casing, Stone White  
Subsill: None

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:  
Before ordering the Marvin products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warrroad, Minnesota 56763. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

PROJ/JOB: Tonia Rogers / Historical renovation  
DIST/DEALER: SEIFFERT LUMBER CO  
DRAWN: JEREMY DEVOL  
QUOTE#: VSWGZ5 PK VER:0003.09.00

CREATED: 07/29/2021 REVISION:

## Werderitch, Matt

---

**From:** Brett McCausland <bmcclusland@bushconstruct.com>  
**Sent:** Thursday, August 5, 2021 12:41 PM  
**To:** Werderitch, Matt; Dr. Tonia Rogers  
**Cc:** Amy M. Simler; Berkley, Laura  
**Subject:** RE: [EXT] 604 W 5th Street - Application

Matt,

There will be a blend of the brick colors in order to best match the existing colored brick on the home as there is not just one solid color. The brick below is another color that will be mixed in.



Thanks,



**Brett McCausland, CM-BIM | Project Engineer | Bush Construction**

Phone: (563) 344-3791 | Mobile: (563) 484-9158 | Direct: (563) 441-2139  
5401 Victoria Avenue, Davenport, IA 52807

---

**From:** Werderitch, Matt <Matt.Werderitch@davenportiowa.com>

**Sent:** Thursday, August 5, 2021 8:34 AM

**To:** Brett McCausland <bmccausland@bushconstruct.com>; Dr. Tonia Rogers <mypeacegive@yahoo.com>

**Cc:** Amy M. Simler <asimler@bushconstruct.com>; Berkley, Laura <Laura.Berkley@davenportiowa.com>

**Subject:** RE: [EXT] 604 W 5th Street - Application

Good Morning,

I am currently writing the staff report for the west deck addition. The submitted photo below shows four different brick samples. Which brick type are you planning on incorporating into the deck addition? If desired, you can bring the sample brick boards to the meeting along with one of the existing bricks so that the Commission can compare side by side and provide a recommendation.

Let me know what your thoughts are.

Thanks!



**Matt Werderitch**

Planner II | Development & Neighborhood Services  
City of Davenport

T 563-888-2221  
226 W 4th St, Davenport, IA 52801

[davenportiowa.com](http://davenportiowa.com)

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**From:** Brett McCausland <[bmccausland@bushconstruct.com](mailto:bmccausland@bushconstruct.com)>

**Sent:** Sunday, August 1, 2021 10:29 PM

**To:** Werderitch, Matt <[Matt.Werderitch@davenportiowa.com](mailto:Matt.Werderitch@davenportiowa.com)>; Dr. Tonia Rogers <[mypeacegive@yahoo.com](mailto:mypeacegive@yahoo.com)>



A high-quality photograph of a wooden deck made of composite material. The deck features a central vertical support post. To the left, the decking is installed in a diagonal herringbone pattern, while the rest of the deck consists of horizontal planks. The deck is bordered by a bed of small, multi-colored stones and green evergreen plants. The overall aesthetic is clean, modern, and natural.

**UltraDeck®**  
LIVE THE DECK LIFE™





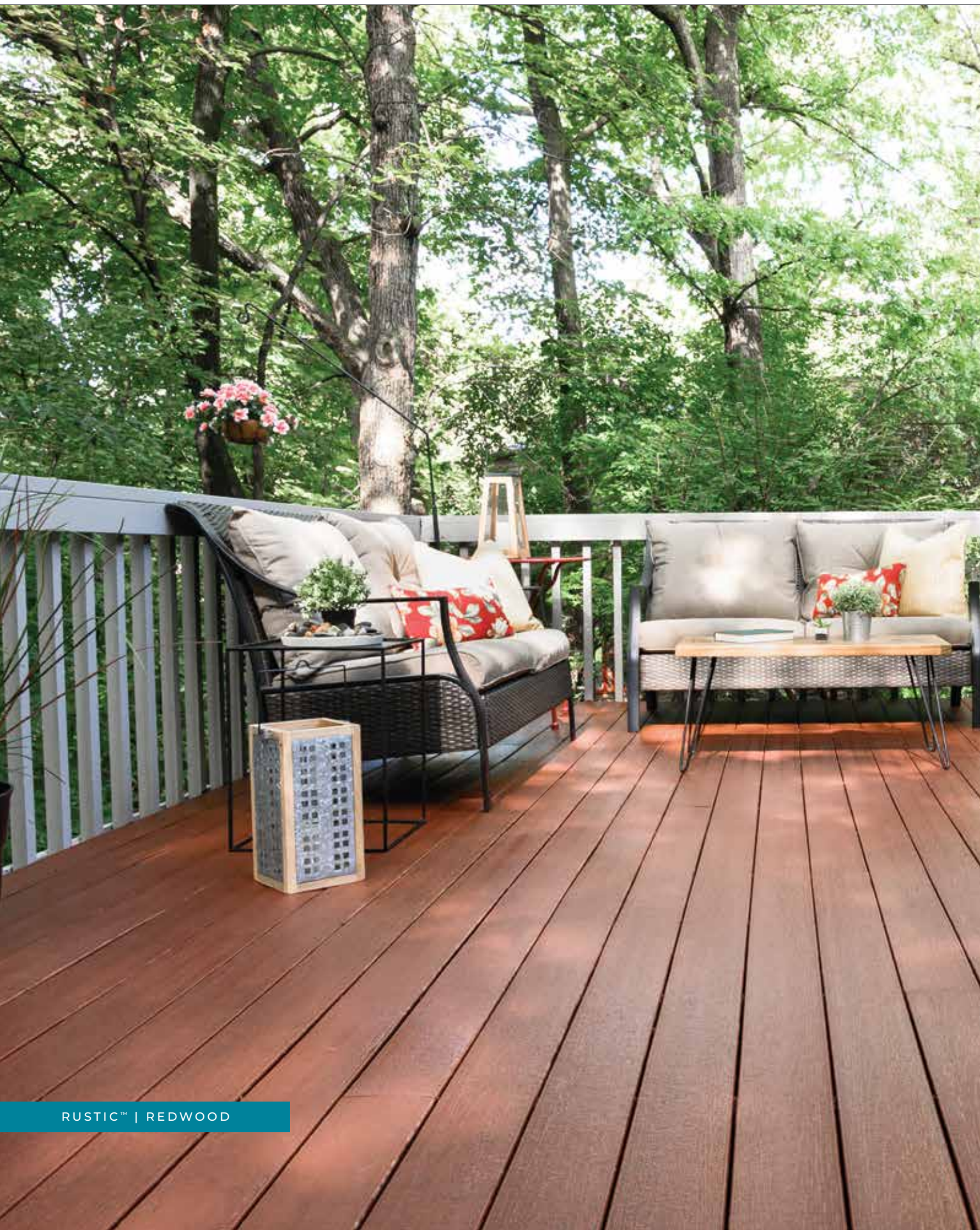


## LIVE THE DECK LIFE™

At UltraDeck®, we want you to spend less time working on your deck, and more time enjoying it- Living the Deck Life: grilling with family, gathering with friends, or just escaping the everyday. Because, when the Sun is out, the last place you want to be is inside. Burgers and brats are at their best, straight off the grill. And, time spent on a deck will always be time well-spent.







RUSTIC™ | REDWOOD



## **QUALITY.**

The quality of our decking impacts the quality of the time you spend on it.

That's why we are committed to decades of research and testing, and why we continue to use state-of-the-art machinery, the highest quality materials, and the latest advancements in composite technology, to produce every product.

## **SIMPLICITY.**

We wholeheartedly believe that when you can build a deck yourself, you enjoy it more. That's why our entire range of products is engineered to be easy to handle, cut, install, and maintain - no specialized tools or experience required.

## **LOCAL.**

So much of owning a deck is about connecting with people close to you, people who share your life and values. We think the same way about manufacturing.

That's why UltraDeck® is American made, and why we are dedicated to keeping good people and good jobs close to home.

# SUSTAINABILITY

At UltraDeck®, our midwestern values run deep. We love the outdoors and are dedicated to preserving our environment. That's why we use a unique blend of recycled and engineered materials to produce a range of products that are easy to handle and even easier to maintain.

Guaranteed for up to 25 years, our products offer a brilliant, sustainable alternative to traditional lumber. They keep harsh chemicals from our waterways (as they don't require chemical cleaning, staining or maintenance), and save over 20,000 trees a year from being cut down. So, if you love mother nature as much as we do, consider UltraDeck®.









FUSION® | DRIFTWOOD GRAY  
TRIUMPH™ | SLATE

# REST, PARTY, GRILL, & PLAY A WHOLE LOT EASIER.

Our products are built to endure extremes. The dramatic temperature shifts. The storms. The searing heat and the blistering cold. Engineered to stand up to the elements, UltraDeck® won't split or warp and is guaranteed to resist impacts, stains, rotting, fungal decay, and insect infestation. So, even when there's snow on the ground and clouds in the sky, you'll know that when the sun finally comes out, your deck will be there, ready to help make the most of it.





FIELDSTONE

## COLORS AVAILABLE



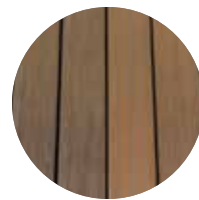
CANYON



FIELDSTONE



SANDSTONE



SPANISH CEDAR

## PROFILES



### RADIUS EDGE

Use for stair treads &  
deck border applications  
1" H x 5<sup>3/16</sup>" W

SKUs: Canyon 112-0385  
Fieldstone 112-0373  
Sandstone 112-0379  
Spanish Cedar 112-0368



### DECK BOARD

Use for deck surfaces  
1" H x 5<sup>3/16</sup>" W

SKUs: Canyon 112-0381-0384  
Fieldstone 112-0369-0372  
Sandstone 112-0375-0378  
Spanish Cedar 112-0360-0366

## AVAILABLE IN

8', 12', 16', 20'  
Cladding: yes

\*Colors may vary from colors shown



# INSPIRE™

Our unique manufacturing process ensures that each board of UltraDeck® Inspire™ comes with beautiful, dramatic color variations, resulting in no two boards looking the same. Featuring a deep woodgrain pattern and a low sheen appearance, Inspire™ not only looks stunning, but is highly scratch, fade, stain, and impact resistant. Get inspired.



## REALISTIC WOOD EXPERIENCE

UltraDeck® Inspire™ features a deep woodgrain pattern and low sheen appearance, creating a look that is true to wood.

## MAXIMUM DURABILITY

All UltraDeck® Inspire™ boards have a platinum top coating, engineered with unyielding resistance to the elements of nature, preventing fading, splintering, cracking, rotting, and insect infestation.

## BUILD WITH CONFIDENCE

UltraDeck® Inspire™ boards are backed by the UltraDeck 25-year limited warranty.

## DETAILS

SLIP RESISTANCE



STAIN RESISTANCE



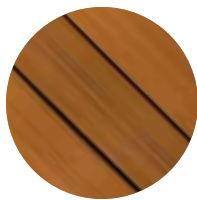
SCRATCH RESISTANCE





COASTAL CEDAR

COLORS AVAILABLE



COASTAL CEDAR



DRIFTWOOD GRAY

PROFILES



RADIUS EDGE

Use for stair treads &  
deck border applications  
1" H x 5<sup>3/16</sup>" W

SKUs: Coastal Cedar 112-0067  
Driftwood Gray 112-0059



DECK BOARD

Use for deck surfaces  
1" H x 5<sup>3/16</sup>" W

SKUs: Coastal Cedar 112-0060-0066  
Driftwood Gray 112-0052-0058

AVAILABLE IN

8', 12', 16', 20'  
Cladding: yes

# FUSION®

UltraDeck® Fusion® has color combinations inspired by tropical hardwoods and features our tough and durable top cap for high impact, scratch, and fade resistance. Fusion® is engineered to reflect the natural color variations seen in wood and to give a unique, durable finish to your deck.



## HAVE A UNIQUE DECK

UltraDeck® Fusion® is colored to resemble variations in woodgrain, giving each board a unique look.

## WEATHER RESISTANT

All UltraDeck® Fusion® boards have a premium top coating, engineered with unyielding resistance to the elements of nature, preventing fading, splintering, cracking, rotting, and insect infestation.

## BUILD WITH CONFIDENCE

UltraDeck® Fusion® boards are backed by the UltraDeck® 25-year limited warranty.

## DETAILS

SLIP RESISTANCE ● ● ● ● ● ○

STAIN RESISTANCE ● ● ● ● ● ○

SCRATCH RESISTANCE ● ● ● ● ● ○







SLATE

## COLORS AVAILABLE



PECAN



SLATE

## PROFILES



### RADIUS EDGE

Use for stair treads &  
deck border applications  
7/8" H x 5" W

SKUs: Pecan 112-0338  
Slate 112-0322



### DECK BOARD

Use for deck surfaces  
7/8" H x 5" W

SKUs: Pecan 112-0324-0336  
Slate 112-0308-0320

## AVAILABLE IN

8', 12', 16', 20'  
Cladding: yes

# TRIUMPH™

**UltraDeck® Triumph™ offers all of the features of cap stock decking- fade, crack, and stain resistance at exceptional value. Available in deep rich colors and distinctive textures, Triumph™ is highly fade, impact, scratch, and stain resistant and is sure to be a winning choice for anyone wanting to lift their decking game.**



## EMBOSSED TEXTURE

UltraDeck® Triumph™ features a distinct woodgrain texture that provides a lush and luxurious look.

## WEATHER RESISTANT

All UltraDeck® Triumph™ boards have a standard top coating, engineered with unyielding resistance to the elements of nature, preventing fading, splintering, cracking, rotting, and insect infestation.

## BUILD WITH CONFIDENCE

UltraDeck® Triumph™ boards are backed by the UltraDeck 25-year limited warranty.

## DETAILS

SLIP RESISTANCE ● ● ● ● ○

STAIN RESISTANCE ● ● ● ● ○

SCRATCH RESISTANCE ● ● ● ● ○



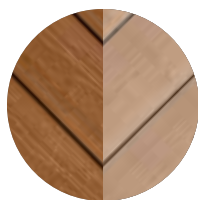
FADE RESISTANT

FULL FADING



REDWOOD

## COLORS AVAILABLE



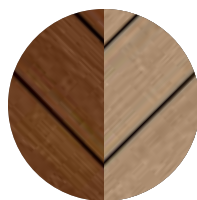
New Aged

CEDAR



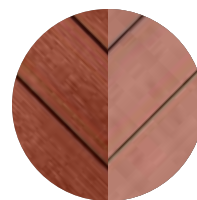
New Aged

GRAY



New Aged

HICKORY



New Aged

REDWOOD

## PROFILES



### RADIUS EDGE

Use for stair treads &  
deck border applications  
1" H x 5<sup>3/16</sup>" W

SKUs: Cedar 112-2586

Redwood 112-2603

Hickory 112-2618

Grey 112-2585



### DECK BOARD

Use for deck surfaces  
1" H x 5<sup>3/16</sup>" W

SKUs: Cedar 112-2578-2584

Redwood 112-2595-2601

Hickory 112-2611-2617

Gray 112-2569-2575

## AVAILABLE IN

8', 12', 16', 20'

Cladding: yes

# RUSTIC™

UltraDeck® Rustic™ provides the look of real wood without the upkeep. Rustic™ contains special UV additives and consistent color the whole way through the board, providing a level of fade resistance that ensures your decking will take on a more natural color after exposure to the sun. Unlike wood, Rustic delivers superior durability against splintering, cracking, rotting and insects.



## REALISTIC WOOD EXPERIENCE

UltraDeck® Rustic™ looks like vintage and reclaimed wood without the splintering, splitting, or protruding screws.

## MATURES OVER TIME

Elements of nature cause some color fading to a more natural, rustic color, within 30-60 days of exposure to weather. The fading process completes in about a year.

## BUILD WITH CONFIDENCE

UltraDeck® Rustic™ boards are backed by the UltraDeck® 10-year limited warranty.

## DETAILS

SLIP RESISTANCE ● ● ● ● ○

STAIN RESISTANCE ● ● ● ○ ○

SCRATCH RESISTANCE ● ● ● ○ ○







GRAY

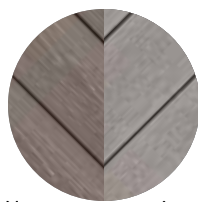
## COLORS AVAILABLE



New

Aged

CEDAR



New

Aged

GRAY

## PROFILES



### QUICKCAP BOARD PROFILE

Applied over existing deck surface

1/2" H x 3 1/2" W

SKUs: Cedar 112-3318-3322

Gray 112-3324-3328

## AVAILABLE IN

8', 12', 16'

Cladding: yes

# QUICKCAP™

UltraDeck® QuickCap™ is perfect for resurfacing old, wood decking with a sound substructure. QuickCap™ is engineered with UV inhibitors that help resist fade. However, the boards are designed to age over time just like wood. Affordable and easy-to-install, Quickcap™ will dramatically add to the look, functionality, and value of your deck, home, and yard.



## FACE-LIFT YOUR DECK

The boards go directly over an existing deck surface, and are easily installed with QuickCap™'s hidden fastening system.

## MATURES OVER TIME

Elements of nature cause some color fading to a more natural, rustic color, within 30-60 days of exposure to weather. The fading process completes in about a year.

## BUILD WITH CONFIDENCE

UltraDeck® QuickCap™ boards are backed by the UltraDeck® 10-year limited warranty.

## DETAILS

SLIP RESISTANCE



STAIN RESISTANCE

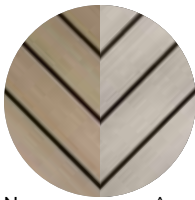


SCRATCH RESISTANCE



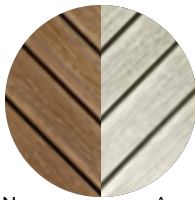


**COLORS AVAILABLE (REVERSIBLE)**



New      Aged

BRUSHED SIDE



New      Aged

WOODGRAIN SIDE

**PROFILES**



**RADIUS EDGE**

Use for stair treads &  
deck border applications  
1 1/16" H x 5 3/16" W

SKU: 112-2780



**DECK BOARD**

Use for deck surfaces  
1 1/16" H x 4" W

SKU: 112-2771-2778

**AVAILABLE IN**

8', 12', 16'  
Cladding: no

# NATURAL™

UltraDeck® Natural™ boards are reversible, offering the option of two finishes and making creative deck patterns even easier to achieve. With each side providing its own unique color, texture and finish, Natural™ is a great, affordable solution if you want to add a little variety to your decking project.



## THE REVERSIBLE ULTRADECK® BOARD

UltraDeck® Natural™ boards are reversible, offering the option of two finishes, making creative deck patterns easy to achieve.

## NATURAL WOOD LOOK

All UltraDeck® Natural™ boards will weather like natural wood without splintering, cracking, rotting, or insect infestation.

## BUILD WITH CONFIDENCE

UltraDeck® Natural™ boards are backed by the UltraDeck® 10-year limited warranty.

## DETAILS

SLIP RESISTANCE ● ● ○ ○ ○

STAIN RESISTANCE ● ○ ○ ○ ○

SCRATCH RESISTANCE ● ○ ○ ○ ○





# OUR DIFFERENCE IS IN THE TOP CAP

**The top cap is an additional layer of protection fused to the composite deck board to provide extra durability and strength.**

## PLATINUM

Provides top of the line protection on the top and edges of each board with our best fade, slip, scratch, and stain resistance. Moreover, this extra-tough top cap is matched with highly refined color blends and texturing to emulate the best in nature. Platinum is the picture-perfect combination of aesthetics and performance.

---



Available With Inspire™

## PREMIUM

Delivers a superior fade, slip, scratch, and stain resistance; plus boasts multi-toned colors that make the appearance of each individual board unique.

---



Available With Fusion™

## STANDARD

Features bold, modern colors and enhanced fade, slip, scratch, and stain resistance.



Available With Triumph™



INSPIRE™ | SANDSTONE  
INSPIRE™ | FIELDSTONE

COMPOSITE DECKING FIT FOR EVERYONE

COLORS AVAILABLE

CLADDING

INSPIRE™



Canyon



Fieldstone



Sandstone



Spanish Cedar

Yes

FUSION®



Coastal Cedar



Driftwood Gray

Yes

TRIUMPH™



Pecan



Slate

Yes

RUSTIC™



Cedar



Gray



Hickory



Redwood

Yes

QUICKCAP™



Cedar



Gray

Yes

NATURAL™



Brushed Side



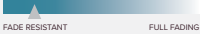
Woodgrain Side

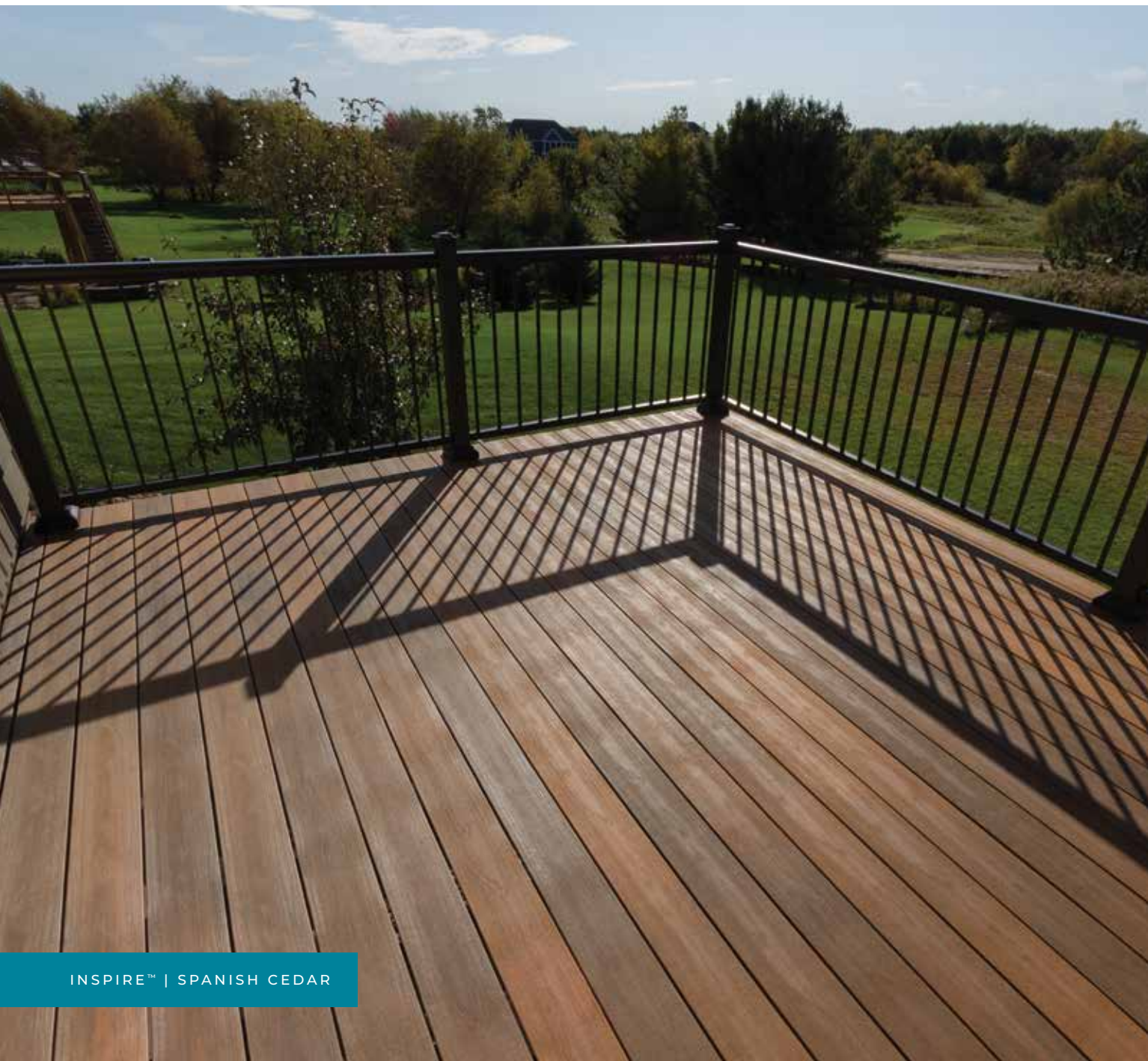
No

BEST

BETTER

GOOD

| WARRANTY | RESISTANCE                                                                          |           |           |           | TOP CAP  |
|----------|-------------------------------------------------------------------------------------|-----------|-----------|-----------|----------|
|          | FADE                                                                                | SLIP      | STAIN     | SCRATCH   |          |
| 25-year  |    | ● ● ● ● ● | ● ● ● ● ● | ● ● ● ● ● | Platinum |
| 25-year  |    | ● ● ● ● ○ | ● ● ● ● ○ | ● ● ● ● ○ | Premium  |
| 25-year  |    | ● ● ● ● ○ | ● ● ● ● ○ | ● ● ● ● ○ | Standard |
| 10-year  |  | ● ● ● ● ○ | ● ● ● ○ ○ | ● ● ● ○ ○ | No       |
| 10-year  |  | ● ● ● ○ ○ | ● ● ○ ○ ○ | ● ● ○ ○ ○ | No       |
| 10-year  |  | ● ● ○ ○ ○ | ● ○ ○ ○ ○ | ● ○ ○ ○ ○ | No       |



INSPIRE™ | SPANISH CEDAR



## RAILINGS CAN REALLY MAKE A DIFFERENCE

Adding a unique railing system is another way to make a deck your own. Whether for safety, privacy, or aesthetics, we've got a railing system to fulfill every need and suit every style.



## UltraDeck® **CLASSIC**

UltraDeck® Classic Composite railing is made of a co-extruded composite material that provides outstanding scratch and weather resistance. Classic railing is engineered to be low-maintenance, look like real, painted wood, and provide years of enjoyment.

- Available in Black, Coastal Cedar, Driftwood Gray, Pecan, Rosewood, Walnut, or White
- Pre-cut & drilled components for easy installation - assembly required
- Includes balusters & brackets
- Low-maintenance - only cleaning is required
- Never needs Paint or Stain
- Exterior Cap Stock provides scratch & weather resistance
- 15 year limited warranty



**BLACK**  
SKU: 112-9192



**COASTAL CEDAR**  
SKU: 112-9181



**DRIFTWOOD GRAY**  
SKU: 112-9170



**PECAN**  
SKU: 112-9204



**ROSEWOOD**  
SKU: 112-9159



**WALNUT**  
SKU: 112-9140



**WHITE**  
SKU: 112-9130

Posts & brackets sold separately



**QuickRail® Vinyl PVC panels are pre-cut and drilled for easy installation. Engineered with multi-layered extrusion technology and with a UV-protected vinyl shell, they are virtually maintenance-free and come with a Lifetime limited warranty.**

---

- Available in White
- Pre-cut & drilled components for easy installation - assembly required
- Multilayered extrusion technology for excellent strength & resiliency
- Virtually maintenance-free
- Never needs paint or stain
- Shell is composed of UV-protected vinyl
- Lifetime limited warranty



**WHITE**

SKU: 112-1745

Posts & brackets sold separately



## DESIGNER'S IMAGE™

**Designer's image railing systems are easy to install and maintain, guaranteed for up to 20 years, and available in vinyl spindle and coated steel rail styles. They can be easily installed on any UltraDeck® decking products.**

- 
- Available in Black or White
  - Easy to install
  - Low-maintenance
  - Premium PVC Vinyl
  - Rail section provided in boxed kit format - assembly required
  - Square Spindle Style
  - Includes steel reinforcement, mounting brackets & screws
  - 20 year limited warranty



**BLACK**  
SKU: 112-1560



**WHITE**  
SKU: 112-1660

Posts & brackets sold separately





**Avant™ pre-assembled, powder-coated, aluminum railing panels are pre-welded, easily installed, and virtually maintenance free. Available in black and white with a premium powder-coated finish, they come with a 15 year warranty.**

---

- Available in Black or White
- Preassembled fully pre-welded aluminum rail panels
- Durable premium powder-coated finish
- Low-maintenance
- 15 year warranty



**BLACK**  
SKU: 171-0700



**WHITE**  
SKU: 171-0728

Posts & brackets sold separately





**Williams Architectural Products railing panels are finished with a durable powder-coated finish and are delivered pre-assembled for quick and easy installation. They deliver a low-maintenance, attractive railing solution, backed by a 15 year warranty.**

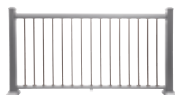
- 
- Available in Black, Bronze, Piano, Tuxedo, and White
  - Low-maintenance
  - 15 year warranty
  - Preassembled panels for quick & easy installation
  - Kits include rail panel, top & bottom rail snaps, mounting hardware, support leg & install instructions
  - Durable powder-coated finish



**BLACK**  
SKU: 171-7800



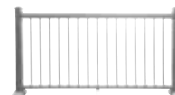
**BRONZE**  
SKU: 171-7803



**PIANO**  
SKU: 171-7875



**TUXEDO**  
SKU: 171-7878



**WHITE**  
SKU: 171-7804

Posts & brackets sold separately



Feeney® offers an alternative to traditional spindle railing with its DesignRail® and CableRail® systems. Featuring high strength, powder-coated aluminum posts and high-grade stainless steel cabling, Feeney systems are backed by a 10 year limited warranty.

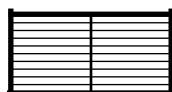
---

**FEENEY® CABLERAIL®  
RAILING INFILL**

- Stainless Steel cable railing infill alternative
- Weather-tough 316-grade stainless steel
- Stylistically versatile, low-maintenance, and environmentally friendly
- 10 year limited warranty

**FEENEY® DESIGNRAIL®  
RAILING SYSTEMS**

- Available in Black
- High strength 6000 series aluminum
- Durable AAMA-2604 powder-coated finish
- Ultra low-maintenance
- Customizable
- 10 year limited warranty



STAINLESS STEEL

Posts & brackets sold separately





FUSION® | DRIFTWOOD  
TRIUMPH™ | SLATE



I LOVE TO BE OUTSIDE,  
I SPEND A LOT OF TIME  
ON MY ULTRADECK WITH  
FRIENDS AND FAMILY.

-LINDA



# ACCESSORIES & HARDWARE

**It's easy and simple to install UltraDeck over an old deck, or onto an existing or new substructure, with our full range of fasteners and accessories.**



## CLADDING

Use as skirting to cover joists, exposed lumber, and stair stringers, providing a professional, finished appearance. Available in 12' lengths in:

UltraDeck® Rustic™ - Cedar,  
Gray, Redwood, Hickory  
(10½" wide profile):

SKU's: 112-2513-2619

UltraDeck® Triumph™ - Slate, Pecan  
(12½" wide profile):

SKU's: 112-0321-0008

UltraDeck® Fusion® - Coastal Cedar,  
Driftwood Gray, Rosewood, Walnut  
(12½" wide profile):

SKU's: 112-0007-0002

UltraDeck® Inspire™ - Canyon,  
Fieldstone, Spanish Cedar, Sandstone  
(12½" wide profile):

SKU's: 112-0012-0389



## END CAPS

End caps help prevent moisture, dirt, and insect infiltration. They give a clean and professional look to any deck. Available in Natural deck and radius edge boards.

Natural 4"  
Natural 6"

SKU: 112-3000  
SKU: 112-2999



## GRIP FAST® ULTRADECK® T-CLIPS

Composite fastener for Inspire™, Fusion®, Triumph™, Rustic™ and Natural™ Decking. T-Clips® are installed with a drill and screw and will automatically set the proper side gap on decking.

100 ct  
25 ct

SKU: 230-8124  
SKU: 230-8122



## GRIPFAST® COMPOSITE DECK SCREWS

Optional surface fastener for Rustic™ or Natural™ Radius Edge Boards only. Color matched and designed to reduce “mushrooming” effect of composite material.

SKU's: 230-8045-8062



## DEKMOUNT® HIDDEN FASTENING SYSTEM®

Recommended for all stair treads, deck boards, and radius board installation to provide a clean, finished look. Available in 8' long, brown powder-coated finish. 3/4" DekMount® premium screws are designed to be used to install both bracket and deck board.

DekMount®  
Screws

SKU: 155-1376  
SKU's: 229-1000-1004



## COMPOSITE CLADDING SCREWS

For use on all UltraDeck® Cladding, color matched and designed to reduce “mushrooming” effect of composite material. Actual length of 2".

SKU's: 230-8070-8098



## QUICKCAP™ HIDDEN FASTENER

For use on UltraDeck® QuickCap™. Automatically sets the recommended gapping between the boards for a clean finish.

SKU: 112-3338



## GRIP FAST® ULTRA CLIP™ HIDDEN DECK FASTENER SYSTEM

Designed for UltraDeck® Fusion™ and UltraDeck Rustic Decking to create a strong and beautiful fastener free finished look.

UltraClip 45 pc. SKU: 230-8114  
UltraClip 90 pc. SKU: 230-8112  
UltraClip 900 pc. SKU: 230-8113  
Adapter SKU: 230-8115  
#6 x 1-5/8" Screw SKU: 230-8104  
1.5" x .113" Collated Nail Screw 930 pc. SKU: 208-2005



Add some light and style to your deck with compatible post cap, deck, and rail lighting from Patriot Lighting, a brand you can trust.

---

## DECK & RAIL



Heavy-Duty Aluminum Solar

SKU: 343-1128



Vega Bronze Solar

SKU: 343-1341



Pisek Black Solar

SKU: 343-4431



Mullins Black Solar

SKU: 343-6051



Wedge Black Solar

SKU: 343-4442



Black Solar Rail Light

SKU: 343-1440

## POST CAP



Loma Black Solar

SKU: 343-4432



Rus Bronze Solar

SKU: 343-4451



Oriska Black Solar

SKU: 343-4433



Sunbury Black Solar

SKU: 343-1257



Harlan Black Solar

SKU: 343-6171



Harlan Bronze Solar

SKU: 343-6170



Brecklin White Solar

SKU: 343-1474



Brecklin Bronze Solar

SKU: 343-1475



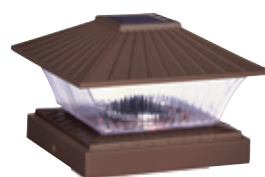
Brecklin Copper Solar

SKU: 343-1476



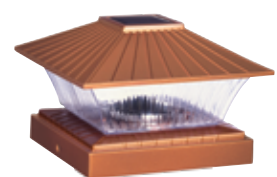
Rhame White Solar

SKU: 343-6130



Rhame Bronze Solar

SKU: 343-6131



Rhame Copper Solar

SKU: 343-6129



# FAQS

**Planning to build your own deck, or just after more information about UltraDeck® and living the Deck Life? Read on.**

---

## **WILL I NEED EXTRA TOOLS IN ORDER TO WORK WITH ULTRADECK®?**

UltraDeck® doesn't require specialized tools for installation. It can be cut and worked with much the same as wood. Use Masterforce® Composite Decking Blade (SKU 252-6662 7¼" or SKU 252-6663 10") for any cutting. Easy-to-use Product Installation Guides are provided with tips and instructions for construction.

## **CAN ULTRADECK® BE PLACED OVER A SOLID SURFACE?**

UltraDeck® decking boards can only be installed over a solid surface when using a sleeper system to buffer between the solid surface and the decking. Water must be able to flow through and away from the deck while maintaining an adequate airflow to the underside of the boards. If updating the look of an existing deck is the goal, Quick Cap™ by UltraDeck® is a great and affordable product designed to be installed directly on top of an existing deck in good condition.

## **CAN I PUT A HOT TUB ON ULTRADECK®?**

The substructure of a deck determines if it can support a hot tub. Since UltraDeck® is not a load-bearing product, the joists of the structure should be used as a support. Any load bearing pillars or legs should be placed directly above a deck joist or sister joist in this application. Please check local building codes for specific requirements.

## **CAN I PAINT OR STAIN MY ULTRADECK®?**

Painting or staining is not recommended, for they do not adhere well to the surface of most UltraDeck® products. However, the woodgrain side of the UltraDeck® Natural™ boards may be stained with a good quality, composite deck stain after one year of adequate weathering. If a composite deck stain is used, always follow the stain manufacturer's recommendations. Keep in mind that staining decking is not a one time application; this will add more maintenance to your low-maintenance composite decking materials.



### **CAN COLOR DIFFERENCES OCCUR IN ULTRADECK® PRODUCTS?**

UltraDeck® does contain real wood fibers, and like real wood, color differences may occur. Because this does occur, deck boards should be distributed in a way that creates an appealing, natural look.

### **CAN ULTRADECK® BE USED IN DOCKS AND WATERFRONT DECKS?**

UltraDeck® products have been used in many of these applications. As long as installation instructions are followed, UltraDeck® works well and is aesthetically pleasing in all types of waterfront applications. Please check local building codes for specific requirements.

### **WHAT LENGTHS OF ULTRADECK® ARE AVAILABLE?**

UltraDeck® planks are available in 8', 12', 16', and 20' lengths, providing enough sizes to construct projects while minimizing unused excess material.

### **CAN ICE MELTING PRODUCTS BE USED ON ULTRADECK® PRODUCTS?**

Yes, non-corrosive and non-dyed varieties should be selected for use on UltraDeck® products. Once the ice melting product has melted unwanted ice, the remaining solids should be swept away. As with any surface, prolonged exposure to ice melting products can lead to a residue appearing on the decking. Once warm weather permits, wash the deck of residue left by melted ice and snow. Never use a metal snow shovel, or shovel with a metal edge on an UltraDeck® deck. The shovel may scratch the deck, which is not covered under warranty.

### **HOW DO YOU CLEAN ULTRADECK® DECKING?**

UltraDeck® should be periodically cleaned with soap and water or any product made for washing composite decking. Check out the how-to-video for cleaning any UltraDeck® decking and railing products on [ultradeck.com](http://ultradeck.com). Refer to the installation guide for more information on how to clean UltraDeck®.

## ONLINE TOOLS

Building a deck doesn't have to be daunting. With UltraDeck®, you don't need any specialized tools or training. But if you're still struggling to find the confidence you need to turn your dream deck into a reality, then visit our website. At [ultradeck.com](http://ultradeck.com), you'll find an easy-to-use deck-building tool, a library of installation and maintenance videos, and even a handy little calculator to tell you how many fasteners you'll need to secure your deck. It's all there, on our website.

[ultradeck.com](http://ultradeck.com)











Available at  
**MENARDS®**

For more information and installation instructions, visit  
[ultradeck.com](http://ultradeck.com)

For assistance, contact UltraDeck® Help at  
[UltraDeckHelp@midwestmanufacturing.com](mailto:UltraDeckHelp@midwestmanufacturing.com)

Midwest Manufacturing ©2020

903-0167



Client

Project

Rogers, Tonia.

2ND Floor Porch

Structural Details

604 W. 5th Davenport

- 1. Door - Brick to Brick
- 2. 1" x 4" x 8" Glass for 3rd Floor
- 3. 2" x 4" x 8" Glass for 3rd Floor
- 4. 2" x 4" x 8" Glass for 3rd Floor
- 5. 2" x 4" x 8" Glass for 3rd Floor
- 6. 2" x 4" x 8" Glass for 3rd Floor
- 7. 2" x 4" x 8" Glass for 3rd Floor
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- 100. 2" x 4" x 8" Glass for 3rd Floor

New Door opening to meet codes

Levelling Block

Architectural Historical Rating to meet codes

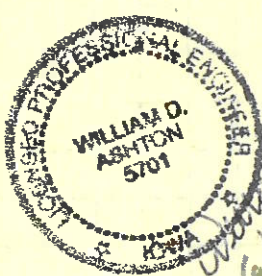
Tap Deck

Brick Face

2" x 6" Column

Original Brick & Columns to be replaced (Back Wall of Porch)

2" x 6" Column



William D. Ashton  
6/28/21

ELEVATION VIEW  
(Looking West)  
East Side

West Brick Wall of porch

New door to porch (see Notes)

Rain fall down thru deck boards to existing roof and to existing gutter

6" (New block face block)

Front Corner - South Wall

South Wall (North of porch)

5'-2 1/2"

END VIEW  
(Looking North)

W. Ashton 6/22/21

## ARCHITECTURAL/HISTORICAL SURVEY

## DAVENPORT, IOWA

The Architects Office

Wehner, Nowysz, Pottschiull and Pfiffner  
201 day building, Iowa city, Iowa 52240DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT  
IOWA DIVISION OF HISTORIC PRESERVATION

SITE #82-10- 5-W605 MAP # 1

HIST. DIST. Hamburg

NAME Friederich Hartmann House (H) C

ADDRESS 604 W. 5th Street

LEGAL DES. Original Town 29 S70' of Lot 4  
SUB-DIVISION BLOCK PARCEL SUB-PARCELUTM 15 710 1780 4599640 ACREAGE -1 ZONE M-1  
EASTING NORTHINGOWNER Maria Angeles Perez Kuck  
1714 Belle Ave., Davenport, IA 52803TITLE H. Maurice J. Lofgren  
(IF DIFF)

MAP

SITE SHEET

## DESCRIPTION

FORM 2 story, L-plan, front-gable, w/2-story addition at rear CONST. DATE 1868

MATERIALS Brick in 6-course common bond on stone fnd. ARCH STYLE Vernac. Greek Revival

FENESTRATION Segmental arched, with stone sills

DIST. FEATURES Starbolts above 1st & 2nd story windows, gable-end oculi, eutasure porch  
with chamfered bracketted posts and spindle balustrades

ALTERATIONS

SITE &amp; RELATED STR Slightly elevated lot in area of similar houses

## STATEMENT

This is a representative example of a distinctive Davenport house type, here expressed in a cross-gable form. Segmental brick arches, gable end oculus, and 3-bay division of the main facade are characteristic features. Note the single-bay entrance porch with scroll brackets and small pendant.

ARCHITECTURE

## SOURCES

## SIGNIFICANCE

HISTORY

## DESCRIPTION

Friederich Harmann was the original owner of this house and because Hartmann worked as a brick mason, he probably built this house as well. The Hartmanns resided here from 1868 until 1899.

## SOURCES

Scott County Auditor's Deed Transfer Books, Vol. 4:32.  
City Directories, 1866, 1867, 1868-69, 1873, 1876, 1878, 1881, 1884-85, 1888-89, 1890-91.

ARCHITECTURAL HISTORIAN: Martha Bowers

HISTORIAN: MARLYS SVENDSEN - ROESLER

SURVEY COMP 1981

## EVALUATION

## ARCHITECTURAL

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

## LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☐ LOCAL ☐ N. ELIG.

## HISTORICAL

## I. THEME(S) OF SIGNIFICANCE:

- A. PRIMARY \_\_\_\_\_  
B. SECONDARY \_\_\_\_\_

## II. LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☐ LOCAL

## III. N.R.H.P.

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 N.R.H.P. ☐☐NOT ELIGIBLE FOR N.R.H.P. ☐☐

## 3. N.R.H.P. 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☒ N.R.H.P. 11/18/83☐ GRANT \_\_\_\_\_☐ DET. OF ELIGIBILITY☐ R. & C. \_\_\_\_\_☒ DAVENPORT A/H SURVEY☐ \_\_\_\_\_☐ \_\_\_\_\_

## 5. SUBJECT TRACES

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 6. PHOTO

1612-5

\_\_\_\_\_  
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\_\_\_\_\_



## Historic Preservation Ordinance

### Section 14.01.060 Certificate of Appropriateness Review Process

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

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

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

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

City of Davenport  
Historic Preservation Commission

Department: DNS  
Contact Info: Matt Werderitch 563.888.2221

**Date**  
**8/10/2021**

**Subject:**

Case COA21-17: Request for installation of new windows at 630 West 5th Street. The John Ruch House is located within the Hamburg Local Landmark Historic District. Duane Timm, petitioner. [Ward 3]

**Recommendation:**

A recommendation is made to approve the Certificate of Appropriateness to install seven new windows at 630 West 5th Street in accordance with the submitted material.

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

- 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.
- 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.

**Background:**

The petitioner is proposing to replace seven original windows. The proposed Marvin windows will be installed by Seiffert Windows & Doors.

The following reasons have been cited for replacement:

1. Plastic track of the tilt pack windows have warped letting rain water in behind.
2. Windows allow hot air in during the summer and cold air in during the winter.
3. Failed window components

The following windows are scheduled for replacement:

1. North Elevation: 1st floor window (kitchen)
2. East Elevation:
  - First Floor: 3 windows (dining room & pantry)
  - Second Floor: 3 windows (bathroom & bedroom)

The proposed windows are similar in design, dimension, and texture to the original windows being replaced. The new windows will fit the existing openings and match historic dimensions. The original muntin pattern, with six over six panes, will remain with an evergreen clad exterior. An aluminum screen with evergreen surrounds are to be installed on the exterior of the window.

The Secretary of the Interior's Standards for Rehabilitation recommend, "replacing in kind an entire window that is too deteriorated to repair-if the overall form and detailing are still evident-using the physical evidence to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered."

**ATTACHMENTS:**

| Type              | Description                       |
|-------------------|-----------------------------------|
| ▢ Backup Material | Application                       |
| ▢ Backup Material | Window Specifications             |
| ▢ Backup Material | Window Order Acknowledgement      |
| ▢ Backup Material | Background Material               |
| ▢ Backup Material | Approval Standards                |
| ▢ Backup Material | Historic Property Inventory Sheet |

**REVIEWERS:**

| Department                                | Reviewer         | Action   | Date               |
|-------------------------------------------|------------------|----------|--------------------|
| Community Planning & Economic Development | Werderitch, Matt | Approved | 8/4/2021 - 2:04 PM |





Complete application can be emailed to [planning@davenportiowa.com](mailto:planning@davenportiowa.com)

Property Address\* 630 W. 5<sup>th</sup> St, Davenport, IA

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

**Applicant (Primary Contact)**

Name: Duane Timm  
Company:   
Address: 630 W. 5<sup>th</sup> St  
City/State/Zip: Davenport, IA 52801  
Phone: 563-326-5987  
Email: bigdaddyduanetimm@yahoo.com

**Owner** (if different from Applicant)

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

**Engineer** (if applicable)

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

**Architect** (if applicable)

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

**Attorney** (if applicable)

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

*Application 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 ☐

**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 ☐

**Historic Preservation Commission**

- Certificate of Appropriateness ☒  
Local Landmark Nomination ☐  
Demolition Request ☐

**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](mailto: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](mailto: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: Duane Timm Date: 7/29/21  
 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 4<sup>th</sup> Street, Davenport, Iowa.

### Work Plan

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

I would like to replace 4 windows.  
We know that the sides and back of the house  
had 6 over 6 pane windows.  
The windows that we are replacing are failing,  
the plastic track that these tilt pack windows  
have warped letting rain water in behind.  
Also letting in hot air in Summer and cold air  
in the winter.  
We would like to use Marvin brand  
replacement windows.  
From the sidewalk/street they will look  
like the windows that we are replacing.  
These Marvin windows will maintain  
the historic and architectural look of the  
original house.  
Enclosed is a spec sheet explaining  
the materials used in the Marvin windows.



## Duane & Jeff Insert Dh's

Quote #: L5S4CNW

A Proposal for Window and Door Products prepared for:

**Job Site:**

52803

**Shipping Address:**

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



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

This report was generated on 7/26/2021 7:33:09 AM using the Marvin Order Management System, version 0003.09.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

### Featuring products from:

MARVIN 

OMS Ver. 0003.09.00 (Current)  
Product availability and pricing subject to change.

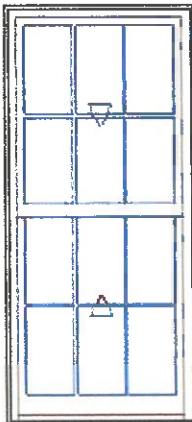
Dr

Quote Number:

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: Kitchen | Net Price:      |     |  |
| Qty: 1  |                    | Ext. Net Price: | USD |  |



As Viewed From The Exterior

FS 31 1/8" X 65 7/8"  
IO 31 1/2" X 66 1/8"  
Egress Information  
Width: 27 7/16" Height: 27 7/8"  
Net Clear Opening: 5.31 SqFt

- Evergreen Clad Exterior
- Primed Pine Interior
- Ultimate Double Hung Insert G2
- Inside Opening 31 1/2" X 66 1/8"
- 0° Degree Frame Bevel
- Glass Add For All Sash/Panels
- Top Sash
  - Evergreen Clad Sash Exterior
  - Primed Pine Sash Interior
  - IG
  - Low E1 w/Argon
  - Black Perimeter and Spacer Bar
  - 5/8" SDL - With Spacer Bar - Black
  - Rectangular - Special Cut 3W2H
  - Evergreen Clad Ext - Primed Pine Int
  - Ogee Interior Glazing Profile
- Bottom Sash
  - Evergreen Clad Sash Exterior
  - Primed Pine Sash Interior
  - IG
  - Low E1 w/Argon
  - Black Perimeter and Spacer Bar
  - 5/8" SDL - With Spacer Bar - Black
  - Rectangular - Special Cut 3W2H
  - Evergreen Clad Ext - Primed Pine Int
  - Ogee Interior Glazing Profile
- White Interior Weather Strip Package
- Black Exterior Weather Strip Package
- Antique Brass Sash Lock
- Antique Brass Top Sash Strike Plate Assembly Color
- Aluminum Screen
  - Evergreen Surround
  - Charcoal Fiberglass Mesh
  - \*\*\*Screen/Combo Ship Loose
- 3 1/4" Jambs
- \*\*\*Note: Unit Availability and Price is Subject to Change

|         |                        |                 |     |  |
|---------|------------------------|-----------------|-----|--|
| Line #2 | Mark Unit: Dining room | Net Price:      |     |  |
| Qty: 2  |                        | Ext. Net Price: | USD |  |

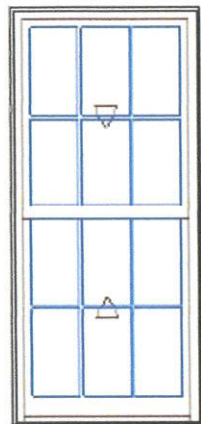


- Evergreen Clad Exterior
- Primed Pine Interior
- Ultimate Double Hung Insert G2
- Inside Opening 31 1/2" X 66 1/8"
- 0° Degree Frame Bevel
- Glass Add For All Sash/Panels
- Top Sash
  - Evergreen Clad Sash Exterior
  - Primed Pine Sash Interior
  - IG
  - Low E1 w/Argon
  - Black Perimeter and Spacer Bar
  - 5/8" SDL - With Spacer Bar - Black
  - Rectangular - Special Cut 3W2H
  - Evergreen Clad Ext - Primed Pine Int
  - Ogee Interior Glazing Profile

OMS Ver. 0003.09.00 (Current)  
Product availability and pricing subject to change.

Du

Quote Number: |



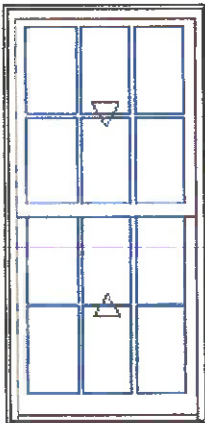
As Viewed From The Exterior

FS 31 1/8" X 65 7/8"  
IO 31 1/2" X 66 1/8"  
**Egress Information**  
Width: 27 7/16" Height: 27 7/8"  
Net Clear Opening: 5.31 SqFt

- IG
- Low E1 w/Argon
- Black Perimeter and Spacer Bar
- 5/8" SDL - With Spacer Bar - Black
- Rectangular - Special Cut 3W2H
- Evergreen Clad Ext - Primed Pine Int
- Ogee Interior Glazing Profile
- White Interior Weather Strip Package
- Black Exterior Weather Strip Package
- Antique Brass Sash Lock
- Antique Brass Top Sash Strike Plate Assembly Color
- Aluminum Screen
- Evergreen Surround
- Charcoal Fiberglass Mesh
- \*\*\*Screen/Combo Ship Loose
- 3 1/4" Jamb
- \*\*\*Note: Unit Availability and Price is Subject to Change

|         |                 |                 |     |  |
|---------|-----------------|-----------------|-----|--|
| Line #3 | Mark Unit: Bath | Net Price:      |     |  |
| Qty: 1  |                 | Ext. Net Price: | USD |  |

MARVIN



As Viewed From The Exterior

FS 31 1/8" X 61 7/8"  
IO 31 1/2" X 62 1/8"  
**Egress Information**  
Width: 27 7/16" Height: 25 7/8"  
Net Clear Opening: 4.93 SqFt

- Evergreen Clad Exterior
- Primed Pine Interior
- Ultimate Double Hung Insert G2
- Inside Opening 31 1/2" X 62 1/8"
- 0° Degree Frame Bevel
- Glass Add For All Sash/Panels
- Top Sash
  - Evergreen Clad Sash Exterior
  - Primed Pine Sash Interior
  - IG
  - Low E1 w/Argon
  - Black Perimeter and Spacer Bar
  - 5/8" SDL - With Spacer Bar - Black
  - Rectangular - Special Cut 3W2H
  - Evergreen Clad Ext - Primed Pine Int
  - Ogee Interior Glazing Profile
- Bottom Sash
  - Evergreen Clad Sash Exterior
  - Primed Pine Sash Interior
  - IG
  - Low E1 w/Argon
  - Black Perimeter and Spacer Bar
  - 5/8" SDL - With Spacer Bar - Black
  - Rectangular - Special Cut 3W2H
  - Evergreen Clad Ext - Primed Pine Int
  - Ogee Interior Glazing Profile
- White Interior Weather Strip Package
- Black Exterior Weather Strip Package
- Antique Brass Sash Lock
- Antique Brass Top Sash Strike Plate Assembly Color
- Aluminum Screen
- Evergreen Surround
- Charcoal Fiberglass Mesh
- \*\*\*Screen/Combo Ship Loose
- 3 1/4" Jamb
- \*\*\*Note: Unit Availability and Price is Subject to Change

# Duane Timm

## Insert units

Quote #: EZRYJRK

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](mailto:jeremy@seiffertlumber.com)

This report was generated on 8/4/2021 2:12:22 PM  
using the Marvin Order Management System,  
version 0003.09.00 (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.

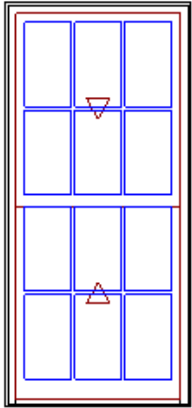
NUMBER OF LINES: 3                      TOTAL UNIT QTY: 3                      EXT NET PRICE: USD    3,970.81

| LINE | MARK UNIT            | PRODUCT LINE | ITEM                                          | NET PRICE | QTY | EXTENDED NET PRICE |
|------|----------------------|--------------|-----------------------------------------------|-----------|-----|--------------------|
| 1    | Pantry               | Ultimate     | Double Hung Insert G2<br>IO 31 1/2" X 66 1/8" | 1,341.37  | 1   | 1,341.37           |
| 2    | Wallpaper room Right | Ultimate     | Double Hung Insert G2<br>IO 31 1/2" X 62 1/8" | 1,314.72  | 1   | 1,314.72           |
| 3    | Wallpaper room Left  | Ultimate     | Double Hung Insert G2<br>IO 31 1/2" X 62"     | 1,314.72  | 1   | 1,314.72           |

## 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: Pantry | Net Price:      |     | 1,341.37 |
| Qty: 1  |                   | Ext. Net Price: | USD | 1,341.37 |



As Viewed From The Exterior

FS 31 1/8" X 65 7/8"

IO 31 1/2" X 66 1/8"

**Egress Information**

Width: 27 7/16" Height: 27 7/8"

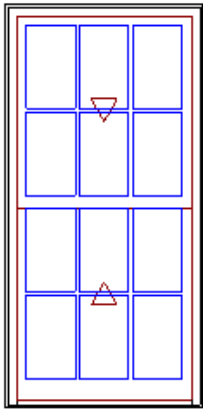
Net Clear Opening: 5.31 SqFt

Evergreen Clad Exterior  
Primed Pine Interior  
Ultimate Double Hung Insert G2  
Inside Opening 31 1/2" X 66 1/8"  
0° Degree Frame Bevel  
Glass Add For All Sash/Panels  
Top Sash  
Evergreen Clad Sash Exterior  
Primed Pine Sash Interior  
IG  
Low E1 w/Argon  
Black Perimeter and Spacer Bar  
5/8" SDL - With Spacer Bar - Black  
Rectangular - Special Cut 3W2H  
Evergreen Clad Ext - Primed Pine Int  
Ogee Interior Glazing Profile  
Bottom Sash  
Evergreen Clad Sash Exterior  
Primed Pine Sash Interior  
IG  
Low E1 w/Argon  
Black Perimeter and Spacer Bar  
5/8" SDL - With Spacer Bar - Black  
Rectangular - Special Cut 3W2H  
Evergreen Clad Ext - Primed Pine Int  
Ogee Interior Glazing Profile  
White Interior Weather Strip Package  
Black Exterior Weather Strip Package  
Antique Brass Sash Lock  
Antique Brass Top Sash Strike Plate Assembly Color  
Aluminum Screen  
Evergreen Surround  
Charcoal Fiberglass Mesh  
\*\*\*Screen/Combo Ship Loose  
3 1/4" Jambs  
\*\*\*Note: Unit Availability and Price is Subject to Change

|         |                                 |                 |     |          |
|---------|---------------------------------|-----------------|-----|----------|
| Line #2 | Mark Unit: Wallpaper room Right | Net Price:      |     | 1,314.72 |
| Qty: 1  |                                 | Ext. Net Price: | USD | 1,314.72 |



Evergreen Clad Exterior  
Primed Pine Interior  
Ultimate Double Hung Insert G2  
Inside Opening 31 1/2" X 62 1/8"  
0° Degree Frame Bevel  
Glass Add For All Sash/Panels  
Top Sash  
Evergreen Clad Sash Exterior  
Primed Pine Sash Interior  
IG  
Low E1 w/Argon  
Black Perimeter and Spacer Bar  
5/8" SDL - With Spacer Bar - Black  
Rectangular - Special Cut 3W2H  
Evergreen Clad Ext - Primed Pine Int  
Ogee Interior Glazing Profile  
Bottom Sash  
Evergreen Clad Sash Exterior  
Primed Pine Sash Interior



As Viewed From The Exterior

FS 31 1/8" X 61 7/8"

IO 31 1/2" X 62 1/8"

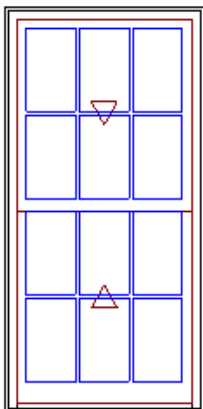
**Egress Information**

Width: 27 7/16" Height: 25 7/8"

Net Clear Opening: 4.93 SqFt

IG  
Low E1 w/Argon  
Black Perimeter and Spacer Bar  
5/8" SDL - With Spacer Bar - Black  
Rectangular - Special Cut 3W2H  
Evergreen Clad Ext - Primed Pine Int  
Ogee Interior Glazing Profile  
White Interior Weather Strip Package  
Black Exterior Weather Strip Package  
Antique Brass Sash Lock  
Antique Brass Top Sash Strike Plate Assembly Color  
Aluminum Screen  
Evergreen Surround  
Charcoal Fiberglass Mesh  
\*\*\*Screen/Combo Ship Loose  
3 1/4" Jambs  
\*\*\*Note: Unit Availability and Price is Subject to Change

|         |                                |                 |     |          |
|---------|--------------------------------|-----------------|-----|----------|
| Line #3 | Mark Unit: Wallpaper room Left | Net Price:      |     | 1,314.72 |
| Qty: 1  |                                | Ext. Net Price: | USD | 1,314.72 |



As Viewed From The Exterior

FS 31 1/8" X 61 3/4"

IO 31 1/2" X 62"

**Egress Information**

Width: 27 7/16" Height: 25 13/16"

Net Clear Opening: 4.92 SqFt

Evergreen Clad Exterior  
Primed Pine Interior  
Ultimate Double Hung Insert G2  
Inside Opening 31 1/2" X 62"  
0° Degree Frame Bevel  
Glass Add For All Sash/Panels  
Top Sash  
Evergreen Clad Sash Exterior  
Primed Pine Sash Interior  
IG  
Low E1 w/Argon  
Black Perimeter and Spacer Bar  
5/8" SDL - With Spacer Bar - Black  
Rectangular - Special Cut 3W2H  
Evergreen Clad Ext - Primed Pine Int  
Ogee Interior Glazing Profile  
Bottom Sash  
Evergreen Clad Sash Exterior  
Primed Pine Sash Interior  
IG  
Low E1 w/Argon  
Black Perimeter and Spacer Bar  
5/8" SDL - With Spacer Bar - Black  
Rectangular - Special Cut 3W2H  
Evergreen Clad Ext - Primed Pine Int  
Ogee Interior Glazing Profile  
White Interior Weather Strip Package  
Black Exterior Weather Strip Package  
Antique Brass Sash Lock  
Antique Brass Top Sash Strike Plate Assembly Color  
Aluminum Screen  
Evergreen Surround  
Charcoal Fiberglass Mesh  
\*\*\*Screen/Combo Ship Loose  
3 1/4" Jambs  
\*\*\*Note: Unit Availability and Price is Subject to Change

|                                 |          |
|---------------------------------|----------|
| Project Subtotal Net Price: USD | 3,970.81 |
| 7.000% Sales Tax: USD           | 277.96   |
| Project Total Net Price: USD    | 4,248.77 |







SEIFFERT BUILDING SUPPLIES  
4112 W KIMBERLY RD  
DAVENPORT, IA 52806-3324 USA  
Phone: (563)-391-5110



0011018291

## ORDER ACKNOWLEDGMENT

Account: COD 0001  
Branch: WKIMBERLY  
Phone: ( ) - -  
Fax: ( ) - -

**BILL TO:**  
COD  
IA

**SHIP TO:**  
Duane Timm  
IA

Page 1 of 2

| PO:                    |     | REF:                                                                                                                                                                                                                                                                                       |  | JOB:              |             |          |
|------------------------|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------|-------------|----------|
| ORDER DATE: 07/27/21   |     | SALES Jeremy D                                                                                                                                                                                                                                                                             |  | SHIP VIA: CP      |             |          |
| EXP DELV DATE:01/25/22 |     | AGENTS Cory C                                                                                                                                                                                                                                                                              |  | FRT TERM:         |             |          |
|                        |     | TYPE: CP                                                                                                                                                                                                                                                                                   |  | ORDERED BY:       |             |          |
|                        |     | ORDERED BY:                                                                                                                                                                                                                                                                                |  | CREATED BY: coryc |             |          |
|                        |     | CREATED BY: coryc                                                                                                                                                                                                                                                                          |  |                   |             |          |
| QUANTITY               | UOM | ITEM/DESCRIPTION                                                                                                                                                                                                                                                                           |  |                   | PRICE/UOM   | AMOUNT   |
| 1                      | EA  | NSMVSFC01748-1 31 1/2 X 66 1/8<br>Kitchen Double Hung Insert G2 Marvin<br>Ultimate Window Ultimate Double Hung Insert G2 Inside<br>Opening 31 1/2 X 66 1/8 0 Degree Frame Bevel Glass Add<br>For All Sash/Panels Top Sash Evergreen Clad Sash Exterior<br>Primed Pine Sash Interior IG     |  |                   | 1,341.38/EA | 1,341.38 |
| 1                      | EA  | NSMVSFC01748-1a<br>Kitchen ***Screen/Combo Ship Loose                                                                                                                                                                                                                                      |  |                   | 0.00/EA     | 0.00     |
| 2                      | EA  | NSMVSFC01748-2 31 1/2 X 66 1/8<br>Dining room Double Hung Insert G2<br>Marvin Ultimate Window Ultimate Double Hung Insert G2<br>Inside Opening 31 1/2 X 66 1/8 0 Degree Frame Bevel<br>Glass Add For All Sash/Panels Top Sash Evergreen Clad Sash<br>Exterior Primed Pine Sash Interior IG |  |                   | 1,341.38/EA | 2,682.76 |
| 2                      | EA  | NSMVSFC01748-2a<br>Dining room ***Screen/Combo Ship Loose                                                                                                                                                                                                                                  |  |                   | 0.00/EA     | 0.00     |
| 1                      | EA  | NSMVSFC01748-3 31 1/2 X 62 1/8<br>Bath Double Hung Insert G2 Marvin<br>Ultimate Window Ultimate Double Hung Insert G2 Inside<br>Opening 31 1/2 X 62 1/8 0 Degree Frame Bevel Glass Add<br>For All Sash/Panels Top Sash Evergreen Clad Sash Exterior<br>Primed Pine Sash Interior IG        |  |                   | 1,314.73/EA | 1,314.73 |
| 1                      | EA  | NSMVSFC01748-3a<br>Bath ***Screen/Combo Ship Loose                                                                                                                                                                                                                                         |  |                   | 0.00/EA     | 0.00     |
| 1                      | EA  | BID<br>Marvin inserts                                                                                                                                                                                                                                                                      |  |                   | 3,970.81/EA | 3,970.81 |



SEIFFERT BUILDING SUPPLIES  
4112 W KIMBERLY RD  
DAVENPORT, IA 52806-3324 USA  
Phone: (563)-391-5110



0011018291

## ORDER ACKNOWLEDGMENT

Account: COD 0001  
Branch: WKIMBERLY  
Phone: ( )- -  
Fax: ( )- -

**BILL TO:**  
COD  
IA

**SHIP TO:**  
Duane Timm  
IA

Page 2 of 2

|                                |  |                       |  |                          |  |
|--------------------------------|--|-----------------------|--|--------------------------|--|
| <b>PO:</b>                     |  | <b>REF:</b>           |  | <b>JOB:</b>              |  |
| <b>ORDER DATE:</b> 07/27/21    |  | <b>SALES</b> Jeremy D |  | <b>SHIP VIA:</b> CP      |  |
| <b>EXP DELV DATE:</b> 01/25/22 |  | <b>AGENTS</b> Cory C  |  | <b>FRT TERM:</b>         |  |
|                                |  | <b>TYPE:</b> CP       |  | <b>ORDERED BY:</b>       |  |
|                                |  |                       |  | <b>CREATED BY:</b> coryc |  |

| QUANTITY | UOM | ITEM/DESCRIPTION   | PRICE/UOM | AMOUNT   |
|----------|-----|--------------------|-----------|----------|
|          |     | SUBTOTAL           |           | 9,309.68 |
|          |     | Iowa State         |           | 558.58   |
|          |     | Scott County Local |           | 93.10    |
|          |     | TOTAL              |           | 9,961.36 |
|          |     | Payment Tendered   |           |          |
|          |     | 07/27/21 Check     |           | 4,000.00 |
|          |     | 08/04/21 Check     |           | 3,000.00 |
|          |     | Total Payments     |           | 7,000.00 |

**PAYMENT TERMS:**  
COD

Balance **\$2,961.36**

# John Ruch House

## 630 West 5<sup>th</sup> Street

DAVENPORT  
IOWA | USA



Windows Identified for Replacement



East (Side) Elevation



North (Rear) Elevation



# John Ruch House

## 630 West 5<sup>th</sup> Street

DAVENPORT  
IOWA | USA



### Reasons for Replacement:

1. Plastic track of the tilt pack windows have warped letting rain water in behind.
2. Windows allow hot air in during the summer and cold air in during the winter.
3. Failed window components





# John Ruch House

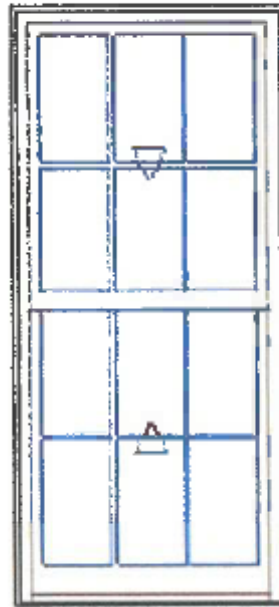
## 630 West 5<sup>th</sup> Street

DAVENPORT  
IOWA | USA

### Replacement Windows:

1. Same Dimensions as Original
2. 6 Over 6 Pane Windows
3. Match Original Muntin Pattern
4. Evergreen Clad Exterior
5. Aluminum Screen with Evergreen Surround

MARVIN 



As Viewed From The Exterior

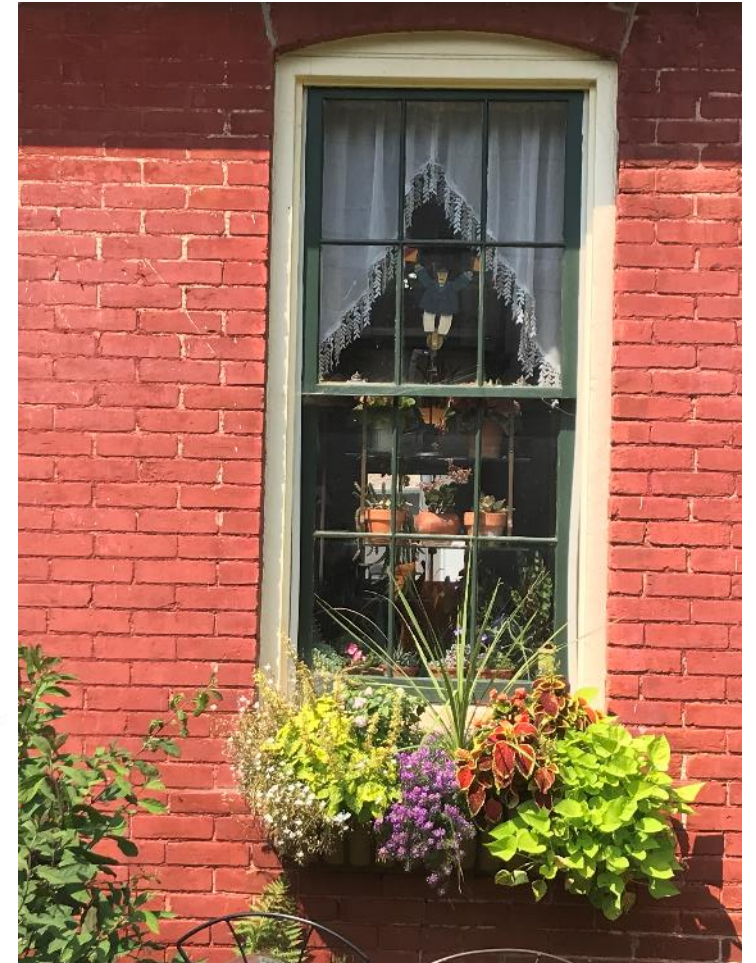
FS 31 1/8" X 65 7/8"

JO 31 1/2" X 66 1/8"

Egress Information

Width: 27 7/16" Height: 27 7/8"

Net Clear Opening: 5.31 SqFt



Proposed

Existing

## 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.

## ARCHITECTURAL/HISTORICAL SURVEY

## DAVENPORT, IOWA

The Architects Office

Wehner, Nowysz, Pattschull and Pfiffner  
201 day building, iowa city, iowa 52240DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT  
IOWA DIVISION OF HISTORIC PRESERVATION

SITE #82-10- 5-W630 MAP # 1

HIST. DIST. Hamburg

NAME John Ruch House (H) C

ADDRESS 630 W. 5th Street

LEGAL DES. Original Town Lot 1 (ex N32'  
SUB-DIVISION 29 of W50')  
BLOCK PARCEL SUB-PARCELUTM 15 1710117001459197140 ACREAGE -1 ZONE M-1  
EASTING NORTHING

OWNER Diane L. Grau

1620 Ripley St., Davenport, IA 52803

TITLE H. Dee Jay, Inc.  
(IF DIFF)

MAP



SITE SHEET

## DESCRIPTION

FORM 2 story rectilinear front gable with 3-bay front CONST. DATE 1866

MATERIALS Brick on stone foundation ARCH. STYLE Vernac. Greek Revival

FENESTRATION Segmental arches w/keystones

DIST. FEATURES

ALTERATIONS Porch removed, front basement entrance added, 1st story windows shortened

SITE &amp; RELATED STR.

## STATEMENT

This house in the Vernacular Greek Revival style is among the simpler buildings designed by local builder T. W. McClelland in the post-Civil War period. It is a representative and relatively early example of one of Davenport's most distinctive mid 19th century house types.

## SOURCES

Oszuscik, pp. 301, 669

ARCHITECTURE



## SIGNIFICANCE

HISTORY

## DESCRIPTION

John Ruch was a partner in Ruch and Brother, brick manufacturers.

## SOURCES

City Directories, 1866  
 Scott County, City of Davenport Tax Records, 1865, 1866, 1878, (Iowa State  
 Historical Society Library, Iowa City, IA)

ARCHITECTURAL HISTORIAN: Martha Bowers

HISTORIAN: MARLYS SVENDSEN - ROESLER

SURVEY COMP. 1981

## EVALUATION

## ARCHITECTURAL

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

## LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☒ LOCAL ☐ N. ELIG.

## HISTORICAL

## I. THEME(S) OF SIGNIFICANCE:

A. PRIMARY \_\_\_\_\_

B. SECONDARY \_\_\_\_\_

## II. LEVEL OF SIGNIFICANCE:

☐ NAT. ☐ STATE ☐ LOCAL

## III. N.R.H.P.

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 N.R.H.P.     | <input type="checkbox"/> | <input type="checkbox"/> |
| NOT ELIGIBLE FOR N.R.H.P. | <input type="checkbox"/> | <input type="checkbox"/> |

## 3. N.R.H.P. ACTION

|                       |                               |                                  |                                 |            |
|-----------------------|-------------------------------|----------------------------------|---------------------------------|------------|
| A. STATE REVIEW COMM. | APP. <input type="checkbox"/> | DISAPP. <input type="checkbox"/> | TABLED <input type="checkbox"/> | DATE _____ |
| B. FEDERAL REVIEW     | APP. <input type="checkbox"/> | DISAPP. <input type="checkbox"/> | TABLED <input type="checkbox"/> | DATE _____ |

## 4. D.H.P. SOURCES

- ☐ COUNTY RESOURCES  
☐ W'SHIELD SURVEY  
☒ N.R.H.P. 11/10/83  
☐ GRANT \_\_\_\_\_

☐ DET. OF ELIGIBILITY☐ R. & C. \_\_\_\_\_☒ DAVENPORT A/H SURVEY☐ \_\_\_\_\_☐ \_\_\_\_\_

## 5. SUBJECT TRACES

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## 6. PHOTO

1612-9

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

City of Davenport  
Historic Preservation Commission

Department: DNS  
Contact Info: Matt Werderitch 563.888.2221

**Date**  
**8/10/2021**

**Subject:**

Case COA21-18: Request for reconstruction of the east porch at 1208 Main Street. The J. Monroe Parker-Ficke House is a locally designated historic landmark and located within the College Square Historic District. Casey Haas, petitioner, on behalf of Delt 100 Alumni Counsel LLC. [Ward 3]

**Recommendation:**

A recommendation is made to approve the Certificate of Appropriateness to reconstruct the east porch at 1208 Main 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 standards:

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

**Background:**

The J. Monroe Parker-Ficke House is owned by an alumni association of Palmer College of Chiropractic. The ownership group is proposing to reconstruct the east porch abutting Main Street. The purpose of the project is to repair and stabilize the porch using compatible materials.

At the April 13th Work Session, the Historic Preservation Commission provided initial feedback on the project and recommended the applicant hire an architect with experience in historic preservation. Following the April meeting, City staff and the Third Ward Alderperson met with the applicant on site to view the condition of the deteriorating porch and to discuss potential options for rehabilitation. Since this meeting, Greg Gowey of Studio 483 Architects has been hired to prepare plans detailing the extent of reconstruction.

The reconstructed porch is to be built to exact dimensions and will be as similar in appearance as possible. Where deterioration requires replacement, the new features will match the old in design, size, texture, and visual appearance.

The project includes the following:

1. Patch and repair the existing porch roof.
2. Preserve and reuse the iron lattice around the base of the porch.
3. The current columns are not original construction and were replaced in the 20th Century.

However, new columns will be in the same style as the current columns, to the extent possible.

4. Reuse existing column capitals.
5. Remove existing wood railings and column pedestals. Replace with new wood railing and pedestals to match the existing.
6. Install new painted wood millwork to match existing.
7. Replicate existing corbel and install new corbels at all column locations where missing.
8. New solid extruded PVC tongue & groove flooring.
9. Remove existing stone sidewalls. Replace with new cast-in-place concrete sidewalls.
10. Remove existing stone treads. Replace with new cast-in-place concrete treads.
11. Existing stone threshold to remain.

Reasonable effort has been made to make the minimal number of changes necessary to maintain the property in a good state of repair, and the removal and alteration of distinguishing features and historical material has been avoided when possible.

In addition, the project was reviewed for conformance with The Secretary of the Interior's Standards for Rehabilitation. The porch reconstruction complies with the following standard, "Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, 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."

#### ATTACHMENTS:

| Type              | Description                                     |
|-------------------|-------------------------------------------------|
| ▢ Backup Material | Application                                     |
| ▢ Backup Material | Background Material-Photos                      |
| ▢ Backup Material | Building Blueprints                             |
| ▢ Backup Material | Historic Property Inventory Sheet               |
| ▢ Backup Material | Historic Preservation Ordinance Review Criteria |

#### REVIEWERS:

| Department                                | Reviewer         | Action   | Date               |
|-------------------------------------------|------------------|----------|--------------------|
| Community Planning & Economic Development | Werderitch, Matt | Approved | 8/6/2021 - 9:47 AM |



Complete application can be emailed to [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us)

**Property Address\***

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

**Applicant (Primary Contact)**

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

*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  
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.

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

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

## When is a certificate of appropriateness required?

Prior to the commencement of the work.

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

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

## Submittal requirements

- Please contact Planning staff at (563) 326-7765 or [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us) so we can help you determine what exactly is required to be submitted.
- Incomplete applications will not be accepted.

### 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 4<sup>th</sup> Street, Davenport, Iowa.

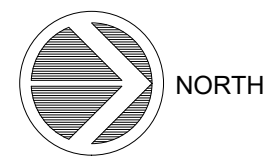
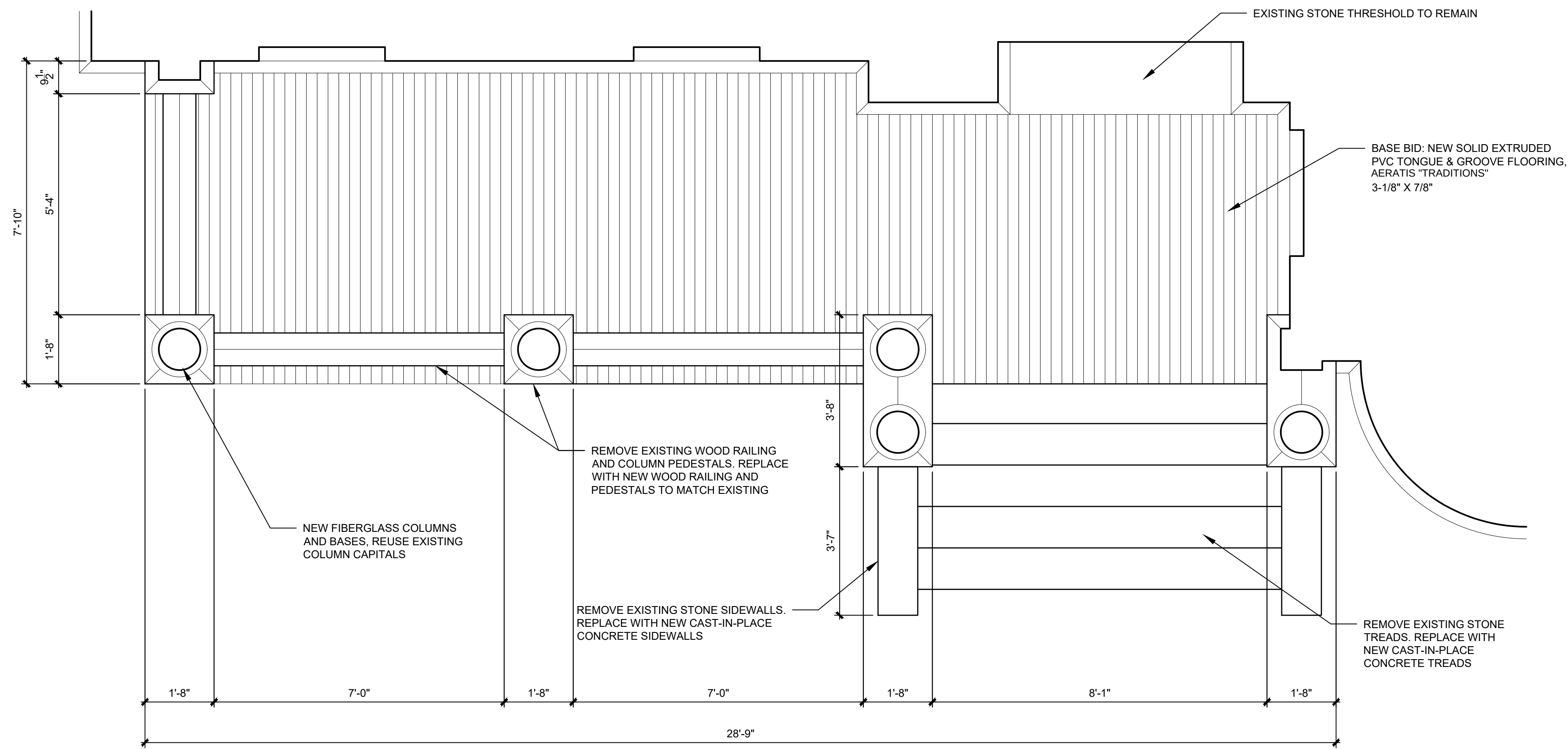
### ***Work Plan***

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

Add additional pages in needed.

PORCH  
RESTORATION

1208 MAIN STREET  
DAVENPORT, IOWA



FLOOR PLAN

SCALE: 1/2" = 1'-0"

|     |             |          |
|-----|-------------|----------|
| 1   | PRELIMINARY | 07.21.21 |
| NO. | DESCRIPTION | DATE     |

FLOOR PLAN

PROJECT: 21003877.00

FIELD VERIFY ALL EXISTING DIMENSIONS





RELOCATE EXISTING DAMAGED CAPITAL  
TO LESS NOTICEABLE LOCATION AT  
OPPOSITE END OF RAILING AND REPLACE  
WITH CAPITAL IN GOOD CONDITION

REUSE EXISTING COLUMN  
CAPITALS, TYPICAL

NEW PAINTED WOOD  
MILLWORK AT ARCHITRAVE &  
NEW CORBELS AT COLUMNS  
TO MATCH EXISTING

EXISTING STONE PIERS &  
IRON GRILLES TO REMAIN

1  
A1.02



PATCH & REPAIR EXISTING ROOF

NEW FIBERGLASS COLUMNS &  
BASES TO MATCH EXISTING

NEW PAINTED WOOD  
COLUMN PEDESTALS  
TO MATCH EXISTING

NEW PAINTED WOOD RAILING  
TO MATCH EXISTING

2  
A1.02



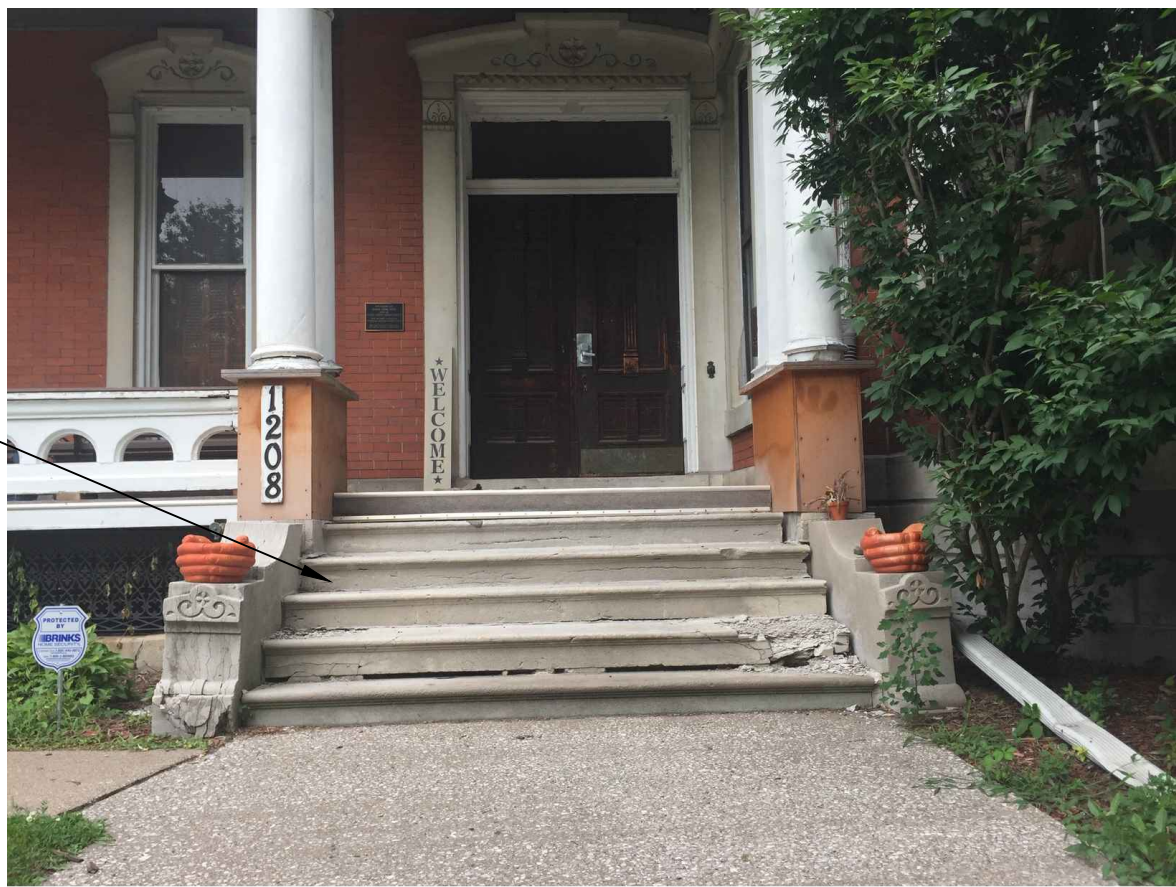
3  
A1.02



4  
A1.02



5  
A1.02



REMOVE EXISTING STONE  
TREADS & SIDEWALLS.  
REPLACE WITH NEW  
CAST-IN-PLACE CONCRETE  
TREADS & SIDEWALLS

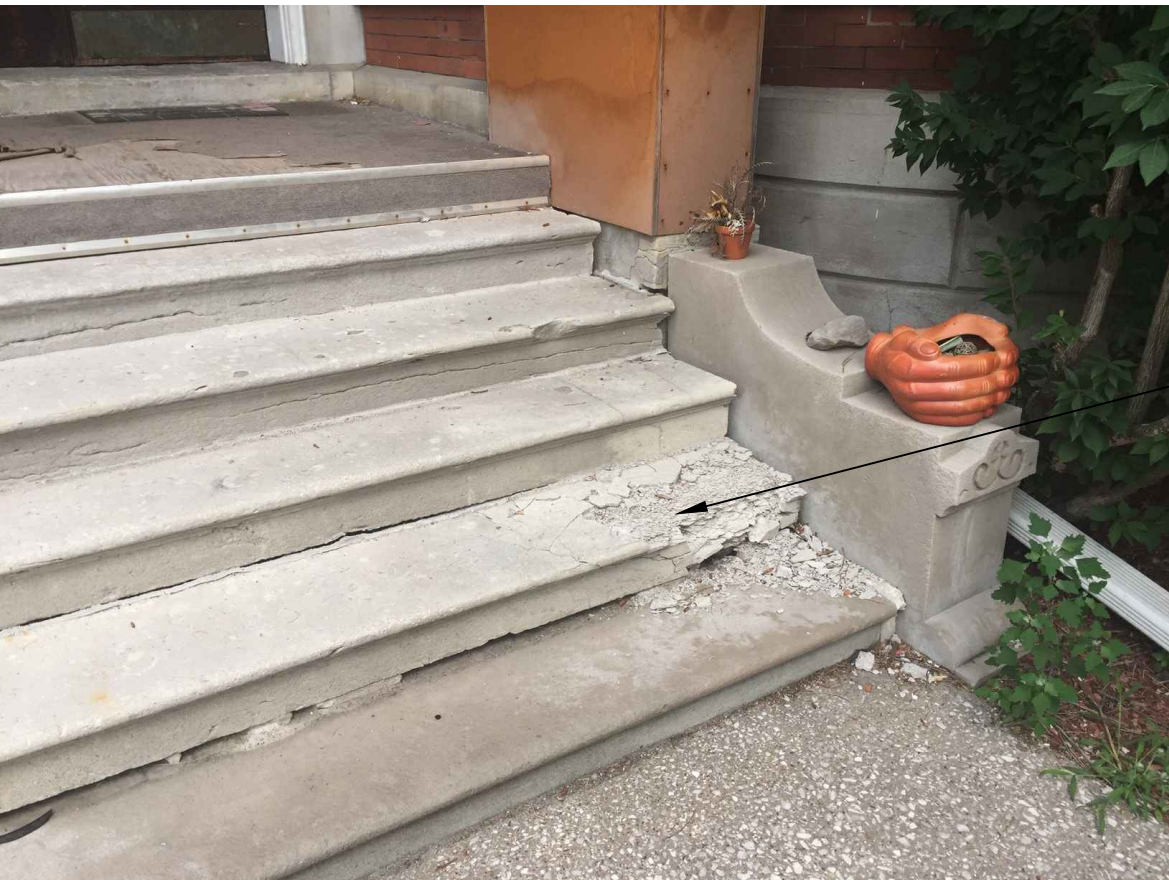
6  
A1.02



REMOVE EXISTING STONE PIERS AT  
EACH SIDE OF STEPS & REPLACE WITH  
NEW CAST-IN-PLACE CONCRETE PIERS

REMOVE EXISTING STONE  
SIDEWALLS & REPLACE  
WITH NEW CAST-IN-PLACE  
CONCRETE SIDEWALLS

7  
A1.02



REMOVE EXISTING STONE  
TREADS & REPLACE WITH  
NEW CAST-IN-PLACE  
CONCRETE TREADS

8  
A1.02



BASE BID: REPLACE PLYWOOD  
FLOORING WITH NEW SOLID  
EXTRUDED PVC TONGUE &  
GROOVE FLOORING, PAINTED -  
AERATIS "TRADITIONS" 3-1/8" X 7/8"

9  
A1.02

## PORCH RESTORATION

1208 MAIN STREET  
DAVENPORT, IOWA

|     |             |          |
|-----|-------------|----------|
| 1   | PRELIMINARY | 07.21.21 |
| NO. | DESCRIPTION | DATE     |

## PHOTOS

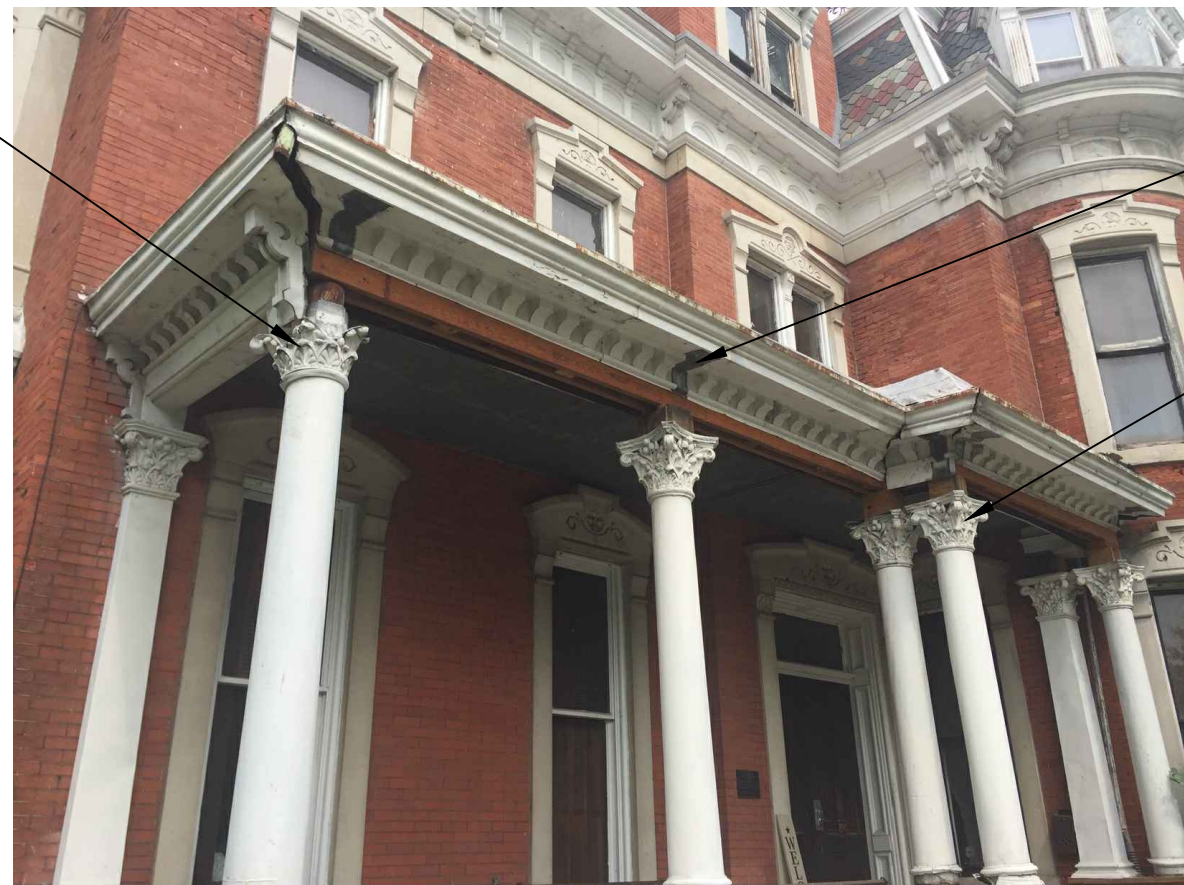
PROJECT: 21003877.00

A 1.02

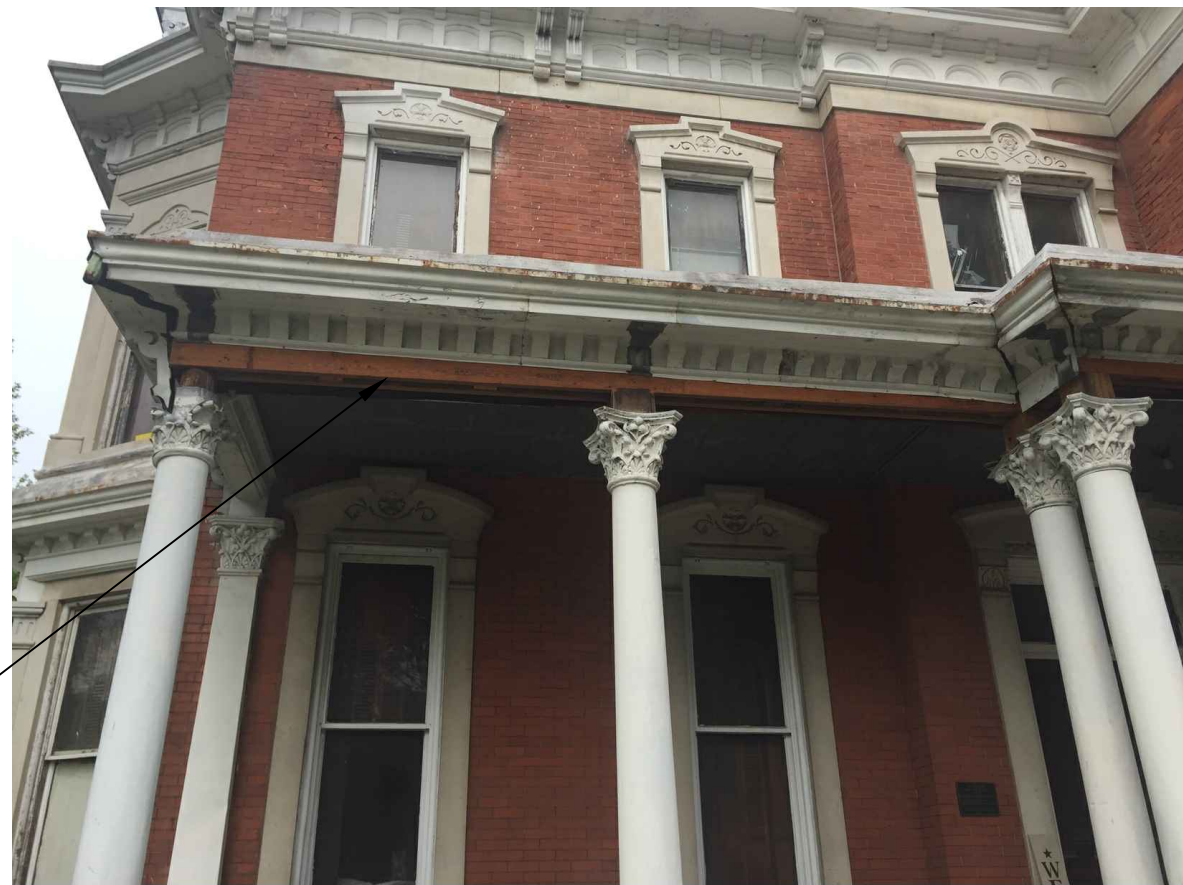




10  
A1.03



11  
A1.03



12  
A1.03



13  
A1.03



14  
A1.03



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A1.03



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A1.03



17  
A1.03



18  
A1.03

## PORCH RESTORATION

1208 MAIN STREET  
DAVENPORT, IOWA

|     |             |          |
|-----|-------------|----------|
| 1   | PRELIMINARY | 07.21.21 |
| NO. | DESCRIPTION | DATE     |

## PHOTOS

PROJECT: 21003877.00

A 1.03



# J. Monroe Parker-Ficke House

- Locally Designated Historic Landmark
- College Square Historic District
- Constructed: 1881
- Architectural Style: Second Empire
- Column Porches Identified as a Distinctive Feature on Historical Survey



# J. Monroe Parker-Ficke House East Porch Reconstruction

DAVENPORT  
IOWA | USA





# J. Monroe Parker-Ficke House

## East Porch Reconstruction

DAVENPORT  
IOWA | USA



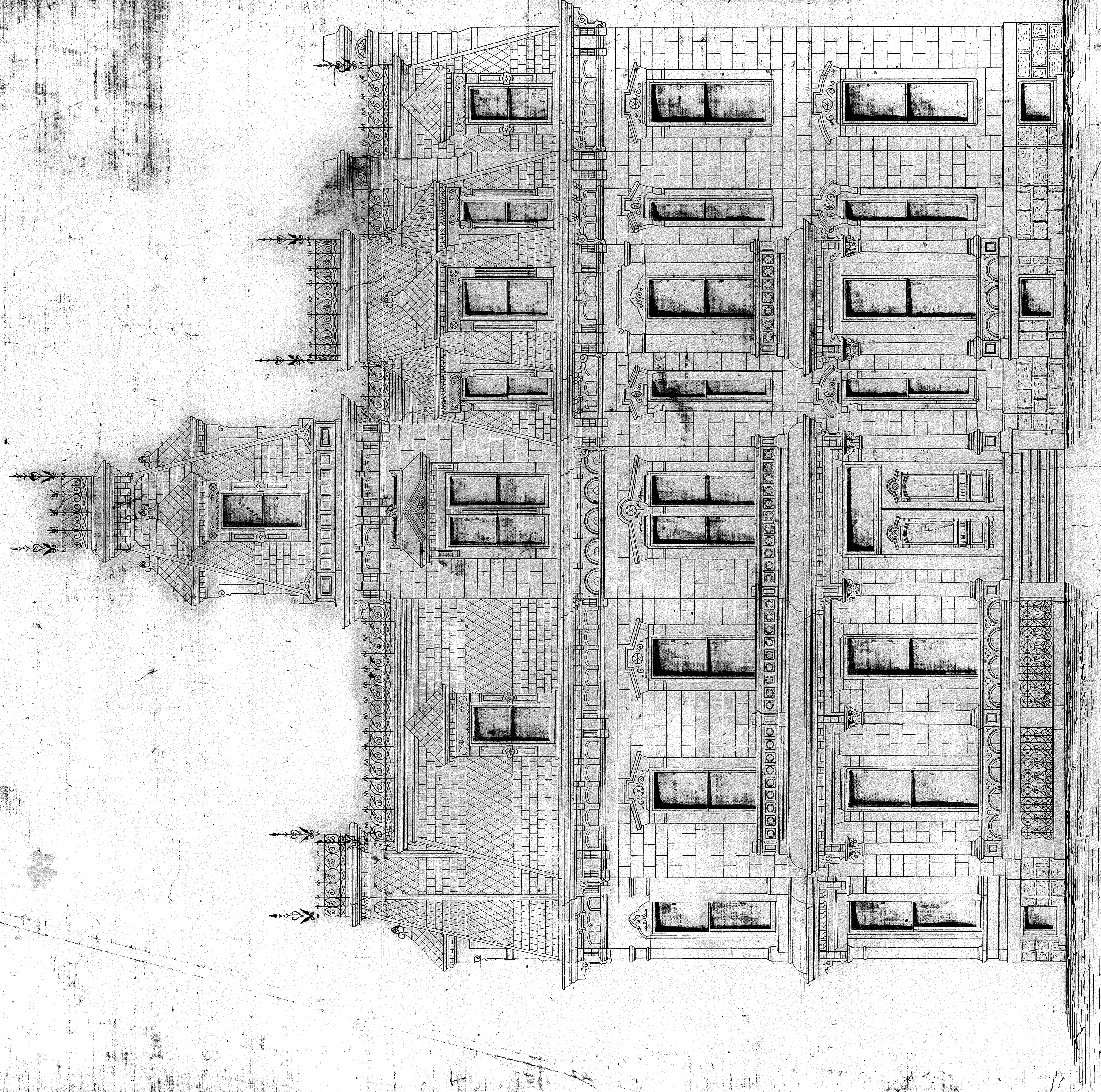


# J. Monroe Parker-Ficke House East Porch Reconstruction

DAVENPORT  
IOWA | USA





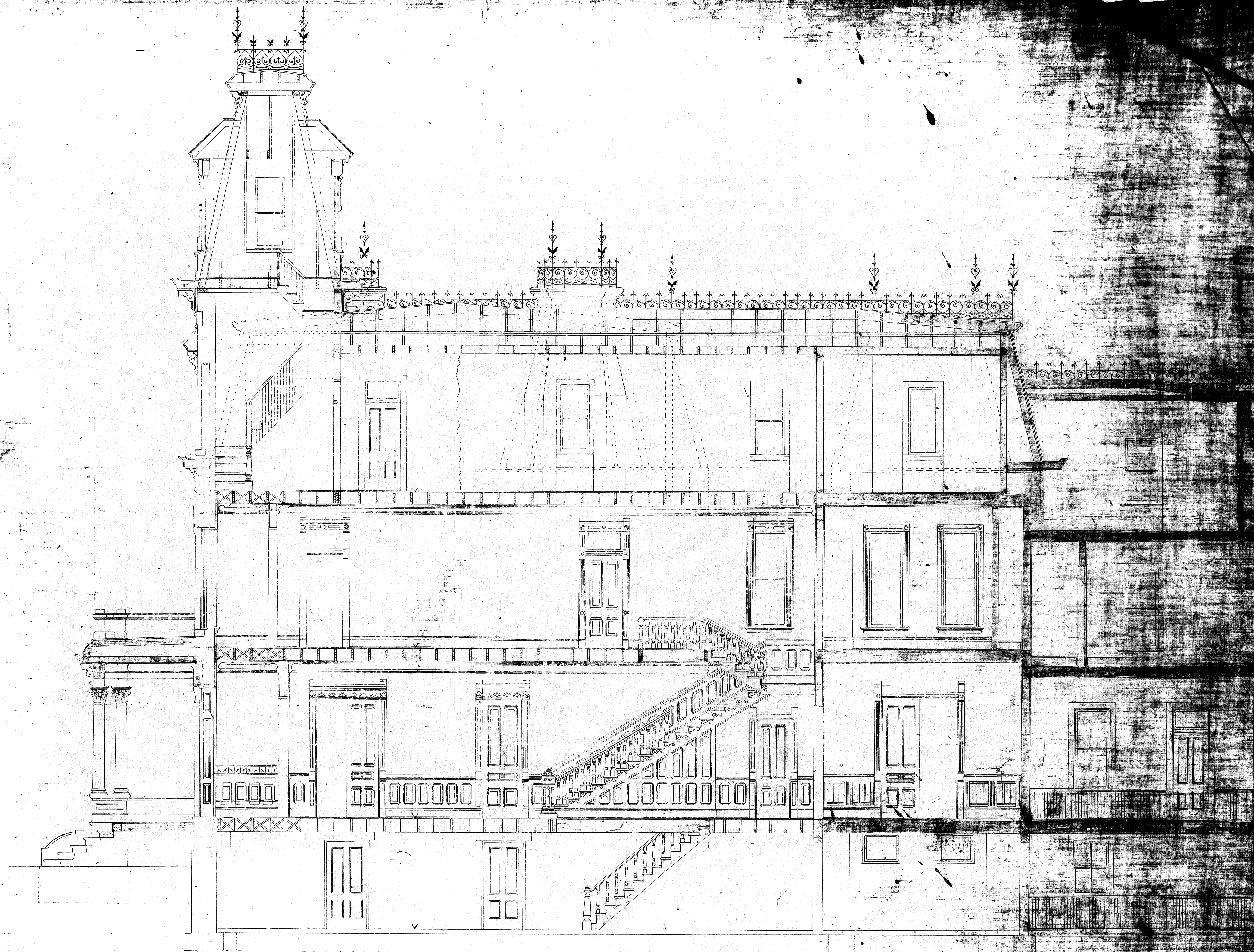


FRONT ELEVATION.  
OF RESIDENCE FOR J. MONROE PAPER ESQ.

Scale, 1/4 in. = 1 ft.

T. W. McLELLAND & CO.  
ARCHITECTS





LONGITUDINAL SECTION

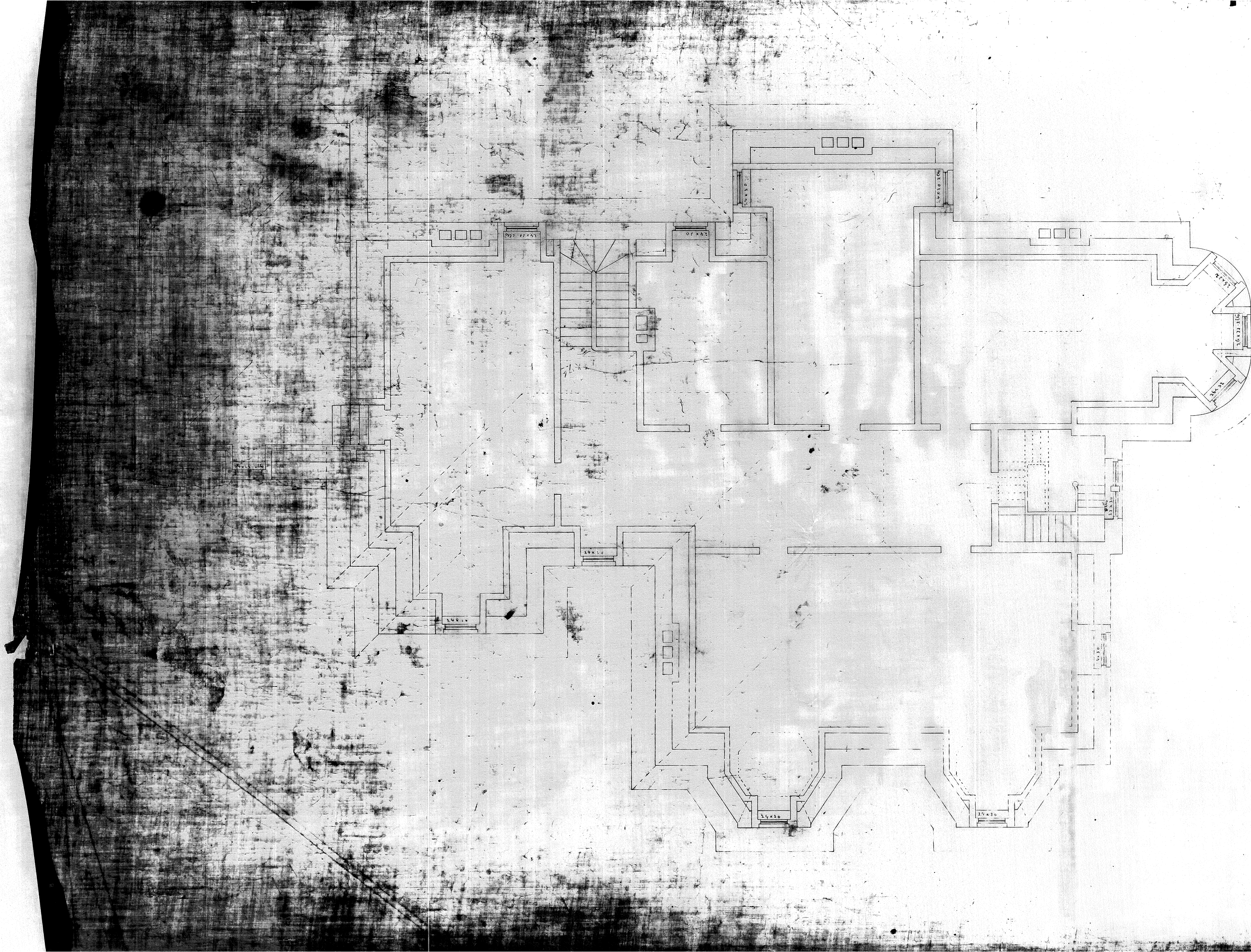




SOUTH ELEVATION.

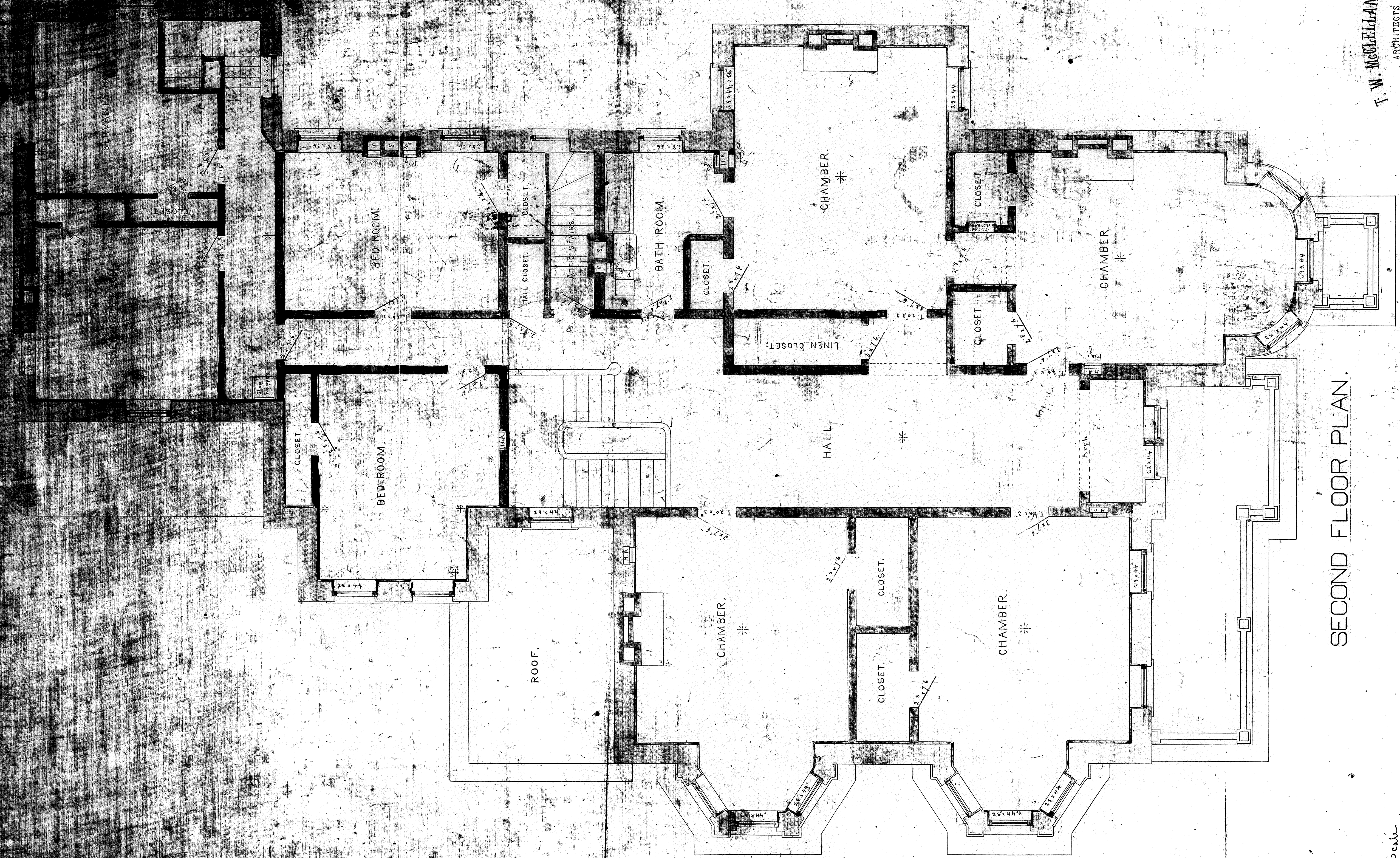
T. W. McCLELLAND & CO.  
ARCHITECTS.





ATTIC FLOOR PLAN.



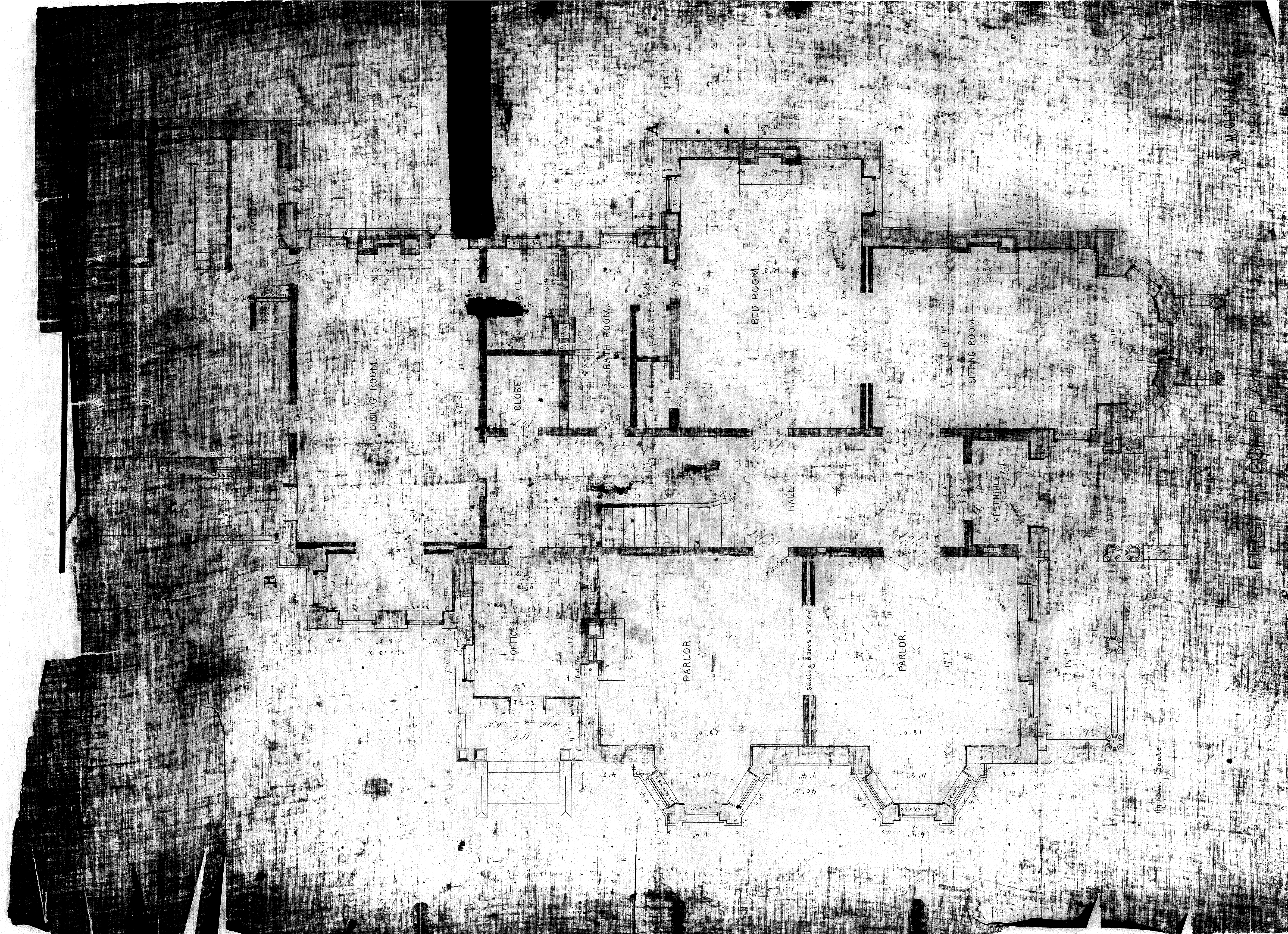


SECOND FLOOR PLAN.

T. W. McEldland & Co.  
ARCHITECTS.

1/4" = 1' Scale.





FIRST FLOOR PLAN

W. M. M. M. M.

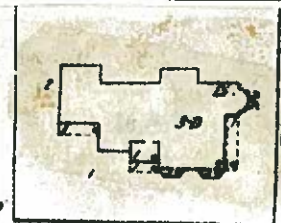
1/4" = 1'-0" Scale



## ARCHITECTURAL/HISTORICAL SURVEY

## DAVENPORT, IOWA

The Architects Office

Wehner, Nowysz, Pottschi and Pfiffner  
201 day building, Iowa city, Iowa 52240DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT  
IOWA DIVISION OF HISTORIC PRESERVATIONSITE #82-10- MA-1208 MAP # 3HIST. DIST. College SquareNAME J. Monroe Parker Residence (Ficke) (H) CADDRESS 1208 Main StreetLEGAL DES. Allen's 2nd Add. 10 Lots 1, 2 and 3  
SUB-DIVISION BLOCK PARCEL SUB-PARCELUTM 15 7102240 46100460 ACREAGE 1 ZONE R-6M  
EASTING NORTHINGOWNER Delta Sigma Chi Fraternity  
1208 Main St., Davenport, IA 52803TITLE H. De L. Egan & Wife  
(IF DIFF)

SITE SHEET

## DESCRIPTION

FORM 2 stories, irregular plan CONST. DATE 1881

MATERIALS Stone, brick, wood, cast & wrought iron ARCH Second Empire

FENESTRATION Rectangular 1/1 D.H.S. in broad surrounds w/incised heads STYLE

DIST. FEATURES State mansard w/iron cresting, bracketed cornice w/paneled frieze, 2-story polygonal window bays, columned porches

ALTERATIONS 1 or 2 porch columns missing; converted to fraternity/apartment building

SITE & RELATED STR. Corner lot north of Sheldon Hall & high school

## STATEMENT

The Ficke House is perhaps the finest example of Second Empire architecture in Iowa, rivalled only by Terrace Hill in Des Moines. From the extraordinary roofscape - crested, dormered, sheathed in polychrome shingles - to the richly detailed cornices, porches and window surrounds, the Ficke House is the ultimate expression of Victorian excess, beautifully composed and finely-executed.

ARCHITECTURE

## SOURCES

Davenport Democrat & Leader, 30, May, 1904.

HABS Inventory Form, Iowa Division of Historic Preservation

## SIGNIFICANCE

This building is associated with a moderately important local political leader and elected official, C.A. Ficke. As an active German-American politician, his career typified the change from Republican party to Democrat party evidenced in the German electorate between 1860 and 1885. Since City Hall remains extant, the value of this property is diminished.

Architect and contractor for the house was T. W. McClelland and Co., with the slate roof by Victor Huot. The design may possibly be credited to Benjamin W. Gartside, who was architect with the McClelland firm from 1878 until becoming vice-president in 1889.

## DESCRIPTION

Charles August Ficke came to Davenport as a child in 1851. He became established as a lawyer in 1877 following reading in H.R. Claussen's office and formal study. A successful attorney, Ficke was also active in real estate and several local banks. In 1880, Ficke changed from Republican to Democrat, over such issues as prohibition and women's suffrage. He was elected County Attorney in 1886 and mayor in 1890 & 91. His second election was the largest majority registered by a mayor to date. His administration as mayor was marked by improved paving and sewer construction. His career typified the successful professional and business career of many local German-Americans.

## SOURCES

- Downer, Harry, History of Davenport and Scott County, Iowa, Vol. II, Chicago: S.J. Clarke Publishing Company, 1910.
- Johnson, H.B., "German Forty-Eighters in Davenport," Iowa Journal of History and Politics, January, 1946, pp. 3-53.
- Oszuscik, Philippe, A History of the Architecture and Urbanization of Nineteenth Century Davenport, Iowa. Ph.D. Dissertation, University of Iowa, 1979, pp. 378, 387.

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

## EVALUATION

### ARCHITECTURAL

- I. ARCH. EVALUATION Exceptional
- II. ENVIR. STATURE Landmark
- III. INT. OF CONTEXT Good
- IV. INT. OF FABRIC Excellent

LEVEL OF SIGNIFICANCE:

☒ NAT. ☐ STATE ☐ LOCAL ☐ N. ELIG.

### HISTORICAL

- I. THEME(S) OF SIGNIFICANCE:  
A. PRIMARY Gov't. & Politics  
B. SECONDARY \_\_\_\_\_

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     | <input type="checkbox"/> | <input type="checkbox"/> |
| NOT ELIGIBLE FOR NRHP | <input type="checkbox"/> | <input type="checkbox"/> |

3. NRHP ACTION

|                       |                               |                                  |                                 |            |
|-----------------------|-------------------------------|----------------------------------|---------------------------------|------------|
| A. STATE REVIEW COMM. | APP. <input type="checkbox"/> | DISAPP. <input type="checkbox"/> | TABLED <input type="checkbox"/> | DATE _____ |
| B. FEDERAL REVIEW     | APP. <input type="checkbox"/> | DISAPP. <input type="checkbox"/> | TABLED <input type="checkbox"/> | DATE _____ |

4. D.H.P. SOURCES

- ☐ COUNTY RESOURCES
- ☐ W'SHIELD SURVEY
- ☒ NRHP 11/16/83
- ☐ GRANT \_\_\_\_\_

☐ DET. OF ELIGIBILITY

☐ R. & C. \_\_\_\_\_

☒ DAVENPORT A/H SURVEY

☐ \_\_\_\_\_

☐ \_\_\_\_\_

5. SUBJECT TRACES

6. PHOTO

1620-2,3,4, & 5



The Architects Office

Wehner, Nowysz, Pattschull and Pfiffner  
901 ovy building, iowa city, iowa 52240DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT  
IOWA DIVISION OF HISTORIC PRESERVATION

# 82 - 10 - MA-1208

ADDITIONAL PHOTOGRAPHS:



CONTINUATION

## Historic Preservation Ordinance

### Section 14.01.060 Certificate of Appropriateness Review Process

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

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



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

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

City of Davenport  
Historic Preservation Commission

Department: DNS  
Contact Info: Matt Werderitch 563.888.2221

**Date**  
**8/10/2021**

**Subject:**

Case COA21-19: Request for the installation of a new roof at 511 Gaines Street. Hamburg Local Landmark Historic District. Jonathan Pham, petitioner. [Ward 3]

**Recommendation:**

A recommendation is made to approve the Certificate of Appropriateness to install a new roof at 511 Gaines Street in accordance with the submitted material.

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

- 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 applicant is proposing to install a new roof at 511 Gaines Street. The existing roof is not original to the structure. Complete roof replacement is needed due to severe deterioration. The proposed roof material is GAF HDZ Asphalt Shingle in "Charcoal".

The City's Neighborhood Services Department issued a Complaint Notice and Order on July 9, 2021 due to the substandard condition of the dwelling. There are several exterior projects cited in the letter that will require future review from the Commission. City staff will continue to assist the property owner to ensure the home can be repaired according to building code and historic preservation standards.

The following violations were noted in the letter:

1. Improper construction of the rear addition.
2. Exterior walls-deteriorated/missing block/brick/stucco/stone
3. Repair/tuckpoint and/or replace chimney
4. Weather proof exterior walls
5. Improper roof covering
6. Stairways-deteriorated/missing stair system
7. Roof-fascia boards
8. Windows-weather protection needed



**ATTACHMENTS:**

| Type            | Description                                     |
|-----------------|-------------------------------------------------|
| Backup Material | Application                                     |
| Backup Material | Background Material-Photos                      |
| Backup Material | Official Notice and Order                       |
| Backup Material | Historic Preservation Ordinance Review Criteria |

**REVIEWERS:**

| Department                                | Reviewer         | Action   | Date               |
|-------------------------------------------|------------------|----------|--------------------|
| Community Planning & Economic Development | Werderitch, Matt | Approved | 8/5/2021 - 2:08 PM |



Complete application can be emailed to [planning@davenportiowa.com](mailto:planning@davenportiowa.com)

Property Address\* 511 Gaines St Davenport, IA

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

**Applicant (Primary Contact)**

Name: Jonathan Pham  
Company:   
Address: 511 Gaines St  
City/State/Zip: Davenport IA  
Phone: 563 499 7097  
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**

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

**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 ☐

**Historic Preservation Commission**

- Certificate of Appropriateness ☒  
Local Landmark Nomination ☐  
Demolition Request ☐

**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](mailto: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](mailto: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: Jonathan Mann Date: Aug 4/2021  
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: Matt Werdgritch Date: 8-4-21  
Planning staff

Date of the Public Meeting:                     

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



### **Work Plan**

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

- Re-decking of Home with 7/16 OSB
- complete tear off of shingles. 4 layers
- Reshingle with GAF HDZ shingle - charcoal - class 3 architectural.

Add additional pages in needed.

# 511 Gaines Street

DAVENPORT  
IOWA | USA

## Project Scope:

1. Roof Replacement
2. Existing Roof: Asphalt Shingle
3. Proposed Roof: GAF HDZ Asphalt Shingle in "Charcoal"





# 511 Gaines Street

DAVENPORT  
IOWA | USA





8/5/2021

PHAM NONG  
511 GAINES ST  
DAVENPORT IA 52802

## OFFICIAL NOTICE AND ORDER

Re: 511 GAINES ST

Parcel: G0052-02

Re-Inspection Scheduled: 9/9/2021, 12:00:00 AM

Dear Property Owner/Manager:

During an inspection at the above identified address, certain conditions were found which render the dwelling(s) substandard. Unless otherwise specified, the code violations and corresponding repairs listed below are cited from Chapter 8.15 of the Davenport Municipal Code.

---

### Violation

\*

### Description

\*

### Notes

\* ALL WORK WILL NEED TO BE COORDINATED WITH EFFORTS OF THE CITY DEVELOPMENT OFFICE AND HISTORIC PRESERVATION COMMISSION.

---

### Violation

General/Health-Improper construction/repair(s)

### Description

Repair/rebuild any/all identified issues to code as required.

### Notes

\* CORRECT IMPROPER CONSTRUCTION/ADDITION TO THE SOUTHEAST PORTION OF THE BUILDING.

---



**Violation**

Exterior Walls-Deteriorated/missing exterior block/brick/stucco/stone

**Description**

Repair, replace, and/or install any/all exterior block/brick/stucco/stone as necessary to maintain weather protection to code.

**Notes**

\* EXTERIOR STUCCO - REPAIR CRACKS AND REPLACE MISSING PORTIONS OF STUCCO

---

**Violation**

Chimney-Deteriorated/missing mortar

**Description**

Repair/tuck-point and/or replace the chimney as necessary to code.

**Notes**

\* REPLACE BRICK MOTAR IN A WORKMAN-LIKE MANNER.

---

**Violation**

Exterior Walls-Deteriorated/missing exterior block/brick/stucco/stone

**Description**

Repair, replace, and/or install any/all exterior block/brick/stucco/stone as necessary to maintain weather protection to code.

**Notes**

\* REPLACE BRICK MOTAR IN A WORKMAN-LIKE MANNER.

---

**Violation**

Roof-Deteriorated/missing/improper roof covering

**Description**

Repair/replace any/all applicable roof covering to code as necessary.

**Notes**

\* REPLACE DILAPIDATED ROOF COVERINGS.

---

**Violation**

Stairways-Deteriorated/missing stair system(s)

**Description**

Repair/replace the entire existing stair system to code as necessary and/or install a complete new stair system(s) to code as required.

**Notes**

\* REPLACE DILAPIDATED STAIR SYSTEM TO MEET CODE.

---

**Violation**

Roof-Deteriorated/missing fascia board(s)

**Description**

Repair/replace and/or install any/all applicable fascia board(s) to code as necessary.

**Notes**

\* REPLACE OR REPAIR DAMAGED FASCIA BOARD IN A WORKMAN-LIKE MANNER.

---

**Violation**

Exterior Walls-Window/building trim-inadequate weather protection

**Description**

Scrape and re-paint, paint, stain/seal, and/or wrap with metal/vinyl any/all identified window/building trim and/or areas throughout the building(s) to ensure protection from the weather. This may include but is not limited to: porch steps/decks/posts, exterior stairs, and/or any wooden portion of the building(s) that have peeling and/or missing paint and/or exposed wood.

**Notes**

\* SCRAPE AND PAINT EXTERIOR WINDOW, SOFFIT AND FASCIA TRIM WORK.

---

A re-inspection to check repairs has been scheduled as noted on the top of page one of this notice. If all violations cited are not corrected and approved upon reinspection, \$10.00 per violation not corrected plus \$50.00 per additional trip will be charged as applicable.

It is the responsibility of the owner/manager to notify tenants of the re-inspection date and time and to ensure entry into all areas requiring re-inspection. You may request an administrative hearing to appeal this nuisance abatement order pursuant to the procedures set forth in Chapter 2.86 of the Davenport Municipal Code. A valid appeal request must be made within 10 days from the date of this notice and shall be submitted in writing to City Hall located at 226 W 4th Street, Davenport, IA 52801. The appeal request shall include a copy of this notice, a statement regarding the basis for the appeal, and payment of the \$100 external adjudication administrative hearing fee. To waive the fee, you need to provide adequate proof of low income status. A form is available with the City of Davenport's Legal Department. Alternatively, you may request a hearing before a city representative. The administrative hearing is informal and you will be given an opportunity to present evidence and question the City's evidence. Failure to request a hearing within the timeframe set forth in this notice shall constitute a waiver of the right to a hearing and the Notice will then be in effect and enforceable.

Valid building permits must be obtained and all construction must conform to all applicable codes. Also, you should promptly notify any other party which has a legal interest in this property of this notice and order.

**Failure to comply with this official notice may result in a citation being issued, and/or the revocation of your rental license if applicable, and/or significant penalty fees being issued.**

**Failure to provide access for the inspection may result in a \$75.00 penalty fee; in addition, cancellations made less than five (5) business days prior to the scheduled inspection date are subject to a \$25.00 penalty fee.**

If there are any questions, please contact the Public Works office at 563-326-7923

Respectfully,

ANTHONY HAUT

Code Enforcement Officer

Neighborhood Services Department

563-328-6781 Tony.Haut@davenportiowa.com

Ref #21-40050



## 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
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