

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, JUNE 8, 2021; 5:00 PM

CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

I. Call to Order

II. Secretary's Report

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

III. Communications

IV. Old Business

V. New Business

- A. Case COA21-06: Request to tuckpoint and replace brick at 1208 Main Street. The J. Monroe Parker-Ficke House is a locally designated historic landmark and located within the College Square Historic District. E&G Masonry Restoration, petitioner, on behalf of Delt 100 Alumni Counsel LLC. [Ward 3]
- B. Case COA21-07: Request to install new park furniture at Prospect Park. Gabe Florence, petitioner. [Ward 5]
- C. Case COA21-09: Installation of a new roof at 705 Gaines Street. The multi-family dwelling is listed as a contributing structure in the Hamburg Local Landmark Historic District. Jack Haberman, petitioner. [Ward 3]
- D. Case COA21-11: Request to install a new cabana and umbrellas at the Annie Wittenmyer Aquatic Center located in the Iowa Soldiers' Orphans' Home Historic District. City of Davenport Parks and Recreation Department, petitioner. [Ward 5]
- E. Case DNRHP21-01: Request for demolition of the screened porch at 209 McClellan Boulevard located in the McClellan Heights National Historic District. Joy Sparling, petitioner. [Ward 6]

VI. Other Business

- A. Pending Items and Updates

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Commission Meeting: July 13, 2021

City of Davenport
Historic Preservation Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
6/8/2021

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

Recommendation:
Approve the minutes.

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

ATTACHMENTS:

Type	Description
▢ Backup Material	Meeting Minutes 4-13-21

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	5/20/2021 - 8:49 AM

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, APRIL 13, 2021; 5:00 PM

CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

A PARTIALLY ELECTRONIC MEETING IS BEING HELD BECAUSE A FULLY "IN PERSON" MEETING IS IMPRACTICAL DUE TO CONCERNS FOR THE HEALTH AND SAFETY OF COUNCIL MEMBERS, STAFF, AND THE PUBLIC PRESENTED BY COVID-19, AND TO FOLLOW THE GOVERNOR'S PROCLAMATION AND THE MAYOR'S EXECUTIVE ORDER DIRECTING SOCIAL DISTANCING AND PLACING RESTRICTIONS ON GATHERINGS. IN PERSON ATTENDANCE BY THE GENERAL PUBLIC AT ANY CITY OF DAVENPORT PUBLIC MEETING WITHIN ITS FACILITIES SHALL BE LIMITED TO 20 PERSONS.

I. Call to Order

Vice Chairperson McGivern called the meeting to order with the following Commissioners present by phone or virtual meeting: Franken, Lesthaeghe, McGivern, Miranda, Powers, Sage, and Wilga.

Staff present: Laura Berkley, Matt Werderitch

II. Secretary's Report

A. Consideration of the March 9, 2021 Meeting Minutes.

Motion by Wilga, second by Miranda to approve the March 9, 2021 meeting minutes. Minutes were unanimously approved by voice vote (7-0).

III. Communications

A. Proclamation-Historic Preservation Month

Werderitch stated that May is traditionally Preservation Month across the United States. Many communities throughout the country adopt a proclamation celebrating preservation. The City Council will be issuing a proclamation for May as Preservation Month at their meeting on the 12th.

Chairperson McGivern recommended adding a statement recognizing the dedicated community service of Historic Preservation Commission Chairperson John Frueh and Commissioner Lyn Cochran as well as highlighting recently added structures to the national inventory.

B. RES20-01: Resolution encouraging the consideration of desirability of preserving historic character when considering changes to Davenport's local landmark parks.

Werderitch briefed the Commission on the adoption of Resolution No. 2020-01. The Parks and Recreation Advisory Board motioned to “Acknowledge the receipt of the resolution” at their March 2, 2021 meeting. The resolution states that any changes made to a historic park should be guided by the local, state, or national designation and its period of significance, taken from its original application for historical designation and refer to the National Park Service’s Preservation Briefs to guide decisions in making changes to local landmark parks.

IV. Old Business

V. New Business

- A. Case COA21-03: Brick rebuild, tuckpointing, and caulking at 532 West 6th Street. The Hirschel, A.J. and H.O. Seiffert House is located in the Hamburg Local Landmark Historic District. Herold Jestel, petitioner. [Ward 3]

Werderitch introduced the case and the scope of the proposed work. Herold Jestel, petitioner, spoke on behalf of the exterior alteration and answered questions. The Historic Preservation Commission approved a Certificate of Appropriateness for tuckpointing all brick and mortar joints on the chimney on May 12, 2020. Based on the scope of the work and experience from the contractor, B&B Masonry and Restoration, N spec mortar was approved for use in place of a custom mix determined by material testing. Chairperson McGivern stated that since the brick proposed for replacement and tuckpointing is a different color and material than the chimney, a mortar analysis should be conducted and approved by city staff.

A recommendation is made by staff to approve the Certificate of Appropriateness to rebuild, tuckpoint, and caulk brick at 532 West 6th Street, subject to the following condition:

Condition: The existing brick on the south elevation shall be preserved, cleaned, and reused. If the brick on the south elevation wall is to be removed and replaced with new brick, then sample replacement brick shall be reviewed and approved by the Historic Preservation Commission.

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. 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.

Motion by Franken, second by Powers to approve staff recommendation for approval of Case COA21-05 with an additional condition that a mortar analysis shall be conducted and approved by City Staff. Motion to approve staff recommendation and the additional condition passed by a roll call vote (7-0).

- B. Case COA21-04 being the request to install a new plaque adjacent to the military tank on Credit Island located at 2200 West River Drive. Timothy Ramsay, petitioner. [Ward 1]

Werderitch offered an overview of the proposed application. Timothy Ramsay presented his Eagle Scout Project to the Commission and answered questions. Chairperson McGivern thanked the Boy Scout for his service to the community. Commissioner comments were supportive of the project.

A recommendation is made by staff to approve the Certificate of Appropriateness to install a plaque adjacent to the military tank on Credit Island per Chapter 14.01.060 of the Davenport Municipal Code.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060.C.9 of the Davenport Municipal Code. The Project meets the following standard:

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.

Motion by Wilga, second by Lesthaeghe to approve staff recommendation for approval of Case COA21-05. Motion to approve staff recommendation passed by a roll call vote (7-0).

- C. Case COA21-05: Installation of a new roof at 417 West 7th Street. The home is listed as a contributing structure in the Hamburg Local Landmark Historic District. Maria Klein of Green Valley Construction Inc. on behalf of Ryan Slattery, petitioner. [Ward 3]

Werderitch provided an overview of the proposed asphalt shingle roof replacement. There were no additional comments from the applicant or Commission.

Staff recommendation is made to approve the Certificate of Appropriateness to install a new roof at 417 West 7th 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:

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 Powers, second by Miranda to approve staff recommendation for approval of Case COA21-05. Motion to approve staff recommendation passed by a roll call vote (7-0).

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

Motion by Franken, second by Miranda to adjourn the meeting. Motion passed by a voice vote (7-0). The meeting adjourned at 5:25 pm.

IX. Next Commission Meeting: May 11, 2021

City of Davenport
Historic Preservation Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
6/8/2021

Subject:

Case COA21-06: Request to tuckpoint and replace brick at 1208 Main Street. The J. Monroe Parker-Ficke House is a locally designated historic landmark and located within the College Square Historic District. E&G Masonry Restoration, petitioner, on behalf of Delt 100 Alumni Counsel LLC. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness to tuckpoint and replace brick at 1208 Main Street, subject to the following condition:

Condition: To the greatest extent possible, the existing brick shall be preserved, cleaned, and reused.

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.
- 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.

Furthermore, the Secretary of the Interior's Standards for Rehabilitation were also reviewed. The project satisfies the following recommendations for masonry work:

- Replacing in kind an entire masonry feature that is too deteriorated to repair - if the overall form and detailing are still evident - using the physical evidence to guide the new work. Examples can include large sections of walls. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration.
- Removing deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry.
- Duplicating old mortar in strength, composition, color, and texture.
- Duplicating old mortar joints in width and in joint profile.

Background:

The applicant, E&G Masonry Restoration, is proposing the following work on the Parker-Ficke Mansion:

1. Tuckpoint the masonry on all four building elevations as needed.
2. Replace deteriorated brick with a similar brick in color, dimension, and composition. An estimated 1,200 bricks will be replaced.
3. Clean the exterior masonry with Sure Klean 600 detergent.

David Arbogast, Architectural Conservator, conducted a mortar analysis using a sample collected from the south elevation, main block, between the bay windows, inside of the wall. The mortar analysis was conducted using the acid digestion testing procedure. The procedure uses acid digestion, filtration, and microscopic analysis of the fines and aggregate. The purpose is to determine the three components of historic mortar: the binder, fines, and the sand/aggregate.

The mortar sample consisted of sand and lime with no Portland cement. The end result is a mix of three parts of sand to each part of lime, by volume. The sand was moderately coarse. Typically, David Arbogast advises matching the sand closely because of its visibility. However, in this case, with the really narrow joints the sand, as well as the mortar, is not a significant factor in appearance. The applicant may wish to tone down the white joints afterward to blend with the existing dirty mortar.

Croton Riverstone brick has been selected by the applicant. This type of brick has a comparable appearance, color, composition, and dimensions as the existing. A sample brick and existing brick will be brought to the meeting for a side by side comparison.

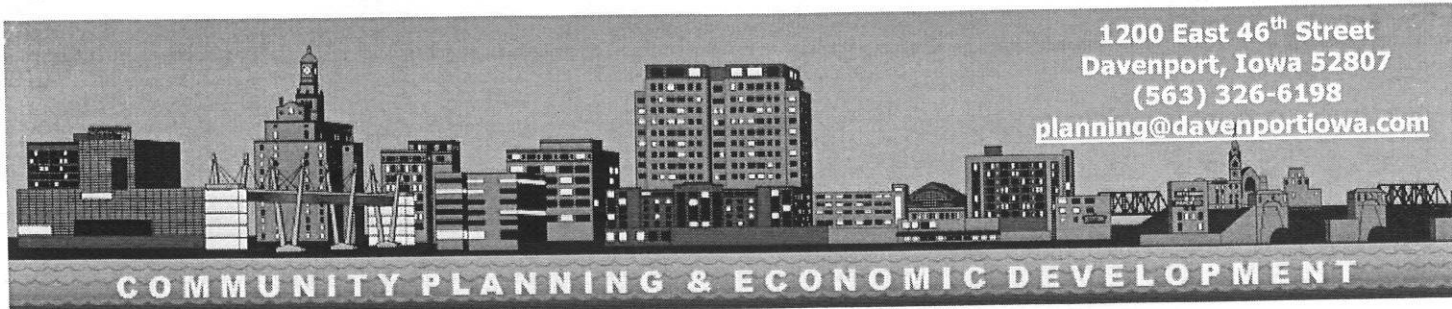
E&G Masonry is estimating 1,200 bricks will need to be replaced throughout the project. During the construction, deteriorated brick will be removed as required and replaced with new brick. Replacement brick will be utilized on all four building elevations in select locations.

ATTACHMENTS:

Type	Description
▢ Backup Material	Application
▢ Backup Material	Mortar Analysis
▢ Backup Material	Background Material-Masonry Work
▢ Backup Material	Sure Klean 600 Masonry Cleaner
▢ Backup Material	Building Blueprints
▢ Backup Material	Approval Standards
▢ Backup Material	Site Inventory Sheet
▢ Backup Material	National Park Service Masonry Brief

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	6/4/2021 - 8:26 AM



Complete application can be emailed to planning@davenportiowa.com

Property Address* 1908 main st

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

Applicant (Primary Contact)

Name: 2535 Ezequiel Guzman
Company: E & G masonry restoration
Address: 2535 8th Ave
City/State/Zip: Rock Island IL 61201
Phone: (309) 498-9582
Email: egmasonry16@gmail.com

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

Name: Delt 100 Alumni Council LLC
Company: elo lance waterman LLP
Address: 220 N. main st.
City/State/Zip: Davenport IA 52801
Phone: 563-333-6697
Email: m.gorham@1-n-law.com

Zoning Board of Adjustment

- Zoning Appeal ☐
Special Use ☐
Hardship Variance ☐

Design Review Board

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

Engineer (if applicable)

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

Historic Preservation Commission

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

Architect (if applicable)

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

Administrative

- Administrative Exception ☐
Health Services and Congregate Living Permit ☐

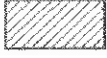
Attorney (if applicable)

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

Historic Resource:

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

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

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

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

When is a certificate of appropriateness required?

Prior to the commencement of the work.

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

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

Submittal requirements

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

Submittal requirements for all types of requests:

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

Submittal requirements for specific types of requests:

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

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

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

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

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

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

Formal Procedure

(1) Application:

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

(2) Historic Preservation consideration of the request:

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

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

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

Applicant: E. J. J. J. Date: 6-7-21

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: M. W. W. W. Date: 6-7-21
Planning staff

Date of the Public Meeting: 6-8-21

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

Work Plan

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

WE WILL BE REMOVING AND REPLACING
THE MORTAR FROM 3 SIDES OF
BUILDING 100%. BRICKS ONLY NO STONE
AREAS THEN WE WILL CLEAN
WORK AREAS AND HAUL AWAY Debris.

1803 Pineacre Avenue
Davenport, Iowa 52803
May 6, 2021

Ezequiel Guzman
E & G Masonry Restoration

Dear Ezequiel:

Enclosed, please find the mortar analysis, test sheet, sand, and fines for the mortar sample from the Parker-Ficke Mansion in Davenport. I trust you will find all to be in order.

The sample was excellent in all aspects. It consisted only of sand and lime with no Portland cement. This was probably closest to a mix of three parts of sand to each part of lime, by volume. The sand in both cases was moderately coarse. Normally, I would advise matching the sand closely because of its visibility. However, in this case, with the really narrow joints the sand, as well as the mortar, is not a significant factor in appearance. You may wish, however, to tone down the white joints afterward to blend with the existing dirty mortar.

Please feel free to contact me with any questions or comments you may have.

Sincerely,

David Arbogast

Enclosures

INVOICE

Mortar Analysis
Parker-Ficke Mansion
1208 Main Street
Davenport, Iowa
May 6, 2020

	Due
Two mortar samples @ \$350.00 per sample	\$700.00

David Arbogast, Architectural Conservator
1803 Pineacre Avenue
Davenport, Iowa 52803
arbogast7@gmail.com
(563) 355-1553

Mortar Analysis
Parker-Ficke Mansion

1208 Main Street
Davenport, Iowa
May 6, 2020



On Wednesday morning, May 5, 2021, David Arbogast, architectural conservator, of Davenport, Iowa met with Ezequiel Guzman of E & G Masonry Restoration of Moline, Illinois, at the Parker-Ficke Mansion in Davenport, Iowa for the purpose of collecting a mortar sample from the mansion. The samples was then analyzed to determine its composition.

The analysis was begun on the same day, utilizing the acid digestion testing procedure developed by E. Blaine Cliver, former Regional Historical Architect of the North Atlantic Region of the National Park Service. This relatively simple procedure dissolves the lime and/or cement content of the mortar using a 20% solution of hydrochloric acid. The carbon dioxide released as a result of the reaction displaces water, which is then measured and used to calculate the soluble content of the mortar. The insoluble fines and sand remaining from the reaction are factored into the equation resulting in a final result. In the case of cement samples, the remaining fines are used to calculate the cement content of the mortar. The remaining sand is then carefully sieved and graded by grain size to provide a means of identification of the various sand types encountered.

The sample was collected from the south elevation, main block, between the bay windows, inside of the wall. It was white with black on the surface, contained very visible sand and was moderately soft in its composition. The sample had a fast and very bubbly reaction which resulted in a large water displacement. It filtered rapidly with the color of the filtrate being pale yellow-green. The proportion of fines was small and they were charcoal-colored. The fines were most likely the black coating on the sample. All of the aforementioned attributes indicate mortar consisting of lime and sand only. The sand sieve analysis revealed moderately coarse sand. All of it passed through the largest sieve with a little over 3 1/2% stopped in the second largest sieve. Precisely 2 3/4% was left in the third largest sieve. Exactly 10 1/5% was halted in the fourth largest sieve. Approximately 53 1/3% was captured in the finest sieve with literally 30 1/5% travelling through all the sieves.

Mortar/Plaster/Stucco Analysis Test Sheet

Sample No. 1
Structure: Parker-Ficke Mansion, Davenport, Iowa
Location: South Elevation, Main Block, Between Bay Windows, Interior of Wall
Sample Description: White with black on surface, very visible sand, moderately soft, fast and very bubbly reaction, rapid filtering

Test No. 1 – Soluble Fraction

Data:

- | | |
|--|---|
| 1. <u>180.2</u> Container A weight | 8. <u>No</u> Hair or fiber <u> </u> type |
| 2. <u>200.2</u> Container A and sample | 9. <u>3.3</u> Fines and paper weight |
| 3. <u>764.54</u> Barometric pressure | 10. <u>2.7</u> Filter paper weight |
| 4. <u>22</u> Temperature | 11. <u>194.5</u> Sand and Container A weight |
| 5. <u>0.95</u> Liters of water displaced | 12. <u>8.5</u> cc. of sand |
| 6. <u>pale yel-grn</u> Filtrate color | 13. <u>19.4</u> Weight of graduated cylinder and sand |
| 7. <u>charcoal</u> Fines color | 14. <u>5.1</u> Weight of graduated cylinder |

Computations:

15. 20.0 Starting weight of sample: No. 2 – No. 1
16. 0.6 Weight of fines: No. 9 – No. 10
17. 14.3 Weight of sand: No. 11 – No. 1
18. .59440559 Sand density: No. 12 divided by (No. 13 – No. 14)
19. 5.1 Weight of soluble content: No. 15 – (No. 16 + No. 17)
20. 0.0393718 Mols. Of CO₂: No. 5 x No. 3. x 0.016 divided by (No. 4 + 273.16 C.)
21. 3.94 Gram weight of CaCO₃: 100 x No. 20
22. 1.16 Gram weight of Ca(OH)₂: No. 19 – No. 21
23. 0.0156756 Mols. of Ca(OH)₂: No. 22 divided by 74
24. 4.07 Gram total weight of Ca(OH)₂: 74 x (No. 20 + No. 23)
25. 1.73 Gram weight CO₂: No. 20 x 44
26. 2.42 Gram weight total possible CO₂: 44 x (No. 20 + No. 23)
27. 71.49 %CO₂ gain: No. 25 divided by No. 26

Conclusions:

28. 18.27 Gram weight of sample: No. 15 – No. 25
29. 3.28 Fine parts/volume: No. 16 divided by No. 28
30. 46.52 Sand parts/volume: (No. 17 divided by No. 28) x No. 18
31. 24.50 Lime parts/volume: (No. 24 divided by No. 28) x 1.1

Cement (if present)

32. Portland cement parts/volume: (No. 16 divided by No. 28) x 0.78
33. Natural cement parts/volume: (No. 16 divided by No. 28) x 0.86
34. Lime with cement parts/volume: (No. 16 x 0.2) divided by No. 28 x 1.1

Test No. 2 – Sand Sieve Analysis

Sieve	Sieve w/ sand weight	Sieve weight	Sand weight	Sand ratio
No. 10	<u>158.3</u>	<u>158.3</u>	<u>0.0</u>	<u>0.00</u>
No. 20	<u>141.0</u>	<u>140.1</u>	<u>0.9</u>	<u>3.53</u>
No. 30	<u>133.2</u>	<u>132.5</u>	<u>0.7</u>	<u>2.75</u>
No. 40	<u>125.7</u>	<u>123.1</u>	<u>2.6</u>	<u>10.20</u>
No. 50	<u>126.5</u>	<u>112.9</u>	<u>13.6</u>	<u>53.33</u>
Base	<u>78.2</u>	<u>70.5</u>	<u>7.7</u>	<u>30.20</u>

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



Proposed Masonry Work

Scope of Work:

1. Tuckpoint the masonry on all four building elevations.
2. Replace deteriorated brick with a similar brick in color, dimension, and composition. An estimated 1,200 bricks will be replaced.
3. Clean the exterior masonry with Sure Klean 600 detergent.



J. Monroe Parker-Ficke House

Brick Replacement

DAVENPORT
IOWA | USA



J. Monroe Parker-Ficke House

Brick Replacement

DAVENPORT
IOWA | USA



J. Monroe Parker-Ficke House Brick Replacement

DAVENPORT
IOWA | USA



J. Monroe Parker-Ficke House Brick Replacement

DAVENPORT
IOWA | USA



Proposed Brick Against Replaced Brick

J. Monroe Parker-Ficke House

Tuckpointing

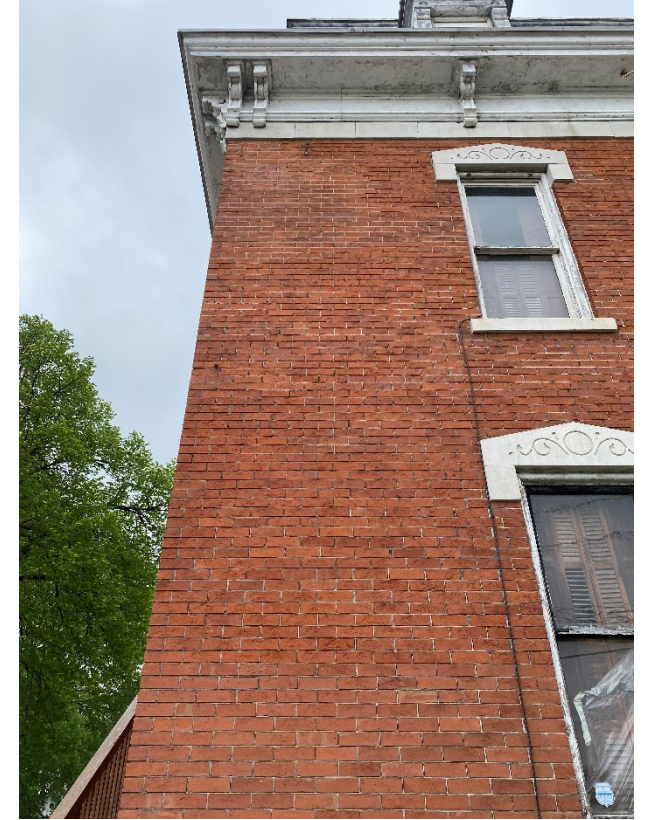
DAVENPORT
IOWA | USA



Sample Type O Mortar Mix
(Not Proposed)



Proposed Brick



Portions of Building were
Tuckpointed with Type N
Mortar Mix



PROSOCO

Sure Klean®

CLEANING & PROTECTIVE TREATMENTS

600

Sure Klean® 600 is a general purpose, concentrated acidic cleaner for brick, tile and concrete surfaces. Sure Klean® 600 dissolves mortar smears and construction dirt quickly, leaving the masonry clean and uniform with no acid burning or streaking.

ADVANTAGES

- The No. 1-selling proprietary cleaner for new masonry.
- Proven effective through years of use.
- Recommended by many brick, tile and mortar manufacturers.
- Safer than muriatic acid for new masonry surfaces.
- Removes efflorescence on bricks, new concrete and new stone construction.
- Fast and easy to apply – use with cold water rinse.
- Special wetting agents let larger masonry surfaces be cleaned at one time, eliminating streaking.

Limitations

- May not be suitable for cleaning buff-colored brick and brick, stone or tile with manganese or other metallic additives. See product literature on Sure Klean® Vana Trol®.
- Not suitable for cleaning polished or certain glazed surfaces. Always test to ensure suitability.
- Repeated applications may leave a detergent residue. Always prewet to reduce potential for detergent residue. Rinse thoroughly. Do not apply more than twice.
- Not effective for removing atmospheric dirt and black carbon stains. Use the appropriate Sure Klean® restoration cleaner to remove atmospheric staining from older masonry surfaces.
- Not for use on treated low-E glass; acrylic and polycarbonate sheet glazing; and glazing with surface-applied reflective, metallic or other synthetic coatings and films.

REGULATORY COMPLIANCE

VOC Compliance

Sure Klean® 600 is compliant with all national, state and district VOC regulations.

TYPICAL TECHNICAL DATA

FORM	Clear, slight amber liquid Pungent odor
SPECIFIC GRAVITY	1.130
pH	0.1 @ 1:9 dilution
WT/GAL	9.4 lbs
ACTIVE CONTENT	not applicable
TOTAL SOLIDS	not applicable
VOC CONTENT	not applicable
FLASH POINT	not applicable
FREEZE POINT	<-22° F (<-30° C)
SHELF LIFE	3 years in tightly sealed, unopened container

SAFETY INFORMATION

Always read full label and SDS for precautionary instructions before use. Use appropriate safety equipment and job site controls during application and handling.

24-Hour Emergency Information:
INFOTRAC at 800-535-5053

Product Data Sheet

Sure Klean® 600

PREPARATION

Before use, test all substrates not intended to be treated with Sure Klean® 600. If testing indicates adverse effects, the substrate must be protected before full scale application. Vapors and liquid can damage a variety of metals and fabrics. Best practices are to protect people, vehicles, property, metal, painted surfaces, plants and other non masonry materials from product, splash, residue, wind drift and fumes. When working over traffic, clean when traffic is at a minimum. Protect or divert traffic if necessary.

Best practices are to clean masonry before installing windows, doors, finished flooring, metal fixtures, hardware, light fixtures, roofing materials and other non masonry items that the cleaner could harm. If already installed, protect with polyethylene before application. Sure Klean® Strippable Masking is appropriate for use with this product to protect windows.

Recommended for these substrates. Always test. Coverage is in sq.ft./m. per gallon of concentrate.			
Substrate	Type	Use?	Coverage
Architectural Concrete Block*	Burnished	no	
	Smooth	yes	300-400 sq.ft.
	Split-faced	yes	28-37 sq.m.
	Ribbed	yes	
Concrete*	Brick	yes	
	Tile	yes	600-1100 sq.ft.
	Precast Panels	yes	56-102 sq.m.
	Pavers	yes	
	Cast-in-place	yes	
Fired Clay	Brick	yes	
	Tile	yes	500-900 sq.ft.
	Terra Cotta (unglazed)	yes	46-84 sq.m.
	Pavers	yes	
Marble, Travertine, Limestone	Polished	no	N/A
	Unpolished	no	N/A
Granite	Polished	no	N/A
	Unpolished	yes	600-1200 sq.ft. 56-111 sq.m.
Sandstone	Unpolished	yes	600-900 sq.ft. 56-84 sq.m.
Slate	Unpolished	yes	600-1100 sq.ft. 56-102 sq.m.
*Repeated applications may damage surfaces. Sure Klean® Custom Masonry Cleaner is a more appropriate product. Always test to ensure desired results. Coverage estimates depend on surface texture and porosity.			

All caulking and sealant materials should be in place and thoroughly cured before cleaning.

Construction soiling and mortar residues on new brick and tile surfaces clean most effectively if the cleaning is done within 14-28 days of installation. Mortar and grout smears left on the surface longer result in a more difficult clean down and may cause undesirable results. Cleaning high-strength mortar/grout within seven days improves results.

The presence of excessive moisture in the wall contributes to efflorescence and other staining. Always protect open wall cavities from rain during construction.

Surface and Air Temperatures

For best results, clean when air and masonry surface temperatures are 40° F (4° C) or above. To avoid harming masonry, do not clean when temperatures are below freezing or will be overnight. If freezing conditions existed before application, let the masonry thaw.

Equipment

Apply with low-pressure (50 psi max) spray or densely-packed, soft-fibered masonry-washing brush. Do not atomize. Do not apply with pressure spray over 50 psi. Such application will drive the chemicals deep into the surface, making complete rinse difficult. Test spray equipment for compatibility and to avoid discoloration.

Rinse with enough water and pressure to flush spent cleaner and dissolved soiling from the masonry surface and surface pores without damage. Inadequate rinsing leaves residues which may stain the cleaned surface.

Masonry-washing equipment generating 400-1000 psi with a water flow rate of 6-8 gallons per minute is the best water/pressure combination for rinsing porous masonry. Use a 15-45° fan spray tip. Heated water (150-180° F; 65-82° C) may improve cleaning efficiency. Use adjustable equipment for reducing water flow-rates and rinsing pressure as needed for sensitive surfaces.

Rinsing pressures greater than 1000 psi and fan spray tips smaller than 15° may permanently damage sensitive masonry. Water flow-rates less than 6 gallons per minute may reduce cleaning productivity and contribute to uneven cleaning results.

Storage and Handling

Transport and store in a cool, dry place with adequate ventilation. Always seal container after dispensing. Do not alter or mix with other chemicals. Published shelf life assumes upright

Product Data Sheet

Sure Klean® 600

storage of factory-sealed container in a dry place. Maintain temperatures of 45–100° F (7–38° C). Do not double stack pallets. Dispose of unused product and container in accordance with local, state and federal regulations.

APPLICATION

Read "Preparation" and the Safety Data Sheet before use.

ALWAYS TEST a small area (minimum 4-ft x 4-ft) of each surface to confirm suitability and desired results before beginning overall application. Test each type of masonry and each type of stain. Test with the same equipment, recommended surface preparation and application procedures planned for general application. Let test area dry 3–7 days before inspection and approval. Make the test panel available for comparison throughout the cleaning project.

If test panel indicates metallic discoloration, or if stains are present before testing, refer to the Metallic Discolorations section on page 4.

Dilution

Dilute one part product with between four and 12 parts clean water, based on test results. Always pour COLD water into empty bucket first, then carefully add product. Never use hot water.

Handle in polypropylene buckets or sprayers only. Acidic materials and fumes attack metal.

Typical Coverage Rates

Reference the substrate chart on page 2. The coverage rate chart assumes an average coverage rate of 100 square feet per gallon of prepared cleaner.

When calculating the volume of cleaner required for porous, textured surfaces, assume 50 square feet per gallon of prepared cleaner.

For dense, smooth surfaces, assume up to 150 square feet per gallon of prepared cleaner.

Application Instructions

Test thoroughly before general cleaning. Provide adequate ventilation. **CAUTION:** Multiple applications may lighten the mortar color.

Exterior Surfaces

1. Working from the bottom to the top, thoroughly prewet a large area with fresh water.
2. Apply the diluted solution freely from the bottom of the work area to the top.
3. Let cleaning solution stay on the wall for 3 to 5 minutes. Do not let cleaner dry into the masonry. This may leave residue or stains. Fresh water rinse the surfaces below areas being cleaned to prevent streaking.
4. Reapply cleaner and scrape off heavy buildup of excess mortar using a wooden scraper or piece of brick. Take care not to harm the masonry surface.
5. Working from the bottom of the work area to the top, rinse thoroughly with clean water, removing all cleaning compound, free sand, loose material and debris.
6. Reapply as needed following steps 1–5.

Interior Surfaces

Proper ventilation is necessary. Follow exterior application procedures. Use a sponge or soft-fibered brush to rinse thoroughly.

BEST PRACTICES

Construction soiling and mortar residues on new brick and tile surfaces clean most effectively if the cleaning is done within 14–28 days of installation. Mortar and grout smears left on the surface longer result in a more difficult clean down and may cause undesirable results. Cleaning high-strength mortar/grout within seven days improves results.

Presence of excessive moisture in the wall contributes to efflorescence and other staining. Always protect open wall cavities from rain during construction.

Do not apply with pressure spray over 50 psi. Such application will drive the chemicals deep into the surface, making complete rinse difficult.

Always pour COLD water into empty bucket first, then carefully add product. Never use hot water.

Test spray equipment for compatibility and to avoid discoloration. Handle in polypropylene buckets or sprayers only. Acidic materials and fumes attack metal.

Rinse with enough water and pressure to flush spent cleaner and dissolved soiling from the masonry surface and surface pores without damage. Inadequate rinsing leaves residues which may stain the cleaned surface.

Never go it alone. For problems or questions, contact your local PROSOCO distributor or field representative. Or call PROSOCO technical Customer Care toll-free at 800-255-4255.

Product Data Sheet

Sure Klean® 600

If conditions don't allow enough water for complete rinsing, use a neutralizing rinse following this procedure:

1. Rinse with clean water.
2. Apply neutralizing rinse of 2 ounces baking soda to 1 gallon water.
3. Saturate. Leave solution on surface 3 to 5 minutes.
4. Apply final rinse of clear water.

Cleanup

Clean tools and equipment using fresh water.

Metallic Discolorations

Because of the metallic oxides contained in many colors of brick in use today, green and brown stains can form on the masonry surface. These stains occur when vanadium, manganese or other oxides migrate to the surface of the brick. Where significant levels of metallic oxides are present in the masonry, an improper dilution of Sure Klean® 600 can contribute to staining.

If the brick shows metallic staining before or after testing, follow these additional steps:

- If stains are light to moderate, test using Sure Klean® 600 at a dilution rate of 8 parts water to 1 part concentrate. After rinsing, let brick weather 10 to 14 days. Minor stains will often disappear if allowed to weather.
- If results are acceptable, clean using this dilution rate. When cleaning is done, let the wall weather. Spot treat minor stains that have not weathered with Sure Klean® stain removal products.
- If severe stains are apparent before original testing or become a problem at any time during the testing, use Sure Klean® Vana Trol® instead of Sure Klean® 600. Vana Trol® is a cleaning compound formulated specifically to control metallic staining. Follow the procedures outlined in the Vana Trol® product literature. In some cases, Vana Trol® will remove vanadium staining. If test panels do not prove effective, test using Sure Klean® 800 Stain Remover and/or Sure Klean® Ferrous Stain Remover.

WARRANTY

The information and recommendations made are based on our own research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because we cannot cover every possible application of our products, nor anticipate every variation encountered in masonry surfaces, job conditions and methods used. The purchasers shall make their own tests to determine the suitability of such products for a particular purpose.

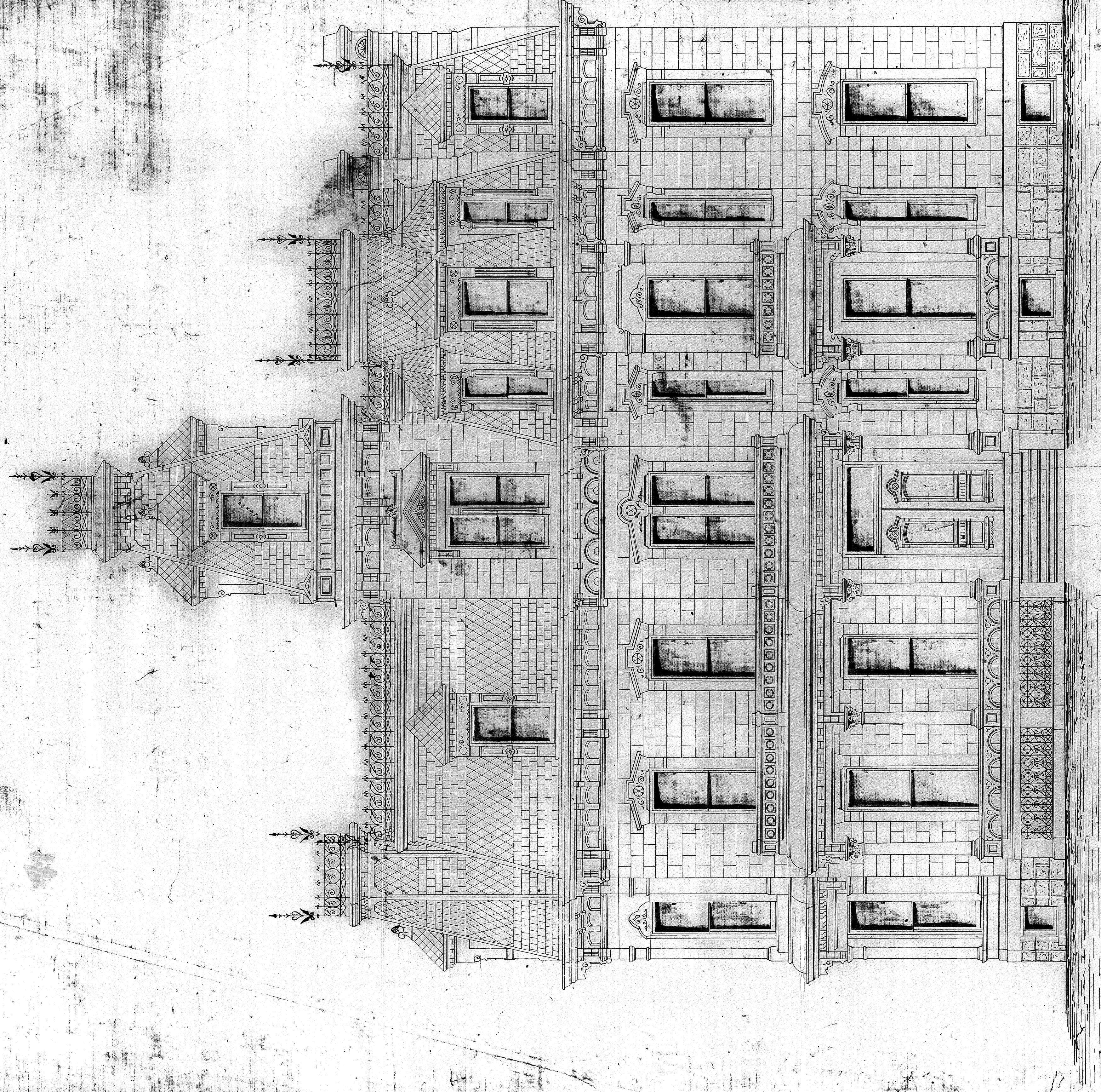
PROSOCO, Inc. warrants this product to be free from defects. **Where permitted by law, PROSOCO makes no other warranties with respect to this product, express or implied, including without limitation the implied warranties of merchantability or fitness for particular purpose.**

The purchaser shall be responsible to make his own tests to determine the suitability of this product for his particular purpose. PROSOCO's liability shall be limited in all events to supplying sufficient product to re-treat the specific areas to which defective product has been applied. Acceptance and use of this product absolves PROSOCO from any other liability, from whatever source, including liability for incidental, consequential or resultant damages whether due to breach of warranty, negligence or strict liability. This warranty may not be modified or extended by representatives of PROSOCO, its distributors or dealers.

CUSTOMER CARE

Factory personnel are available for product, environment and job-safety assistance with no obligation. Call 800-255-4255 and ask for Customer Care – technical support.

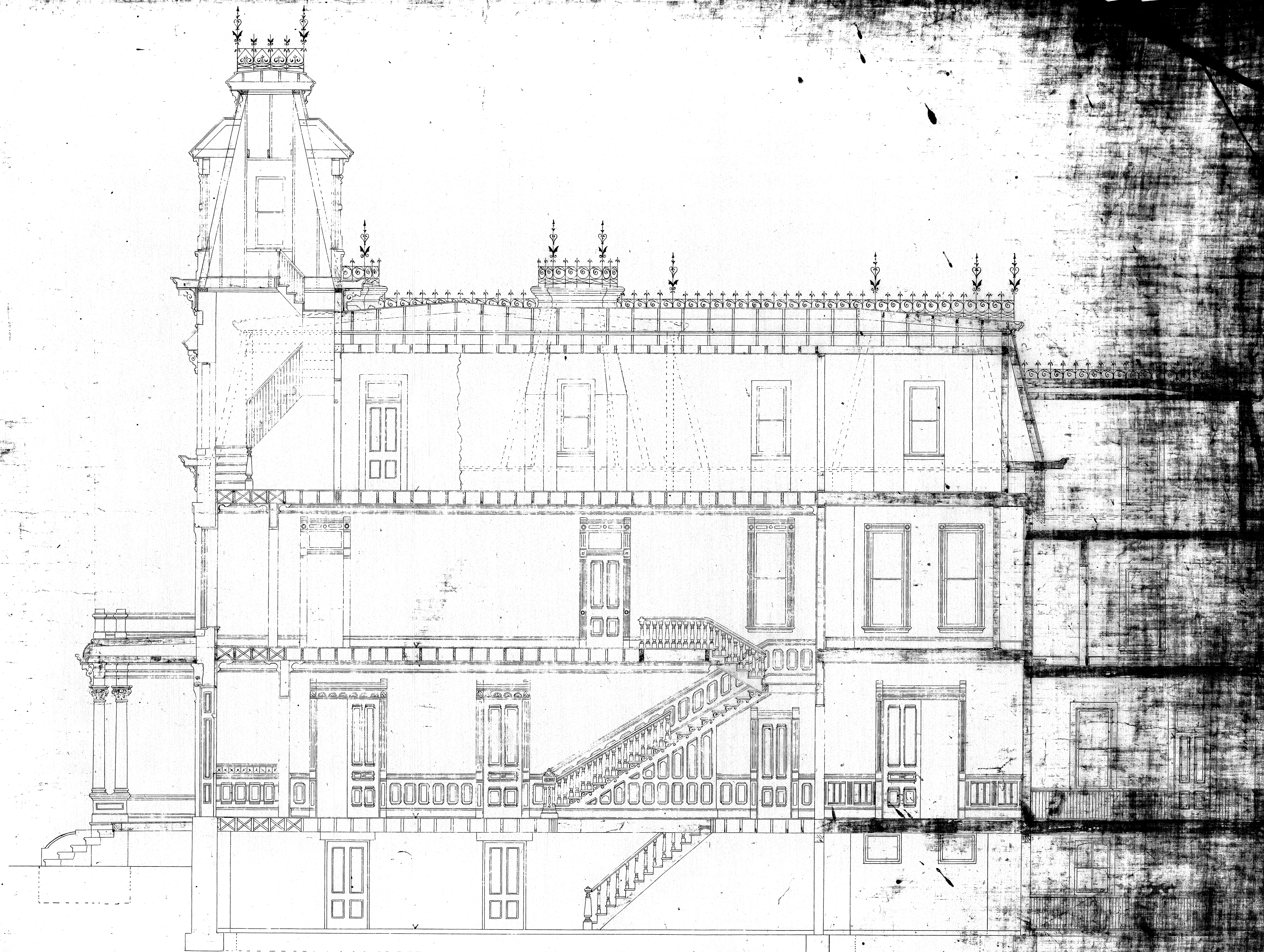
Factory-trained representatives are established in principal cities throughout the continental United States. Call Customer Care at 800-255-4255, or visit our web site at www.prosoco.com, for the name of the PROSOCO representative in your area.



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

Scale, 1/4 in. = 1 ft.

T. W. McLELLAND & CO.
ARCHITECTS

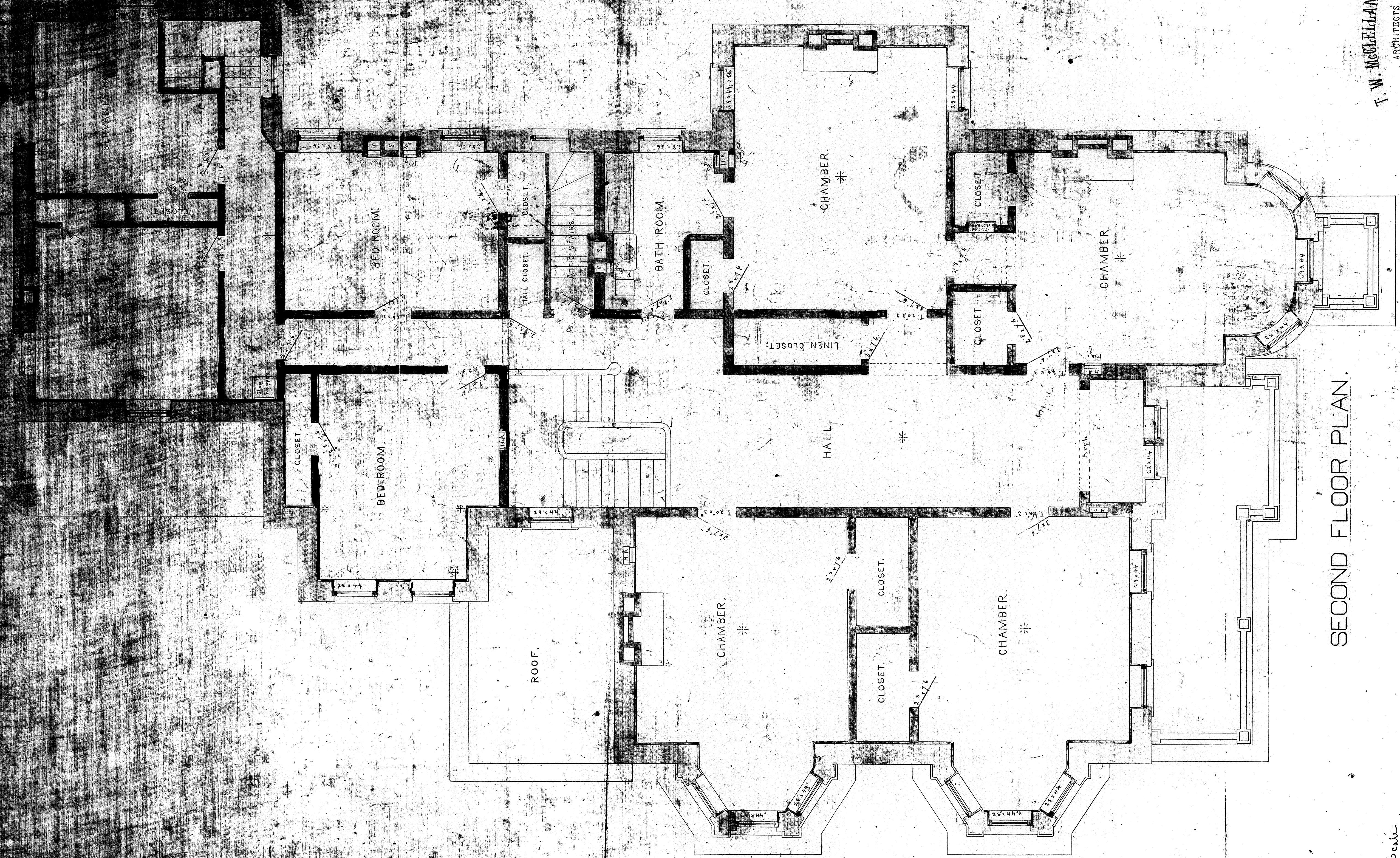


LONGITUDINAL SECTION



SOUTH ELEVATION.

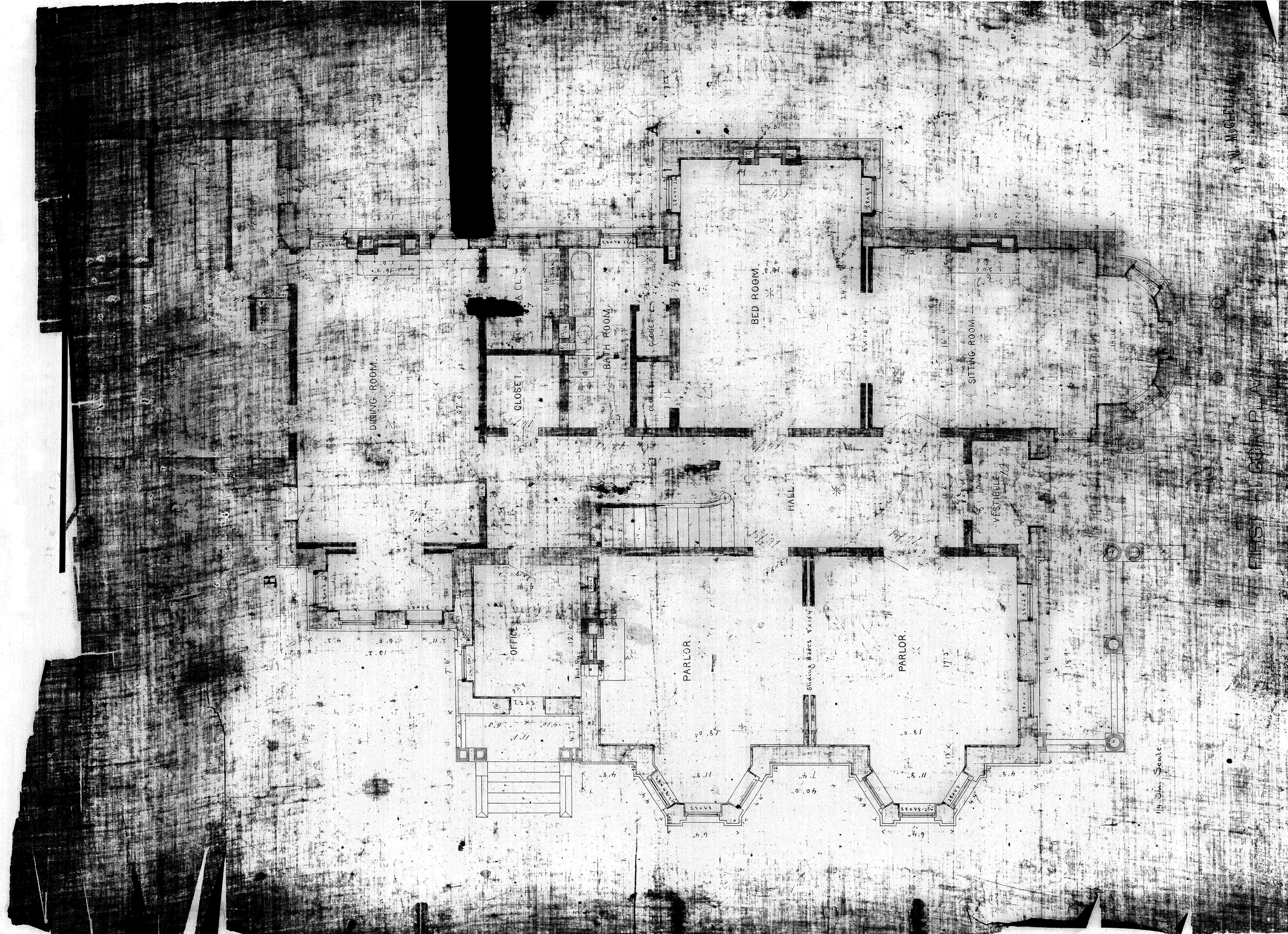
T. W. McCLELLAND & CO.
ARCHITECTS.



SECOND FLOOR PLAN.

T. W. McEldland & Co.
ARCHITECTS.

1/4" = 1' Scale.



FIRST FLOOR PLAN

W. M. M. M. M.

1/4" = 1'-0"

Historic Preservation Ordinance

Section 14.01.060 Certificate of Appropriateness Review Process

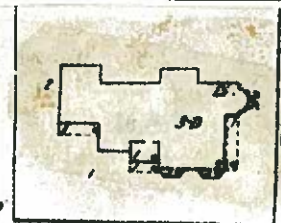
C. Commission review process - Standards for review. In considering an application for a certificate of appropriateness, the commission shall be guided by the following general standards in addition to any other standards or guidelines established by ordinance for a local landmark or historic district. 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.

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 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, bracketted 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.

HISTORY

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	☐	☐
NOT ELIGIBLE FOR NRHP	☐	☐

3. NRHP ACTION

A. STATE REVIEW COMM.	APP. ☐	DISAPP. ☐	TABLED ☐	DATE _____
B. FEDERAL REVIEW	APP. ☐	DISAPP. ☐	TABLED ☐	DATE _____

4. D.H.P. SOURCES

- ☐ COUNTY RESOURCES
- ☐ W'SHIELD SURVEY
- ☒ NRHP 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

2 PRESERVATION BRIEFS

Repointing Mortar Joints in Historic Masonry Buildings

Robert C. Mack, FAIA
John P. Speweik



U.S. Department of the Interior
National Park Service
Cultural Resources
Heritage Preservation Services

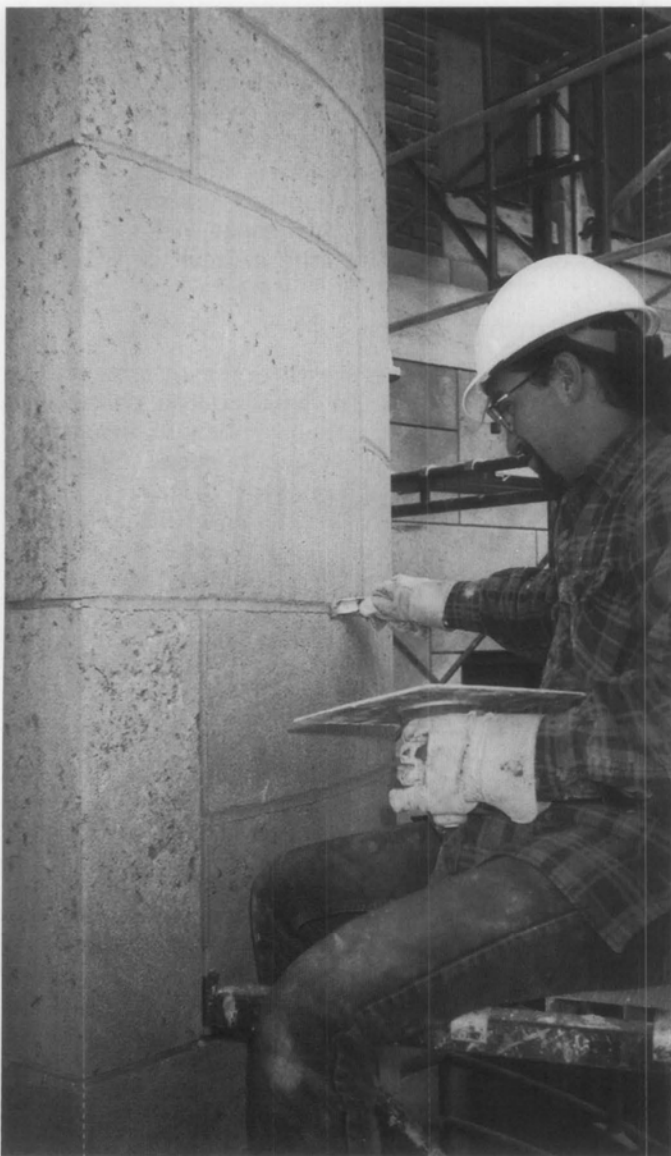


Figure 1. After removing deteriorated mortar, an experienced mason repoints a portion of this early-20th century limestone building. Photo: Robert C. Mack, FAIA.

Masonry — brick, stone, terra-cotta, and concrete block — is found on nearly every historic building. Structures with all-masonry exteriors come to mind immediately, but most other buildings at least have masonry foundations or chimneys. Although generally considered “permanent,” masonry is subject to deterioration, especially at the mortar joints. Repointing, also known simply as “pointing” or—somewhat inaccurately—“tuck pointing”*, is the process of removing deteriorated mortar from the joints of a masonry wall and replacing it with new mortar (Fig. 1). Properly done, repointing restores the visual and physical integrity of the masonry. Improperly done, repointing not only detracts from the appearance of the building, but may also cause physical damage to the masonry units themselves.

The purpose of this Brief is to provide general guidance on appropriate materials and methods for repointing historic masonry buildings and it is intended to benefit building owners, architects, and contractors. The Brief should serve as a guide to prepare specifications for repointing historic masonry buildings. It should also help develop sensitivity to the particular needs of historic masonry, and to assist historic building owners in working cooperatively with architects, architectural conservators and historic preservation consultants, and contractors. Although specifically intended for historic buildings, the guidance is appropriate for other masonry buildings as well. This publication updates *Preservation Briefs 2: Repointing Mortar Joints in Historic Brick Buildings* to include all types of historic unit masonry. The scope of the earlier Brief has also been expanded to acknowledge that the many buildings constructed in the first half of the 20th century are now historic and eligible for listing in the National Register of Historic Places, and that they may have been originally constructed with portland cement mortar.

*Tuckpointing technically describes a primarily decorative application of a raised mortar joint or lime putty joint on top of flush mortar joints.

Historical Background

Mortar consisting primarily of lime and sand has been used as an integral part of masonry structures for thousands of years. Up until about the mid-19th century, lime or quicklime (sometimes called lump lime) was delivered to construction sites, where it had to be slaked, or combined with water. Mixing with water caused it to boil and resulted in a wet lime putty that was left to mature in a pit or wooden box for several weeks, up to a year. Traditional mortar was made from lime putty, or slaked lime, combined with local sand, generally in a ratio of 1 part lime putty to 3 parts sand by volume. Often other ingredients, such as crushed marine shells (another source of lime), brick dust, clay, natural cements, pigments, and even animal hair were also added to mortar, but the basic formulation for lime putty and sand mortar remained unchanged for centuries until the advent of portland cement or its forerunner, Roman cement, a natural, hydraulic cement.

Portland cement was patented in Great Britain in 1824. It was named after the stone from Portland in Dorset which it resembled when hard. This is a fast-curing, hydraulic cement which hardens under water. Portland cement was first manufactured in the United States in 1872, although it was imported before this date. But it was not in common use throughout the country until the early 20th century. Up until the turn of the century portland cement was considered primarily an additive, or "minor ingredient" to help accelerate mortar set time. By the 1930s, however, most masons used a mix of equal parts portland cement and lime putty. Thus, the mortar found in masonry structures built between 1873 and 1930 can range from pure lime and sand mixes to a wide variety of lime, portland cement, and sand combinations.

In the 1930s more new mortar products intended to hasten and simplify masons' work were introduced in the U.S. These included **masonry cement**, a premixed, bagged mortar which is a combination of portland cement and ground limestone, and **hydrated lime**, machine-slaked lime that eliminated the necessity of slaking quicklime into putty at the site.

Identifying the Problem Before Repointing

The decision to repoint is most often related to some obvious sign of deterioration, such as disintegrating mortar, cracks in mortar joints, loose bricks or stones, damp walls, or damaged plasterwork. It is, however, erroneous to assume that repointing alone will solve deficiencies that result from other problems (Fig. 2). The root cause of the deterioration—leaking roofs or gutters, differential settlement of the building, capillary action causing rising damp, or extreme weather exposure—should always be dealt with prior to beginning work. Without appropriate repairs to eliminate the source of the problem, mortar deterioration will continue and any repointing will have been a waste of time and money.

Use of Consultants. Because there are so many possible causes for deterioration in historic buildings, it may be desirable to retain a consultant, such as a historic architect or architectural conservator, to analyze the building. In addition to determining the most appropriate solutions to the problems, a consultant can



Figure 2. Much of the mortar on this building has been leached away by water from a leaking downspout. The downspout must be replaced and any other drainage problems repaired before repointing. Photo: Robert C. Mack, FAIA.

prepare specifications which reflect the particular requirements of each job and can provide oversight of the work in progress. Referrals to preservation consultants frequently can be obtained from State Historic Preservation Offices, the American Institute for Conservation of Historic and Artistic Works (AIC), the Association for Preservation Technology (APT), and local chapters of the American Institute of Architects (AIA).

Finding an Appropriate Mortar Match

Preliminary research is necessary to ensure that the proposed repointing work is both physically and visually appropriate to the building. Analysis of unweathered portions of the historic mortar to which the new mortar will be matched can suggest appropriate mixes for the repointing mortar so that it will not damage the building because it is excessively strong or vapor impermeable. Examination and analysis of the masonry units—brick, stone or terra cotta—and the techniques used in the original construction will assist in maintaining the building's historic appearance (Figs. 3-4). A simple, non-technical, evaluation of the masonry units and mortar can provide information concerning the relative strength and permeability of each—critical factors in selecting the repointing mortar—while a visual analysis of the historic mortar can provide the information necessary for developing the new mortar mix and application techniques.

Although not crucial to a successful repointing project, for projects involving properties of special historic significance, a mortar analysis by a qualified laboratory can be useful by providing information on the original ingredients. However, there are limitations with such an analysis, and replacement mortar specifications should not be based solely on laboratory analysis. Analysis requires interpretation, and there are important factors which affect the condition and performance of the mortar that cannot be established through laboratory analysis. These may include: the original water content, rate of curing, weather conditions during original construction, the method of mixing and placing the mortar, and the cleanliness and condition of the sand. *The most useful information that can come out of laboratory analysis is the identification of sand by*

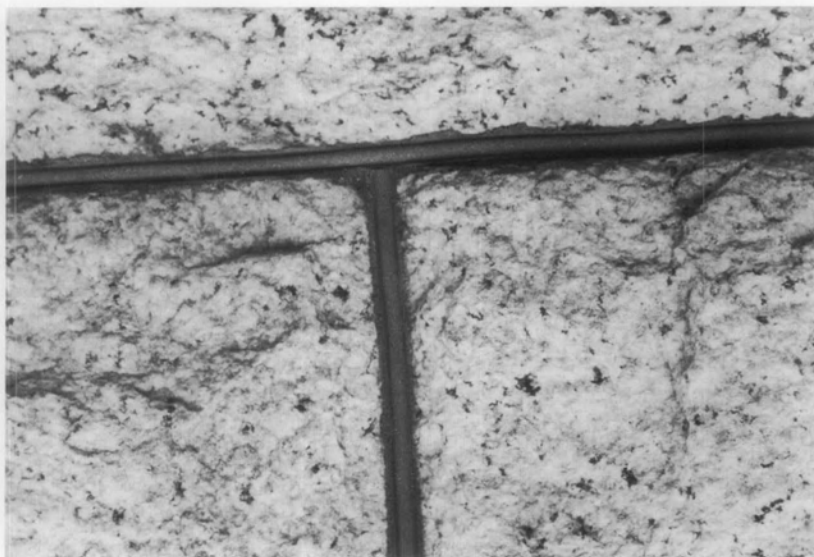
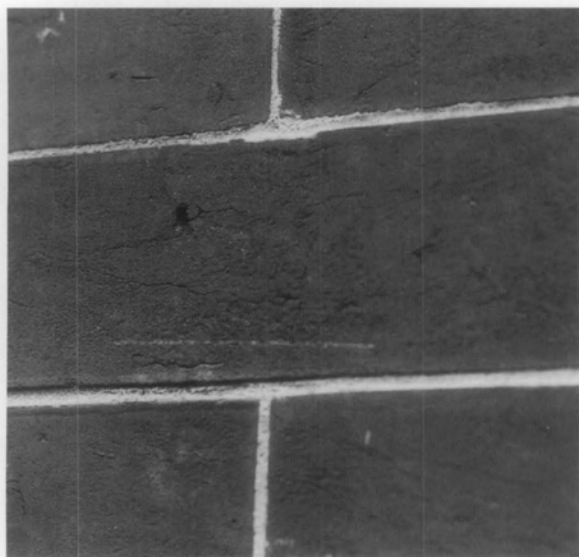


Figure 3. Good-quality repointing closely replicates the original in composition, texture, joint type and profile on this 19th century brick building (left), and on this late-19th century granite on H.H. Richardson's Glessner House in Chicago (right). Photos: Charles E. Fisher; Sharon C. Park, FAIA.

gradation and color. This allows the color and the texture of the mortar to be matched with some accuracy because sand is the largest ingredient by volume.

In creating a repointing mortar that is compatible with the masonry units, the objective is to achieve one that matches the historic mortar as closely as possible, so that the new material can coexist with the old in a sympathetic, supportive and, if necessary, sacrificial capacity. The exact physical and chemical properties of the historic mortar are not of major significance as long as the new mortar conforms to the following criteria:

- The new mortar must match the historic mortar in color, texture and tooling. (If a laboratory analysis is undertaken, it may be possible to match the binder components and their proportions with the historic mortar, if those materials are available.)
- The sand must match the sand in the historic mortar. (The color and texture of the new mortar will usually fall into place if the sand is matched successfully.)

- The new mortar must have **greater vapor permeability** and be **softer** (measured in compressive strength) than the masonry units.

- The new mortar must be **as vapor permeable** and **as soft or softer** (measured in compressive strength) than the historic mortar. (Softness or hardness is not necessarily an indication of permeability; old, hard lime mortars can still retain high permeability.)

Properties of Mortar

Mortars for repointing should be softer or more permeable than the masonry units and no harder or more impermeable than the historic mortar to prevent damage to the masonry units. It is a common error to assume that hardness or high strength is a measure of appropriateness, particularly for lime-based historic mortars. Stresses within a wall caused by expansion, contraction, moisture migration, or settlement must be accommodated in some manner; in a masonry wall these

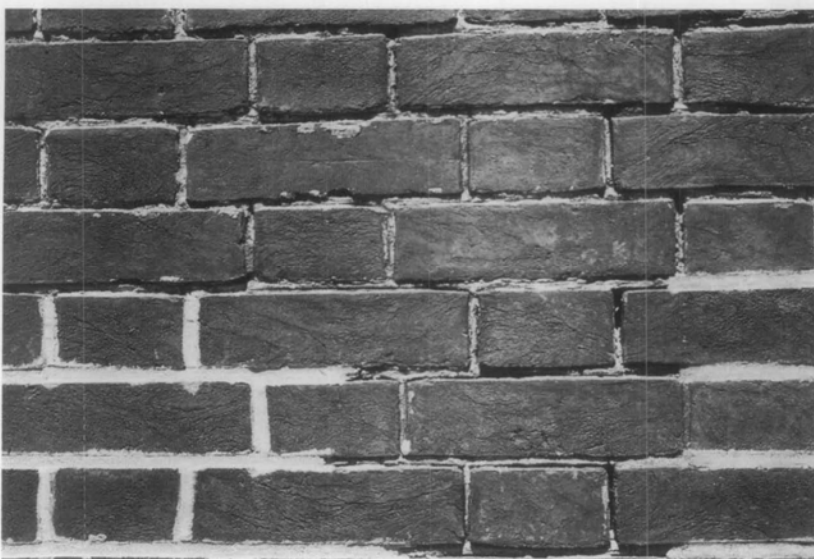


Figure 4. (left) The poor quality of this repointing—it appears to have been “tooled” with the mason’s finger—does not match the delicacy of the original beaded joint on this 19th-century brick wall. (right) It is obvious that the repointing on this “test patch” is not an appropriate replacement mortar joint for this early-19th century stone foundation. Photos: Lee H. Nelson, FAIA.

stresses should be relieved by the mortar rather than by the masonry units. A mortar that is stronger in compressive strength than the masonry units, will not "give," thus causing the stresses to be relieved through the masonry units—resulting in permanent damage to the masonry, such as cracking and spalling, that cannot be repaired easily (Fig. 5). While stresses can also break the bond between the mortar and the masonry units, permitting water to penetrate the resulting hairline cracks, this is easier to correct in the joint through repointing than if the break occurs in the masonry units.

Permeability, or rate of vapor transmission, is also critical. High lime mortars are more permeable than denser cement mortars. Historically, mortar acted as a bedding material—not unlike an expansion joint—rather than a "glue" for the masonry units, and moisture was able to migrate through the mortar joints rather than the masonry units. When moisture evaporates from the masonry it deposits any soluble salts either on the surface as *efflorescence* or below the surface as *subflorescence*. While salts deposited on the surface of masonry units are usually relatively harmless, salt crystallization within a masonry unit creates pressure that can cause parts of the outer surface to spall off or delaminate. If the mortar does not permit moisture or moisture vapor to migrate out of the wall and evaporate, the result will be damage to the masonry units.

Components of Mortar

Sand. Sand is the largest component of mortar and the material that gives mortar its distinctive color, texture and cohesiveness. Sand must be free of impurities, such as salts or clay. The three key characteristics of sand are: particle shape, gradation and void ratios.



Figure 5. The use of hard, portland-cement mortar that is less permeable than the soft bricks has resulted in severe damage to this brick wall. Moisture trapped in the wall was unable to evaporate through the mortar which is intended to be sacrificial, and thus protect the bricks. As a result the moisture remained in the walls until water pressure eventually popped the surface off the bricks. Photo: National Park Service Files.

When viewed under a magnifying glass or low-power microscope, particles of sand generally have either rounded edges, such as found in beach and river sand, or sharp, angular edges, found in crushed or manufactured sand. For repointing mortar, rounded or natural sand is preferred for two reasons. It is usually similar to the sand in the historic mortar and provides a better visual match. It also has better working qualities or plasticity and can thus be forced into the joint more easily, forming a good contact with the remaining historic mortar and the surface of the adjacent masonry units. Although manufactured sand is frequently more readily available, it is usually possible to locate a supply of rounded sand.

The gradation of the sand (particle size distribution) plays a very important role in the durability and cohesive properties of a mortar. Mortar must have a certain percentage of large to small particle sizes in order to deliver the optimum performance. Acceptable guidelines on particle size distribution may be found in ASTM C 144 (American Society for Testing and Materials). However, in actuality, since neither historic nor modern sands are always in compliance with ASTM C 144, matching the same particle appearance and gradation usually requires sieving the sand.

A scoop of sand contains many small voids between the individual grains. A mortar that performs well fills all these small voids with binder (cement/lime combination or mix) in a balanced manner. Well-graded sand generally has a 30 per cent void ratio by volume. Thus, 30 per cent binder by volume generally should be used, unless the historic mortar had a different binder: aggregate ratio. This represents the 1:3 binder to sand ratios often seen in mortar specifications.

For repointing, sand generally should conform to ASTM C 144 to assure proper gradation and freedom from impurities; some variation may be necessary to match the original size and gradation. Sand color and texture also should match the original as closely as possible to provide the proper color match without other additives.

Lime. Mortar formulations prior to the late-19th century used lime as the primary binding material. Lime is derived from heating limestone at high temperatures which burns off the carbon dioxide, and turns the limestone into quicklime. There are three types of limestone—calcium, magnesium, and dolomitic—differentiated by the different levels of magnesium carbonate they contain which impart specific qualities to mortar. Historically, calcium lime was used for mortar rather than the dolomitic lime (calcium magnesium carbonate) most often used today. But it is also important to keep in mind the fact that the historic limes, and other components of mortar, varied a great deal because they were natural, as opposed to modern lime which is manufactured and, therefore, standardized. Because some of the kinds of lime, as well as other components of mortar, that were used historically are no longer readily available, even when a conscious effort is made to replicate a "historic" mix, this may not be achievable due to the differences between modern and historic materials.

Lime, itself, when mixed with water into a paste is very plastic and creamy. It will remain workable and soft indefinitely, if stored in a sealed container. Lime (calcium hydroxide) hardens by carbonation absorbing carbon dioxide primarily from the air, converting itself to calcium carbonate. Once a lime and sand mortar is mixed and placed in a wall, it begins the process of carbonation. If lime mortar is left to dry too rapidly, carbonation of the mortar will be reduced, resulting in poor adhesion and poor durability. In addition, lime mortar is slightly water soluble and thus is able to re-seal any hairline cracks that may develop during the life of the mortar. Lime mortar is soft, porous, and changes little in volume during temperature fluctuations, thus making it a good choice for historic buildings. *Because of these qualities, high calcium lime mortar may be considered for many repointing projects, not just those involving historic buildings.*

For repointing, lime should conform to ASTM C 207, Type S, or Type SA, Hydrated Lime for Masonry Purposes. This machine-slaked lime is designed to assure high plasticity and water retention. The use of quicklime which must be slaked and soaked by hand may have advantages over hydrated lime in some restoration projects if time and money allow.

Lime putty. Lime putty is slaked lime that has a putty or paste-like consistency. It should conform to ASTM C 5. Mortar can be mixed using lime putty according to ASTM C 270 property or proportion specification.

Portland cement. More recent, 20th-century mortar has used portland cement as a primary binding material. A straight portland cement and sand mortar is extremely hard, resists the movement of water, shrinks upon setting, and undergoes relatively large thermal movements. When mixed with water, portland cement forms a harsh, stiff paste that is quite unworkable, becoming hard very quickly. (Unlike lime, portland cement will harden regardless of weather conditions and does not require wetting and drying cycles.) Some portland cement assists the workability and plasticity of the mortar without adversely affecting the finished project; it also provides early strength to the mortar and speeds setting. Thus, it may be appropriate to add some portland cement to an essentially lime-based mortar even when repointing relatively soft 18th or 19th century brick under some circumstances when a slightly harder mortar is required. The more portland cement that is added to a mortar formulation the harder it becomes—and the faster the initial set.

For repointing, portland cement should conform to ASTM C 150. White, non-staining portland cement may provide a better color match for some historic mortars than the more commonly available grey portland cement. But, it should not be assumed, however, that white portland cement is always appropriate for all historic buildings, since the original mortar may have been mixed with grey cement. The cement should not have more than 0.60 per cent alkali to help avoid efflorescence.

Masonry cement. Masonry cement is a preblended mortar mix commonly found at hardware and home repair stores. It is designed to produce mortars with a compressive strength of 750 psi or higher when mixed

MORTAR ANALYSIS

Methods for analyzing mortars can be divided into two broad categories: **wet chemical** and **instrumental**. Many laboratories that analyze historic mortars use a simple **wet-chemical** method called *acid digestion*, whereby a sample of the mortar is crushed and then mixed with a dilute acid. The acid dissolves all the carbonate-containing minerals not only in the binder, but also in the aggregate (such as oyster shells, coral sands, or other carbonate-based materials), as well as any other acid-soluble materials. The sand and fine-grained acid-insoluble material is left behind. There are several variations on the simple acid digestion test. One involves collecting the carbon dioxide gas given off as the carbonate is digested by the acid; based on the gas volume the carbonate content of the mortar can be accurately determined (Jedrzejewska, 1960). Simple acid digestion methods are rapid, inexpensive, and easy to perform, but the information they provide about the original composition of a mortar is limited to the color and texture of the sand. The gas collection method provides more information about the binder than a simple acid digestion test.

Instrumental analysis methods that have been used to evaluate mortars include polarized light or thin-section microscopy, scanning electron microscopy, atomic absorption spectroscopy, X-ray diffraction, and differential thermal analysis. All instrumental methods require not only expensive, specialized equipment, but also highly-trained experienced analysts. However, instrumental methods can provide much more information about a mortar. Thin-section microscopy is probably the most commonly used instrumental method. Examination of thin slices of a mortar in transmitted light is often used to supplement acid digestion methods, particularly to look for carbonate-based aggregate. For example, the new ASTM test method, ASTM C 1324-96 "Test Method for Examination and Analysis of Hardened Mortars" which was designed specifically for the analysis of modern lime-cement and masonry cement mortars, combines a complex series of wet chemical analyses with thin-section microscopy.

The drawback of most mortar analysis methods is that mortar samples of known composition have not been analyzed in order to evaluate the method. Historic mortars were not prepared to narrowly defined specifications from materials of uniform quality; they contain a wide array of locally derived materials combined at the discretion of the mason. While a particular method might be able to accurately determine the original proportions of a lime-cement-sand mortar prepared from modern materials, the usefulness of that method for evaluating historic mortars is questionable unless it has been tested against mortars prepared from materials more commonly used in the past.

Lorraine Schnabel.

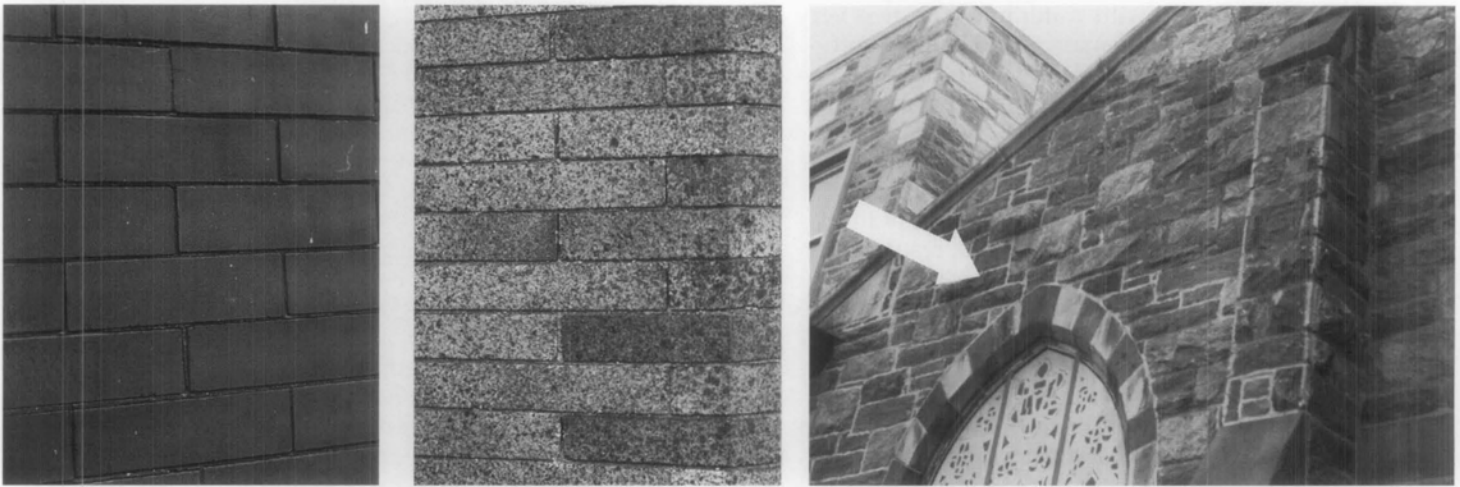


Figure 6. Tinted mortar. (left) Black mortar with a beaded joint was used here on this late-19th century hard pressed red brick and, (center) a dark brown tinted mortar with an almost flush joint was used on this early-20th century Roman brick. (right) When constructed at the turn-of-the-century, this building was pointed with a dark gray mortar to blend with the color of the stone, but the light-colored mortar used in spot repointing has destroyed this harmony and adversely impacts the building's historic character. Photos: Anne Grimmer.

with sand and water at the job site. It may contain hydrated lime, but it always contains a large amount of portland cement, as well as ground limestone and other workability agents, including air-entraining agents. Because masonry cements are not required to contain hydrated lime, and generally do not contain lime, they produce high strength mortars that can damage historic masonry. *For this reason, they generally are not recommended for use on historic masonry buildings.*

Lime mortar (pre-blended). Hydrated lime mortars, and pre-blended lime putty mortars with or without a matched sand are commercially available. Custom mortars are also available with color. In most instances, pre-blended lime mortars containing sand may not provide an exact match; however, if the project calls for total repointing, a pre-blended lime mortar may be worth considering as long as the mortar is compatible in strength with the masonry. If the project involves only selected, "spot" repointing, then it may be better to carry out a mortar analysis which can provide a custom pre-blended lime mortar with a matching sand. In either case, if a preblended lime mortar is to be used, it should contain Type S or SA hydrated lime conforming to ASTM C 207.

Water. Water should be potable—clean and free from acids, alkalis, or other dissolved organic materials.

Other Components

Historic components. In addition to the color of the sand, the texture of the mortar is of critical importance in duplicating historic mortar. Most mortars dating from the mid-19th century on—with some exceptions—have a fairly homogeneous texture and color. Some earlier mortars are not as uniformly textured and may contain lumps of partially burned lime or "dirty lime", shell (which often provided a source of lime, particularly in coastal areas), natural cements, pieces of clay, lampblack or other pigments, or even animal hair. The visual characteristics of these mortars can be duplicated through the use of similar materials in the repointing mortar.

Replicating such unique or individual mortars will require writing new specifications for each project. If possible, suggested sources for special materials should

be included. For example, crushed oyster shells can be obtained in a variety of sizes from poultry supply dealers.

Pigments. Some historic mortars, particularly in the late 19th century, were tinted to match or contrast with the brick or stone (Fig. 6). Red pigments, sometimes in the form of brick dust, as well as brown, and black pigments were commonly used. Modern pigments are available which can be added to the mortar at the job site, but they should not exceed 10 per cent by weight of the portland cement in the mix, and carbon black should be limited to 2 per cent. Only synthetic mineral oxides, which are alkali-proof and sun-fast, should be used to prevent bleaching and fading.

Modern components. Admixtures are used to create specific characteristics in mortar, and whether they should be used will depend upon the individual project. *Air-entraining agents*, for example, help the mortar to resist freeze-thaw damage in northern climates. *Accelerators* are used to reduce mortar freezing prior to setting while *retarders* help to extend the mortar life in hot climates. Selection of admixtures should be made by the architect or architectural conservator as part of the specifications, not something routinely added by the masons.

Generally, modern chemical additives are unnecessary and may, in fact, have detrimental effects in historic masonry projects. The use of antifreeze compounds is not recommended. They are not very effective with high lime mortars and may introduce salts, which may cause efflorescence later. A better practice is to warm the sand and water, and to protect the completed work from freezing. No definitive study has determined whether air-entraining additives should be used to resist frost action and enhance plasticity, but in areas of extreme exposure requiring high-strength mortars with lower permeability, air-entrainment of 10-16 percent may be desirable (see formula for "severe weather exposure" in **Mortar Type and Mix**). Bonding agents are not a substitute for proper joint preparation, and they should generally be avoided. If the joint is properly prepared, there will be a good bond between the new mortar and the adjacent surfaces. In addition, a bonding agent is difficult to remove if smeared on a masonry surface (Fig. 7).

Mortar Type and Mix

Mortars for repointing projects, especially those involving historic buildings, typically are custom mixed in order to ensure the proper physical and visual qualities. These materials can be combined in varying proportions to create a mortar with the desired performance and durability. The actual specification of a particular mortar type should take into consideration all of the factors affecting the life of the building including: current site conditions, present condition of the masonry, function of the new mortar, degree of weather exposure, and skill of the mason. Thus, no two repointing projects are exactly the same. Modern materials specified for use in repointing mortar should conform to specifications of the American Society for Testing and Materials (ASTM) or comparable federal specifications, and the resulting mortar should conform to ASTM C 270, Mortar for Unit Masonry.

Specifying the proportions for the repointing mortar for a specific job is not as difficult as it might seem. Five mortar types, each with a corresponding recommended mix, have been established by ASTM to distinguish high strength mortar from soft flexible mortars. The ASTM designated them in decreasing order of approximate general strength as Type M (2,500 psi), Type S (1,800 psi), Type N (750 psi), Type O (350 psi) and Type K (75 psi). (The letters identifying the types are from the words MASON WORK using every other letter.) Type K has the highest lime content of the mixes that contain portland cement, although it is seldom used today, except for some historic preservation projects. The designation "L" in the accompanying chart identifies a straight lime and sand mix. Specifying the appropriate ASTM mortar by proportion of ingredients, will ensure the desired physical properties. Unless specified otherwise, measurements or proportions for mortar mixes are always given in the following order: cement-lime-sand. Thus, a Type K mix, for example, would be referred to as 1-3-10, or 1 part cement to 3 parts lime to 10 parts sand. Other requirements to create the desired visual qualities should be included in the specifications.



Figure 8. Due to inadequate joint preparation, the repointing mortar has not adhered properly and is falling out of the joint. Photo: Robert C. Mack, FAIA.

The strength of a mortar can vary. If mixed with higher amounts of portland cement, a harder mortar is obtained. The more lime that is added, the softer and more plastic the mortar becomes, increasing its workability. A mortar strong in compressive strength might be desirable for a hard stone (such as granite) pier holding up a bridge deck, whereas a softer, more permeable lime mortar would be preferable for a historic wall of soft brick. Masonry deterioration caused by salt deposition results when the mortar is less permeable than the masonry unit. A strong mortar is still more permeable than hard dense stone. However, in a wall constructed of soft bricks where the masonry unit itself has a relatively high permeability or vapor transmission rate, a soft, high lime mortar is necessary to retain sufficient permeability.

Budgeting and Scheduling

Repointing is both expensive and time consuming due to the extent of handwork and special materials required. It is preferable to repoint only those areas that require work rather than an entire wall, as is often specified. But, if 25 to 50 per cent or more of a wall needs to be repointed, repointing the entire wall may be more cost effective than spot repointing. Total repointing may also be more sensible when access is difficult, requiring the erection of expensive scaffolding (unless the majority of the mortar is sound and unlikely to require replacement in the foreseeable future). Each project requires judgement based on a variety of factors. Recognizing this at the outset will help to prevent many jobs from becoming prohibitively expensive.

In scheduling, seasonal aspects need to be considered first. Generally speaking, wall temperatures between 40 and 95 degrees F (8 and 38 degrees C) will prevent freezing or excessive evaporation of the water in the mortar. Ideally, repointing should be done in shade, away from strong sunlight in order to slow the drying process, especially during hot weather. If necessary, shade can be provided for large-scale projects with appropriate modifications to scaffolding.

The relationship of repointing to other work proposed on the building must also be recognized. For example, if paint removal or cleaning is anticipated, and if the mortar joints are basically sound and need only selective repointing, it is generally better to postpone repointing

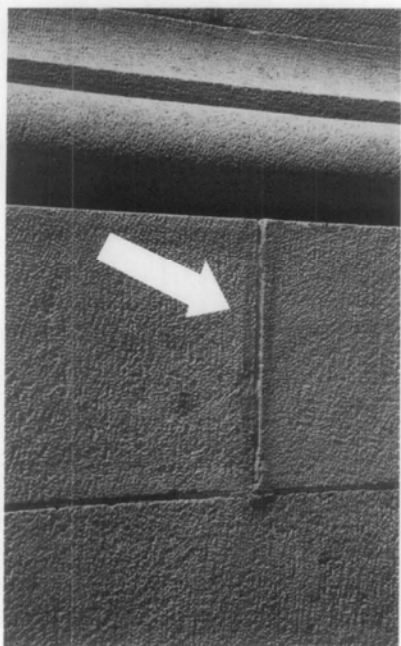


Figure 7. The dark stain on either side of the vertical joint on this sandstone watertable probably resulted from the use of a bonding agent that was not properly cleaned off the masonry after repointing. Photo: Anne Grimmer.

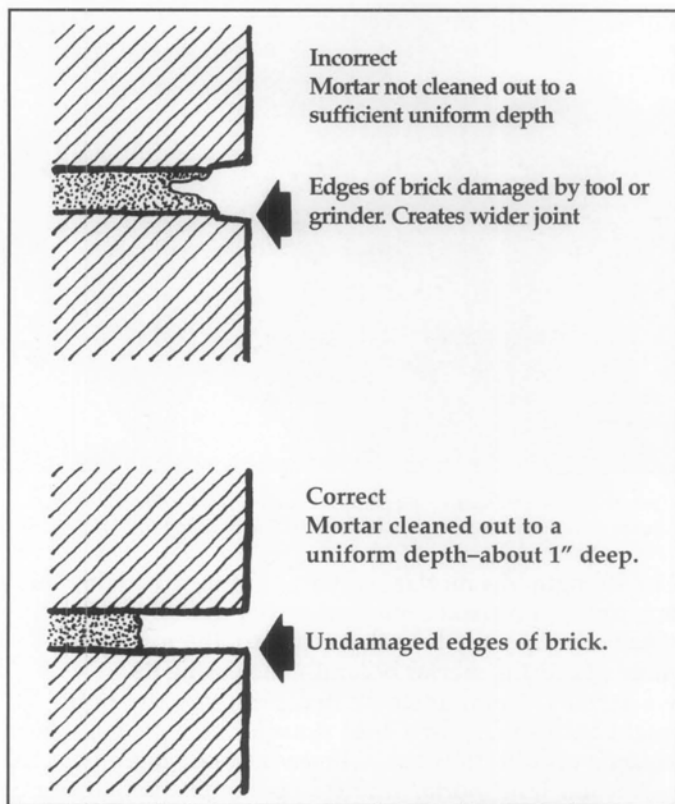


Figure 9. Comparison of incorrect and correct preparation of mortar joints for repointing. Drawing: Robert C. Mack, FAIA, and David W. Look, AIA.

until after completion of these activities. However, if the mortar has eroded badly, allowing moisture to penetrate deeply into the wall, repointing should be accomplished before cleaning. Related work, such as structural or roof repairs, should be scheduled so that they do not interfere with repointing and so that all work can take maximum advantage of erected scaffolding.

Building managers also must recognize the difficulties that a repointing project can create. The process is time consuming, and scaffolding may need to remain in place for an extended period of time. The joint preparation process can be quite noisy and can generate large quantities of dust which must be controlled, especially at air intakes to protect human health, and also where it might damage operating machinery. Entrances may be blocked from time to time making access difficult for both building tenants and visitors. Clearly, building managers will need to coordinate the repointing work with other events at the site.

Contractor Selection

The ideal way to select a contractor is to ask knowledgeable owners of recently repointed historic buildings for recommendations. Qualified contractors then can provide lists of other repointing projects for inspection. More commonly, however, the contractor for a repointing project is selected through a competitive bidding process over which the client or consultant has only limited control. In this situation it is important to ensure that the specifications stipulate that masons must have a minimum of five years' experience with repointing historic masonry buildings to be eligible to bid on the project. Contracts are awarded to the lowest *responsible*

bidder, and bidders who have performed poorly on other projects usually can be eliminated from consideration on this basis, even if they have the lowest prices.

The contract documents should call for unit prices as well as a base bid. Unit pricing forces the contractor to determine in advance what the cost addition or reduction will be for work which varies from the scope of the base bid. If, for example, the contractor has fifty linear feet less of stone repointing than indicated on the contract documents but thirty linear feet more of brick repointing, it will be easy to determine the final price for the work. Note that each type of work—brick repointing, stone repointing, or similar items—will have its own unit price. The unit price also should reflect quantities; one linear foot of pointing in five different spots will be more expensive than five contiguous linear feet.

Execution of the Work

Test Panels. These panels are prepared by the contractor using the same techniques that will be used on the remainder of the project. Several panel locations—preferably not on the front or other highly visible location of the building—may be necessary to include all types of masonry, joint styles, mortar colors, and other problems likely to be encountered on the job. If cleaning tests, for



Figure 10. Using a hammer and masonry chisel is the least damaging and, thus, generally the preferred method of removing old mortar in preparation for repointing historic masonry. Photo: John P. Speweik.

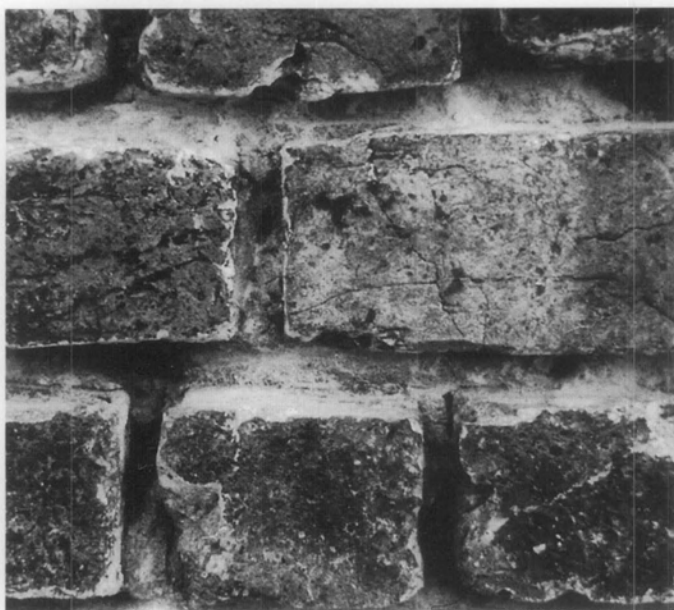


Figure 11. The damage to the edges and corners of these historic bricks was caused by using a mechanical grinder to rake out the joints. Note the overcutting of the head joint and the damage to the arises (corners) of the bricks. Photo: Lee H. Nelson, FAIA.



Figure 12.. A power grinder, operated correctly by a skilled mason may be used in preparation for repointing to cut wide, horizontal mortar joints, typical of many early-20th century brick structures without causing damage to the brick. Note the use of protective safety equipment. Photo: Robert C. Mack, FAIA.

example, are also to be undertaken, they should be carried out in the same location. Usually a 3 foot by 3 foot area is sufficient for brickwork, while a somewhat larger area may be required for stonework. These panels establish an acceptable standard of work and serve as a benchmark for evaluating and accepting subsequent work on the building.

Joint Preparation. Old mortar should be removed to a minimum depth of 2 to 2- $\frac{1}{2}$ times the width of the joint to ensure an adequate bond and to prevent mortar "popouts" (Fig. 8). For most brick joints, this will require removal of the mortar to a depth of approximately $\frac{1}{2}$ to 1 inch; for stone masonry with wide joints, mortar may need to be removed to a depth of several inches. Any loose or disintegrated mortar beyond this minimum depth also should be removed (Fig. 9).

Although some damage may be inevitable, careful joint preparation can help limit damage to masonry units. The traditional manner of removing old mortar is through the use of hand chisels and mash hammers (Fig. 10). Though labor-intensive, in most instances this method poses the least threat for damage to historic masonry units and produces the best final product.

The most common method of removing mortar, however, is through the use of power saws or grinders. The use of power tools by unskilled masons can be disastrous for historic masonry, particularly soft brick. Using power saws on walls with thin joints, such as most brick walls, almost always will result in damage to the masonry units by breaking the edges and by overcutting on the head, or vertical joints (Fig. 11).

However, small pneumatically-powered chisels generally can be used safely and effectively to remove mortar on historic buildings as long as the masons maintain appropriate control over the equipment.

Under certain circumstances, thin diamond-bladed grinders may be used to cut out *horizontal* joints only on hard portland cement mortar common to most early-20th century masonry buildings (Fig. 12). Usually, automatic tools most successfully remove old mortar without damaging the masonry units when they are used in combination with hand tools in preparation for repointing. Where horizontal joints are uniform and fairly wide, it may be possible to use a power masonry saw to assist the removal of mortar, such as by cutting along the middle of the joint; final mortar removal from the sides of the joints still should be done with a hand chisel and hammer. Caulking cutters with diamond blades can sometimes be used successfully to cut out joints without damaging the masonry. Caulking cutters are slow; they do not rotate, but vibrate at very high speeds, thus minimizing the possibility of damage to masonry units (Fig. 13). Although mechanical tools may be used safely in limited circumstances to cut out horizontal joints in preparation for repointing, they should never be used on vertical joints because of the danger of slipping and cutting into the brick above or below the vertical joint. Using power tools to remove mortar without damaging the surrounding masonry units also necessitates highly skilled masons experienced in working on historic masonry buildings. Contractors



Figure 13. (left) In preparation for repointing, the mortar joints on these granite steps are first cut out mechanically (note the vacuum attached to the cutting tool in foreground to cut down on dust). (right) Final removal of the old mortar is done by hand to avoid damage to the edges of the joints. Mechanical preparation of horizontal joints by an experienced mason may sometimes be acceptable, especially where the joints are quite wide and the masonry is a very hard stone. Photos: Anne Grimmer.

should demonstrate proficiency with power tools before their use is approved.

Using any of these power tools may also be more acceptable on hard stone, such as quartzite or granite, than on terra cotta with its glass-like glaze, or on soft brick or stone. The test panel should determine the acceptability of power tools. If power tools are to be permitted, the contractor should establish a quality control program to account for worker fatigue and similar variables.

Mortar should be removed cleanly from the masonry units, leaving square corners at the back of the cut. Before filling, the joints should be rinsed with a jet of water to remove all loose particles and dust. At the time of filling, the joints should be damp, but with no standing water present. For masonry walls—limestone, sandstone and common brick—that are extremely absorbent, it is recommended that a continual mist of water be applied for a few hours before repointing begins.

Mortar Preparation. Mortar components should be measured and mixed carefully to assure the uniformity of visual and physical characteristics. Dry ingredients are measured by volume and thoroughly mixed before the addition of any water. Sand must be added in a damp, loose condition to avoid over sanding. Repointing mortar is typically pre-hydrated by adding water so it will just hold together, thus allowing it to stand for a period of time before the final water is added. Half the water should be added, followed by mixing for approximately 5 minutes. The remaining water should then be added in small portions until a mortar of the desired consistency is reached. The total volume of water necessary may vary from batch to batch, depending on weather conditions. It is important

to keep the water to a minimum for two reasons: first, a drier mortar is cleaner to work with, and it can be compacted tightly into the joints; second, with no excess water to evaporate, the mortar cures without shrinkage cracks. Mortar should be used within approximately 30 minutes of final mixing, and “retempering,” or adding more water, should not be permitted.

Using Lime Putty to Make Mortar. Mortar made with lime putty and sand, sometimes referred to as roughage or course stuff, should be measured by volume, and may require slightly different proportions from those used with hydrated lime (Fig. 14). No additional water is usually needed to achieve a workable consistency because enough water is already contained in the putty. Sand is proportioned first, followed by the lime putty, then mixed for five minutes or until all the sand is thoroughly coated with the lime putty. But mixing, in the familiar sense of turning over with a hoe, sometimes may not be sufficient if the best possible performance is to be obtained from a lime putty mortar. Although the old practice of chopping, beating and ramming the mortar has largely been forgotten, recent field work has confirmed that lime putty and sand rammed and beaten with a wooden mallet or ax handle, interspersed by chopping with a hoe, can significantly improve workability and performance. The intensity of this action increases the overall lime/sand contact and removes any surplus water by compacting the other ingredients. It may also be advantageous for larger projects to use a mortar pan mill for mixing. Mortar pan mills which have a long tradition in Europe produce a superior lime putty mortar not attainable with today’s modern paddle and drum type mixers.

For larger repointing projects the lime putty and sand can be mixed together ahead of time and stored indefinitely, on or off site, which eliminates the need for piles of sand on the job site. This mixture, which resembles damp brown sugar, must be protected from the air in sealed containers with a wet piece of burlap over the top or sealed in a large plastic bag to prevent evaporation and premature carbonation. The lime putty and sand mixture can be recombined into a workable plastic state months later with no additional water.

If portland cement is specified in a lime putty and sand mortar—Type O (1:2:9) or Type K (1:3:11)—the portland cement should first be mixed into a slurry paste before adding it to the lime putty and sand. Not only will this ensure that the portland cement is evenly distributed throughout the mixture, but if dry portland cement is added to wet ingredients it tends to “ball up,” jeopardizing dispersion. (Usually water must be added to the lime putty and sand anyway once the portland cement is introduced.) Any color pigments should be added at this stage and mixed for a full five minutes. The mortar should be used within 30 minutes to 1 ½ hours and it should not be retempered. Once portland cement has been added the mortar can no longer be stored.

Filling the Joint. Where existing mortar has been removed to a depth of greater than 1 inch, these deeper areas should be filled first, compacting the new mortar in several layers. The back of the entire joint should be filled successively by applying approximately ¼ inch of mortar, packing it well into the back corners. This

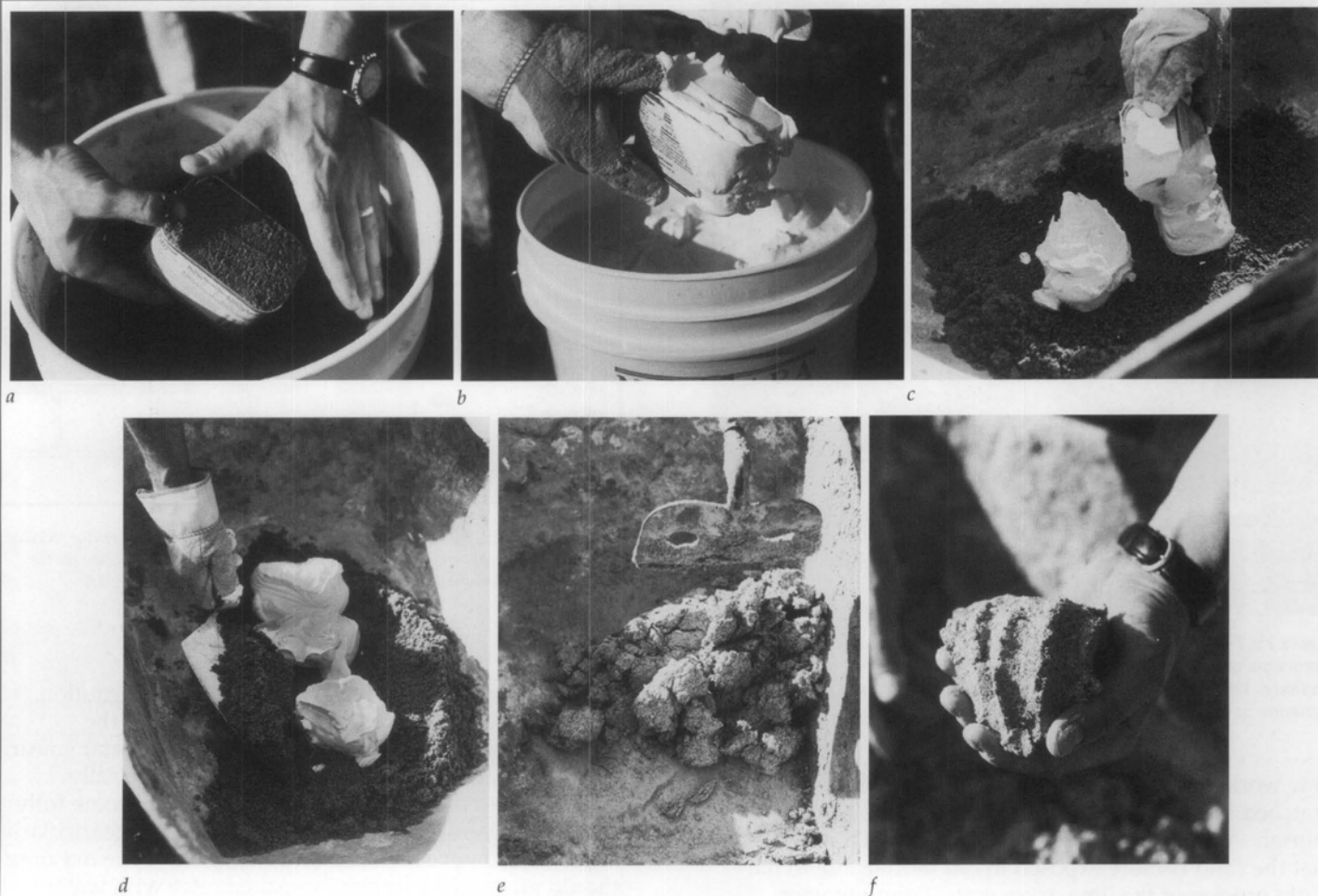


Figure 14. Mixing mortar using lime putty: (a) proportioning sand; (b) proportioning lime putty; (c) placing lime putty on top of sand; (d) mixing sand over lime putty; (e) hand mixing mortar; and, (f) sample of mortar after mixing. Photos: John P. Speweik.

application may extend along the wall for several feet. As soon as the mortar has reached thumb-print hardness, another $\frac{1}{4}$ inch layer of mortar—approximately the same thickness—may be applied. Several layers will be needed to fill the joint flush with the outer surface of the masonry. It is important to allow each layer time to harden before the next layer is applied; most of the mortar shrinkage occurs during the hardening process and layering thus minimizes overall shrinkage.

When the final layer of mortar is thumb-print hard, the joint should be tooled to match the historic joint (Fig. 15). Proper timing of the tooling is important for uniform color and appearance. If tooled when too soft, the color will be lighter than expected, and hairline cracks may occur; if tooled when too hard, there may be dark streaks called “tool burning,” and good closure of the mortar against the masonry units will not be achieved.

If the old bricks or stones have worn, rounded edges, it is best to recess the final mortar slightly from the face of the masonry. This treatment will help avoid a joint which is visually wider than the actual joint; it also will avoid creation of a large, thin featheredge which is easily damaged, thus admitting water (Fig. 16). After tooling, excess mortar can be removed from the edge of the joint by brushing with a natural bristle or nylon brush. Metal bristle brushes should never be used on historic masonry.

Curing Conditions. The preliminary hardening of high-lime content mortars—those mortars that contain more lime by volume than portland cement, i.e., Type O (1:2:9), Type K (1:3:11), and straight lime/sand, Type “L” (0:1:3)—takes place fairly rapidly as water in the mix is lost to the porous surface of the masonry and through evaporation. A high lime mortar (especially Type “L”) left to dry out too rapidly can result in chalking, poor adhesion, and poor durability. Periodic wetting of the repointed area after the mortar joints are thumb-print hard and have been finish tooled may significantly accelerate the carbonation process. When feasible, misting using a hand sprayer with a fine nozzle can be simple to do for a day or two after repointing. Local conditions will dictate the frequency of wetting, but initially it may be as often as every hour and gradually reduced to every three or four hours. Walls should be covered with burlap for the first three days after repointing. (Plastic may be used, but it should be tented out and not placed directly against the wall.) This helps keep the walls damp and protects them from direct sunlight. Once carbonation of the lime has begun, it will continue for many years and the lime will gain strength as it reverts back to calcium carbonate within the wall.

Aging the Mortar. Even with the best efforts at matching the existing mortar color, texture, and materials, there will usually be a visible difference between the old and

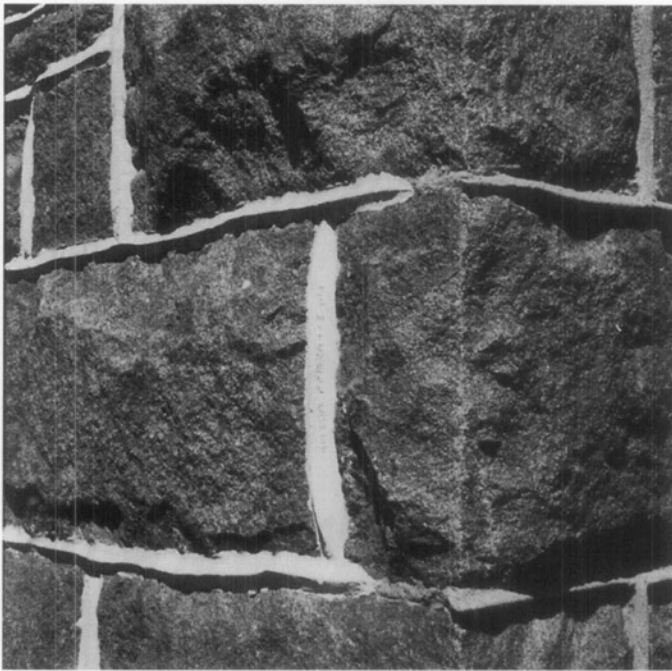


Figure 15. The profile of the repointed joints on the left replicate the historic joints around the corner to the right on the front of this stone building in Leesburg, VA. The contractor's pride in the repointing work is evident by the signature in the vertical joint. Photo: Anne Grimmer.

new work, partly because the new mortar has been matched to the unweathered portions of the historic mortar. Another reason for a slight mismatch may be that the sand is more exposed in old mortar due to the slight erosion of the lime or cement. Although spot repointing is generally preferable and some color difference should be acceptable, if the difference between old and new mortar is too extreme, it may be advisable in some instances to repoint an entire area of a wall, or an entire feature such as a bay, to minimize the difference between the old and the new mortar. If the mortars have been properly matched, usually the best way to deal with surface color differences is to let the mortars age naturally. Other treatments to overcome these differences, including cleaning the non-repointed areas or staining the new mortar, should be carefully tested prior to implementation.

Staining the new mortar to achieve a better color match is generally not recommended, but it may be appropriate in some instances. Although staining may provide an initial match, the old and new mortars may weather at different rates, leading to visual differences after a few seasons. In addition, the mixtures used to stain the mortar may be harmful to the masonry; for example, they may introduce salts into the masonry which can lead to efflorescence.

Cleaning the Repointed Masonry. If repointing work is carefully executed, there will be little need for cleaning other than to remove the small amount of mortar from the edge of the joint following tooling. This can be done with a stiff natural bristle or nylon brush after the mortar has dried, but before it is initially set (1-2 hours). Mortar that has hardened can usually be removed with a wooden paddle or, if necessary, a chisel.

Further cleaning is best accomplished with plain water and natural bristle or nylon brushes. If chemicals must

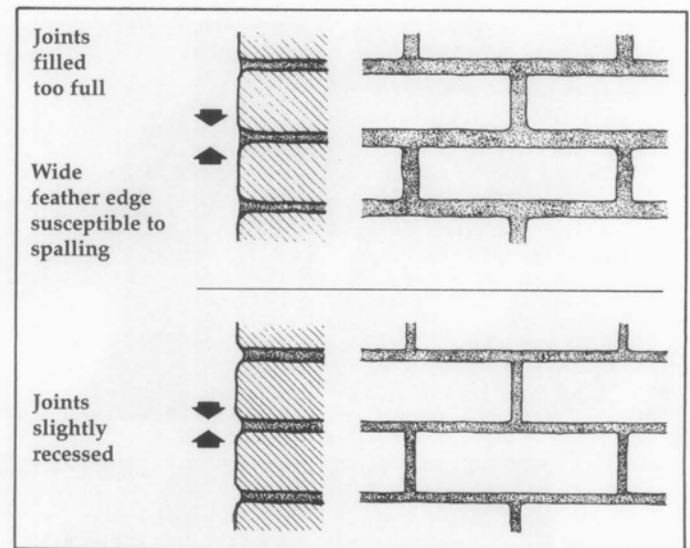


Figure 16. Comparison of visual effect of full mortar joints vs. slightly recessed joints. Filling joints too full hides the actual joint thickness and changes the character of the original brickwork. Drawing: Robert C. Mack, FAIA.

be used, they should be selected with extreme caution. Improper cleaning can lead to deterioration of the masonry units, deterioration of the mortar, mortar smear, and efflorescence. New mortar joints are especially susceptible to damage because they do not become fully cured for several months. Chemical cleaners, particularly acids, should never be used on dry masonry. The masonry should always be completely soaked once with water before chemicals are applied. After cleaning, the walls should be flushed again with plain water to remove all traces of the chemicals.

Several precautions should be taken if a freshly repointed masonry wall is to be cleaned. First, the mortar should be fully hardened before cleaning. Thirty days is usually sufficient, depending on weather and exposure; as mentioned previously, the mortar will continue to cure even after it has hardened. Test panels should be prepared to evaluate the effects of different cleaning



Figure 17. This photograph shows the significant visual change to the character of this historic brick building that has resulted from improper repointing procedures and a noticeably increased thickness of the mortar joints. Photo: Lee H. Nelson, FAIA.

Mortar Types				Suggested Mortar Types for Different Exposures			
(Measured by volume)				Exposure			
Designation	Cement	Hydrated Lime or Lime Putty	Sand	Masonry Material	Sheltered	Moderate	Severe
M	1	1/4	3 - 3 3/4	Very Durable: granite, hard-cored brick, etc.	O	N	S
S	1	1/2	4 - 4 1/2				
N	1	1	5 - 6	Moderately Durable: limestone, durable stone, molded brick	K	O	N
O	1	2	8 - 9				
K	1	3	10 - 12	Minimally Durable: soft hand-made brick	"L"	K	O
"L"	0	1	2 1/4 - 3				

methods. Generally, on newly repointed masonry walls, only very low pressure (100 psi) water washing supplemented by stiff natural bristle or nylon brushes should be used, except on glazed or polished surfaces, where only soft cloths should be used.**

New construction "bloom" or efflorescence occasionally appears within the first few months of repointing and usually disappears through the normal process of weathering. If the efflorescence is not removed by natural processes, the safest way to remove it is by dry brushing with stiff natural or nylon bristle brushes followed by wet brushing. Hydrochloric (muriatic) acid, is generally ineffective, and it should not be used to remove efflorescence. It may liberate additional salts, which, in turn, can lead to more efflorescence.

Surface Grouting is sometimes suggested as an alternative to repointing brick buildings, in particular. This process involves the application of a thin coat of cement-based grout to the mortar joints and the mortar/brick interface. To be effective the grout must extend slightly onto the face of the masonry units, thus widening the joint visually. The change in the joint appearance can alter the historic character of the structure to an unacceptable degree. In addition, although masking of the bricks is intended to keep the grout off the remainder of the face of the bricks, some level of residue, called "veiling," will inevitably remain. Surface grouting cannot substitute for the more extensive work of repointing, and it is not a recommended treatment for historic masonry.

**Additional information on masonry cleaning is presented in *Preservation Briefs 1: The Cleaning and Waterproof Coating of Masonry Buildings*, Robert C. Mack, AIA, Washington, D.C.: Technical Preservation Services, National Park Service, U.S. Department of the Interior, 1975; and *Keeping it Clean: Removing Exterior Dirt, Paint, Stains & Graffiti from Historic Masonry Buildings*, Anne E. Grimmer, Washington, D.C.: Technical Preservation Services, National Park Service, U.S. Department of the Interior, 1988.

Summary

For the Owner/Administrator. The owner or administrator of a historic building should remember that repointing is likely to be a lengthy and expensive process. First, there must be adequate time for evaluation of the building and investigation into the cause of problems. Then, there will be time needed for preparation of the contract documents. The work itself is precise, time-consuming and noisy, and scaffolding may cover the face of the building for some time. Therefore, the owner must carefully plan the work to avoid problems. Schedules for both repointing and other activities will thus require careful coordination to avoid unanticipated conflicts. The owner must avoid the tendency to rush the work or cut corners if the historic building is to retain its visual integrity and the job is to be durable.

For the Architect/Consultant. Because the primary role of the consultant is to ensure the life of the building, a knowledge of historic construction techniques and the special problems found in older buildings is essential. The consultant must assist the owner in planning for logistical problems relating to research and construction. It is the consultant's responsibility to determine the cause of the mortar deterioration and ensure that it is corrected before the masonry is repointed. The consultant must also be prepared to spend more time in project inspections than is customary in modern construction.

For the Masons. Successful repointing depends on the masons themselves. Experienced masons understand the special requirements for work on historic buildings and the added time and expense they require. The entire masonry crew must be willing and able to perform the work in conformance with the specifications, even when the specifications may not be in conformance with standard practice. At the same time, the masons should not hesitate to question the specifications if it appears that the work specified would damage the building.

Visually Examining the Mortar and the Masonry Units

A simple in-situ comparison will help determine the hardness and condition of the mortar and the masonry units. Begin by scraping the mortar with a screwdriver, and gradually tapping harder with a cold chisel and mason's hammer. Masonry units can be tested in the same way beginning, even more gently, by scraping with a fingernail. This relative analysis which is derived from the 10-point hardness scale used to describe minerals, provides a good starting point for selection of an appropriate mortar. It is described more fully in "The Russack System for Brick & Mortar Description" referenced in **Selected Reading** at the end of this Brief.

Mortar samples should be chosen carefully, and picked from a variety of locations on the building to find unweathered mortar, if possible. Portions of the building may have been repointed in the past while other areas may be subject to conditions causing unusual deterioration. There may be several colors of mortar dating from different construction periods or sand used from different sources during the initial construction. Any of these situations can give false readings to the visual or physical characteristics required for the new mortar. Variations should be noted which may require developing more than one mix.

- 1) Remove with a chisel and hammer three or four unweathered samples of the mortar to be matched from several locations on the building. (Set the largest sample aside—this will be used later for comparison with the repointing mortar). Removing a full representation of samples will allow selection of a "mean" or average mortar sample.
- 2) Mash the remaining samples with a wooden mallet, or hammer if necessary, until they are separated into their constituent parts. There should be a good handful of the material.
- 3) Examine the powdered portion—the lime and/or cement matrix of the mortar. Most particularly, note the color. There is a tendency to think of historic mortars as having white binders, but grey portland cement was available by the last quarter of the 19th century, and traditional limes were also sometimes grey. Thus, in some instances, the natural color of the historic binder may be grey, rather than white. The mortar may also have been tinted to create a colored mortar, and this color should be identified at this point.
- 4) Carefully blow away the powdery material (the lime and/or cement matrix which bound the mortar together).
- 5) With a low power (10 power) magnifying glass, examine the remaining sand and other materials such as lumps of lime or shell.
- 6) Note and record the wide range of color as well as the varying sizes of the individual grains of sand, impurities, or other materials.

Other Factors to Consider

Color. Regardless of the color of the binder or colored additives, the sand is the primary material that gives mortar



Figure 19. Mortar joints of 18th century brick buildings were often as much as 1/2 inch wide, cut flush and struck with a grapevine joint, but for window and door surrounds where a finer quality rubbed brick was used, mortar joints were very thin. Photo: National Park Service Files.

its color. A surprising variety of colors of sand may be found in a single sample of historic mortar, and the different sizes of the grains of sand or other materials, such as incompletely ground lime or cement, play an important role in the texture of the repointing mortar. Therefore, when specifying sand for repointing mortar, it may be necessary to obtain sand from several sources and to combine or screen them in order to approximate the range of sand colors and grain sizes in the historic mortar sample.

Pointing Style. Close examination of the historic masonry wall and the techniques used in the original construction will assist in maintaining the visual qualities of the building (Fig. 18). Pointing styles and the methods of producing them should be examined. It is important to look at both the horizontal and the vertical joints to determine the order in which they were tooled and whether they were the same style. Some late-19th and early-20th century buildings, for example, have horizontal joints that were raked back while the vertical joints were finished flush and stained to match the bricks, thus creating the illusion of horizontal bands. Pointing styles may also differ from one facade to another; front walls often received greater attention to mortar detailing than side and rear walls (Fig. 19).

Tuckpointing is not true repointing but the

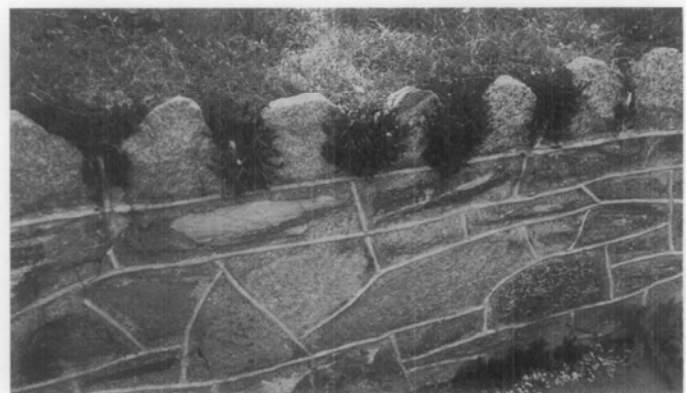
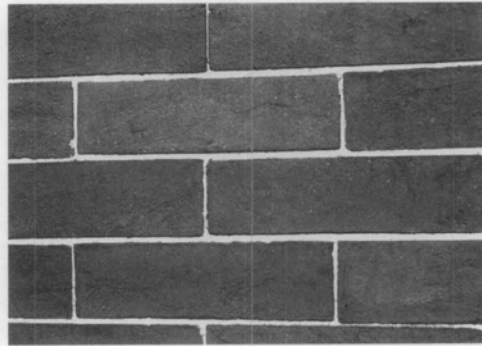


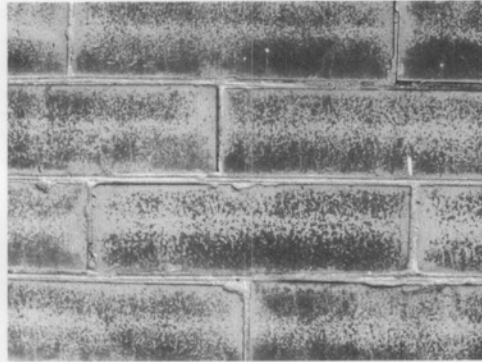
Figure 20. This stone garden wall was tuckpointed to match the tuckpointing on the c. 1920s house on the property. Photo: Anne Grimmer.



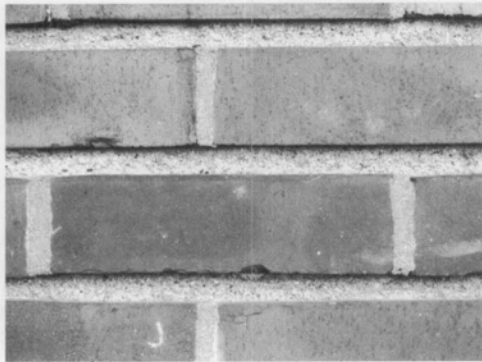
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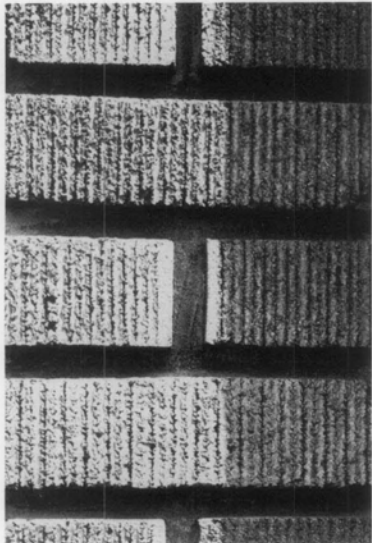
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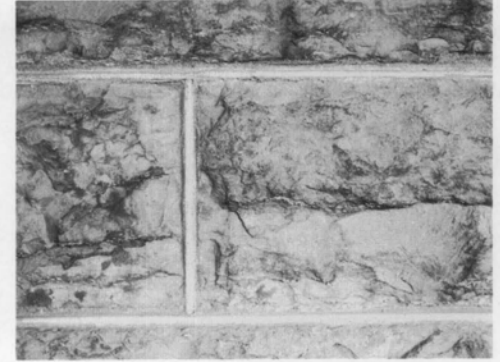


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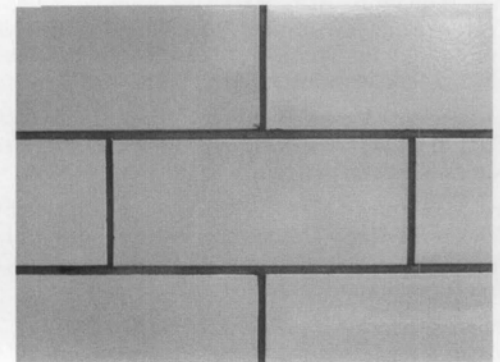


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Figure 18. A cross-section of mortar joint types. (a) Grapevine joints on a mid-18th century brick building; (b) flush joints on a mid-to-late 19th century brick building; (c) beaded joints on a late-19th century brick building; (d) early-20th century beaded joints on rough-cut limestone where the vertical joints were struck prior to the horizontal joints; (e) raked joints on 1920s wire brick; (f) horizontal joints on a 1934 building designed by Frank Lloyd Wright were raked back from the face of the bricks, and the vertical joints were filled with a red-tinted mortar to emphasize the horizontality of the narrow bricks, and struck flush with the face of the bricks; (g) the joints on this 20th century glazed terracotta tile building are raked slightly, emphasizing the glazed block face. Photos: National Park Service Files (a,b,e); Robert C. Mack, FAIA (c,d,f,g).



d



g

application of a raised joint or lime putty joint on top of flush mortar joints (Fig. 20). **Penciling** is a purely decorative, painted surface treatment over a mortar joint, often in a contrasting color.

Masonry Units. The masonry units should also be examined so that any replacement units will match the historic masonry. Within a wall there may be a wide range of colors, textures, and sizes, particularly with hand-made brick or rough-cut, locally-quarried stone. Replacement units should blend in with the full range of masonry units rather than a single brick or stone.

Matching Color and Texture of the Repointing Mortar

New mortar should match the unweathered interior portions of the historic mortar. The simplest way to check the match is to make a small sample of the proposed mix and allow it to cure at a temperature of approximately 70 degrees F for about a week, or it can be baked in an oven to speed up the curing; this sample is then broken open and the surface is compared

with the surface of the largest "saved" sample of historic mortar.

If a proper color match cannot be achieved through the use of natural sand or colored aggregates like crushed marble or brick dust, it may be necessary to use a modern mortar pigment.

During the early stages of the project, it should be determined how closely the new mortar should match the historic mortar. Will "quite close" be sufficient, or is "exactly" expected? The specifications should state this clearly so that the contractor has a reasonable idea how much time and expense will be required to develop an acceptable match.

The same judgment will be necessary in matching replacement terra cotta, stone or brick. If there is a known source for replacements, this should be included in the specifications. If a source cannot be determined prior to the bidding process, the specifications should include an estimated price for the replacement materials with the final price based on the actual cost to the contractor.

Conclusion

A good repointing job is meant to last, at least 30 years, and preferably 50-100 years. Shortcuts and poor craftsmanship result not only in diminishing the historic character of a building, but also in a job that looks bad, and will require future repointing sooner than if the work had been done correctly (Fig. 17). The mortar joint in a historic masonry building has often been called a wall's "first line of defense." Good repointing practices guarantee the long life of the mortar joint, the wall, and the historic structure. Although careful maintenance will help preserve the freshly repointed mortar joints, it is important to remember that mortar joints are intended to be sacrificial and will probably require repointing some time in the future. Nevertheless, if the historic mortar joints proved durable for many years, then careful repointing should have an equally long life, ultimately contributing to the preservation of the entire building.

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Useful Addresses

Brick Institute of America
11490 Commerce Park Drive
Reston, VA 22091

National Lime Association
200 N. Glebe Road, Suite 800
Arlington, VA 22203

Portland Cement Association
5420 Old Orchard Road
Skokie, IL 60077

Acknowledgments

Robert C. Mack, FAIA, is a principal in the firm of MacDonald & Mack, Architects, Ltd., an architectural firm that specializes in historic buildings in Minneapolis, Minnesota. **John P. Speweik, CSI**, Toledo, Ohio, is a 5th-generation stonemason, and principal in U.S. Heritage Group, Inc., Chicago, Illinois, which does custom historic mortar matching. **Anne Grimmer**, Senior Architectural Historian, Heritage Preservation Services Program, National Park Service, was responsible for developing and coordinating the revision of this Preservation Brief, incorporating professional comments, and the technical editing.

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The original version of this brief, *Repointing Mortar Joints in Historic Brick Buildings*, was written by Robert C. Mack in 1976, and was revised and updated in 1980 by Robert C. Mack, de Teel Patterson Tiller, and James S. Askins.

This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. Comments about this publication should be directed to de Teel Patterson Tiller, Chief, Heritage Preservation Services Program, National Park Service, 1849 C Street, N.W. Suite NC200, Washington, D.C. 20240. This publication is not copyrighted and can be reproduced without penalty. Normal procedures for credit to the authors and the National Park Service are appreciated.

Front Cover: Repointing a historic brick building using a lime-based mortar. Traditional lime mortars have a consistency that enables the mortar to cling to a repointing tool while in a vertical position. Photo: John P. Speweik.

City of Davenport
Historic Preservation Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
6/8/2021

Subject:
Case COA21-07: Request to install new park furniture at Prospect Park. Gabe Florence, petitioner. [Ward 5]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness to install new park furniture at Prospect Park per Chapter 14.01.060 of the Davenport Municipal Code.

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

- 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.

Background:

A local Boy Scout, Gabe Florence, has generously chosen to donate and install new park furniture at Prospect Park as part of his Eagle Scout Service Project.

Prospect Park is a Locally Designated Historic Property and situated in the National Prospect Park Historic District. Therefore, the installation of new park furniture requires a Certificate of Appropriateness.

At the recommendation of the Historic Preservation Commission, the applicant has contacted abutting property owners as well as the Founder of the Friends of Prospect Park for feedback. In addition, the applicant has been working closely with the City of Davenport's Parks & Recreation Department.

The scope of the project includes installing a table with attached seating on the upper level of the park. The proposed seating is manufactured by DuMor, Inc., which is a common supplier of park furniture throughout the City. The material is steel with a finished black polyester powder coating. In addition, the table also features an attached aluminum checker board. The style of the table and seating will match the existing décor of the benches and trash receptacles at Prospect Park.

The main goal in determining a location was to preserve the view corridor of the river in the center of the park. The new furniture will be mounted between the light pole and trees on the west side of the park. This location will allow patrons a comfortable and shaded place to sit and enjoy the view of the Mississippi River without obstructing the center of the park. The selected style, color, and placement will compliment the historic character of Prospect Park.

ATTACHMENTS:

Type	Description
Backup Material	Application

- ▢ Backup Material
- ▢ Backup Material
- ▢ Backup Material
- ▢ Backup Material
- ▢ Backup Material

Eagle Scout Project Proposal
 Proposed Park Furniture
 Proposed Location and Existing Furniture
 Approval Standards
 Resolution No. 2020-01

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	5/28/2021 - 9:56 AM



Complete application can be emailed to planning@davenportiowa.com

Property Address*

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

Applicant (Primary Contact)

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

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

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

Zoning Board of Adjustment

Zoning Appeal	☐
Special Use	☐
Hardship Variance	☐

Design Review Board

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

Engineer (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness	☐
Local Landmark Nomination	☐
Demolition Request	☐

Architect (if applicable)

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

Administrative

Administrative Exception	☐
Health Services and Congregate	☐
Living Permit	☐

Attorney (if applicable)

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

Historic Resource:

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

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

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

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

When is a certificate of appropriateness required?

Prior to the commencement of the work.

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

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

Submittal requirements

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

Submittal requirements for all types of requests:

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

Submittal requirements for specific types of requests:

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

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

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

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

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

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

Formal Procedure

(1) Application:

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

(2) Historic Preservation consideration of the request:

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

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

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

Applicant: Date:

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

Received by: Date:

Planning staff

Date of the Public Meeting:

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

Work Plan

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

Add additional pages in needed.

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

Local Landmark Nomination Application	Local Landmark HPC Commission Meeting	All Other Historic Preservation Applications	All Other Historic Preservation Applications HPC Meeting
Application Submittal	HPC Commission Meeting	Application Submittal	HPC Meeting
Friday 5:00 p.m.	Tuesday 5:00 p.m.	Friday 5:00 p.m.	Tuesday 5:00 p.m.
Public Works Center	Council Chambers City Hall	Public Works Center	Council Chambers City Hall
1200 E 46th St	226 W 4th St	1200 E 46th St	226 W 4th St
Davenport IA, 52807	Davenport IA, 52801	Davenport IA, 52807	Davenport IA, 52801
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 to confirm meeting date/time/location.

Gabe Florence
Life Scout
Troop 7, Davenport, IA

Project Description and Benefit

Briefly describe your project.

"There are currently 6 viewing benches in the park. 2 on the upper level and 4 along the lower wall. I would like to install a table and seating on the upper level under the trees next to the light pole. I propose using the exact same material and method of installation as the other 6 benches in the park."

Attach sketches or "before" photographs if these will help others visualize the project.

Please click below to add images (JPEG, JPG, BMP, GIF, TIF, PNG, etc.)



Tell how your project will be helpful to the beneficiary. Why is it needed?

Park visitors can interact around a table, promotes interactivity, promotes "peace"

When do you plan to begin carrying out your project? Summer 2021

When do you think your project will be completed? Summer 2021

Giving Leadership

Approximately how many people will be needed to help on your project? 4 + Candidate

Where will you recruit them (unit members, friends, neighbors, family, others)? Explain:

Troop, Friends, School

What do you think will be most difficult about leading them?

Getting people to listen and work

Materials

Materials are things that become part of the finished project, such as lumber, nails, and paint.

What types of materials, if any, will you need? You do not need a detailed list or exact quantities, but you must show you have a reasonable idea of what is required. For example, for lumber, include basic dimensions such as 2 x 4 or 4 x 4.

Table Post, Table top, chair posts seat and back, plaque, cement

Supplies

Supplies are things you use up, such as food and refreshments, gasoline, masking tape, tarps, safety supplies, and garbage bags.

What kinds of supplies, if any, will you need? You do not need a detailed list or exact quantities, but you must show you have a reasonable idea of what is required.

food tools materials

NOTES:

- 1.) DURING ASSEMBLY PROCEDURE;
DO NOT COMPLETELY TIGHTEN HARDWARE.
- 2.) THE ACTUAL PARTS WILL NOT BE NUMBERED.
NUMBERS ONLY APPLY TO DRAWING.
- 3.) UPON COMPLETION OF ASSEMBLY SQUARE
ALL COMPONENTS THEN TIGHTEN ALL HARDWARE.
- 4.) MOUNT AND ANCHOR AS SPECIFIED.

TOOLS REQ'D

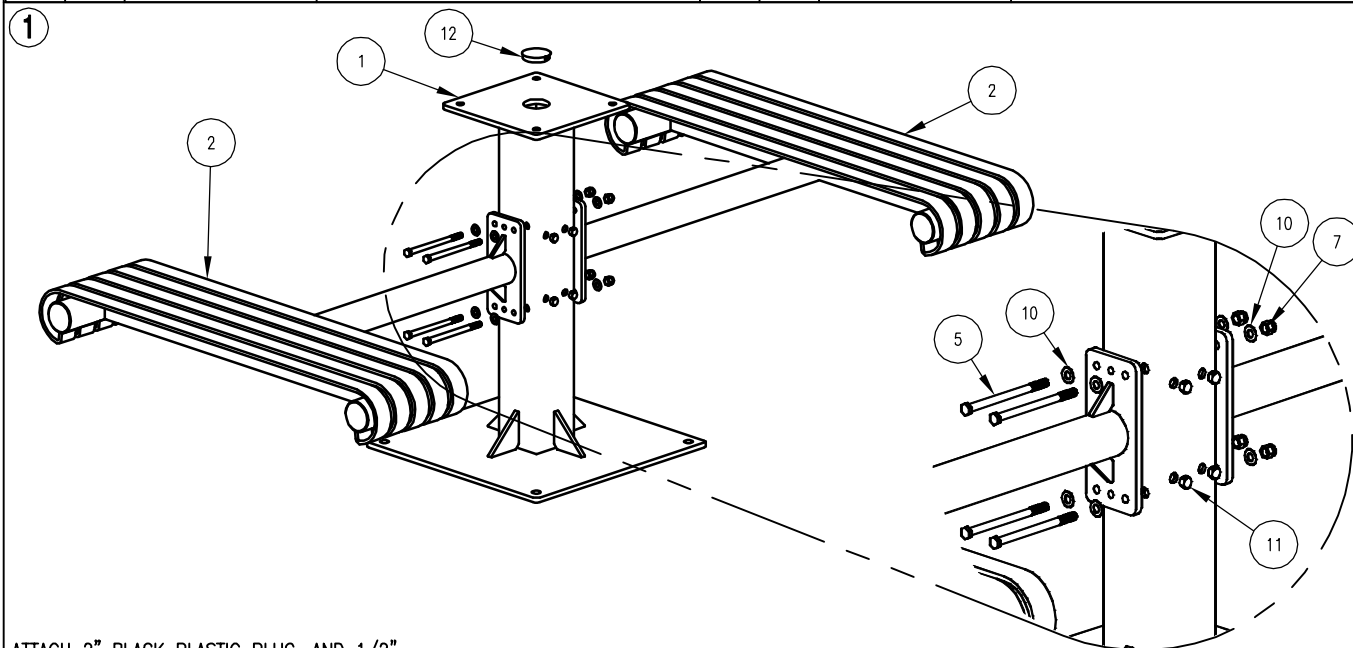
3/4" WRENCH
9/16" WRENCH
3/8" DRILL BIT
1/2" MASONRY DRILL BIT
HAMMER
DRILL

PARTS LIST

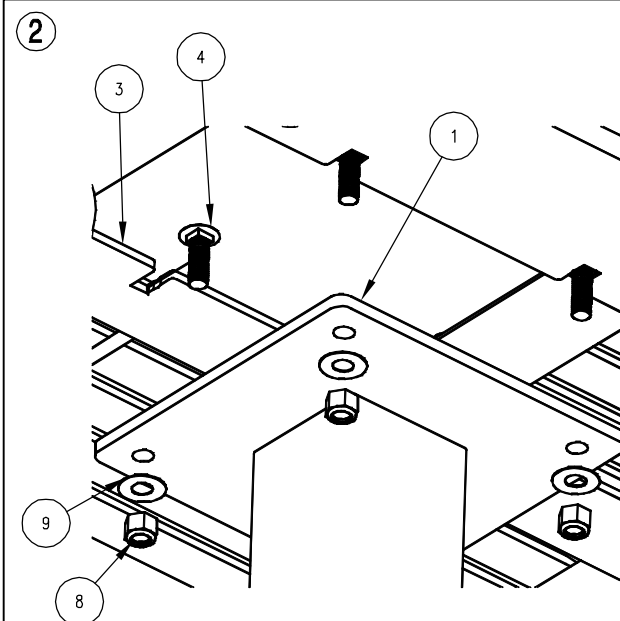
ITEM	QTY	PART NO	DESCRIPTION
1	1	0-448-00-01/S-2	SUPPORT FOR SURF MT
2	2	0-448-30-03	SEAT ARM, 35 1/2", 92 STYLE W/ 8" PLATE
3	1	0-448-30GM	35 1/2" STL TABLE TOP, 35 1/2",92 STYLE W/GMBD
4	4	1-11-042	1/2" X 1 1/2" SS CGE BOLT
5	4	1-12-039	3/8" X 5 1/2" SS HEX HD CAP SCR
6	4	1-14-003	3/8" X 1" S.STL. ROLL PIN
7	4	1-20-007	3/8" SS NYLON LOCKNUT
8	4	1-20-015	1/2" SS NYLON LOCKNUT
9	4	1-22-015	1/2" SS FLAT WASHER
10	8	1-22-024	3/8" SS FLAT WASHER
11	8	5-48-059	BLACK PLASTIC PLUG
12	1	5-48-764	2" BLACK PLASTIC PLUG

KITS PROVIDED

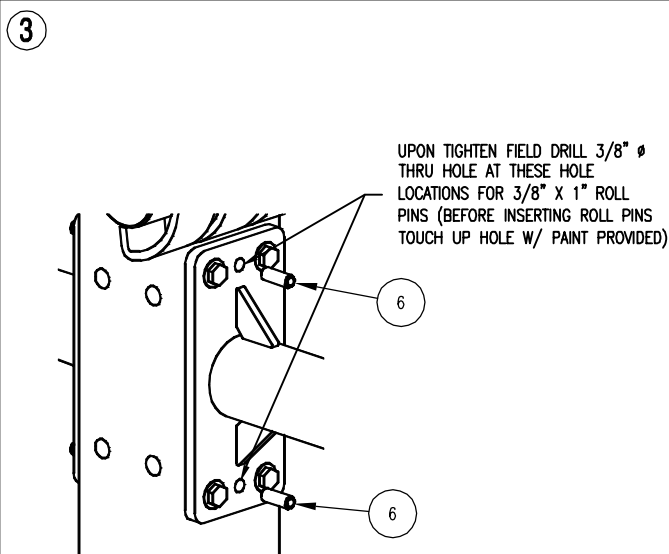
ITEM	QTY	PART NO	DESCRIPTION
13	1	K-ANC0860-4	1/2" X 3 3/4" SS ANCHOR KIT (4PC)
14	1	K-CG0824-4L	1/2" CGE BOLT HARDWARE KIT (4)
15	1	K-HC0688-4	3/8" CAP HARDWARE KIT (4PC)
16	1	K-PLUG08-8	1/2" BLACK PLASTIC PLUG
17	1	K-RP0616-4	3/8" X 1" ROLL PIN KIT (4PC)



ATTACH 2" BLACK PLASTIC PLUG, AND 1/2" BLACK PLASTIC, SEAT ARM TO SUPPORT FOR SURF MT



ATTACH STL TABLE TOP TO STEP 1 ASSEMBLY



Prospect Park

DAVENPORT
IOWA | USA



Proposed Location



Existing Park Furniture

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.

Resolution No. 2020-01

Resolution offered by Commissioner Diane Franken

RESOLVED by the Davenport Historic Preservation Commission (HPC).

RESOLUTION encouraging the consideration of desirability of preserving historic character when considering changes to Davenport's local landmark parks.

NOW, THEREFORE, BE IT RESOLVED, by the Historic Preservation commission of the City of Davenport that when considering changes to any of Davenport's local landmark parks, whatever the type of those changes maybe, the Historic Preservation Commission recommends to the Parks & Recreation Department and its Advisory Board, those changes be taken with the consideration of the desirability of preserving the historic character of those parks.

Any changes within these local landmark parks, should be guided by the local, state, or national designation and its 'period of significance', taken from its original application for historical designation and refer to the National Park Service's Preservation Briefs to guide decisions in making changes to local landmark parks.

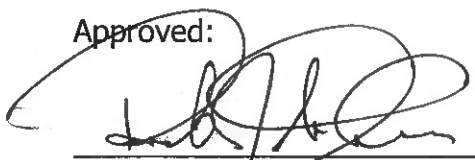
and the Chairperson and Secretary be, and they are hereby authorized and instructed to certify to the adoption of this resolution.

Attest:



~~Brandon Melton~~, HPC Secretary
matt wardenitch

Approved:



~~John Fruch~~, HPC Chairperson

City of Davenport
Historic Preservation Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
6/8/2021

Subject:

Case COA21-09: Installation of a new roof at 705 Gaines Street. The multi-family dwelling is listed as a contributing structure in the Hamburg Local Landmark Historic District. Jack Haberman, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness to install a new roof, gutters, and flashing at 705 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 replace the existing asphalt architectural shingle roof, install new K style gutters, and incorporate bronze flashings on the apartment building at 705 Gaines Street.

The existing asphalt three tab roof is not original to the structure. There presently are no gutters on the roof. K style gutters were removed from the building over ten years ago.

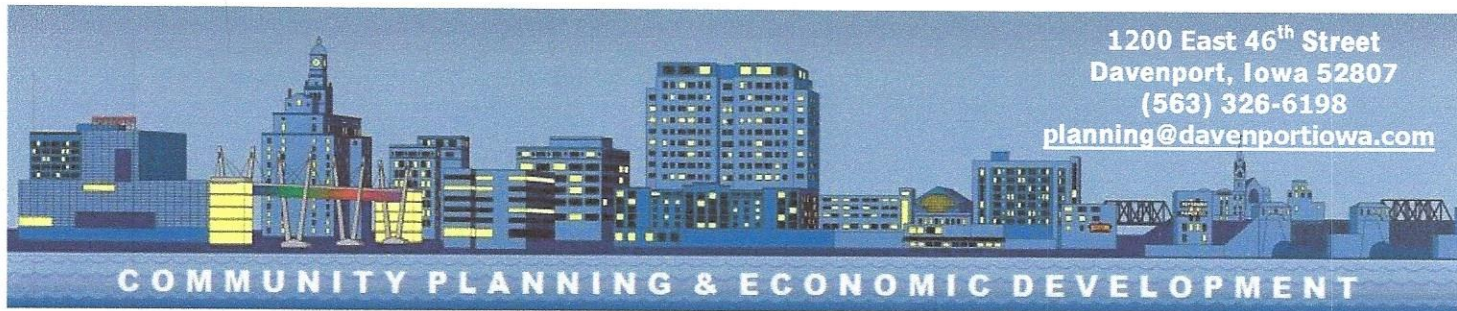
The proposed roof material is Owens Corning TruDefinition Duration Designer Sand Dune Architectural Shingles. The proposed "Sand Dune" color will not be a perfect match to the existing shingle. However, the proposed color scheme will compliment the existing building exterior.

ATTACHMENTS:

Type	Description
□ Backup Material	Application
□ Backup Material	Louis P. Best Apartments-Photos
□ Backup Material	Map and Site Plan
□ Backup Material	Email Correspondence
□ Backup Material	Approval Standards
□ Backup Material	Site Inventory Form

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning &			



Complete application can be emailed to planning@davenportiowa.com

Property Address* 705, 707, 709, 711 GAINES ST DAVENPORT

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

Applicant (Primary Contact)

Name: JACK HABERMAN
Company:
Address: 624 - W 6th ST
City/State/Zip: DAVENPORT, IA 52803
Phone: 563 271-8344
Email: MARIONJACK@MSN.COM

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

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

Zoning Board of Adjustment

Zoning Appeal ☐
Special Use ☐
Hardship Variance ☐

Engineer (if applicable)

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

Design Review Board

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

Architect (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness ☒
Local Landmark Nomination ☐
Demolition Request ☐

Administrative

Administrative Exception ☐
Health Services and Congregate Living Permit ☐

Attorney (if applicable)

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

Historic Resource:

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

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

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

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

When is a certificate of appropriateness required?

Prior to the commencement of the work.

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

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

Submittal requirements

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

Submittal requirements for all types of requests:

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

Submittal requirements for specific types of requests:

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

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

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

- A dimensioned site plan, including the locations of any proposed or existing buildings on the subject parcel and on surrounding parcels.
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Work Plan

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

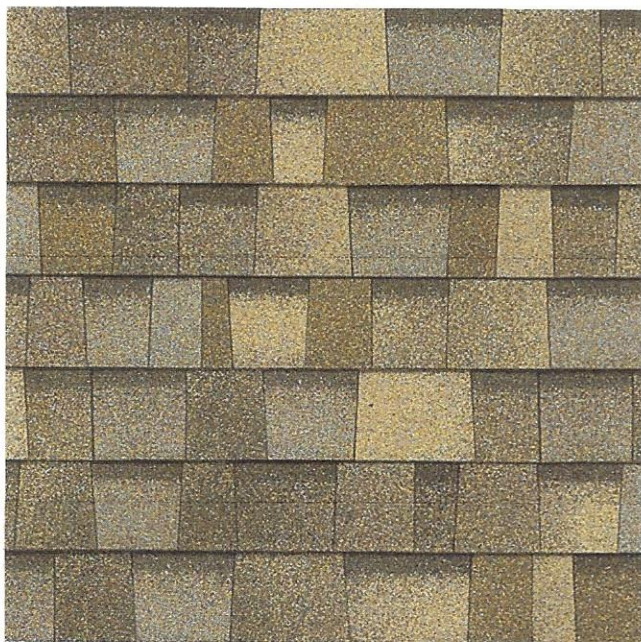
NEW ROOFING. ARCHITECTURAL STYLE SHINGLES —
NEW GUTTERS K STYLE GUTTERS
ALL BRONZE COLOR FLASHINGS.

Add additional pages in needed.

Owens Corning® TruDefinition® Duration® Designer Sand Dune Architectural Shingles (32.8 sq. ft.)

Limited Lifetime Warranty

Model Number: 1513189 | Menards® SKU: 1513189



EVERYDAY LOW PRICE

\$33.00

11% MAIL-IN REBATE Good Through 5/15/21

\$3.63

FINAL PRICE

\$29³⁷
/bndl

\$0.90 /sq.ft

You Save \$3.63 with Mail-In Rebate

Variation: Sand Dune

* Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®.



Pick Up At Store

650 In-Stock at **DAVENPORT**

[Check Another Store for Availability](#)



Delivery

Available

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.
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(1) Application:

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- If approved, a certificate of appropriateness does not constitute a City permit or license and does not 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.
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- 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: Josh Hales Date: 5-8-21

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:

Date of the Public Meeting:

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



Top: Louis P. Best Apartments, looking NE. West façade.

Bottom: Louis P. Best Apartments, looking S, N elevation and roof condition.



Top: Louis P. Best Apartments, Looking SW, E elevation and roof condition.

Bottom: Louis P. Best Apartments, Looking W, E elevation and roof condition.



Looking NW, Louis P. Best Apartments, E elevation and roof condition.

The Louis P. Best Apartments
705-711 Gaines, Davenport, IA
Map



**The Louis P. Best Apartments
705-711 Gaines, Davenport, IA
Site Plan**



Werderitch, Matt

From: Jack Haberman <MarionJack@msn.com>
Sent: Monday, May 10, 2021 10:01 PM
To: Werderitch, Matt
Subject: Re: [EXT] COA for 705 Gaines St roofing and gutters

Thanks for the quick response.

- 1 - This is not the original roofing.
- 2- existing roof is asphalt 3 tab.
- 3 - presently there are no gutters. The k style gutters were removed over 10 years ago.
- 4 - I do not know the color of the original flashing.

Sent from my iPhone

On May 10, 2021, at 8:39 AM, Werderitch, Matt <Matt.Werderitch@davenportiowa.com> wrote:

Good Morning,

Staff received your Certificate of Appropriateness Application and will have the item placed on the June 8th Historic Preservation Commission Meeting agenda.

Please address following initial questions regarding the project:

1. Is the existing roof original to the structure?
2. Is the existing roof also an asphalt architectural shingle?
3. Are the existing gutters K Style?
4. What color is the original flashing?

Staff will email you the meeting agenda and staff report the Friday before the June meeting. Feel free to contact me with any questions. I can be reached at 563.888.2221 or via email.

Sincerely,

Matt Werderitch

Planner II | Development & Neighborhood Services
City of Davenport

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

davenportiowa.com

From: Jack Haberman <MarionJack@msn.com>
Sent: Sunday, May 9, 2021 7:12 PM
To: Planning <Planning@davenportiowa.com>
Subject: [EXT] COA for 705 Gaines St roofing and gutters

Attached find COA and supporting documents.
Please schedule me for the 6/8/21 meeting.
Please let me know if you need anything else.

Thanks,
Jack Haberman

Historic Preservation Ordinance

Section 14.01.060 Certificate of Appropriateness Review Process

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ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office

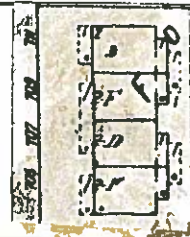
Wehner, Nowysz, Pottschull and Pfiffner
201 day building, Iowa city, Iowa 52240DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

SITE #82-10- GA-705 MAP # 3

HIST. DIST. Hamburg

NAME L. P. Best Apartments (H) C

ADDRESS 705-11 Gaines

LEGAL DES. Forrest & Dillon's Add. 1 1
SUB-DIVISION BLOCK PARCEL SUB-PARCELUTM 15 701170 01451991870 ACREAGE -1 ZONE R-6M
EASTING NORTHINGOWNER Verne Hobert
411 E. 13th St., Dav. IATITLE H.
(IF DIFF)

SITE SHEET

DESCRIPTION

2½ story, hipped roof rectangular dwelling raised over basement w/
FORM large central gable & smaller end gables CONST c. 1906-09
DATEMATERIALS Frame with stone foundation, clapboard* ARCH
STYLE

FENESTRATION Rectangular windows, 2 window dormers between the 3 front gables,**

DIST. FEATURES 3 galleries aligned with 3 front gables

ALTERATIONS

SITE & RELATED STR. Elected lot, slopes to south

STATEMENT *siding, exposed framing in gables

**gabled bay on south facade

This building represents one of Davenport's early 20th century multiple dwelling units with attractive 3 gable main (W) facade and corresponding entrance galleries. Half-timbered sheathing ornaments the gables and 2nd floors of the projecting gabled pavilions.

Clausen & Clausen, Architects

SOURCES

"Index of Clausen & Clausen Jobs", Typescript, Charles Richardson Associates, Davenport.

ARCHITECTURE

SIGNIFICANCE

HISTORY

DESCRIPTION

This building was constructed over a period of four years from 1906 thru 1909. One unit was occupied in 1906, two more in 1908, and the fourth in 1909. The first occupants of the building when completed were Gustav Donald, City Editor for Der Demokrat; Hans Reese, Bookkeeper for Iowa National Bank; John A. Wittwer, Clerk; and Emil J. Buck, Secretary-Treasurer for Buck Auto Carriage and Implement Company.

SOURCES

City Directories, 1900-01, 1902-03, 1906-07, 1908, 1909.

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 Good

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☐ DET. OF ELIGIBILITY☐ W'SHIELD SURVEY☐ R. & C.☒ N.R.H.P. 11/16/83☒ DAVENPORT A/H SURVEY☐ GRANT _____☐☐

5. SUBJECT TRACES

6. PHOTO

1625-5, 6

ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office

Wehner, Nowysz, Pottschiull and Pfiffner

201 day building, Iowa city, Iowa 52240

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

82 - 10 - GA-705

ADDITIONAL PHOTOGRAPH:



CONTINUATION

City of Davenport
Historic Preservation Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
6/8/2021

Subject:

Case COA21-11: Request to install a new cabana and umbrellas at the Annie Wittenmyer Aquatic Center located in the Iowa Soldiers' Orphans' Home Historic District. City of Davenport Parks and Recreation Department, petitioner. [Ward 5]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness to install a new cabana and umbrellas at the Annie Wittenmyer Aquatic Center per Chapter 14.01.060 of the Davenport Municipal Code.

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

- 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.

Background:

The City of Davenport Parks and Recreation Department is proposing upgrades to the Aquatic Center at 2828 Eastern Avenue. The Annie Wittenmyer Aquatic Center is listed as a noncontributing structure in the Iowa Soldiers' Orphans' Home Historic District. The 6,300 square foot pool and Aquatic Center opened in 2002.

The two existing umbrellas near the shallow end of the pool will be replaced with new umbrellas. The proposed umbrellas are 11'3" in height, 20' in length, and 20' in width. The structure contains a steel frame and gray fabric shade. The shades will be removed at the end of each pool season.

A new cabana will be installed to the west of the bathhouse. The proposed cabana is 10'4" in height, 31'4" in length, and 10' in width. The structure is composed of a steel frame and gray fabric shades to match the umbrellas. The fabric shades will only remain up during the pool season.

ATTACHMENTS:

Type	Description
▣ Backup Material	Application
▣ Backup Material	Cabana Details
▣ Backup Material	Umbrella Details
▣ Backup Material	Proposed Locations
▣ Backup Material	Historic Property Inventory Sheet
▣ Backup Material	Approval Standards

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	6/1/2021 - 1:44 PM



Complete application can be emailed to planning@davenportiowa.com

Property Address*

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

Applicant (Primary Contact)

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

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

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

Zoning Board of Adjustment

Zoning Appeal	☐
Special Use	☐
Hardship Variance	☐

Design Review Board

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

Engineer (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness	☐
Local Landmark Nomination	☐
Demolition Request	☐

Architect (if applicable)

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

Administrative

Administrative Exception	☐
Health Services and Congregate	☐
Living Permit	☐

Attorney (if applicable)

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

Historic Resource:

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

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

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

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

When is a certificate of appropriateness required?

Prior to the commencement of the work.

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

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

Submittal requirements

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

Submittal requirements for all types of requests:

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

Submittal requirements for specific types of requests:

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

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

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

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

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

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

Formal Procedure

(1) Application:

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

(2) Historic Preservation consideration of the request:

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

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

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

Applicant: Date:

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

Received by: Date:

Planning staff

Date of the Public Meeting:

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

Work Plan

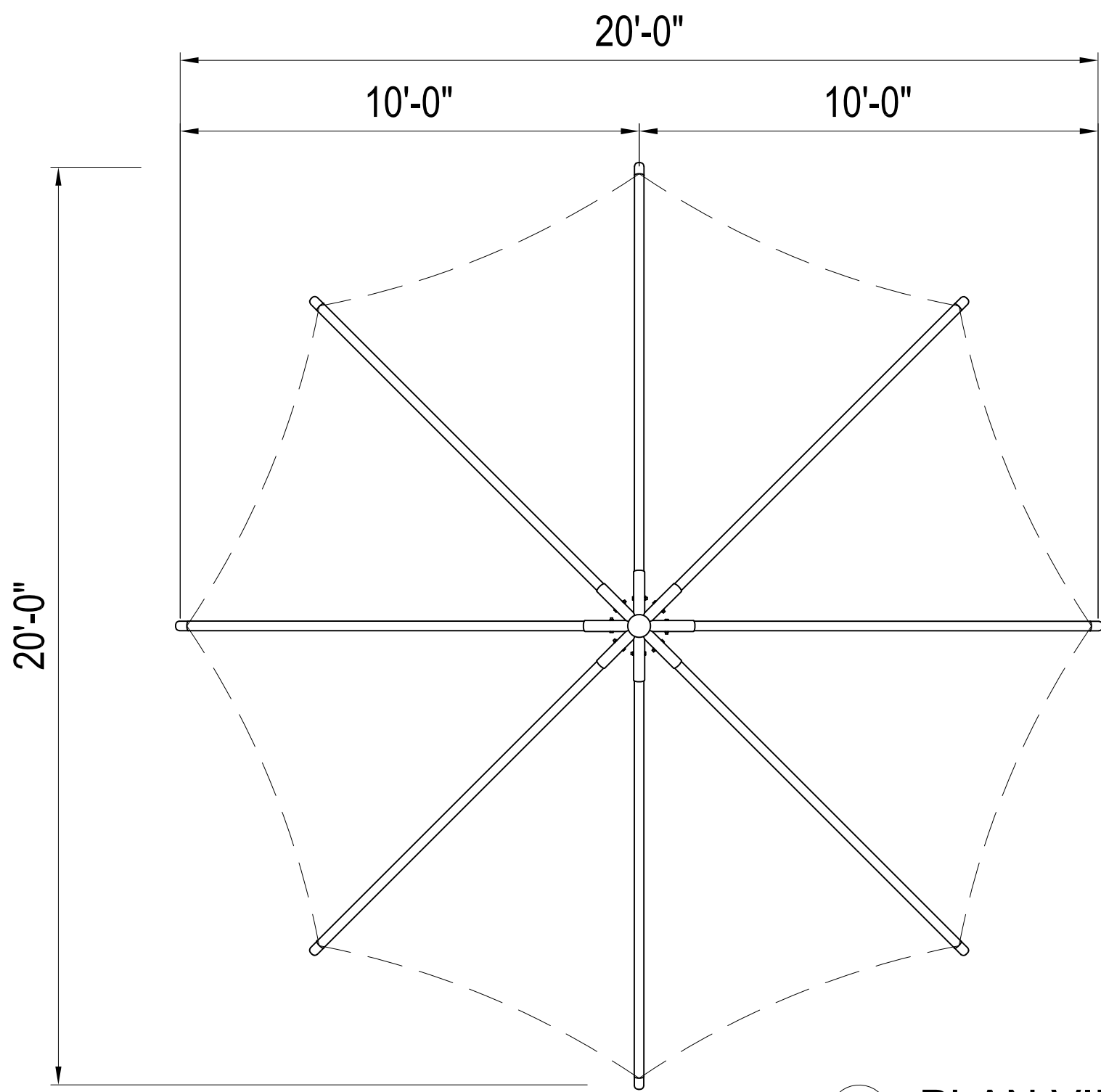
Please describe the work being performed. Please note that only work described in the application may be approved by the Board.

Add additional pages in needed.

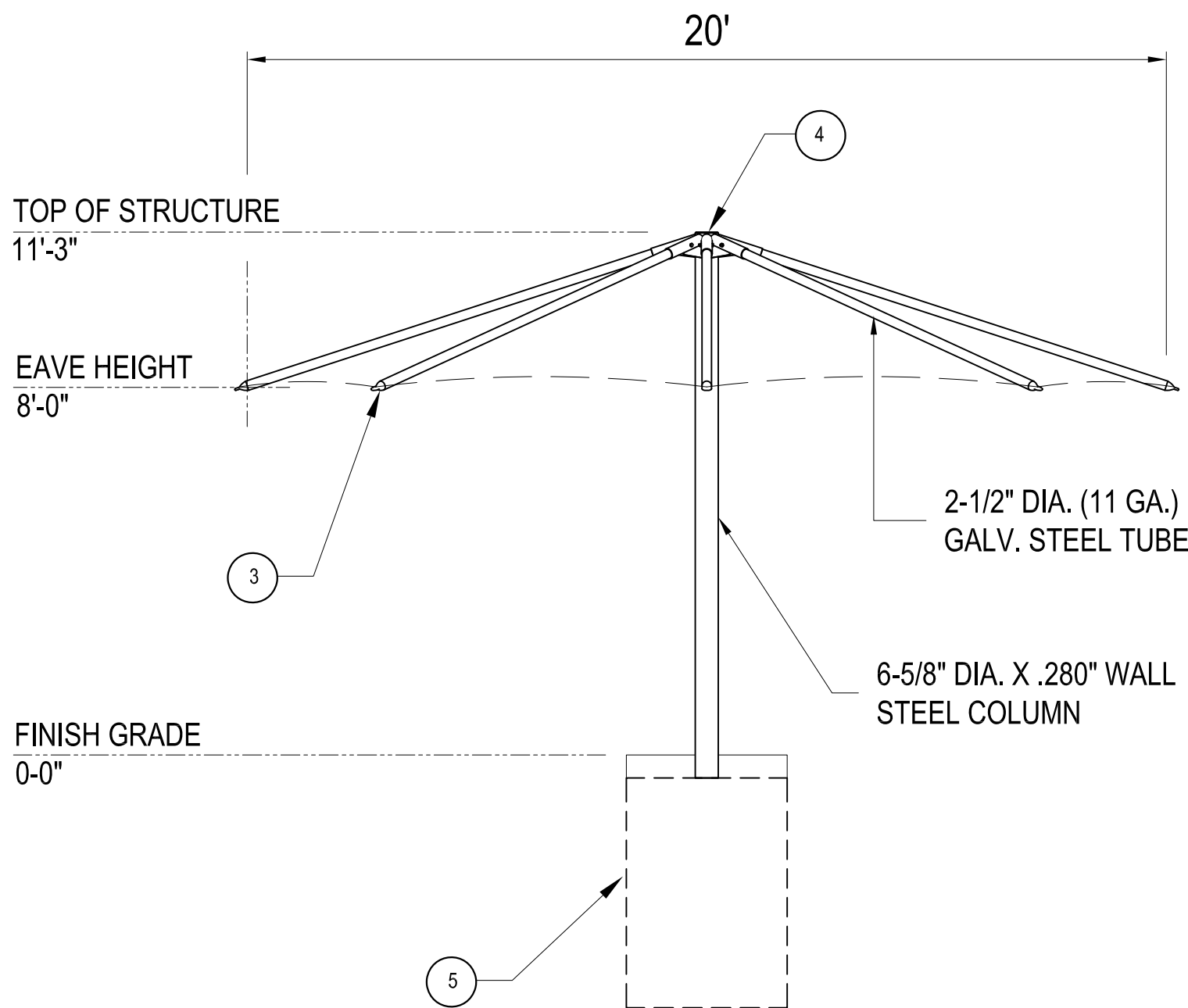
**City of Davenport Zoning Historic Preservation Commission
2021 Meeting and Submittal Calendar**

Local Landmark Nomination Application	Local Landmark HPC Commission Meeting	All Other Historic Preservation Applications	All Other Historic Preservation Applications HPC Meeting
Application Submittal	HPC Commission Meeting	Application Submittal	HPC Meeting
Friday 5:00 p.m.	Tuesday 5:00 p.m.	Friday 5:00 p.m.	Tuesday 5:00 p.m.
Public Works Center	Council Chambers City Hall	Public Works Center	Council Chambers City Hall
1200 E 46th St	226 W 4th St	1200 E 46th St	226 W 4th St
Davenport IA, 52807	Davenport IA, 52801	Davenport IA, 52807	Davenport IA, 52801
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

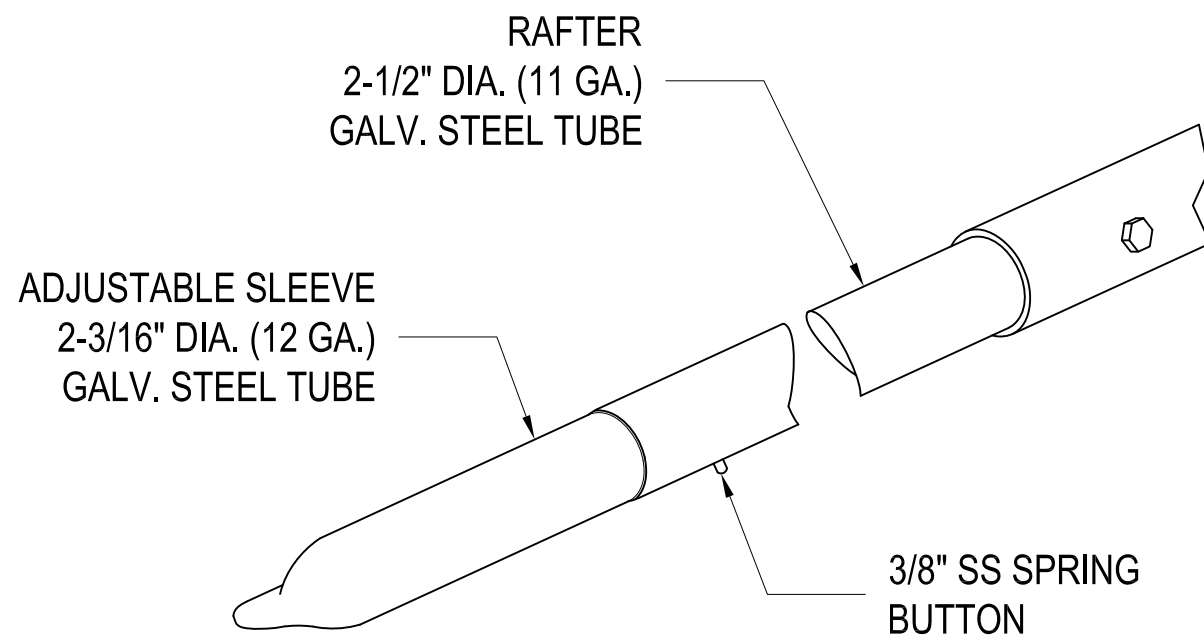
Location/Date/Time are subject to change. Contact planning@davenportiowa.com to confirm meeting date/time/location.



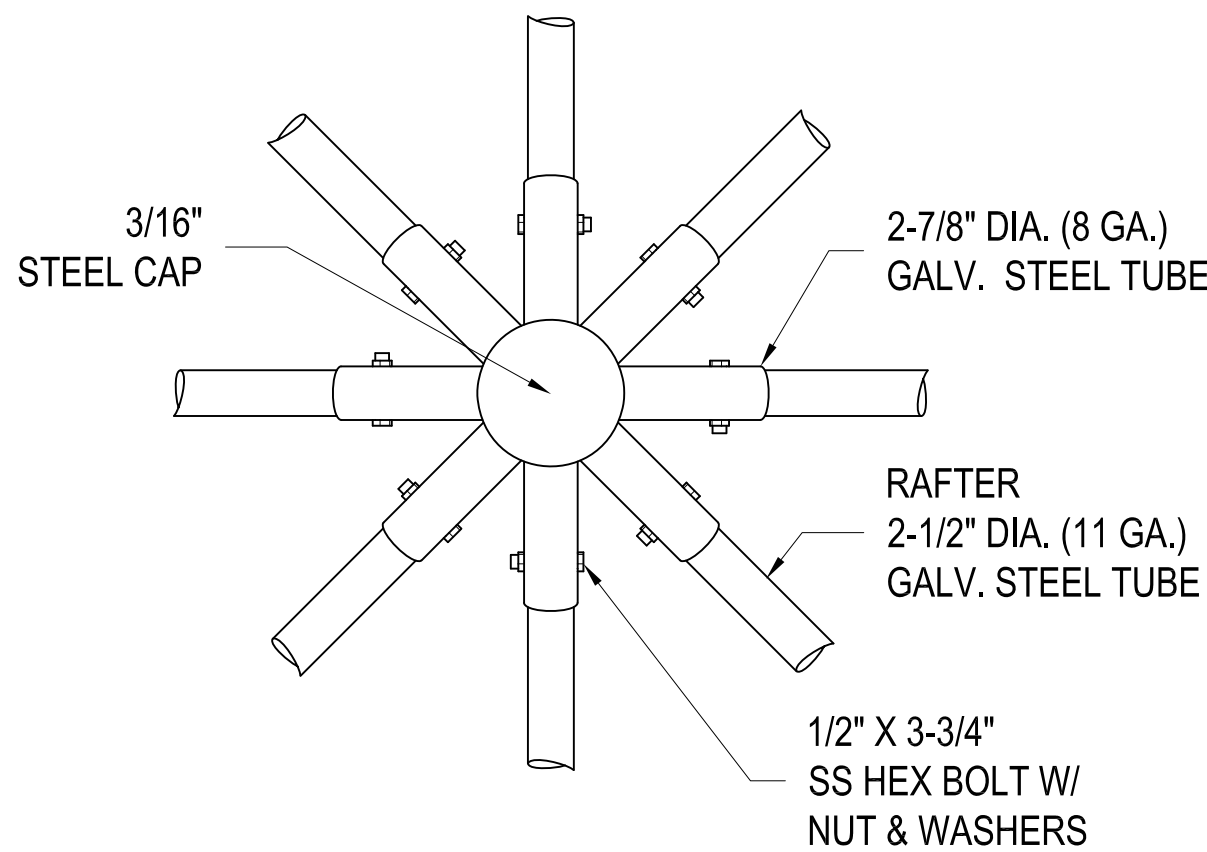
1 PLAN VIEW



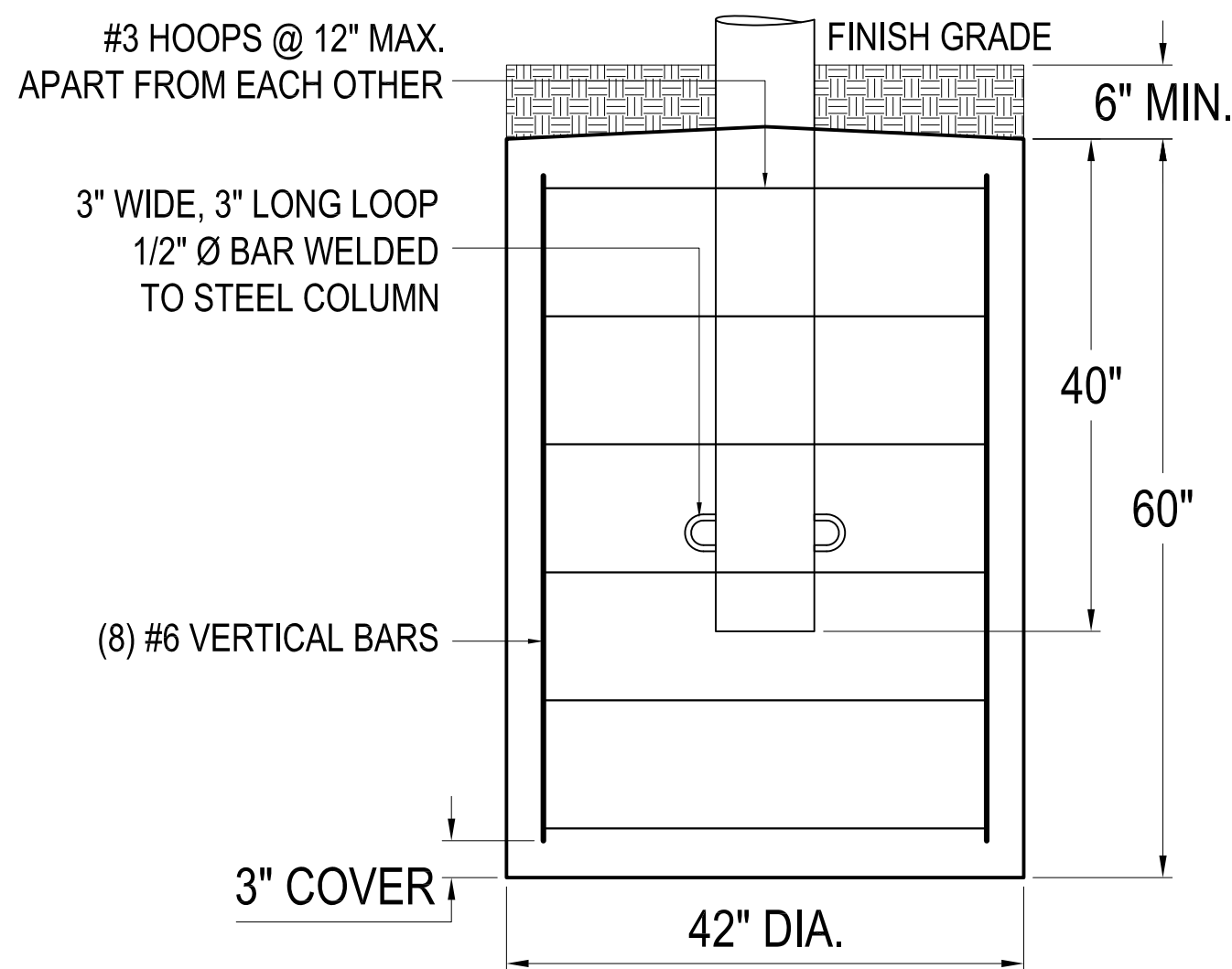
2 ELEVATION VIEW



3 TOP CORNER DETAIL



4 RAFTER TO COLUMN CONNECTION



5 FOOTING DETAIL

NOTE: HOOPS & REBARS
NOT SUPPLIED BY FACTORY

GENERAL NOTES

1- THE SHADE SYSTEMS, INC.™ STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2015 IBC CODES ALONG WITH ANY ADOPTED STATE BUILDING CODES AND ASCE 7 TO THE FOLLOWING DESIGN CRITERIA:

CATEGORY	STRUCTURE WITH FABRIC CANOPY REMOVED
EXPOSURE	B
BASIC WIND SPEED	105 MPH

2- THE FOUNDATION ASSUMES SOIL CLASS MATERIAL 5, VERTICAL FOUNDATION PRESSURE 1500 PSF, LATERAL BEARING PRESSURE 100 PSF/FT. [PER IBC, TABLE 1806.2]

3- ALL FASTENERS SHALL BE STAINLESS STEEL.

4- FABRIC MAY NOT WITHSTAND WINDS IN EXCESS OF 90 MPH AND THEREFORE IT SHALL BE RELEASED.

STEEL:

1- GALV. STEEL TUBES MIN F_y=50KSI. STEEL ROUND PIPE SHALL BE ASTM A53 GRADE B. STEEL HSS ROUND AND HSS RECTANGULAR SHALL BE ASTM A500 GRADE B. STEEL PLATE SHALL CONFORM WITH ASTM A36.

2- ALL PARTS SHALL BE FACTORY-WELDED TO AMERICAN WELDING SOCIETY (AWS) SPECIFICATIONS AND SHALL UTILIZE E70-S6 AND HAVE THE HIGHEST STANDARDS OF QUALITY WORKMANSHIP.

3- ALL WELDS SHALL BE FILLET WELDS WITH MAXIMUM PERMISSABLE THROAT THICKNESS OR FULL PENETRATION GROOVE WELDS.

CONCRETE:

1- ALL CONCRETE SHALL BE MIXED AND PLACED IN ACCORDANCE WITH THE LATEST EDITION OF ACI 301 AND 318.

2- CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH (f_c) OF 3000 PSI. A CONCRETE MIX HAVING A LISTED STRENGTH OF AT LEAST 3000 PSI THAT IS MIXED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS IS ACCEPTABLE FOR USE.

3- REINFORCING STEEL SHALL BE ASTM A-615 GRADE 60 WITH A MINIMUM YIELD STRENGTH (f_y) OF 60 KSI.

4- UNLESS OTHERWISE SHOWN, CONCRETE COVER SHALL BE 3" (MIN).

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NOTE TO OWNER:
OWNER ACCEPTS FULL RESPONSIBILITY FOR REMOVING THE FABRIC SHADE MATERIAL FROM THE STEEL FRAME WHEN SEVERE WEATHER CONDITIONS ARE PREDICTED. SUCH CONDITIONS INCLUDE PREDICTED WIND SPEEDS IN EXCESS OF 90 MPH. ALSO, AS STRUCTURE IS NOT DESIGNED FOR ANY SNOW LOAD, IT IS RECOMMENDED THAT CANOPY BE REMOVED WHEN SNOWFALL IS EXPECTED.

Shade
systems^{INC.}

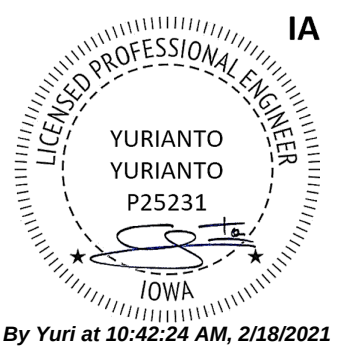
4150 S.W. 19 Street
Ocala, FL 34474
Tel.: 1-800-609-6066



WWW.MODULARCONSULTANT.COM
MSC@modularconsultant.com
(972) 896-5373

Annie Wittenmyer Family
Aquatic Center
2828 Eastern Avenue
Davenport, IA 52803

Approved:



Model Name:

UMBRELLA
SHADE SYSTEM STRUCTURE

Model No.:

U2008

Revisions

REP:

COMMERCIAL RECREATION
SPECIALISTS
877-896-8442

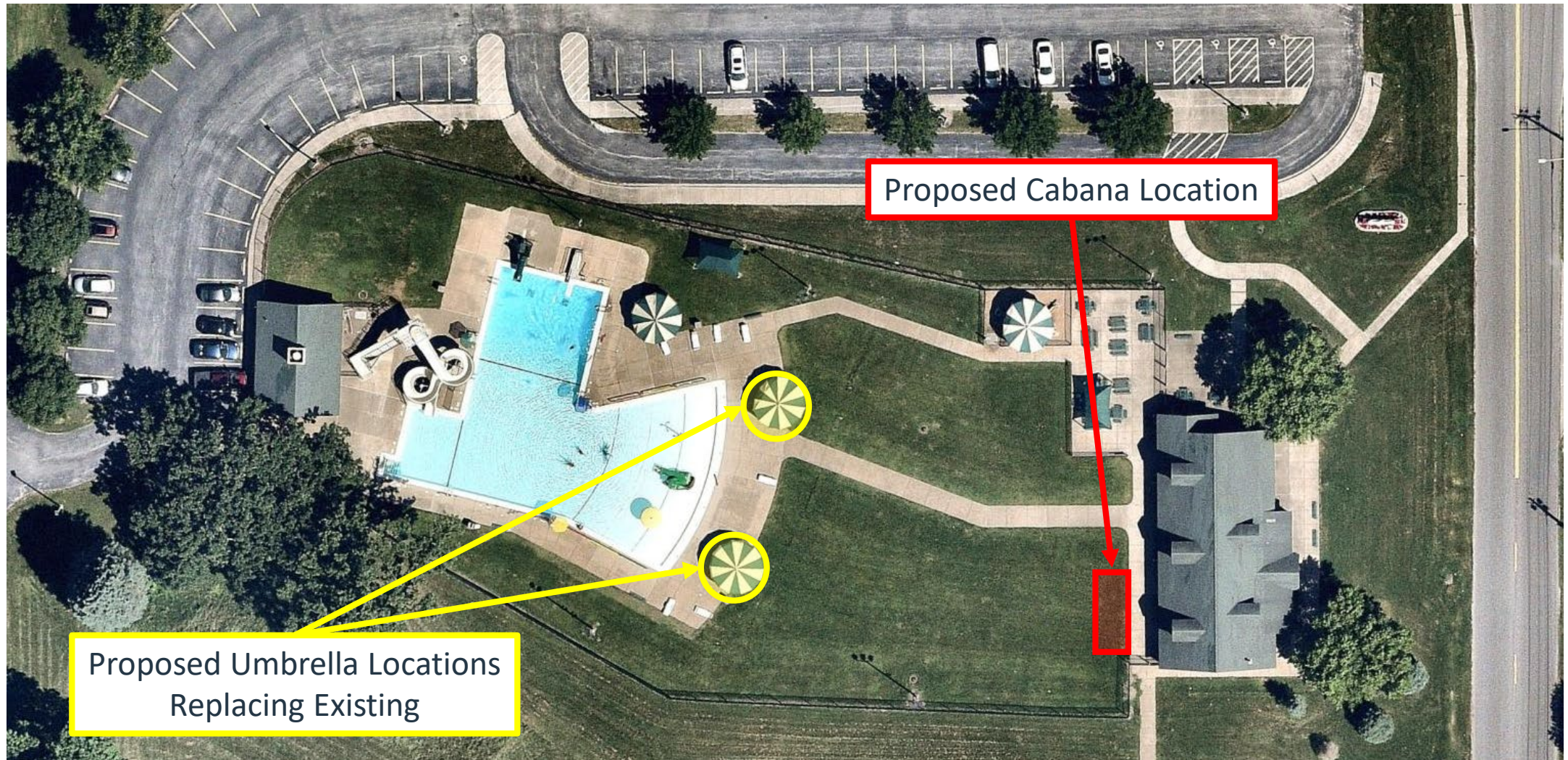
REP QTE. NO.

Q-02189

Approved: JRB	Job: 7374-2
Checked: MG	
Drawn: RB	
Date: 02/12/2021	Sheets: 1 OF 1
NOT TO SCALE	

Annie Wittenmyer Aquatic Center

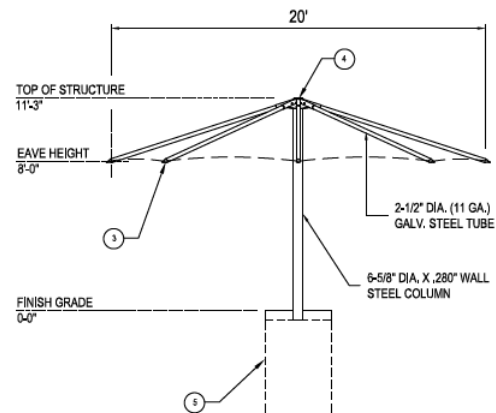
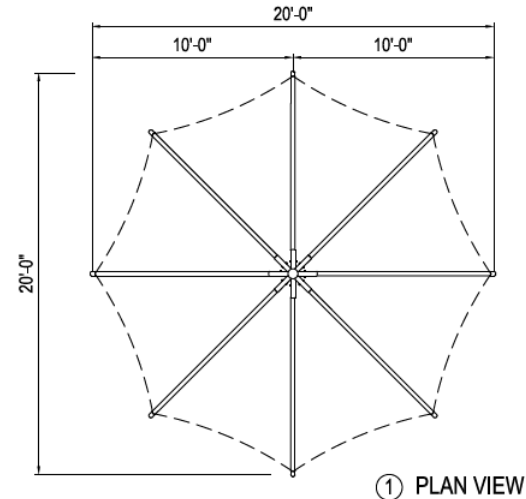
DAVENPORT
IOWA | USA



Annie Wittenmyer Aquatic Center

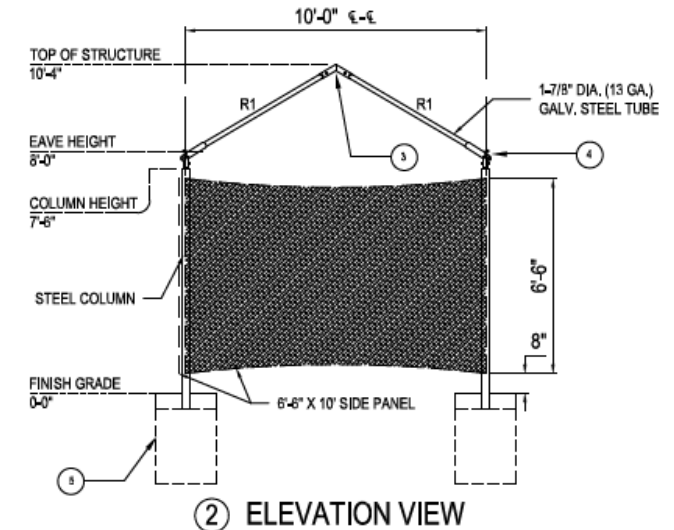
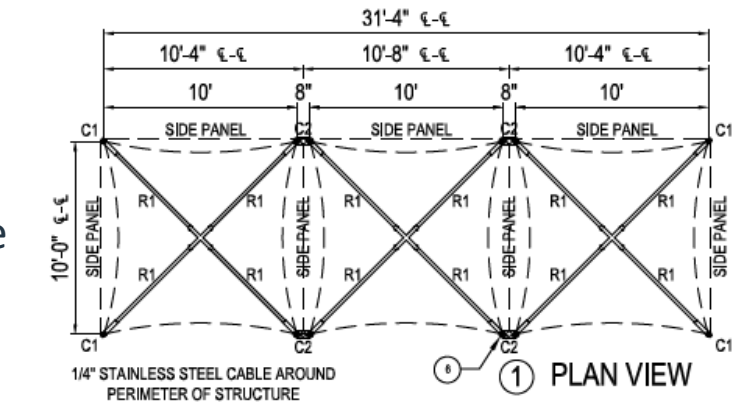
Proposed Umbrella

1. Color: Gray
2. Material: Steel Frame; Fabric Shade
3. Dimensions:
 - Height: 11'3"
 - Length: 20'
 - Width: 20'
4. Canvas to be Removed at End of Pool Season



Proposed Cabana

1. Color: Gray
2. Material: Steel Frame; Fabric Shade
3. Dimensions:
 - Height: 10'4"
 - Length: 31'4"
 - Width: 10'
4. Canvas to be Removed at End of Pool Season



NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 7 Page 26

Iowa Soldiers' Orphans' Home Historic District
Name of Property

Scott County, IA
State

are now covered.

- In the south façade, windows are grouped in three bays with three windows in each bay at each level. The original windows were 9/9 double-hung sash with six-light transoms beneath flat arches; all but one window is closed with plywood.
- The interior contains a swimming pool and locker rooms on the basement level and a gymnasium on the upper level. Circular metal staircases in the northeast and northwest corners connect the floors.
- Four steel ceiling trusses are widely spaced with additional I-beams between end trusses and the outer walls. Stabilizing I-beams connect the trusses parallel to the walls.
- Elevation drawings for the Gymnasium appear on the following page.

Annie Wittenmyer Family Aquatic Center (noncontributing) – Photos #25 & #26

- Annie Wittenmyer Family Aquatic Center is located in the northeast corner of the original 33-acre orphanage site in a portion of the campus historically reserved for open space and recreation uses. The area lies in the flood plain for Duck Creek, which is located north of 29th Street. The Aquatic Center is one of two nearly identical facilities operated by the City of Davenport Park and Recreation Department. Fejervary Park Family Aquatic Center opened in 1999 and the Annie Wittenmyer Family Aquatic Center opened in 2002.
- Burbach Aquatics, LLC, architects and engineers of Platteville, Wisconsin designed the facility. Contractor was Frye Builders & Associates of Muscatine, Iowa. Total cost for the facility was \$1.6 million.
- The Aquatic Center consists of three noncontributing resources – the Swimming Pool, Bathhouse, and Mechanical Building. The chain link-fenced site has the Bathhouse at the east edge facing Eastern Avenue. The grassy area used by sunbathers separates the Bathhouse from the Swimming Pool located at the west end of the site. The Mechanical Building is located immediately west of the pool. A paved L-shaped parking lot extends along the west and north sides of the Aquatic Center site.
- The Bathhouse is a one-story rectangular brick building with a steeply pitched side-gable roof. Walls are mottled red and brown-colored brick that closely matches the orphanage buildings and the gabled ends and dormers are clad in synthetic siding. The front façade (east) has an off-center entrance porch with a shed roof and a pediment above the entrance bay; details of new porch match the porch detailing on the Boys' Cottages; vertical screening is located to either side to cover the locker room entrances. The attic roof has a widely spaced pair of gabled dormers that contain semi-circular arched louvered ventilation panels. The north façade contains a contiguous gable over the concession window; a concrete patio with fixed and movable metal tables serves as a food court. The west façade has three gabled ventilation dormers in the attic level.

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 7 Page 28

Iowa Soldiers' Orphans' Home Historic District
Name of Property

Scott County, IA
State

- The principal feature of the Aquatic Center is the 6,300 square foot Swimming Pool, which has a capacity of 182,735 gallons. It is constructed of concrete with a rectangular six-lane pool in the center, a water slide area at the west end, and a shallow area in a fan shaped section at the east end. A concrete paved perimeter surrounds the pool and slide area. The bathing capacity of the pool is 354.
- The one-story brick Mechanical Building is located west of the Swimming Pool. It houses the pumps and the high rate sand filtration system that serves the pool. The building's front gable faces 29th Street with the same mottled reddish brown-colored brick used for walls and synthetic clapboard in the gabled ends. Louvered vents are installed in several walls and mechanical access doors and passage door in the south end.

Maintenance and Support

Boy's Manual Training Building & Work Shop/Carpentry Shop-Blacksmith Shop/Maintenance Building (contributing) – Photo #27

- This building is located west of the central campus along the east side of the service drive opposite the northwest corner of rear kitchen wing of the Administration Building. Its hillside location allows the lower level to open at grade.
- This utilitarian one-story work shop building has a rectangular plan, flat roof, and parapet. It measures approximately 35 feet by 85 feet. The south two-thirds was constructed prior to 1898 and the north third added after 1910. It was originally used as both a workshop for carpentry and blacksmith work and as a manual training school for orphanage boys.
- Mottled red-brown brick walls are laid up in American bond. A limestone watertable sets on top of the rubble stone foundation with concrete parging in some areas. A fully exposed basement wall is on the west side where the condition of brick and mortar is poor.
- The front (east) façade has a dentiled parapet with concrete squares inserted for decoration. Two double-wide entrances with multilight transoms are set beneath segmental arches, each fitted with early tongue-and-groove doors. Seven closely spaced window openings are spaced along the wall, each containing 4/4 double-hung sash with segmental brick arches consisting of three courses of header brick and limestone sills. Doors appear to be set at wagon height for ease of deliveries.
- The south façade has a stepped parapet with concrete coping and brick corbeling. The parged foundation has its concrete scored to look like cut-stone. The parging was probably done at the same time that the north third of the building was constructed with a poured concrete foundation. The south wall has fixed four-light windows on the basement level and 4/4 double-hung sash on the main level.
- The west façade has both original and modified window and door openings. A lumber shed attached at the south end was removed prior to 1910. On the main level, nine windows





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.

City of Davenport
Historic Preservation Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
6/8/2021

Subject:

Case DNRHP21-01: Request for demolition of the screened porch at 209 McClellan Boulevard located in the McClellan Heights National Historic District. Joy Sparling, petitioner. [Ward 6]

Recommendation:

Staff recommends that the Historic Preservation Commission approve demolition of the screened porch at 209 McClellan Boulevard.

Findings:

1. The screened porch at 209 McClellan Boulevard does not meet the criteria in Section 14.040.B of the Davenport Municipal Code.
2. The screened porch does not embody the distinctive architectural characteristics of the original structure, nor does it represent the work of a master builder or architect.

Background:

The property at 209 McClellan Boulevard is located in the McClellan Heights National Historic District. Any demolition or partial demolition in a national historic district requires review and approval from the Historic Preservation Commission.

The Ordinance does not differentiate between original historic construction verses later additions. This allows the Historic Preservation Commission flexibility in approving demolition of non-historic additions.

The applicant is proposing to remove the screened porch on the northwest corner of the home for the purpose of constructing a new addition.

Given the proposed project, a structural report from a licensed engineer or architect is not applicable. The applicant is not claiming the porch is in disrepair nor is it structurally unsound. The reason for the partial demolition is because the screened porch is not compatible with the design of the proposed addition.

The Commission is to review whether or not demolishing the porch is acceptable, not the design of the proposed addition. New construction in a national historic district is outside the Commission's review authority.

Unfortunately, neither the City nor the property owner have documentation validating the date the screened porch was constructed. It has been determined that the screened porch is not part of the original structure. The applicant has provided a timeline of ownership as well as testimony from lifelong residents of the neighborhood. It is estimated that the porch was constructed in the 1970s.

The following dates have been confirmed:

1. 1921: Original home constructed. Screened porch not shown in original blueprints.
2. 1947: Building permit pulled to enclose an open porch with masonry walls and two new

windows.

3. 1982: Home was included in the McClellan Heights National Register of Historic Places Inventory- Nomination Form. A photograph from the survey shows the screened porch.
4. 1998: Building permit to construct a room addition over the existing garage.

ATTACHMENTS:

Type	Description
▢ Backup Material	Application
▢ Backup Material	Commission Letter
▢ Backup Material	Photos-Existing Porch and Proposed Addition
▢ Backup Material	Building Blueprint
▢ Backup Material	1947 Building Permit-Enclose Porch
▢ Backup Material	1998 Building Permit-Addition Over Garage
▢ Backup Material	Email Correspondence
▢ Backup Material	McClellan Heights Historic District Inventory Sheets
▢ Backup Material	Scott County Parcel Report

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	6/2/2021 - 3:20 PM



Complete application can be emailed to planning@davenportiowa.com

Property Address*

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

Applicant (Primary Contact)

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

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

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

Zoning Board of Adjustment

Zoning Appeal
Special Use
Hardship Variance

Engineer (if applicable)

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

Design Review Board

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

Architect (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness
Local Landmark Nomination
Demolition Request

Administrative

Administrative Exception
Health Services and Congregate
Living Permit

Attorney (if applicable)

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

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 demolition approval are mapped with any of the following symbols:



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

When is historic demolition approval required?

Prior to submission of a building permit.

Pre-Submittal requirement

- An informal meeting (work session) with the Historic Preservation Commission is required prior to the Commission voting on the demolition. The purpose of the meeting is understand the need for the demolition, explore any viable alternatives, and clarify what additional information will be required for formal consideration.

Submittal requirements

- Please contact Planning staff at (563) 326-6198 or planning@davenportiowa.com so we can help you determine what exactly is required to be submitted.
- Incomplete applications will not be accepted.
- A report from a licensed engineer or architect as to the structural soundness, suitability for rehabilitation and possible new uses.
- Assessed value of the land and improvements from two most recent assessments.
- The real estate taxes paid during the previous two years.
- All appraisals obtained by the owner or applicant in connection with the purchase.
- Any listing of the property for sale or rent, price asked and offers received, if any.
- All building, fire, and housing code violations for two years.
- Any federal, state, or local citations which have determined the building to be a nuisance.
- Estimated market value of the property after the proposed demolition and renovation for re-use.
- If the property is income-producing: annual income, operating experience, annual cash flow, proof that efforts have been made to obtain reasonable return on the investment

Formal Procedure

(1) Pre-Submittal Requirement:

- An informal meeting (work session) with the Historic Preservation Commission is required prior to the Commission voting on the demolition. The purpose of the meeting is understand the need for the demolition, explore any viable alternatives, and clarify what additional information will be required for formal consideration.

(2) 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.

(3) 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.

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

- If approved, historic demolition approval does not constitute a City permit 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.
- **Property listed on the Davenport Register of Historic Places.** If denied, the decision is final. 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.
- **Property listed on the National Register of Historic Places only.** The Historic Preservation Commission may vote to delay demolition and direct staff to staff prepare an individual property nomination to the Davenport Register Historic Places for Commission consideration at a subsequent meeting. In the event the vote to recommend nomination of the property fails, demolition is approved. In the event the vote to recommend nomination of the property is approved, the nomination is forwarded to the City Council for formal consideration. The City Council shall determine by a majority of the entire Council either to allow the structure to be demolished or to approve listing on the Davenport Register of Historic Places. If the property is listed on the Davenport Register of Historic Places, demolition is denied.

Applicant:

Date:

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

Received by:

Date:

Planning staff

Date of the Public Meeting:

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

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

Local Landmark Nomination Application	Local Landmark HPC Commission Meeting	All Other Historic Preservation Applications	All Other Historic Preservation Applications HPC Meeting
Application Submittal	HPC Commission Meeting	Application Submittal	HPC Meeting
Friday 5:00 p.m.	Tuesday 5:00 p.m.	Friday 5:00 p.m.	Tuesday 5:00 p.m.
Public Works Center	Council Chambers City Hall	Public Works Center	Council Chambers City Hall
1200 E 46th St	226 W 4th St	1200 E 46th St	226 W 4th St
Davenport IA, 52807	Davenport IA, 52801	Davenport IA, 52807	Davenport IA, 52801
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 to confirm meeting date/time/location.

May 25, 2021

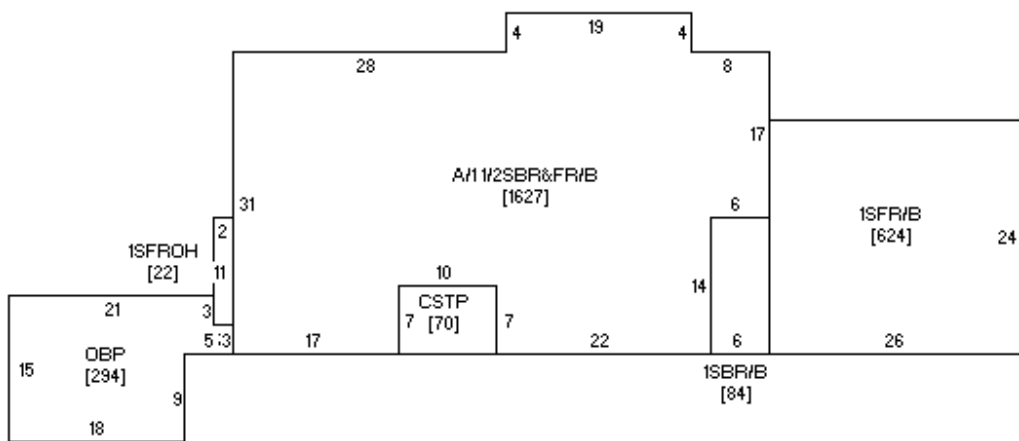
Davenport, Iowa Historic Preservation Commission

Re: 209 McClellan Blvd., Davenport, IA request for screened in porch demolition

To the Commission:

1. I have previously forwarded: Warren Langwith architectural drawings; current photos showing the roof line between the house and the screened in porch; and photos showing a portion of a Tudor Bay Window was cut out and used as a doorway into the porch. These support the fact that the porch was not original to the structure.
2. Below, please also find the Scott County Assessor's Office diagram of 209 McClellan Blvd. It also shows supports my claim that the Tudor window was cut so there would be direct access from the main house to the porch.
3. In removing knob and tube wiring, we found an undated City Building Department inspection report; a notice of compliance with plumbing inspection and a couple 1929 tickets to the 6th Annual Armistice Ball, to be held in the Gold Room of Blackhawk Hotel. Unfortunately, they are neat but not helpful.
4. It is 100 years since the home was built so history is more word of mouth at this point. We know that Warren Langwith, the original owner, completed the home in 1921. Warren and his wife were living in the home per a 1940s census located on Ancestry. com
5. Warren and Dorothy never had children. He died in 1973 and they left the home to a nephew Ken Stringer Jr. and his wife Mary Ellen Parrott, known as Polly. Ken and his wife were living in a large home in Vandever Park, so they did not move into 209 McClellan Blvd. We believe it is possible one of their adult children moved into 209 McClellan, for a short time.
6. Marybeth Chupka (Losasso) was born in 1965 and grew up at 237 Ridgewood, about a block from 209 McClellan Blvd. She recalls thinking the 209 McClellan house was cute and recalls there was an addition and a screened in porch added when Marybeth was still a kid.
7. Gretchen Cordt, a long time Davenport resident, also recalls the original home was a cute cottage. She also recalls that the porch was added later in time but isn't sure of the date.
8. Based on Marybeth and Gretchen's recall, it would seem that the porch was most likely added in the 1970s, but it is not clear.

9. Ken and Polly Stringer divorced and Polly moved into 209 McClellan. The next owners, Mike and Linda Orr, believe Polly moved into McClellan in approximately 1974. She sold the home to the Orrs in 1982.
10. I spoke with Linda Orr this week and she shared a bit further insight. Polly had told her there were two remodeling projects when the Langwiths owned the home. We think the first was converting an exterior porch into a bathroom and converting the original bath into a half bath. The second was adding stairs to the second story a bath and small maids quarters to the second floor.
11. We know there was a small exterior porch, not in the location of the screened in porch. We remodeled the full bath into a butlers pantry and discovered the remnants of the porch. We know the current half bath was a full bath. We converted the galley kitchen into a master bath and discovered the rest of the bath when walls were opened.
12. The Orrs actually owned 209 McClellan Blvd. twice. They were transferred to Des Moines and sold the home. When Mike was transferred back to Deere in Moline, they were able to buy 209 McClellan Blvd. a second time.
13. At the time the Orrs purchased 209 McClellan Blvd. the second floor had very limited living space. They converted the upstairs into three bedrooms and two baths; created a loft space; finished off a good portion of the basement and added a 625 square foot addition, with a two car garage in 1998. The quaint cottage has been long gone.
14. Linda searched for photos of the home but was never able to find any. As far as we know there are no original photos of the home readily available.



Sketch by www.camavision.com

209 McClellan Boulevard

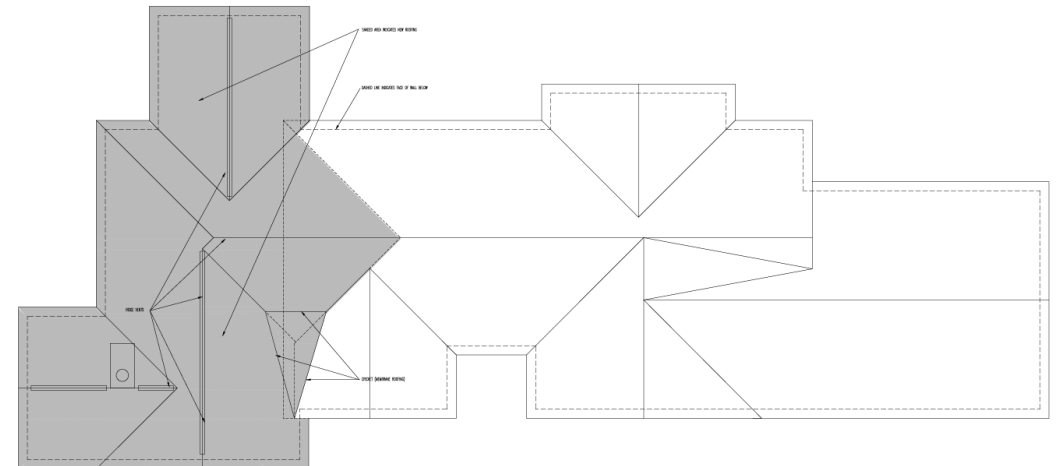
DAVENPORT
IOWA | USA



Existing Screened Porch to be Demolished for New Addition



Proposed Addition for Reference Only.
Addition is Outside Commission Review Authority.



209 McClellan Boulevard

DAVENPORT
IOWA | USA



Screened Porch
Proposed for Demolition

209 McClellan Boulevard

DAVENPORT
IOWA | USA



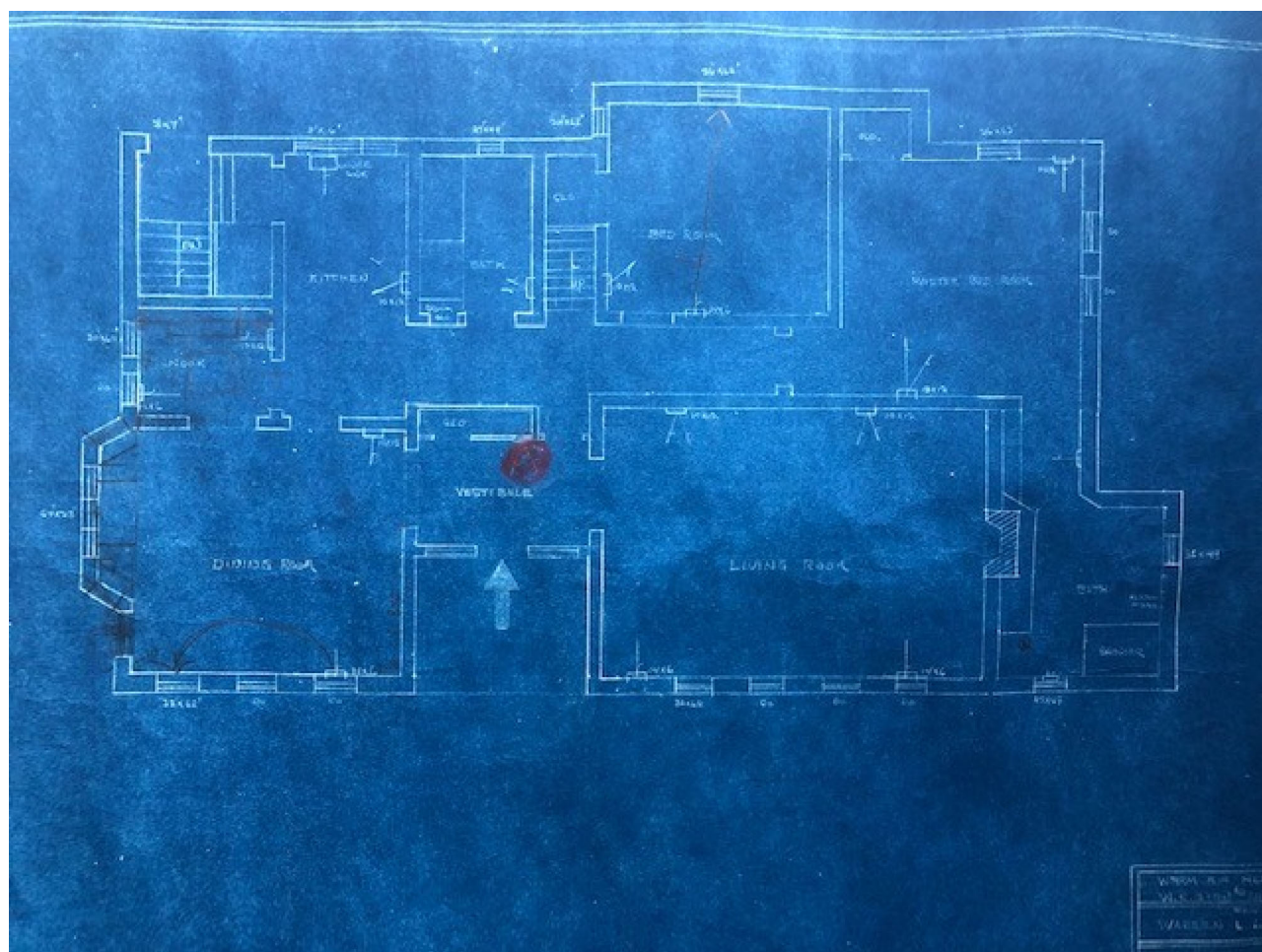
Screened Porch
Proposed for Demolition

209 McClellan Boulevard

DAVENPORT
I O W A | U S A



Screened Porch
Proposed for Demolition



WARM AIR HEATING LAYOUT

W. E. BORDEN ^{BY} CO DAVENPORT IOWA

FOR

WARREN L. LANGWITH

209 McCLELLAN BLVD.

SCALE	HEAT LOSS	SYSTEM	By ^{Order}
1/4" = 1'0"	105,840 Btu/h	FORCED AIR GAS	No. 820

209 McClellan Boulevard

Permit No. 41984
Issued 10/21/47
Appln. in No. 21

Warren Langwith - 0
209 McClellan Boulevard

Same

Enclose present open porch with 8" masonry walls and install 2 new wds. in exterior walls to form new bathroom on 1st floor of residence. All as per plan on file and as per code.

53. 12-3-47

A.O.B.

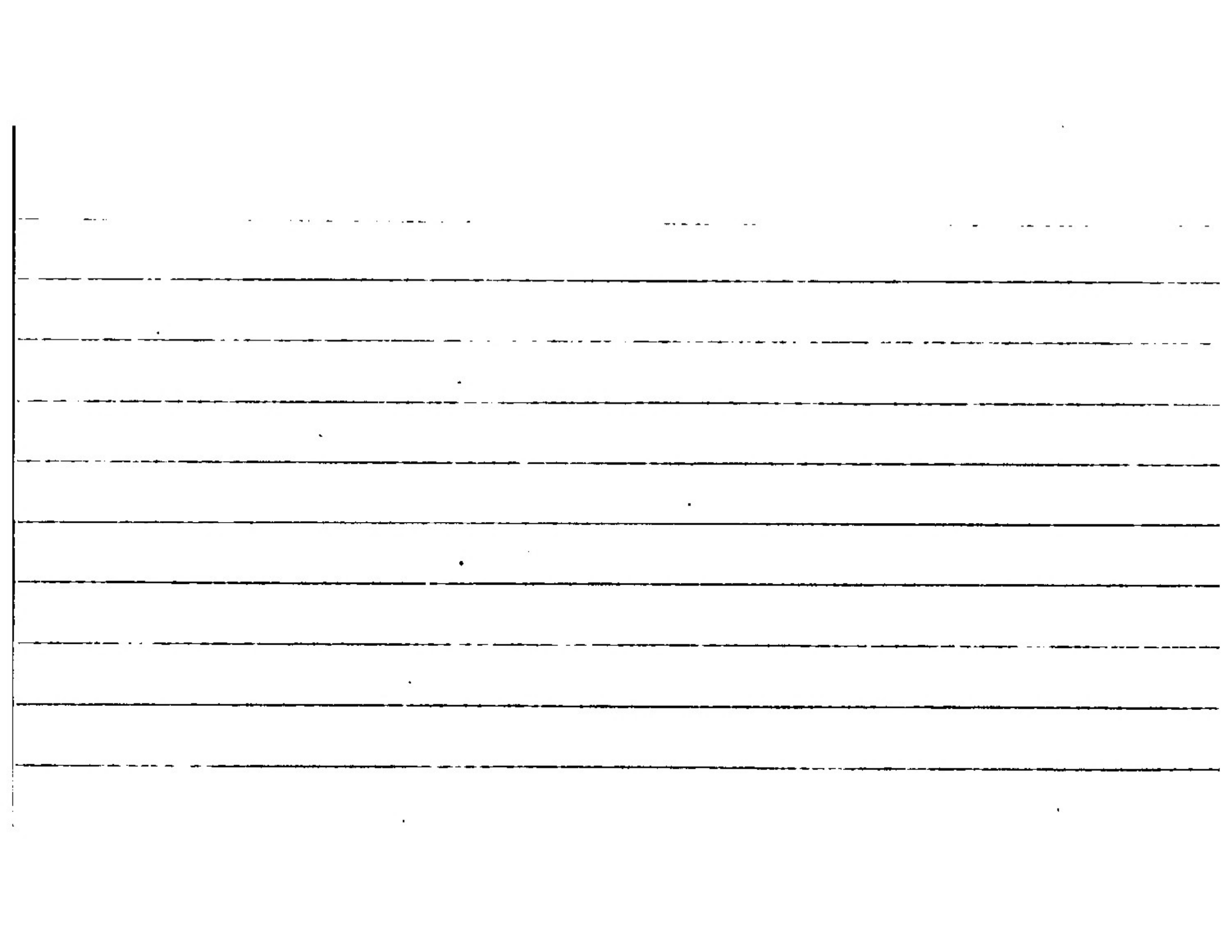
7. 11-10-49

A.O.B. *

Pl. f. 1-11-49 \$1,140.00

Pl. f. 12-3-47

El. f. 12-3-47



Applicant to complete numbered spaces only.

JOB ADDRESS 209 MC CLELLAN BLVD									
1. LEGAL DESCR.	LOT NO.	BLK.	TRACT	MAIL ADDRESS			ZIP	PHONE	
2. OWNER	MIKE ORR								
CONTRACTOR	3115 WEST CAVAN SHORE DR			LECLAIRE IA 52753			LICENSE NO.		
ARCHITECT OR ENGINEER	MAIL ADDRESS			PHONE			LICENSE NO.		
4.									
5. USE OF BUILDING	S F			VALIDATION MR 291845					
Class of work: ☐ NEW ☐ ADDITION ☒ ALTERATION ☐ REPAIR ☐ REROOF ☐ RESIDE ☐ MISC.									
Describe work: BUILD 24'x26' ROOM ADDITION ON EXISTING GARAGE.									
1 hr SEPERATION ON GARAGE SIDE, SMOKE DETECTION AS per NEW									
CONSTRUCTION thru-out EXISTING HOUSE, MAINTAIN 10 TO LIGHT IN									
HABITABLE ROOMS IF COVERING ANY WINDOWS IN THAT ROOM,									
Change of use from									
Change of use to									
Valuation of work:				APPLICATION NO.		PERMIT FEE			
General \$ 41,165						283.00			
No. Electrical \$ 3,245				Type of Const.		Occupancy Group		Division	
No. Mechanical \$ 4,590				Size of Bldg. (Total) Sq. Ft.		No. of Stories		Max. Occ. Load	
No. Plumbing \$ —				Sewer No.		Use Zone		Fire Sprinklers Required ☐ Yes ☐ No	
Total \$ 49,900				No. of Dwelling Units		OFFSTREET PARKING SPACES, NUMBER Covered		Uncovered	
APPLICATION ACCEPTED BY RHA				PLANS CHECKED BY MAX		APPROVED FOR ISSUANCE BY			
HANDICAPPED REVIEW				FILED IN MAX DESK					
NOTICE Separate permits are required for electrical, plumbing, heating, ventilating or air conditioning. This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.									
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT MAILED				7-28-98		(DATE)			
SIGNATURE OF OWNER IF OWNER BUILDER						(DATE)			

ADDRESS 209 MC CLELLAN BLVD

OWNER MIKE ORR

**PUBLIC WORKS
2000**

五、

Job Address				Type	Occupancy
Nature of Work	New	Remodel	Repair		
Plans on Job					
Building Permit No.				Date Issued	
Owner				Application No.	Copy on Job
Contractor					

Inspector must sign all spaces pertaining to this job

INSPECTION		DATE	INSPECTOR
Temporary Power Until _____ Date _____	Foundations: Front: _____		
	Sides: _____		
	Rear: _____		
	Setback _____		
	Trench 12" min/8" flared to 16" _____ Per Plan _____		
Reinforcing / Forms _____			
Foundation Wall Depth _____			

Erosion Control

POUR NO CONCRETE UNTIL ABOVE HAS BEEN SIGNED

Concrete Slab Floor/Reinforcing _____
 Electrical (Groundwork) _____
 Plumbing (Groundwork) _____
 Gas Piping (Groundwork) _____

DO NOT POUR FLOOR UNTIL ABOVE HAS BEEN SIGNED

Rough Electrical				
Rough Plumbing				
Rough Gas Piping				
Rough Heating and Ventilation (Above must be signed prior to framing inspection)	9/30/98	KS	Home Htg & Home Htg (G.F.P.)	
RESCUE/ESCAPE	☐		INSULATION/SOUND ATTENUATION	☐
EGRESS	☐			
Nailing Patterns				
FIRE STOPS	☐			
Bracing/Blocking/Backing				
ATTIC SCUTTLE	☐		☐ Re-Roof/Side	
Shtg. & Roof Paper				
GARAGE OPENING TO HOUSE	☐		Framing	☐
Natural Light/Ventilation				

COVER NO WORK UNTIL ABOVE HAS BEEN SIGNED

Lath & Plaster (Interior) Required Separations	Lath & Plaster (Exterior)
Lath - Wt. & Size _____	Lath - Wt. & Size _____
Scratch Coat _____	Scratch Coat _____
Brown Coat _____	Brown Coat _____
Finish Coat _____	Finish Coat _____
Wallboard - Type & Thickness _____	

MISCELLANEOUS.

Roofing _____

Siding _____

Other _____

Stairs, Rails, Headroom ☐ Fire rated doors, closers ☐ Misc. ☐

FINAL INSPECTION

Electrical Fixtures **FEB 09 1999** R O M
Plumbing Fixtures
Gas Piping
Heating and Ventilation 2/10/99 KS
Sidewalks, grading, house numbers firewarning, O.S. railings
Job Completed 2-5-99 RMA PAID ELECT

☐ FINAL Sodding
Seeding

**ATTENTION: A. JOBS FOR WHICH NO FINAL INSPECTION IS CALLED
FOR ARE SUBJECT TO ADDITIONAL FEES (1/2 ORIGINAL FEE)**

**B. REINSPECTION FEES ARE \$15.00
WHEN WORK CALLED FOR IS NOT READY.**

**C. PENALTY FEES FOR
FAILURE TO CALL.**

326-7745 BUILDING

326-7753 ELECTRICAL

326-7741 MECHANICAL

326-7750 PLUMBING

BUILDING PERMITCOMMUNITY DEVELOPMENT DEPARTMENT
BUILDING AND SAFETY SERVICES

134760

Applicant to complete numbered spaces only.

JOB ADDRESS 209 McClelland Blvd.		TRACT BLK		MAIL ADDRESS 209 McClelland Blvd.		ZIP 57857	
LEGAL DESCR. 1	OWNER 2	CONTRACTOR 3	ARCHITECT OR ENGINEER 4	PHONE 57857		LICENSE NO. B	
USE OF BUILDING 5				VALIDATION 57857			
Class of work: ☐ NEW ☐ ADDITION ☒ ALTERATION ☐ REPAIR ☐ REROOF ☐ RESIDE ☐ MISC							
Describe work: <u>install new sub floor over existing 2x10 floor joists</u> <u>and new partitions to make 2 new bedrooms and 2 baths</u> <u>in 2nd floor area all per plans on file. Egress windows</u> <u>and 10% light & 5% vent openings per '79 U.B.C.</u> Change of use from <u>W1A (1 Family per letter on file - This permit)</u> Change of use to <u>N1A</u>							
Valuation of work: General \$ <u>1,000.00</u>		APPLICATION NO. <u>N/A</u>		PERMIT FEE <u>158.50</u>			
No. <u>34838</u> Electrical \$ <u>13500</u>		Type of Const. <u>H-N</u>		Occupancy Group <u>R</u>		Division <u>3</u>	
No. <u>25338</u> Mechanical \$ <u>4500</u>		Size of Bldg. (Total) Sq. Ft. <u>2</u>		No. of Stories <u>2</u>		Max. Occ. Load <u>-</u>	
No. <u>25338</u> Plumbing \$ <u>4500</u>		Sewer No. <u>✓</u>		Use Zone <u>RUP</u>		Fire Sprinklers Required ☐ Yes ☐ No	
Total \$ <u>22500</u>		No. of Dwelling Units <u>1</u>		OFFSTREET PARKING SPACES: COVERED <u>1</u>		Uncovered <u>-</u>	
APPLICATION ACCEPTED BY <u>[Signature]</u>		PLANS CHECKED BY <u>[Signature]</u>		APPROVED FOR ISSUANCE BY <u>[Signature]</u>			
HANDICAPPED REVIEW <u>[Signature]</u>		FILED IN <u>25/201</u>					
NOTICE Separate permits are required for electrical, plumbing, heating, ventilating or air conditioning. This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to given authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.							
OWNER M. Orr		SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT <u>James K. Wicks</u>		DATE <u>3/30/02</u>			
NEW ADDRESS 209 McClelland Blvd.		SIGNATURE OF OWNER IF OWNER BUILDER		DATE			

LOSS OR DAMAGE TO THIS CARD MAY RESULT IN ADDITIONAL FEES
POST THIS CARD AT OR NEAR FRONT OF BUILDING

CITY OF DAVENPORT

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING AND SAFETY SERVICES DIVISION

INSPECTION RECORD

Job Address _____	New	Remodel	Repair	Type _____	Occupancy _____
Nature of Work _____					
Plans on Job _____					
Building Permit No. _____					
Owner _____					
Contractor _____					
Application No. _____				Date Issued _____	Copy on Job _____

Inspector must sign all spaces pertaining to this job

☐ Pre	INSPECTION _____	DATE _____	INSPECTOR _____
Temporary Power _____	Foundations: Front _____	Sides _____	
Until _____	Setback _____	Rear _____	
	Trench 12" min/8" flared to 16" _____	Per Plan _____	
	Reinforcing / Forms _____		
	Foundation Wall Depth _____		

Erosion Control
☐

POUR NO CONCRETE UNTIL ABOVE HAS BEEN SIGNED

Concrete Slab Floor/Reinforcing _____
Electrical (Groundwork) _____
Plumbing (Groundwork) _____
Gas Piping (Groundwork) _____

☐

DO NOT POUR FLOOR UNTIL ABOVE HAS BEEN SIGNED

Rough Electrical <u>4-20-82 (Whitaker)</u>	
Rough Plumbing <u>4-6-82 (Givert) 4-29-82</u>	
Rough Gas Piping _____	
Rough Heating and Ventilation <u>4-26-82 (Horne)</u>	
(Above must be signed prior to framing inspection)	
RESCUE/ESCAPE ☐	INSULATION/SOUND ATTENUATION ☐
EGRESS ☐	
Nailing Patterns _____	
FIRE-STOPPS ☐	
Bracing/Blocking/Backing _____	
ATTIC SCUTTLE ☐	Re-Roof/Side ☐
Shtg. & Roof Paper _____	<u>Floor Joists ok</u>
GARAGE OPENING TO HOUSE ☐	Framing <u>4-30-82 ew</u>
Natural Light/Ventilation _____	

☐

COVER NO WORK UNTIL ABOVE HAS BEEN SIGNED

Lath & Plaster (Interior) Required Separations _____	Lath and Plaster (Exterior) _____
Lath - wt. & size _____	Lath - Wt. & Size _____
Scratch Coat _____	Scratch Coat _____
Brown Coat _____	Brown Coat _____
Finish Coat _____	Finish Coat _____
Wallboard - Type & Thickness _____	

Miscellaneous

Roofing _____	
Sewer _____	
Refrigeration _____	
Electrical Underground / Service _____	Size _____
Stairs, Rails, Headroom _____	Fire rated doors, closers ☐
Electrical Fixtures <u>7-14-82</u>	
Plumbing Fixtures <u>6-14-82</u>	
Gas Piping _____	
Heating and Ventilation _____	
Sidewalks, grading, house numbers firewarning, O. S. railings _____	
Job Completed <u>7/15/82</u>	

☐ FINAL Sodding Seeding

ATTENTION: A. JOBS FOR WHICH NO FINAL INSPECTION IS CALLED B. REINSPECTION FEES ARE \$15.00 C. PENALTY FEES FOR FAILURE TO CALL.
FOR ARE SUBJECT TO ADDITIONAL FEES (1/2 ORIGINAL) WHEN WORK CALLED FOR IS NOT READY.

326-7745 BUILDING

326-7753 ELECTRICAL

326-7741 MECHANICAL

326-7750 PLUMBING

Werderitch, Matt

From: Joy Sparling <jsparling@waterskraus.com>
Sent: Tuesday, May 11, 2021 2:31 PM
To: Werderitch, Matt
Cc: Berkley, Laura
Subject: RE: [EXT] RE: Historic Preservation Commission

Thank you Matt. As we discussed, this is just not enough notice for me to attend this evening. I have a Zoom teleconference scheduled 4-6 today, and will not be available. I am gathering information and I and my architect, John Gere, will attend the June 8th meeting, after submitting a packet to the Commission.

I have located one person, who is in her 50s, (MaryBeth Chupka) who grew up a block from the house, has lived on the same block all her life. She recalls the home was originally a “ranch” cottage. This is supported by the undated Warren Langwith blue print I have. She recalls she was sad because a second story was added to the home. She recalls after the second story, the screened in porch was added. She is not able to provide dates when this was done.

Another person, Gretchen Cordt, didn’t live in the neighborhood until the last 30-40 years. She recalls similarly to Marybeth. Gretchen gave me the name of Warren Langwith’s grandson, so I’m trying to contact him for information as well.

The Langwith plan shows the presence of two sbathroom, I know for a fact the original exterior porch was altered add the bathroom. I did an interior remodel and we found the old porch (now interior space connected to a 1998 addition). This was a modest home when originally built, it would have not been appropriate for the time period or the home to have two exterior porches.

I also have present day photos of the screened in porch. They show that the original beautiful Tudor Bay Window (in the Langwith plan) was changed to accommodate the porch. One of the windows was cut out to insert a door and the window closed up on the inside and painted over on the outside.

I get demolition isn’t generally related to the new construction. However, in this case I think it is. The addition we want to build will be brick, timbers, and stucco, with appropriate roof lines, windows and details. There will be dove cotes (I’ve only seen on the Ontiveras house in the QC); chimney pots; a knot garden. This is because this home is no longer, and has not been the simple two bedroom cottage for many, many years.

I love Tudor style and have tried to I have changed the inappropriate blue/grey color of the home to Revival Tudor cream and black; had the Colonial front door removed and had Tudor Artisans of Atlanta, GA build a correct Mahogany Tudor arched door, with leaded glass; I’ve removed crown molding, that was installed inappropriately as chair rail; added interior Tudor arches; installed period details. Plan to add stained glass windows to the windows in the entry that were painted over years and years ago and walls put up; tracery will be part of the ceiling design going into the new addition.

In short the porch is not unique and is not distinctive to Tudor style by any means.

waterskrauspaul

Joy L. Sparling | Partner

1530 3rd Avenue A, Second Floor | Moline, IL 61265

Toll Free 800-226-9880 | Phone 310-414-8146 | Fax 310-414-8156

jsparling@waterskraus.com | www.waterskrauspaul.com

From: Werderitch, Matt <Matt.Werderitch@davenportiowa.com>
Sent: Tuesday, May 11, 2021 12:32 PM
To: Joy Sparling <jsparling@waterskraus.com>
Cc: Berkley, Laura <Laura.Berkley@davenportiowa.com>
Subject: RE: [EXT] RE: Historic Preservation Commission

[CAUTION]: External Email

Hi Joy,

Attached is the City's Historic Preservation Ordinance. Section 14.01.070 outlines the Commission's demolition review process. Which includes properties within a designated historic district. Since your home is located in the McClellan Heights Historic District, any demolition or partial demolition of a structure requires review from the Commission. The Ordinance does not differentiate between original historic construction versus later additions. This allows the Historic Preservation Commission flexibility in approving demolition of non-historic additions.

As the applicant, please provide as much information as possible indicating that the screened in porch is not part of the original construction. I will also search Davenport's historic inventory sheets and building permits to see if there is any background information on the house. If the Commission is provided documentation indicating that the porch was a later addition and deems it to not have historic value, then the Commission may be more favorable in approving the demolition.

Given the proposed project, I do not believe that a structural report from a licensed engineer or architect is applicable. Submittal documents will be any blueprints or historical information that you may have on the house and porch.

The Historic Preservation Commission has a Work Session tonight at 5pm in the City of Davenport Police Department Community Room at 416 North Harrison Street. I plan on introducing this project to the Commission this evening to get their initial feedback.

If you are unable to attend the meeting in person, you may do so virtually using the [gotomeeting.com](https://www.gotomeeting.com) information below. I understand that this is last minute, so you are not obligated to attend.

Historic Preservation Commission

Please join my meeting from your computer, tablet or smartphone.

https://www.gotomeet.me/Davenport_Planning/historic-preservation-commission

You can also dial in using your phone.

United States (Toll Free): 1 877 309 2073

United States: +1 (571) 317-3129

Access Code: 973-457-653

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/973457653>

Otherwise, a video of the meeting will be posted on the City's website at the following link:

https://www.davenportiowa.com/get_involved/watch_videos

I can also follow up with you tomorrow to summarize the conversation at the meeting. If you have any additional questions, feel free to contact me at 563.888.2221 or via email.

Thanks,

Matt Werderitch

Planner II | Development & Neighborhood Services
City of Davenport

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

davenportiowa.com

From: Joy Sparling <jsparling@waterskraus.com>
Sent: Monday, May 10, 2021 5:12 PM
To: Werderitch, Matt <Matt.Werderitch@davenportiowa.com>
Cc: Berkley, Laura <Laura.Berkley@davenportiowa.com>
Subject: [EXT] RE: Historic Preservation Commission

Thanks Matt. I hope you might be able to offer some guidance.

As we discussed, I have an original blueprint from the time period Warren L. Langwith, owned the home. The plan shows the original exterior porch, built in 1921, was torn down to add a bathroom. The plan doesn't show the screened in porch and we do not believe it is original to the home. Rather, we believe it was added much later in time, probably the 1950s or so.

I am looking for but not finding what the Historic Preservation Commission determines constitutes a protected part of a property. Ie, I know the original house is protected. We are not touching it.

If a building is in a historic area, is each addition to the property then protected? If you could please direct me to the source of information that would discuss this, it would be helpful.

The form notes my application will be rejected if I don't provide all the submittal documents requests. One of the submittal requirements is "a report from a licensed engineer or architect as to the structural soundness...etc." Do I need to get such a report? I am in no way claiming the porch is in disrepair, structurally unsound or the porch couldn't be used in some way. My claim is that it won't work with the design we've come up with.

waterskrauspaul

Joy L. Sparling | Partner

1530 3rd Avenue A, Second Floor | Moline, IL 61265
Toll Free 800-226-9880 | Phone 310-414-8146 | Fax 310-414-8156
jsparling@waterskraus.com | www.waterskrauspaul.com

From: Werderitch, Matt <Matt.Werderitch@davenportiowa.com>
Sent: Monday, May 10, 2021 2:18 PM
To: Joy Sparling <jsparling@waterskraus.com>
Cc: Berkley, Laura <Laura.Berkley@davenportiowa.com>
Subject: Historic Preservation Commission

[CAUTION]: External Email

Good Afternoon,

Attached is the Historic Preservation Commission Demolition Request Application to have the screened in porch removed at 209 McClellan Boulevard. Since your home is located in the McClellan Heights Historic

District, any demolition or partial demolition of a structure requires review from the Commission. The Commission will be reviewing whether or not demolishing the porch is acceptable, not the design of the proposed addition. Any documentation that you can provide on the construction of the home or porch should be submitted with the application.

The next meeting of the Historic Preservation Commission is June 8th. The application deadline to appear at this meeting is May 28th. There is no application fee for review of the project.

If you have any questions, I can be reached at 563.888.2221 or via email at mwerderitch@davenportiowa.com.

Sincerely,

Matt Werderitch

Planner II | Development & Neighborhood Services
City of Davenport

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

davenportiowa.com

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Continuation sheet McClellan Heights District Item number 8G

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McClellan Heights Historic District

Description:

McClellan Heights is located on the eastern edge of the City of Davenport, between the village of East Davenport (listed in National Register in 1979) and the west city line of Bettendorf. Occupying some 400 acres, McClellan Heights is a residential area of over 400 dwellings, most built between about 1905 and 1940. The land is rather irregular, with hills and ravines characteristic of other sections of the city, particularly the Hamburg, Fulton Addition, and LeClaire Reserve. However, unlike these older areas of Davenport, McClellan Heights is laid out in such a way that streets tend to follow the topography. The result is a system of winding roads and numerous odd-shaped lots, the latter particularly noticeable in the lower portion of the district. The main road through the district is McClellan Boulevard, which extends from River Drive on the south to Middle Road at the north, and is marked by median strips its entire length. Other streets branch off in a dendritic pattern west to Jersey Ridge Road or east into the neighboring city of Bettendorf.

Throughout most of the district, the houses are uniformly set back and evenly spaced, although the setback varies from street to street, and often from one side to another. Along roads that follow ravines, the houses are set high above street level along ridge crests. In a significant number of cases, bank construction has been utilized to take advantage of the topography and to provide additional floor space -- often for basement garages. Much of the district is heavily wooded, particularly in the southern portion. Where streets follow ridges, the ravines to either side (behind the houses) are also left wooded in most cases.

McClellan Heights was developed from south to north, a pattern clearly reflected in the age of its residences. The district began as a rather exclusive suburb, among the first houses being four very large mansions, built just before World War I, that overlook the Mississippi River from Wood and Nichols lanes. Soon, however, the area became a popular address for middle- and upper-middle-class Davenport families, and over the next 20 years McClellan Heights experienced intensive development.

The resulting residential district is to a high degree a microcosim of American domestic architecture from the First to the Second World War. Most are 1-1/2 or 2 stories, with construction materials including frame, facebrick, stucco, concrete and half-timber. While some houses are self-conscious attempts to recreate past architectural styles, many exhibit

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a free-form eclecticism characteristic of their time. Major styles represented include Craftsman, Prairie, Tudor, Mediterranean, English Period revivals, and the American colonial revivals: Georgian, New England, and Dutch. The "American foursquare" is also present, along with a lower-profiled version incorporating assorted features of various styles.

The boundaries of the McClellan Heights district are the eastern Davenport city line, East River Drive and E. 11th Street on the south, Jersey Ridge Road on the west, and East Street and Middle Road on the north. These boundaries represent the effective limits of the Heights' naturalistic layout, which in large part does not allow any rational delineation of any smaller land area. Although most of the individually significant properties are located in the lower portions of the district, the Heights' very special sense of time and place is strongly evident throughout the area. Properties in the district have been rated A (of individual importance), B (contributing), or C (intrusive). All buildings built after 1934 have been automatically categorized as non-contributing structures or "C".

Significance

The McClellan Heights district is significant in the following respects:

1. It represents a form of urban land subdivision that was a notable departure from traditional patterns in Davenport. From the original town plat of 1833, Davenport followed the common midwestern rectangular grid pattern, oriented firmly to the points of the compass, that was imposed upon the landscape regardless of terrain or natural boundaries. While this system proved efficient for land sale, it was not always so with regard to land use. Beyond the flat floodplain of the Mississippi, the land was marked by bluffs, hills and narrow ravines. Superimposition of the grid system in these areas of Davenport produced lots with awkward siting and required expensive cutting of streets through natural landforms.

Not until the first subdivisions in McClellan Heights were laid out in 1906 was this traditional pattern altered. Deriving from the work of 19th century landscape architects such as Fredrick Law Olmstead, McClellan Heights was laid out in plat after plat according to principles of terrain utilization, in which streets followed natural contours, running along ravines or around hills, rather than cutting arbitrarily across them. The program was particularly effective in lower McClellan Heights, where the rugged attractiveness of the landscape was enhanced, rather than ignored.

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It contributed significantly to an almost parklike setting, in the tradition of Olmstead and Davenport's own Fejervary and Vander Veer parks; but in McClellan Heights, residents were able to live "within" the park, rather than around it. The theme was further emphasized through street names such as Edgehill, Crestwood, Forest, Wood Lane, and Hillcrest, which suggested various characteristics of the landscape.

2. The district comprises, in effect, a catalog of mainstream domestic architectural styles and influences for the 20th century before World War II. Until very recent years, this aspect of American architecture has been relatively ignored, and thus has not benefited from the attention architectural historians have given to earlier periods and the Modern movement. This lack of professional interest has been reinforced by popular attitudes that attribute a quality of significance to age and to the relatively rare. The fact that there seems to be "so much" early 20th century domestic architecture in American cities and towns has been seen as proof that such architecture is unimportant -- when on the contrary its very ubiquity is testament to its importance in the society of its time and its contribution to the character of so many communities.

In this regard, McClellan Heights offers an excellent opportunity to observe major trends in domestic architecture of the period, and its recognition may serve to enhance public appreciation of those characteristics.

Several important influences are seen in the architecture of McClellan Heights. The rising prosperity and increase in size of the middle class in early 20th century Davenport led to extensive new residential construction in new areas of the city. Increased use of prefabrication and standardization had its effect on costs, bringing new houses within the range of many families. Architects produced pattern books as well as custom designs, and would-be home builders had numerous catalogs from which to choose, produced by area firms such as Gordon-Van Tine of Davenport, and Huttig of Muscatine, as well as Sears Roebuck, Radford, and other nationwide promoters.

House design in Davenport began to undergo important changes at the turn of the century. There was increasing emphasis on functionalism, growing out of the Craftsman and Prairie idioms, that was expressed in more open plans and more efficient utilization of space. This functionalism was also expressed in rejection of applied ornament in favor of a more straightforward use of materials, and a tendency to let materials and construction techniques stand as decorative elements in themselves. In addition, the traditional front porch or veranda was gradually abandoned,

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replaced with a small stoop, or omitted altogether, and patios to the side or rear became more commonplace. The growing influence of the automobile was also evident in the design of garages to match houses, and also in incorporation of garages directly into the plans of houses themselves.

In contrast to the verticality typical of much Victorian architecture, Davenport's early 20th century housing displayed, again through Prairie influences, more horizontal profiles, achieved through lower roofs, broad eaves, and linear arrangement of fenestration. The concern for functionalism and naturalistic expression did not, however, end the popular enthusiasm for styles of former ages. Just as the 19th century saw revival of Greek classicism and the borrowing of Renaissance Italian and the medieval Gothic and Romanesque styles for American domestic design, the 20th century public enjoyed revival of colonial styles, from the New England and "Dutch" to Spanish, as well as the picturesque "Period" and Tudor styles from England. In general, however, the 20th century expression of past styles was less literary, and more simply conceived, through use of a few details to suggest, rather than literally recreate, earlier forms.

These features of popular domestic architecture in the first half of the 20th century are seen in numerous ways in McClellan Heights. Least representative, perhaps, are five of the most notable houses in the district, three on Wood lane, one above Nichols Lane and one on Hillcrest. All five are very large dwellings with long, rectangular plans below spreading roofs. All are arranged with a basic axial symmetry, which is carefully expressed on what might be called the "river" fronts. This symmetry, however, is markedly less pronounced on the opposite, "entrance" fronts, four of which feature prominent porte-cocheres. Four have gray stucco outer walls, and all display an understated use of exterior ornament as well as an overall horizontality achieved through spreading roof planes and tendency to group windows in bands. Out of these common characteristics, the houses still retain marked individuality, through selection of stylistic themes: one is clearly in the Prairie idiom, two borrow from the Tudor Revival, and the remaining two combine neoclassical and Prairie features.

While there are few "textbook" examples of the Prairie style in McClellan Heights, its influence was pervasive. It was particularly pronounced in adaptations of the turn of the century "American foursquare" and versions of the formalized Prairie style used by George Maher in Oak Park, Illinois. Broad roofs, horizontal openings and placement of upper story windows close beneath eaves were common characteristics which were then combined with features from revival styles, for example a neoclassical doorway, or Spanish stucco and round arches. A neo-Georgian theme was also popularly applied to

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the foursquare, usually with a slight elongation of the plan from the foursquare's cubic form. Numerous examples of these houses exist in McClellan Heights: a brief list might include: 124, 126 and 128 Forest, 2414 Fulton, 26 and 51 Glenwood, 17 Edgewood, 249 Fernwood and 2739 Middle Road.

The Craftsman style is also well-represented in McClellan Heights. The 1-1/2 story side-gable bungalow, with broad veranda subsumed under the main roof, is seen at 400 McClellan Blvd., 116 Hillcrest, and 2312 East River. Front and multi-gabled versions include 110 Ridgewood, 35 Edgehill, and 122 Ridgewood. An unusual front jerkin-head gable Craftsman house is located at 2505 Fulton; it features a subtle asymmetry and self-contained plan that brings corner entrances and porches within the shelter of the main roof. A pair of Craftsman houses in Edgehill (29 and 31 Edgehill), likely by the same builder, have extremely wide, shallow gable roofs that dominate what appear to be very low-profiled structures, but which, due to the fall-off of the bank at the rear, incorporate almost full ground floors beneath the main living areas. An excellent example of the quality achievable in the style is 2527 Middle Road, a deceptively low, rambling multiple-roofed dwelling which blends appropriately into its natural surroundings through use of textured brown-green brick and dark-stained wood.

The revival of colonial and early American styles was also popular in McClellan Heights. Three major themes were the Georgian, New England, and "Dutch" colonial, distinguished in large measure by their roof types (hipped, side-gable, and gambrel, respectively). In other respects they were rather similarly executed, with rectangular plans, main facades on the long sides, and usually a three- or five-part frontal symmetry in which the central entrance constituted the chief decorative element. Neo-Georgian colonials include 222 Hillcrest, 22 Kenwood, 2520 Fulton, 336 Forest, and 222 and 234 Fernwood. The gable roofed New England-inspired colonial appeared both as the Cape Cod cottage (29 Kenwood, 27 Kenwood, 335 Forest, 205 Fernwood) and the larger, two-story house (10 Roberts, 118, 144 and 145 Forest, and 59 Crestwood). In addition, there are several reinterpretations of Greek Revival "farmhouse" styles (141 Forest, 211 Fernwood). The Dutch colonial revival is represented in both brick and clapboard versions, usually with large shed dormers to illuminate upper stories (46 Kenwood, 327 McClellan, 2512 and 2423 Fulton, 70 Crestwood). Although most of the colonial houses are fairly large, their inspiration is carried over to far more modest dwellings as well. In the northern portions of the district, one can find numerous little cottage forms, their main entrances boldly articulated with gables suggestive of pediments, supported on sturdy "classical" columns (258 and 260 Fernwood, 2523 Middle Road, and 709 Ridgewood).

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The 1920's revival of "Mediterranean" styles, such as the Spanish Colonial and Mission, had only limited influence in Davenport. However, construction in 1924 of the Petersen Memorial Bandshell, clearly modelled on Bertram Goodhue's music pavilion for the Panama-Pacific Exposition of 1915, may have been responsible for generating at least a modicum of local interest in the Latin styles. Although a few Mediterranean-style structures exist elsewhere in Davenport, the best examples are located in McClellan Heights (129 Ridgewood, 2737 Wood Lane, 301 Hillcrest, 37 Glenwood, 11 Roberts). The Mediterranean theme was also expressed, though less directly, in an occasional round-arched doorway or window (241 Hillcrest, 119 Ridgewood, 312 Forest, 2506 East), and in at least one curved parapet gable (42 Hillcrest).

Davenport's 20th century interest in architectural styles of earlier centuries was not limited to America's colonial past. The high-gabled, half-timbered dwellings of medieval and Tudor England inspired the design of numerous houses in Davenport, with styles and sizes to fit nearly any budget. The city's wealthier inhabitants began to choose the style before World War I, as seen in two of the big houses on Wood Lane and at 5 Forest. The city's prosperous middle class soon embraced this style as well, particularly in McClellan Heights (232 and 240 Hillcrest, 217 Hillcrest, 33 Kenwood, 118 Ridgewood, 242 Fernwood). Still smaller versions, often known as "period cottages," were built in significant numbers in the late 1920's and 1930's. A few adopted the stuccoed exterior of the "Cotswold" style (42 Kenwood, 323 McClellan).

Although the city's medieval/Tudor style dwellings ranged from the overtly ostentatious to the rather self-consciously picturesque, the Walter Priester house at 8 Roberts develops the theme with marked distinction, restraint, and attention to quality of design and materials.

Davenport
Department of Community Development
Iowa Office of Historic Preservation
Dennett, Muessig & Associates, Ltd.

DAVENPORT

SURVEY 1982

DISTRICT: McClellan Heights Street: McClellan Map#: 5

Street#: 209 date: 1924 Classification: B Site#: 82-10-MC-209

Owner: Michael P. and Linda M. Orr
209 McClellan Bd.
Davenport IA 52803
Title Holder: Mary E. Stringer
Apt. 203 1350 Kimbe
Bettendorf IA
Photo Reference: 1748-15,16



Street#: 223 date: 1948 Classification: C Site#: 82-10-MC-223

Owner: Eric and Ruth Cahn
Box 434
Davenport IA 52803
Title Holder: Same

Photo Reference: 1748-17



Street#: 235 date: 1948 Classification: C Site#: 82-10-MC-235

Owner: Peter C. Petersen Jr. and Wife
235 McClellan Bd.
Davenport IA 52803
Title Holder: Same

Photo Reference: 1748-18



Street#: 301 Classification: A Site#: 82-10-MC-301

Owner: Gerald L. Harmanson and Wife
301 McClellan Bd.
Davenport IA 52803
Title Holder: Same

Photo Reference: 1745-1A,2A,3A



Scott County / City of Davenport, Iowa

Summary - Auditor's Office

Parcel ID E0026-23
Alternate ID E20023
Property 209 MC CLELLAN BD
Address DAVENPORT IA 52803
Sec/Twp/Rng N/A
Brief MCCLELLAN HEIGHTS LAST ADD Lot: 243 Block: 019 MCCLELLAN HEIGHTS LAST
Tax Description ADD ALSO PART OF LOT 244 COM 5' SWLY OF SE COR OF SD LOT-N 82D 10' W 137.6'
 TO ELY/L OF ESSEX LANE-SWLY TO SW COR OF SD LOT-NELY ALG S/L OF LOT TO
 BEG
 (Note: Not to be used on legal documents)
Deed 2019-23016
Book/Page
Contract
Book/Page
Gross Acres 0.00
Net Acres 0.00
Adjusted CSR 0
Pts
Class R - Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
District DAD - DAVENPORT DAVENPORT
School District DAVENPORT SCHOOL
Subdivision MCCLELLAN HEIGHTS LAST ADD



Owners - Auditor's Office

Deed Holder
[SPARLING JOY L](#)
[209 MC CLELLAN BD](#)
 DAVENPORT IA 52803

Contract Holder

Mailing Address
 SPARLING JOY L
 209 MC CLELLAN BD
 DAVENPORT IA 52803

Land - Assessor's Office

Map Area E20
Lot Dimensions Regular Lot: 120.20 x 158.00
Lot Area 0.44 Acres; 18,992 SF

Land Sizes Used For Assessment Purposes Only. Not A Survey Of The Property.

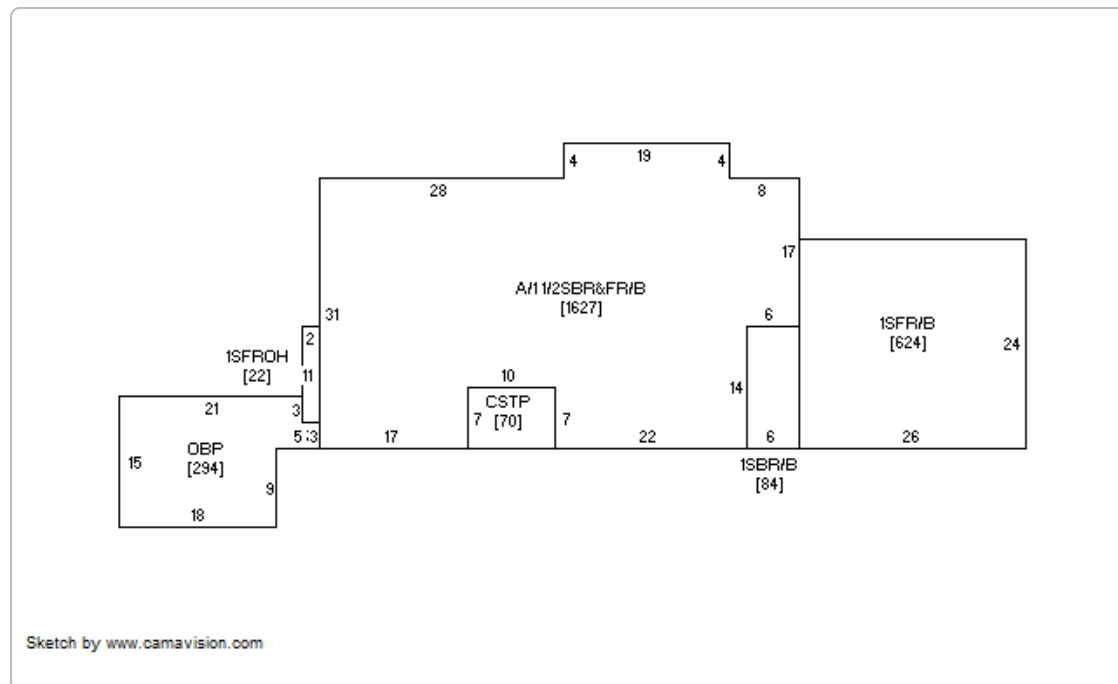
Residential Dwellings - Assessor's Office

Residential Dwelling
Occupancy Single-Family
Style 1 1/2 Story Frame
Year Built 1921
Exterior Material Brick (Solid)
Total Gross Living Area 3,903 SF
Attic Type 1/4 Finished; 407 SF
Number of Rooms 0 above; 0 below
Number of Bedrooms 3 above; 0 below
Basement Area Type Full
Basement Area 2,335
Basement Finished Area 873 - Rec. Room (Single)
Plumbing 2 Full Bath
 1 Shower Stall Bath
 1 Toilet Room
 2 Lavatory
 1 Sink
 2 Shower Stall/Tub
 1 Wet Bar / Pot Filler
 1 Water Heater
Central Air Yes
Heat FHA - Gas
Fireplaces 1 Masonry; 1 Gas-Vertical;
Porches Concrete Stoop/Deck (70 SF); 1S Brick Open (294 SF);
Decks
Additions 1 Story Brick (84 SF) (84 Bsmt SF);
 1 Story Frame (624 SF) (624 Bsmt SF);
 1 Story Frame (22 SF);
Garages Basement Stall - 3 stalls;

Photos - Assessor's Office



Sketches - Assessor's Office



Permits - Assessor's Office

Permit #	Date	Description	Amount
20-24406	04/21/2020	A/C	5,035
E011504	03/20/2018	Plumb/Elec	2,000
M018774	03/13/2018	Misc	500
P010479	03/05/2018	Plumb/Elec	5,000
B030922	03/05/2018	Bath Remodel	30,100
WO	01/14/2016	Work Order	0
M013342	10/20/2014	Int-Remodel	6,000
M013161	09/15/2014	Misc	1,000
P007459	09/12/2014	Plumb/Elec	4,800
E007893	05/20/2014	Kitchen Remodel	2,500
B019676	05/07/2014	Int-Remodel	36,300
5457	09/01/2009	Furnace	2,141
1807	03/26/2007	Furnace	2,799
175523	07/28/1998	Addition	49,900

Sales - Assessor's Office

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
8/29/2019	SPARLING JOY L	SPARLING JOY L	2019-23016	Quit Claim Deed	QCD	Y	\$0.00
8/17/2009	ORR, MICHAEL P ORR, LINDA M	SPARLING, JOY L STEVENSON, RONALD L	2009-27757	NORMAL ARMS-LENGTH TRANSACTION	WD	Y	\$353,100.00
3/31/1986		ORR, MICHAEL P ORR, LINDA M	868-4928	NONE	X		\$178,000.00

Recent Sales in Area

Sale date range:

From:

06/02/2011

To:

06/02/2021

Sales by Neighborhood

Sales by Subdivision

1500

Feet



Sales by Distance

Valuation - Assessor's Office

	2021	2020	2019	2018	2017
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$104,210	\$104,210	\$104,210	\$104,210	\$104,210
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$368,500	\$357,420	\$357,420	\$341,880	\$341,880
= Gross Assessed Value	\$472,710	\$461,630	\$461,630	\$446,090	\$446,090
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$472,710	\$461,630	\$461,630	\$446,090	\$446,090

Taxation - Auditor\Treasurer's Office

	2019 Pay 2020-2021	2018 Pay 2019-2020	2017 Pay 2018-2019
x Rollback (estimated)	55.07	56.92	55.62
= Taxable Value	\$254,240	\$253,905	\$248,120
x Levy Rate (per \$1000 of value)	39.44684	39.41990	39.48449
= Gross Taxes Due	\$10,028.96	\$10,008.91	\$9,796.89
- Credits	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$10,028.00	\$10,008.00	\$9,796.00

Tax History - Treasurer's Office

Year	Due Date	Amount	Paid	Date Paid	Receipt
2019	March 2021 September 2020	\$5,014 \$5,014	Yes Yes	2/17/2021 9/24/2020	609665
2018	March 2020 September 2019	\$5,004 \$5,004	Yes Yes	3/11/2020 9/24/2019	667747
2017	March 2019 September 2018	\$4,898 \$4,898	Yes Yes	3/21/2019 9/21/2018	629166
2016	March 2018 September 2017	\$4,294 \$4,294	Yes Yes	3/27/2018 9/14/2017	603349
2015	March 2017 September 2016	\$3,255 \$3,255	Yes Yes	3/23/2017 9/27/2016	756645
2014	March 2016 September 2015	\$3,470 \$3,470	Yes Yes	3/29/2016 9/30/2015	679367

2013	March 2015 September 2014	\$3,411 \$3,411	Yes Yes	3/31/2015 10/1/2014	615721
2012	March 2014 September 2013	\$3,132 \$3,132	Yes Yes	3/31/2014 10/3/2013	656250
2011	March 2013 September 2012	\$3,038 \$3,038	Yes Yes	4/2/2013 10/1/2012	655678
2010	March 2012 September 2011	\$2,832 \$2,832	Yes Yes	3/6/2012 9/19/2011	632252
2009	March 2011 September 2010	\$4,149 \$4,149	Yes Yes	3/22/2011 9/7/2010	655270
2008	March 2010 September 2009	\$3,942 \$3,942	Yes Yes	3/29/2010 9/4/2009	632056

Davenport Data Correction Feedback Form

[Link to Data Correction Feedback Form](#)

Treasurer Data Correction Feedback Form

[Link to Treasurer Data Correction Feedback Form](#)

Pay Property Taxes

[Click here to pay your Property Taxes online for this parcel](#)

Davenport Tax Credit Applications

[Apply for Homestead, Sales Questionnaire, Military or Business Property Tax Credits](#)

Iowa Land Records

*Data for Scott County between Beacon and Iowa Land Records is available on the Iowa Land Records site beginning in 1989.
For records prior to 1989, contact the County Recorder or Customer Support at www.iowaLandRecords.org.*

No data available for the following modules: Summary - Inactive, DBA (Doing Business As) - Assessor's Office, Commercial Buildings - Assessor's Office, Agricultural Buildings - Assessor's Office, Yard Extras - Assessor's Office, Tax Sale Certificates - Treasurer's Office, Special Assessments - Treasurer's Office, Scott County Data Correction Feedback Form, Scott County Tax Credit Applications.

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Version 2.3.122

City of Davenport
Historic Preservation Commission

Department: DNS
Contact Info: Matt Werderitch 563.888.2221

Date
6/8/2021

Subject:
Pending Items and Updates

Background:
Pending Items and Updates:

1. 604 West 5th Street - Deck addition and area of fire rescue
2. 509 Ripley Street - Sign Installation
3. 909 Gaines Street - Demolition of a structure due to fire damage
4. 2021 Preserve Iowa Summit

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	6/4/2021 - 8:27 AM