HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, MAY 9, 2023; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

II. Secretary's Report

A. Consideration of the April 11, 2023 meeting minutes.

III. Communications

IV. Old Business

V. New Business

A. Case COA23-17: Request for exterior alteration at 321 West 6th Street. The Henry and Julia (Tritchler) Frahm House is a contributing building in the Hamburg Local Landmark Historic District. Terry Genz, petitioner. [Ward 3]

B. Case COA23-18: Request to install new windows at 1208 Main Street. The J. Monroe Parker-Ficke House is a locally designated historic landmark and located within the College Square Historic District. CJ Haas Home Construction, petitioner, on behalf of Delt 100 Alumni Counsel LLC. [Ward 3]

C. Case COA23-19: Exterior alteration at 705 Gaines Street. The Lois P. Best Apartments is listed as a contributing structure in the Hamburg Local Landmark Historic District. Marion Meginnis, petitioner. [Ward 3]

D. Case COA23-20: Request for exterior alteration at 713 West 7th Street. The John and Louise Boldt House is a contributing building in the Hamburg Local Landmark Historic District. Joseph Erenberger, petitioner. [Ward 3]

VI. Other Business

A. 2023 Preserve Iowa Summit

B. Party in the Park

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Commission Meeting: June 13, 2023

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **5/9/2023**

Subject:
Consideration of the April 11, 2023 meeting minutes.

Recommendation:
Staff recommend approval of the April 11, 2023 meeting minutes.

Background:
The April 11, 2023 meeting minutes are attached.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Meeting Minutes 4-11-23

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	5/5/2023 - 4:18 PM

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, APRIL 11, 2023; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

Chairperson McGivern called the meeting to order.
Present: McGivern, Franken, Miranda, Hustedde, Powers
Staff Present: Werderitch, Berkley, Gleason

II. Secretary's Report

A. Consideration of the March 14, 2023 meeting minutes.

Motion by Miranda, second by Hustedde, to approve the March 14, 2023 meeting minutes. Minutes were unanimously approved by voice vote (5-0).

III. Communications

IV. Old Business

A. Case COA23-10: Request for exterior alteration at 714 Gaines Street. The Postel Rental House is a contributing building in the Hamburg Local Landmark Historic District. Xaveria Mayes, petitioner. [Ward 3]

Werderitch summarized the status of the project following the March meeting date. The property owner submitted a revised application taking into consideration the discussion from the previous meeting on the porch materials.

Based on the feedback provided by the Historic Preservation Commission at the March 14, 2023 meeting, staff recommended approval of the Certificate of Appropriateness to reconstruct the front porch at 714 Gaines Street in accordance with the submitted material.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060 C of the Davenport Municipal Code. The project generally 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 Franken, to approve Case COA23-10. Motion to approve passed by a roll call vote (5-0).

V. New Business

A. Case COA23-15: Request for exterior alteration at 436 West 7th Street. The Alexander and Fredericke (Tank) Naeckel House is a contributing building in the Hamburg Local Landmark Historic District. Midwest Complete Construction, petitioner. [Ward 3]

Werderitch summarized the restoration project, which included work on the mud beam, crown molding, and siding. The property owner was in attendance to speak on behalf of the project.

Staff recommended approval of the Certificate of Appropriateness for exterior alteration at 436 West 7th Street in accordance with the submitted material.

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 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.

Motion by Miranda, second by Powers, to approve Case COA23-15. Motion to approve passed by a roll call vote (5-0).

B. Case COA23-16: Request for exterior alteration at 225 East 2nd Street. The John F. Kelly Building is a locally listed historic landmark in the Davenport Motor Row and Industrial Historic District. Davenport Historic Preservation Consulting LLC, petitioner. [Ward 3]

Werderitch presented an overview of the historic tax credit project. The scope of work included roof replacement, repointing masonry, installation of new windows, and signage. Marion Meginnis, Davenport Historic Preservation Consulting LLC, was in attendance to speak on behalf of the project.

Staff recommended approval of the Certificate of Appropriateness for exterior alteration at 436 West 7th Street in accordance with the submitted material.

A recommendation is made to approve the Certificate of Appropriateness for exterior alteration at 225 East 2nd Street in accordance with the submitted material, subject to the following condition:

1. Any alteration to the existing signage that results in a change in placement, dimension, material, illumination, or other substantial modification shall require submission of a separate Certificate of Appropriateness Application for review and approval by the Historic Preservation Commission.

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 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.
3. 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 sandblasting and wet blasting fire-hardened bricks, the activities shall be prohibited. If cleaning is to be done, the gentlest means possible shall be encouraged.
4. 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.

Motion by Franken, second by Miranda, to approve Case COA23-16 with the condition recommended by staff. Motion to approve with one condition passed by a roll call vote (5-0).

VI. Other Business

A. Historic Preservation Commission Training

B. Timeline for Updating Commission Bylaws

C. Work Session: Election Procedures & Bylaws

D. 2023 Quad Cities Henry Farnam Dinner

VII. Open Forum for Comment

A resident at 2111 East Lombard Street provided public comment on the status of Riverview Terrace Park. The property owner favored opening the parking lot to the public.

VIII. Adjourn

Motion by Franken, second by Miranda, to adjourn the meeting. Motion passed by a voice vote (5-0). The meeting adjourned at 6:07 pm.

IX. Next Commission Meeting: May 9, 2023

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **5/9/2023**

Subject:
Case COA23-17: Request for exterior alteration at 321 West 6th Street. The Henry and Julia (Tritchler) Frahm House is a contributing building in the Hamburg Local Landmark Historic District. Terry Genz, petitioner. [Ward 3]

Recommendation:
A recommendation is made to approve the Certificate of Appropriateness for exterior alteration at 321 West 6th Street in accordance with the submitted material.

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 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.

Background:
The Henry and Julia (Tritchler) Frahm House was built in 1880. The three-story second empire home is currently used as a single-family residence. The building materials consist of brick, stone foundation, and a mansard roof. Identifying features include a west side porte-cochere with decorative woodwork and a mansard roof with iron cresting. The home was converted into three units in 1921, but was reverted back to a single-family dwelling in 1991. Other modifications include the removal of a cupola. The iron fence around the corner of the property is a notable site feature.

Project Scope:
The property owner received funding from the DREAM Plus Program to perform the following work:

1. **Limestone Steps:** The existing steps at the front of the home have shifted, resulting in an uneven surface. The existing limestone will be removed and reset on a secure base. Reusing the existing limestone will maintain the proportions and scale of the stoop.
2. **Yankee Gutters:** The existing yankee gutters will be cleaned and patched with sheet metal. The gutters will then be resealed with Gaco roll on roof coating. Rehabilitating the historic yankee gutters will preserve the historic appearance of the mansard roof, while preventing water damage to interior of the home.
3. **Balcony Posts:** Replace the existing wood posts at the Juliet balcony above the carport. The posts have been sent to Carver Custom Millwork to be replicated in dimension and material.
4. **Basement Windows:** Replace two basement windows at the front of the home with custom

made windows from Carver Custom Millwork. The replacement wood windows will match the dimensions of the opening. The windows currently have plywood over the exterior.

5. **Balcony Ceiling:** Repair the wood ceiling on the Juliet balcony. The new pine material will match the historic wood ceiling to the greatest extent possible.

Samples of the columns and windows have been taken to Carver Custom Millwork for replication. Staff believe the proposed alterations will keep the property is a good state of repair.

ATTACHMENTS:

Type	Description
Backup Material	Application & Scope of Work
Backup Material	Vicinity Map
Backup Material	Historic Property Inventory Sheet
Backup Material	Scott County Historic Preservation Society Newsletter on Farhm House
Backup Material	Historic Preservation Ordinance-Review Standards

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	5/5/2023 - 2:30 PM

CITY OF DAVENPORT
Development & Neighborhood Services – Planning
1200 W. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION

RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE

SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME

BRIEF OVERVIEW OF THE PROJECT (not a scope of work)

APPLICANT INFORMATION

APPLICANT NAME: Terry A. Genz

ADDRESS: 321 - W. 6th Street

CITY, STATE, ZIP: Davenport, Ia. 52803

PHONE: 563-271-2435

SECONDARY PHONE:

E-MAIL ADDRESS: terryb1e64@hotmail.com

APPLICABILITY PRIOR to any work on applicable Historic Resources:

A Certificate of Appropriateness must be submitted & approved PRIOR to the commencement of the following:

- *Any Building or Sign Permit changing the exterior (except demo)*
- *New construction/Addition or exterior alteration of a structure*
- *Sign installation or alteration*

Demolition of any local or national historic resources shall require a Historic Demolition Request Application

Acceptance of Applicant

I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for attendance at the meeting as shown on the historic preservation commission calendar. The City reserves the right to require further site studies as necessary.

Terry A. Genz
Type Applicant's Name

Terry A. Genz — 4-4-23
Applicant's Signature — Date

ALL SUBMITTALS SHALL INCLUDE: ***SUBMITTED***

- Full Scope of Work (SOW) attached as a .PDF ☐
  all work & materials shall be described & itemized/listed in detail
- Photos or renderings of all existing building/sign façades ☐
- Proposed color building/sign elevations to scale ☐
  rendered showing existing and/or proposed building materials
- Material specs: type, dimensions, color & manufacturer ☐

MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*:

- Dimensioned Site Plan (proposed & existing buildings/site items) ☐
- Grading Plan with 2 foot intervals (if needed) ☐
- Mechanical Screening shall be shown ☐
- Materials Board of sample building materials proposed ☐

* Major Additions & New Buildings may require more extensive information

DEVELOPMENT TEAM

Property Owner

Address

Phone | Secondary Phone

E-Mail Address

Project Manager/Other

Address

Phone | Secondary Phone

E-Mail Address

Formal Procedure Application Fee: **NONE**

(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 applicant's scheduled meetings.

(2) Scope of Commission's Consideration:
- Only work described in the application may be approved.
- If insufficient information exists to make a proper judgment on the application, the Commission may continue the consideration a maximum of 60 days, excluding applicant's continuances.

(3) Post Commission Ruling:
- An approved Cert. of Appropriateness does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities.
- COA approval expires one year from the date of approval unless a building permit is obtained within such period. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.
- Appeals to determinations are $75 made to City Council and shall be in writing submitted to the Zoning Administrator within 30 calendar days of Commission's decision.

Submit this form with attachments to: planning@davenportiowa.com

MWC

01/05/2023
15:34:16

CITY OF DAVENPORT
Community Planning and Economic Development

REQUEST FOR BID

SET APP WITH DAVE

Client: Terry A. Genz & Michael S. Tollenaer
Telephone: (563)271-2435
Property: 321 W 6th Street
Davenport, IA 52803

Bids Due: 02/26/2023

Contact for Information:
ALAN CONNER
CITY OF DAVENPORT

alan.conner@davenportiowa.com
Telephone: (563)888-2001
Fax: (563)328-6714

Materials + Labor

$1,875.00

1. **EXTERIOR: RECONSTRUCT LIMESTONE STEPS**

Spec: EX51 EX51 3

EX51 3
RECONSTRUCT LIMESTONE STEPS AT FRONT OF HOME. REMOVE LIMESTONE STEPS AND CREATE SECURE BASE AND REINSTALL LIMESTONE STEPS.

3 STEPS
7" THICK 51" WIDE
13" TREAD

$10,000.00

2. **EXTERIOR: YANKEE GUTTERS**

Spec: EX53 EX53 6

EX53 6
REPAIR YANKEE GUTTERS ON HOME USING APPROPRIATE PRODUCTS (HOME OWNER HAS INFORMATION ON REPAIRING OF GUTTERS).

CLEAN, PATCH & RESEAL ALL YANKEE GUTTERS
PATCH TO BE SHEET METAL, CALKING & RIVETS
RESEAL TO BE GACO ROOF COATING

$2,500.00

3. **EXTERIOR: BALCONY POSTS**

Spec: EX55 EX55 6

EX55 6
REPLACE POSTS AT "JULIET" BALCONY ABOVE CARPORT. POSTS WILL NEED TO BE MILLED(LATHED TO MATCH EXISTING(HOME OWNER HAS INFORMATION ON POSTS).

COLUMNS 700?
5'X10'

$1,100.00

4. **WINDOWS: FRONT BASEMENT WINDOWS**

Spec: WD21 WD21 8F

WD21 8F
REPLACE TWO (2)BASEMENT FOUNDATION WINDOWS INCLUDE ALL NEEDED MODIFICATIONS TO OPENING. WINDOWS WILL BE MADE CUSTOM(HOME OWNER HAS DETAILS ON WINDOWS).

CALL CARVER MILL WORK

Client Terry A. Genz Date 3-7-23
Rehab Specialist/Inspector Alan Conner Date

Contractor D.S. Date 2-28-23
Housing Administrator or Program Coordinator Date 3/9/23

Materials + Labor

$1,500.00 5. EXTERIOR: CEILING ON BALCONY
Spec: EX53 EX53 6
EX53 6
REPAIR CEILING ON "JULIET" BALCONY. HOME OWNER HAS DETAILS FOR PRODUCT TO BE USED.
PINS

2,000.00 6. MATERIALS
PURCHASE WINDOWS (2) AND COLUMNS (2) FROM CARVER MILL WORKS

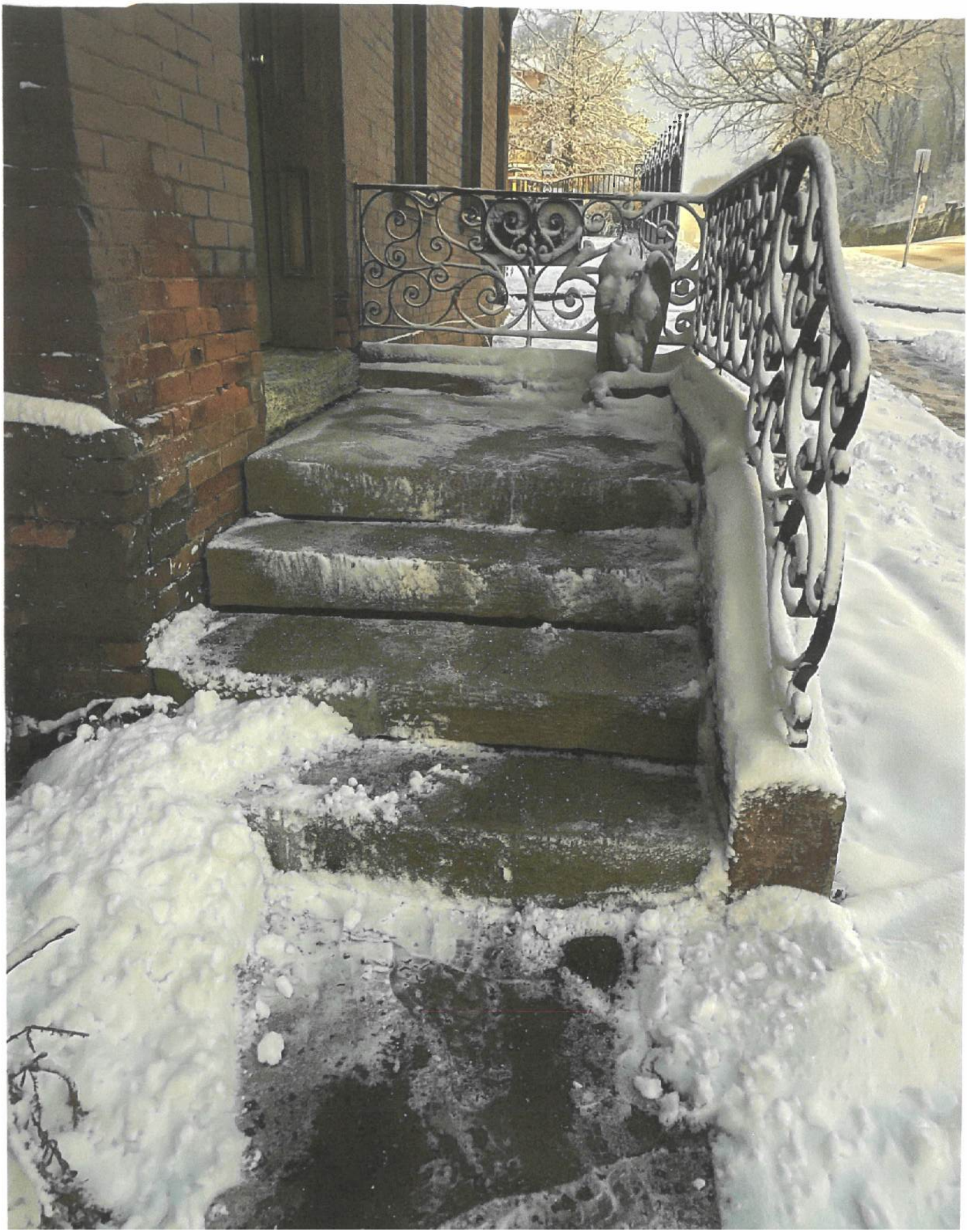
$18,975.00 Total All Items

* Samples of Columns + Windows have been taken to Carver Millworks for Replication

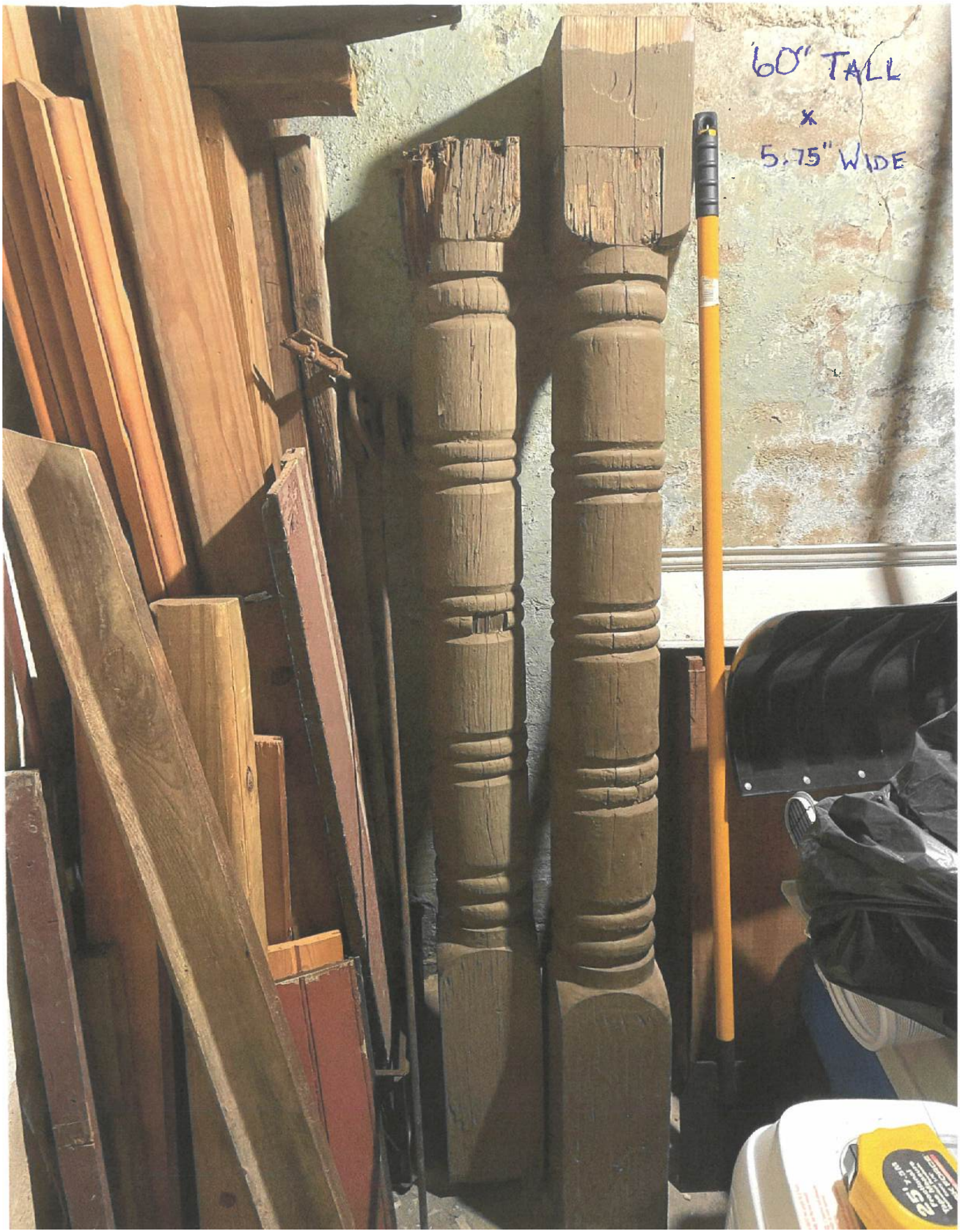
Client Date 3/7/23
Rehab Specialist/Inspector

Contractor Date 2-28-23
Housing Administrator or Program Coordinator Date 3/9/23

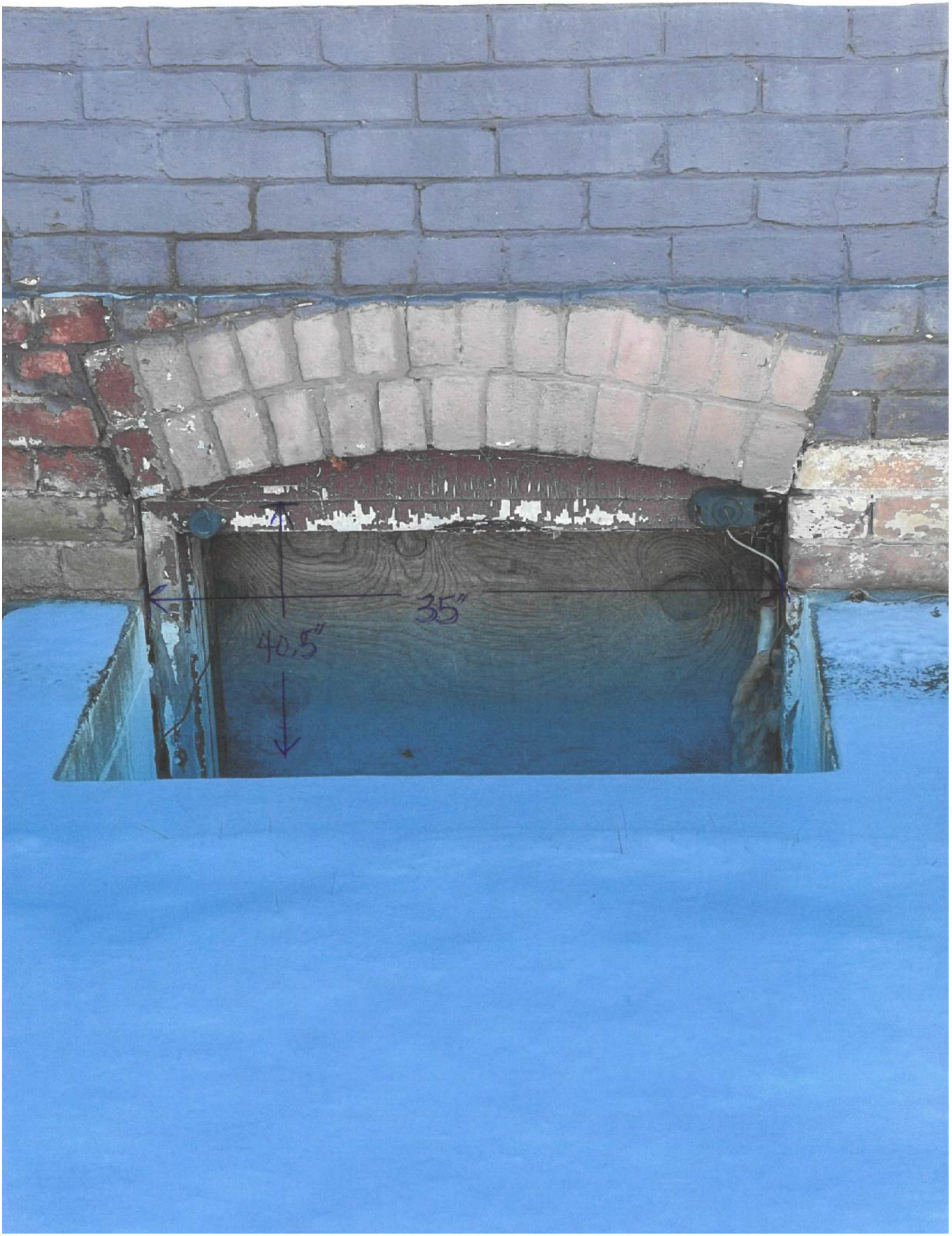


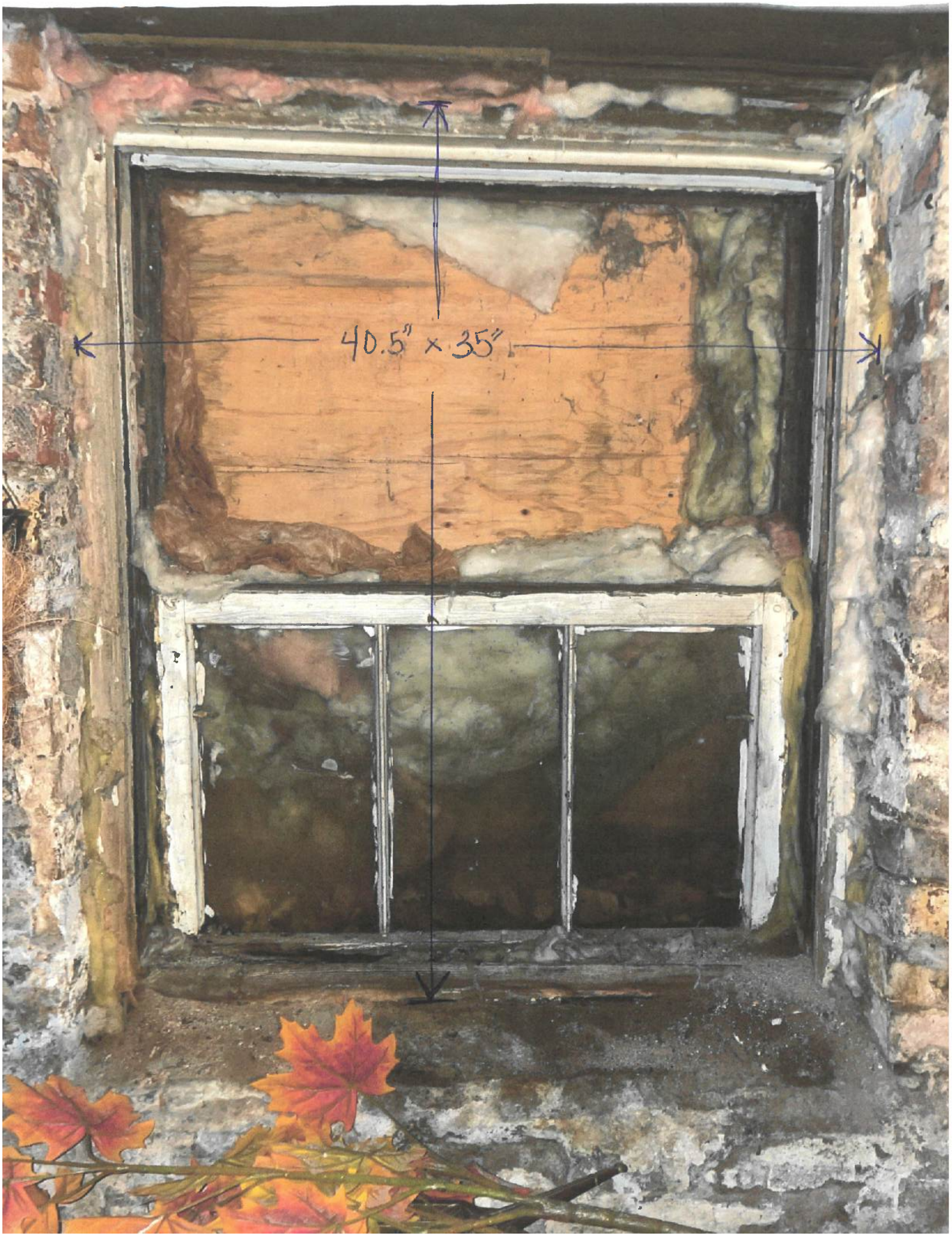


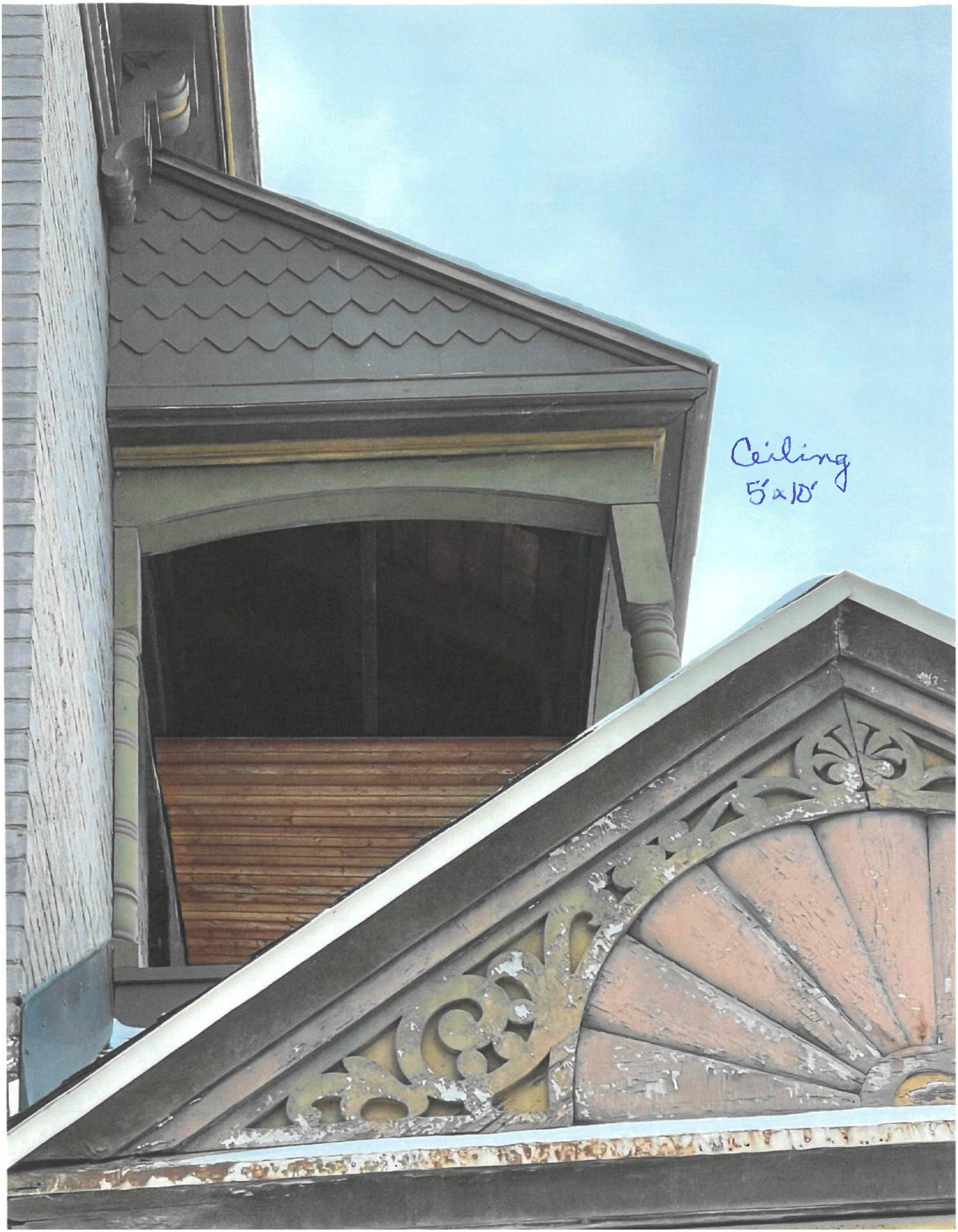



60" TALL
x
5.75" WIDE




35"
40.5"

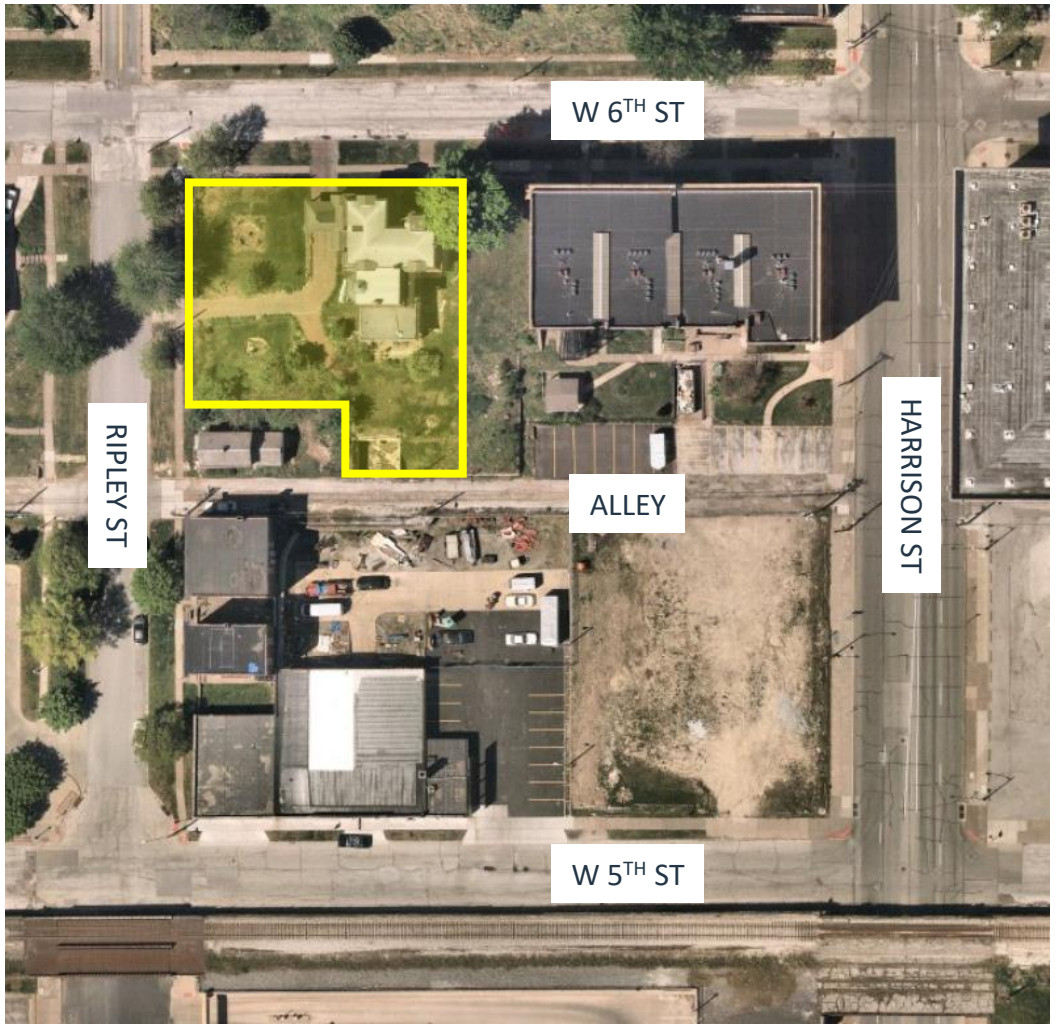

40.5" x 35"


Ceiling
5' x 10'

Frahm House

DAVENPORT
IOWA | USA





Address ***State #, Map #, FS #*** ***2016 district status*** ***1983 district status***	***Historic Name***	***significant date/s architectural style/type***	***Materials of walls, foundations, roof***
	History of property (owners/residents, census data including birthplace of self (and parents), Sanborn map info), Current use		***Architectural data (architect/builder, features, modifications), Garage data***
321 W 6th St State #82-00538 Map #018 Field Site #A-13 *Parcel #G0054-19A* Updated district status: 2 contributing buildings (A, C) *1983 NRHP status:* *Contributing (key)*	**Henry and Julia (Tritchler) Frahm House**	c.1880 Second Empire (2 story)	Walls: brick (solid) Foundation: stone Roof: mansard roof - slate/rubber
	1870s - Mathias Frahm brewery to east and south - owned this lot, son Henry lived with parents at 514 Harrison; 1880 - house built for Henry and new wife Julia (married 12-23-1880) 1880 census: Frahm, Henry (27, brewer) - born in Germany - Schleswig 1881-1894 - Henry and Julia Frahm (Matthias Frahm and Son brewery - to east and south); 1894-1896 - Julia Frahm (widow); 1896-1900 - Julia (Frahm) and August Steffen 1910 Sanborn map: house - 3 story - extant 1910 census: Matthey, Carl (59, physician) - born in Germany (Germany, Germany); wife: Meta (52) - born in US - IA (Germany, Germany 1900-1914 - Dr. Carl and Meta (Steffen) Matthey; 1914-1921 - Meta Matthey (widow) - also children; 1921-1930 - Max Shapiro - split into three units and lived in one; 1930-1933 - owned by Matthey family; 1933-1944 - owned by Henry Matthey 1944-1949 - owned by William and Grace Clough; 1949-1959 - owned by James W. and Vera Van Fossen; 1960s - owned by James A. and Margaret Van Fossen 1956 Sanborn map: apartments (3 units) - 3 story - extant 1991 - occupancy changed back to single family Current use: single family house - owner occupied		Architect/builder: - Porch: entry stoop with hood - decorative brackets, west side porte-cochere - decorative woodwork Windows: 1/1 wood windows - segmental arch lintels with keystones Architectural details: mansard roof with iron cresting, two-story bay window with tower (roof removed), decorative brickwork, decorative windows Modifications: Historic: c.1921 - converted to three units; 1945 - new foundation under rear addition; 1952 - cupola removed - top of tower; Non-historic: 1991 - converted back to single family Garage: detached - brick (carport on west side of house) Date: c.1900 Walls: brick Foundation: stone Roof: hip roof - asphalt shingles Notes: sections of brick replaced, appears built when Mathey bought property in 1900 (not on 1892 map, on 1910 map) Other site features: iron fence around corner of property to west (part of this property in 1891 - corner house demo), small section of stone retaining wall along alley (6 ft)
530 Ripley St *Alt: 526 Ripley St* State #82-02493 Map #019 Field Site #A-14 *Parcel #G0054-21* Updated district status: 1 contributing building (A, C) *1983 NRHP status:* *Contributing*	**Alfred C. and Lulu (Ellsworth) Mueller House**	c.1903 (c.1877 core?) Georgian Colonial Revival (2 story)	Walls: frame - wood Foundation: stone Roof: hip roof - asphalt shingles
	3-1866: lots 5-6 bought by Christian Mueller - original house built on corner (Italianate?) - lived here from 1866 to death in 1901 - 1868-83: Schricker & Mueller lumber company, 1883-94: Christian Mueller Lumber & Sawmill, 1895-1901 - Chris Mueller &Sons 1880 census: Mueller, Christian (56, saw mill) - born in Germany - Holstein (Germany - Holstein, Germany - Holstein); wife: Elfreide (44) - born in Germany - Holstein (Germany - Holstein, Germany - Holstein) Dec 1902 - heirs sold property to son Alfred C. Mueller - appears to have built carriage house to south and remodeled house; 1903-1948 - Alfred C. and Lulu Mueller (lawyer, sec in Mueller Lumber Co, 1915 - mayor, 1920s-40s - lawyer) 1910 Sanborn map: house - 2 story - extant 1910 census: Mueller, Alfred C. (34, lawyer) - born in US - IA (Germany, Germany); wife: Lulu (32) - born in US - MI (US - MI, US - MI) 1910s-20s - Lulu's parents A.S. and Cora Ellsworth also lived here (lawyer - Meyer, Ellsworth & Co) 1948-1968 - owned by Robert B and Vera P. Meyer - 1948: converted to 8 apts, 1961 - converted to 10 apts; 1966-70s - owned by Vera P. Meyer 1956 Sanborn map: apartments (11 units) - 2 story - extant Current use: apartments (7 units)		Architect/builder: - Porch: wrap around porch - round Classical columns Windows: 6/1 wood windows - wood surrounds Architectural details: dormer windows, first story bay window on south, decorative windows Modifications: Historic: c.1903 - remodel of earlier house - update to current Georgian Colonial Revival appearance - windows, porch, dormers; 1948 - converted to eight apartments; 1951 - converted to 10 apartments; Non-historic: (currently 7 apartments) Garage: (former carriage house at 526 Ripley - converted to duplex) Other site features: -



Scott County Historic Preservation Society

First Meeting: February 11 at Terry Genz and Mike Tollenzer's house, 321 West 6th St., Davenport, in the Gold Coast

The Julia (Tritchler) & Henry Frahm house was built in 1880. Henry was the son of Matthias Frahm who owned and operated Davenport's first brewery (1858) which stood right next door. (Henry became partners with his father and the brewery became "Matthias Frahm & Son"). The original house had just 6 rooms with a shed style, nearly flat roof with Italianate eave brackets and parapet. In 1885, the Frahms hired Davenport's premiere architect, Frederick G. Clausen, to enlarge the house by 5 rooms. This expansion included a spacious living room, a bedroom above, and added 3 large rooms on 3rd floor by raising the roof to its current second empire style, slate, mansard design. A fourth story tower was also added above the new addition (tower removed in the 1950s). The 3rd floor then contained two spacious bedrooms and a very large "party" or "recreation" room.

Then, around 1891, Julia & Henry enlarged their house again by adding 4 more rooms to the rear which included a large dining room, a sunroom, a spacious kitchen/butler pantry, and a large bedroom above (the kitchen was then moved to the basement, under the very large butler/serving pantry). The exterior design included a 2 1/2 story bay tower, a kitchen porch, and a very large second story veranda overlooking downtown Davenport. Also, after purchasing a house next door and demolishing it, a port-cochere drive-through, a brick, circle drive, a fish pond, and a large water fountain were added to the west side of the house. The Frahms had eventually enlarged their 6 room house into 15 rooms (approximately 5,000sq. ft.)

The interiors were originally decorated with wallpapers everywhere, even on the ceilings, as was customary. But with the addition of the last enlargement of the house in 1891, new, decorative pressed tin ceilings covered the wallpapered ceilings in both parlors, gilded decorative plaster cornices and friezes were added to the upper walls, an embossed, leatherized wall covering was added to the dining room walls, and elaborate stencil designs added to the entrance hall ceilings. The interiors must have been quite grand, especially with the inclusion of 10 stained glass windows. After Henry died in the mid-1890s, his widow Frahm married August Steffen Jr. They lived in Julia's home until they eventually built the very grand "Overview Mansion" across the street on top of the hill. They then sold the Frahm House to August's sister, Meta, and her husband, Dr. Carl Matthey.

Fast forward to 1982: After spending decades as 15 apartments and a boarding house, the Henry Frahm House was eventually abandoned. Two attempts to renovate it in the 1980s were unsuccessful. It sat empty and deteriorating. In 1990, the house was put up for sale one last time although it had a potential buyer who anxiously planned to demolish the shell of a house for a parking lot. (The family who owned it did not want it demolished, so they tried to sell it one last time to anyone wishing to save it) That's where the current owners stepped in. The house had already been stripped of its boiler, radiators, electrical wiring, chandeliers, stained glass windows, water pipes, gas pipes, kitchens and bathrooms. It had many broken windows & the city finally had it boarded up in the summer of 1990. But, the house was structurally sound and hints of glory-days-gone-by could still be seen in the ornate moldings, grand fireplaces, inlaid floors, decorative tin ceilings, etc. It was definitely worth saving.

Since purchasing the house in the fall of 1990, a slate roof has been installed, the exterior brickwork has been tuck pointed, most exterior woodwork and trim has been stripped and repainted, many new glass panes installed, the fishpond and water fountain have been unearthed, dozens of sapling weed trees have been removed, several large trees removed, new wiring, new plumbing, new insulation, new furnaces, new water heaters, refinished floors, etc. **Cont. on Back.**

February, 2016 Newsletter

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Vice President
Chris Iossi , 355-6298

Secretary
Rex Grove, 355-8727

Corresponding Secretary
Jean Froehlich, 324-7643

Treasurer
Ferenc Beiwel, 386-1969

Newsletter Editor
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Cheri Musick, (214)405-4600

Historical Researcher
Coky Powers, 355-8577

SCHPS Address
1820 Grant Street
PM Box 5017
Bettendorf, IA
52722

SCHPS Events

Our April meeting on Outdoor Privies will be April 21– which is the third Thursday NOT the second Thursday of April– sorry for the scheduling problem.

The April meeting will be at the Bettendorf Library and please invite your family, neighbors and friends. More events will appear in next month's newsletter.





Other historical contacts we recommend you call for tours/lectures:

Butterworth Center/Deere Wiman House: 309-743-2700
Figge Art Museum: 563-326-7804
German American Heritage Center: 563-322-8844
Karpeles Manuscript Museum: 309-788-0806
Moline Preservation Society: 309-762-3058
Putnam Museum : 563-324-1933
RI Arsenal Historical Society: 563-355-2823
RI County Historical Society: 309-764-8590
Schuetzen Park (700 Waverly Road) in West Davenport: 563-322-5489

Cont. from Front: After many years of tireless hours, triumphs, setbacks & drained bank accounts, the progress continues. Mike Tollenaer and Terry Genz have most recently made several costly improvements. The iron roof cresting was removed, cleaned, repainted, then reinstalled after a new flat roof was installed on top of the house. The large second story rear veranda was jacked up and fortified, the floor received rigid insulation panels, new overlayment, then new all-weather rubber flooring to cover the entire veranda. Two new basement window wells were installed in the front yard. Also, two new water heaters & 2 new high efficiency furnaces were installed to replace the units Terry had installed 23 years ago. The most exciting expense was the recent acquisition of 8 original stained glass windows. There are many more upgrades and improvements planned, but they will be executed eventually, as Terry and Mike plan to stay in the house as long as life allows.

About a member

Michael Tollenaer: Mike grew up in Milan, Illinois, graduating from Rock Island High School. He attended Western Illinois University, majoring in Music Education. He conducted his student teaching at Davenport's Central High School and is currently Assistant Director of Bands in the Rock Island School District where he has taught for 24 years. He plays multiple instruments, especially the trumpet and flute. Teaching and music are his passion.

Terry Genz: Terry grew up in Rock Island, Illinois and graduated from Rock Island High School. He attended Olivet Nazarene University where he studied art and music. He worked for an international division of Verizon (formerly MCI, then Worldcom) for 20 years. He is currently temporarily retired. He has lived in 3 important, historic houses in the Quad Cities, which includes the current Henry Frahm House. He lived in the Potter House, in Rock Island. (Minnie Potter took over ownership and management of the Rock Island Argus newspaper at the death of her husband in 1898 until her death in 1936). Then, Terry briefly owned the Ebeling House in Davenport. (Arthur Ebeling was a prominent local architect in the early 1900's with many notable designs, including the Kahl mansion, the Kahl Building, the Blackhawk Hotel, the Joseph Bettendorf mansion, the Scott County Courthouse, etc., as well as the home he built for himself & his family). Terry is passionate about old houses, old buildings, local history, antiques, and gardening.

Other happenings

The 13th Annual Farnam Dinner will celebrate the 200th anniversary of Fort Armstrong. Date: Friday evening, March 18, 2016; Place: St Ambrose University Rogalski Center

George Eaton, Command Historian, with the Rock Island Arsenal Museum, will talk about the Centennial Celebration of the fort held in 1916.

The main speaker for the evening will be Dr. Samuel Watson, professor of history at the United States Military Academy, West Point. He is the author of two books on the Army on the Frontier, "Jackson's Sword: The Army Officer Corps on the American Frontier, 1810-1821" and "Peacekeepers and Conquerors: The Army Officer Corps on the American Frontier, 1821-1846." Dr. Watson will speak about the Army presence at Fort Armstrong, its local, regional and national impact not only in warfare, but also in creating stability for the expansion of trade.

Schedule: 5:00 p.m. Viewing Displays, Cash Bar, Raffle Ticket Sales; 6:15 Dinner; 7:30 Program; Cost: $40 per person. Check should be make out to SCHPS (Scott County Historic Preservation Society)

If you are interested please make out your check to SCHPS and call Rex Grove at 355-8727; he will give you info on mailing in your check.

Thank You...

Stacy Klingler for the wonderful talk she gave for our Christmas dinner at the Deere Wiman house and the carriage house and to Roberta Shadensack for her piano playing for our singalong of the Christmas carols.

Please remember our members who have businesses:
(If we have other business owners, please advise Judy Belfer):

Duane Timm who makes hand screened antique wall papers, longtime resident of the Gold Coast.

Jackie Niles who has an antique jewelry store, DARJAC Rock Island on 14 Ave & 31 St.

Dr. Anne Taylor, Veterinary Clinic at 2167-53 St Davenport. She is making her home in the Gold Coast area.

Historic Preservation Ordinance

Section 14.01.060 Certificate of Appropriateness Review Process

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

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

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

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

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **5/9/2023**

Subject:
Case COA23-18: Request to install new windows at 1208 Main Street. The J. Monroe Parker-Ficke House is a locally designated historic landmark and located within the College Square Historic District. CJ Haas Home Construction, petitioner, on behalf of Delt 100 Alumni Counsel LLC. [Ward 3]

Recommendation:
A recommendation is made to deny the Certificate of Appropriateness to install new windows at 1208 Main Street.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060 C of the Davenport Municipal Code. The project does not comply with the following standard:

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

Background:

Property Significance:
The City of Davenport listed the J. Monroe Parker-Ficke House as a local landmark on June 4, 2003. The J. Monroe Parker-Ficke House is owned by an alumni association of Palmer College of Chiropractic. The DELT 100 Alumni Counsel LLC owned the property in 2003 and were supportive of the nomination.

The residence is located within the College Square National Historic District. The home is recognized by state preservation officials as one of the finest French Second Empire residences in the state of Iowa, second only to the Governor's mansion at Terrace Hill. The landmark nomination states, "It is the most widely photographed and publicized landmark in Davenport."

Previous Certificate of Appropriateness Applications:

1. June 8, 2021: The Historic Preservation Commission granted a Certificate of Appropriateness to tuckpoint and replace brick, subject to the following conditions:
    - To the greatest extent possible, the existing brick shall be preserved, cleaned, and reused.
    - The mortar joint shall be concave.
2. August 10, 2021: The Historic Preservation Commission granted a Certificate of Appropriateness to reconstruct the east porch subject to the following condition:
    - The dimensions of the PVC tongue and groove porch flooring shall be submitted to City Staff for review and approval. Floor board dimensions shall be consistent with the Second Empire architectural style and those used during its original construction in 1881.

Request: Total replacement of 100% of the windows (80 Windows). The replacement products are 1/1 white vinyl windows.

Project History:
On January 10, 2023 the Historic Preservation Commission held a Work Session with the applicant to understand the need for window replacement, explore any viable alternatives, and clarify what additional information would be required for formal consideration. The alumni association was petitioning to replace 80 wood windows with white vinyl windows. The Commission conveyed that vinyl windows are rarely an appropriate replacement product. Staff recommended receiving a quote for custom wood windows that fit within the existing opening and match the historic style. No action was taken at this meeting.

Prior to the January Work Session, city staff provided the applicant the Secretary of the Interior's Standards for Rehabilitation as well as Davenport's standards for review. In addition, staff reached out to the State Historic Preservation Office for information pertaining to historic tax credits and grant opportunities. Potential funding opportunities were forwarded to the owners. As of this date, the applicant has decided not to pursue historic tax credits or grant opportunities.

The petitioner cited the cost of wooden windows as neither reasonable nor economically feasible. A quote from Anderson Windows for wood windows with an exterior clad was submitted to document the cost differences between wood and vinyl. However, the Historic Preservation Ordinance does not reference economic hardship in the Certificate of Appropriateness review process.

Due to the historical significance of the building and the scale of the project, staff requested the following information be provided for formal consideration:

1. Clear photos of existing windows. Images should detail the existing condition of each window proposed for replacement.
2. Drawings showing the elevation and horizontal and vertical section of existing historic windows. Include muntins, mullions, transoms, and other window components.
3. Drawings showing the elevation and horizontal and vertical sections of proposed replacement windows.

The property owner submitted paperwork from Harvey Windows + Doors for review. Staff clarified that the below information is required to conduct a complete review of the Certificate of Appropriateness:

1. A window survey shall be submitted documenting the existing condition of each window. The purpose of the survey is to identify the extent of deterioration and to provide a decision base as to whether the windows should be repaired or replaced. The existing physical conditions should be evaluated on a unit-by-unit basis using photographs. The window inventory should also include notes on the upper sash, low sash, frame, and sill, in terms of both wood deterioration and glass issues. The survey will illustrate which windows require routine maintenance, stabilization, partial replacement, or total replacement.
2. If the window survey justifies the need for replacement, then specifications for the existing and replacement windows shall be submitted. Window sections are required for all projects involving total window replacement. This can be achieved either by submitting section drawings of both the existing and proposed windows or by submitting a list of measurements comparing the individual elements of the existing windows to the proposed ones. This is also known as a window schedule.

The applicant declined to provide a window survey documenting the rationale for replacement.

Existing photos recording deterioration were not submitted. The few photos that staff received were not accurately identified for proper analysis. Instead the request is for total replacement of all 80 windows on the building. The petitioner deemed the window survey as not reasonable or feasible, wishing to proceed forward with the information provided.

Project Review:

Staff reviewed the Harvey Windows + Doors Manufacturing Acknowledgement paperwork. Staff evaluated the two window specifications to determine whether the replacement windows match the design, material, color, texture, and other visual qualities of the historic windows.

Design Criteria to Implement Review Standards: Vinyl Windows

1. Design: The original windows show craftsmanship and detail that cannot be replicated with vinyl. These traditional windows consist of individual parts. Each component (rails, muntins, stops, stool, jamb, etc.) can be individually repaired or replaced in kind. Vinyl windows consist of a single unit, which cannot be repaired. While the subject replacement windows are a 1/1 pattern, the shape of the framing and quality of the window unit are not the same as the historic windows. None of the replacement windows match the dimensions of the existing wood windows.
2. Color & Texture: The vinyl replacement windows have a glossy white appearance, which does not match the finish of a natural wood window. Vinyl also contains a different textural quality than wood when touched or visually inspected.
3. Visual Qualities: The original wood windows are a character defining architectural feature of the J. Monroe Parker-Ficke House. The discrepancies in visual properties of vinyl windows are noticeably different from a wood window due to the variations in dimension and design. The dimensions of the frame components are not identical. These elements will impact how the structure looks and feels.
4. Material: Vinyl is a synthetic material, which was not an available building material in 1881. Vinyl does not have the same composition as wood. Modern replacement vinyl windows are not as durable as historic windows composed of old growth lumber. Vinyl products do not respect the historic integrity of the home.

The proposed vinyl windows do not substantially match the composition, design, dimensions, durability, texture, and visual properties of the original wood windows. Staff believe the design criteria to implement review standards have not been met.

Staff's Conclusion:

Property owners are encouraged to repair and retain existing historic windows. The application fails to document that all viable options for preservation were explored. The overall condition of each window was not evaluated to determine whether components could be repaired rather than replaced. The proposed total replacement without justification warrants a recommendation for denial.

It is contrary to historic preservation standards to replace an entire window when deteriorated components can be restored. When replacement is necessary, the new window shall match the old in design, material, color, texture, and other visual qualities. The proposed vinyl windows are an inappropriate substitute material as it does not convey the same appearance of wood windows.

ATTACHMENTS:

Type	Description
Backup Material	Application
Backup Material	Attachment 1-Work Plan Continued

🗋	Backup Material	Attachment 2-1208 Main Street Windows
🗋	Backup Material	Attachment 3-Quote
🗋	Backup Material	Attachment 4-Quote-Anderson Revise-Sigma
🗋	Backup Material	Attachment 5-Front 1
🗋	Backup Material	Attachment 6-Front 2
🗋	Backup Material	Attachment 7-North Side 2
🗋	Backup Material	Attachment 8-North Side
🗋	Backup Material	Attachment 9-South Side 2
🗋	Backup Material	Attachment 10-South Side
🗋	Backup Material	Attachment 11-West Side
🗋	Backup Material	Photos of Existing Windows
🗋	Backup Material	Applicant Presentation-1-10-23 HPC Work Session
🗋	Backup Material	Staff Email Correspondence to Applicant 4-21-23
🗋	Backup Material	Staff Email Correspondence to Applicant 2-1-23
🗋	Backup Material	Staff Email Correspondence to Applicant 1-25-23
🗋	Backup Material	Staff Email Correspondence to Applicant 11-2-22
🗋	Backup Material	Historic Property Inventory Sheet
🗋	Backup Material	Local Landmark Nomination Report 6-4-03
🗋	Backup Material	Historic Preservation Ordinance-Review Standards
🗋	Backup Material	Secretary of the Interior's Standards for Rehabilitation-Windows
🗋	Backup Material	Harvey Window Schedule-Vinyl

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	5/5/2023 - 3:49 PM



Complete application can be emailed to planning@ci.davenport.ia.us

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

Applicant (Primary Contact)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Owner (if different from Applicant)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Engineer (if applicable)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Architect (if applicable)
Name:
Company
Address:
City/State/Zip:
Phone:
Email:

Attorney (if applicable)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Application Form Type:

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

Zoning Board of Adjustment
Zoning Appeal
Special Use
Hardship Variance

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

Historic Preservation Commission
Certificate of Appropriateness
Landmark Nomination
Demolition Request

Administrative
Administrative Exception
Health Services and Congregate Living Permit

Historic Resource:

Local Hamburg Historic District

Iowa Soldier's Orphans' Historic District

Marycrest College Historic District

Individually Listed Local Historic Landmark

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

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

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

When is a certificate of appropriateness required?
Prior to the commencement of the work.

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

Submittal requirements

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

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.

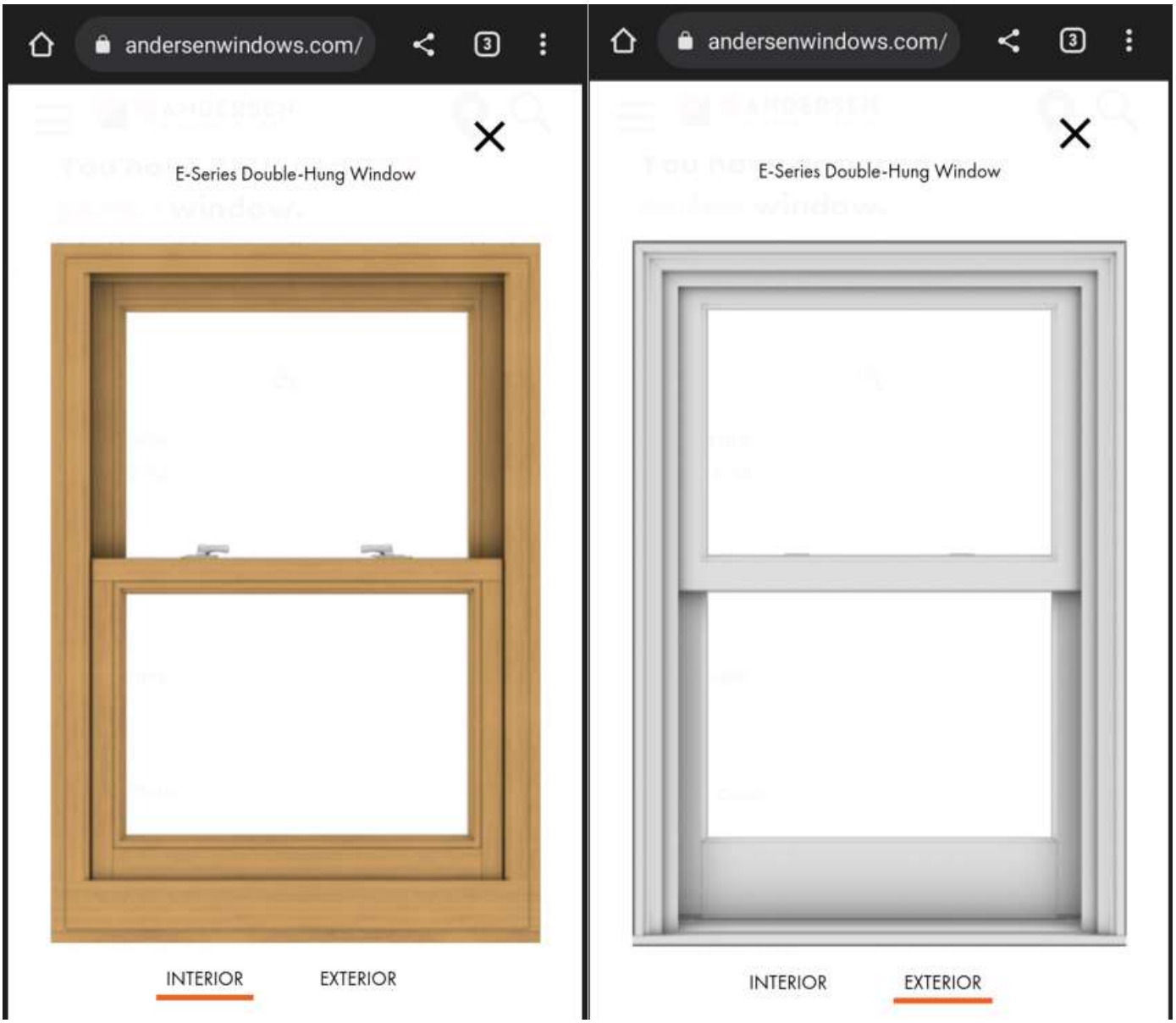
Photos of the actual windows that would be installed are not available, as the windows have not yet been ordered or manufactured. Contractor Casey Haas has provided the below resources as examples of the windows described in the Work Plan.

The proposed vinyl windows are manufactured by Harvey. A description of the windows and photos can be found at https://harveywindows.com/windows/by-type/double-hung/classic-vinyl-double-hung-window. Some of these photos are pasted below for quick reference; the window grilles will be omitted to better match the existing windows' appearance.





The cost-prohibitive wooden windows are manufactured by Andersen. Photos are not readily available, but contractor Casey Haas was able to prepare the following renderings via the Andersen website, showing both the interior and exterior view of the windows:



Second, Delt 100 proposes total replacement of 100% of the 80 windows because reviewing each window one by one to determine which windows should be replaced versus repaired is not reasonable or feasible. At least 75% of the windows in each façade pictured are unquestionably beyond repair; they must be replaced. Repairing or restoring some or all of the remaining 25%, instead of replacing 100%, will disrupt the façade (curb side view) dramatically, as the windows would be mismatched. The owners understand the importance of maintaining the home's exterior architectural features; replacing only 75% of the windows, causing mismatched windows throughout the home, would not achieve this goal. Further, window restoration is extremely cost prohibitive. The cost of restoration is estimated to greatly exceed the cost of replacement, and any repair or restoration would need to be repeated from time to time, whereas replacement presents a long-term solution. Based on the foregoing, restoration or repair of any of the windows is infeasible.

Photos of the home's exterior, with each window labeled to correspond with the attached spreadsheet titled "1208 Main Street Windows," are attached. Additional photos of each window will not be provided as previously requested because, as explained above, it is not feasible or practical to assess whether each individual window should be repaired or replaced; Delt 100 proposes total replacement of 100% of the windows.

Because the owners recognize and understand the importance of preserving the home, they have continually put forth reasonable effort to make the minimal number of changes necessary and to maintain the property in a good state of repair. To continue this preservation within reasonable, economically feasible bounds, the owners request approval of the vinyl window replacement outlined above. If any additional information is needed, please contact the attorney listed on this application, Maegan Gorham.

Window Schedule 1208 N Main St

Window #	Existing Dimensions	Replacement Dimensions	Cut (depth of window pocket)	Room Designation
1	32x112.25	31.75x111.75	3 1/2"	Room # 5
2	32x112.25	31.75x111.75	3 1/2"	Room # 5
3	32x102	31.75x101.5	3 1/2"	technique room
4	32x102	31.75x101.5	3 1/2"	technique room
5	32x102	31.75x101.5	3 1/2"	technique room
6	32x102	31.75x101.5	3 1/2"	technique room
7	32x102	31.75x101.5	3 1/2"	technique room
8	32x94.25	31.75x93.75	3 1/2"	Room # 7
9	32x94.25	31.75x93.75	3 1/2"	Room # 7
10	26x94	25.75x93.5	3 1/2"	2nd floor hallway
11	26x94	25.75x93.5	3 1/2"	2nd floor hallway
12	32x94.25	31.75x93.75	3 1/2"	Room # 8
13	32x94.25	31.75x93.75	3 1/2"	Room # 8
14	32x94.25	31.75x93.75	3 1/2"	Room # 8
15	32x94.25	31.75x93.75	3 1/2"	Room # 9
16	28x61.5	27.75x61	3 1/2"	Room # 14
17	26x78	25.75x77.5	3 1/2"	3rd Floor Hallway E
18	26x78	25.75x77.5	3 1/2"	3rd Floor Hallway E
19	28x61.5	27.75x61	3 1/2"	Room # 16
20	28x61.5	27.75x61	3 1/2"	Room # 16
21	28x61.5	27.75x61	3 1/2"	Room # 16
22	28x61.5	27.75x61	3 1/2"	Room # 15
23	28x61.5	27.75x61	3 1/2"	Cupela
24	32x25	31.75x24.5	1 1/2"	Basement Fixed
25	32x102	31.75x101.5	3 1/2"	Room # 5
26	32x102	31.75x101.5	3 1/2"	Room # 5
27	32x102	31.75x101.5	3 1/2"	Room # 4
28	32x102	31.75x101.5	3 1/2"	Room # 4
29	32x102	31.75x101.5	3 1/2"	Room # 4
30	32x102	31.75x101.5	3 1/2"	Room # 5
31	32x102	31.75x101.5	3 1/2"	Chapter Room
32	32x102	31.75x101.5	3 1/2"	Chapter Room
33	32x102	31.75x101.5	3 1/2"	Chapter Room
34	32x79	31.75x78.5	3 1/2"	Room # 3
35	32x94.25	31.75x93.75	3 1/2"	Room # 7
36	32x94.25	31.75x93.75	3 1/2"	Room #7
37	32x94.25	31.75x93.75	3 1/2"	Room #6

38	32x94.25	31.75x93.75	3 1/2"	Room #6
39	32x94.25	31.75x93.75	3 1/2"	Room #6
40	32x94.25	31.75x93.75	3 1/2"	Room 11
41	32x94.25	31.75x93.75	3 1/2"	Room 11
42	32x78	31.75x77.5	3 1/2"	Room 12
43	28x61.5	27.75x61	3 1/2"	Room 14
44	28x61.5	27.75x61	3 1/2"	Room 14
45	26x78	25.75x77.5	3 1/2"	3rd Floor Hallway S
46	26x78	25.75x77.5	3 1/2"	Alumni Room
47	28x61.5	27.75x61	3 1/2"	Alumni Room
48	32x79	31.75x78.5	3 1/2"	Room # 3
49	32x79	31.75x78.5	3 1/2"	Room # 3
50	32x78	31.75x77.5	3 1/2"	Room # 12
51	32x78	31.75x77.5	3 1/2"	Room # 12
52	25x53.75	24.75x53.25	3 1/2"	Alumni Room
53	32x79	31.75x78.5	3 1/2"	Room # 3
54	32x79	31.75x78.5	3 1/2"	Room # 3
55	32x94	31.75x93.5	3 1/2"	Chapter Room N
56	32x94	31.75x93.5	3 1/2"	Chapter Room N
57	24x94	23.75x93.5	3 1/2"	Chapter Room Bath
58	32x94	31.75x93.5	3 1/2"	Technique Room Kitchen
59	32x102	31.75x101.5	3 1/2"	Technique Room N Wall (W Facing)
60	32x78	31.75x77.5	3 1/2"	Room # 12
61	32x25	31.75x24.5	1 1/2"	Basement Fixed
62	32x86	31.75x85.5	3 1/2"	Room # 10
63	32x86	31.75x85.5	3 1/2"	Room # 10
64	32x86	31.75x85.5	3 1/2"	Room # 9 Bath
65	32x94.25	31.75x93.75	3 1/2"	Room # 9 W
66	25x53.75	24.75x53.25	3 1/2"	Alumni N
67	28x61.5	27.75x61	3 1/2"	Alumni N
68	28x61.5	27.75x61	3 1/2"	3rd Floor Closet
69	28x61.5	27.75x61	3 1/2"	Room # 15
70	32x94.25	31.75x93.75	3 1/2"	Room # 7
71	28x61.5	27.75x61	3 1/2"	Cupela
72	28x61.5	27.75x61	3 1/2"	Cupela
73	28x61.5	27.75x61	3 1/2"	Cupela
74	32x25	31.75x24.5	1 1/2"	Basement Fixed
75	32x25	31.75x24.5	1 1/2"	Basement Fixed
76	32x25	31.75x24.5	1 1/2"	Basement Fixed
77	32x25	31.75x24.5	1 1/2"	Basement Fixed

78	32x25	31.75x24.5	1 1/2"	Basement Fixed
79	32x25	31.75x24.5	1 1/2"	Basement Fixed
80	33.5 x 63.5	33.25x63	3 1/2"	Basement Double Hung W Side

SPAHN & ROSE LUMBER COMPANY
1011 Westwood Dr • P.O. Box 317
DeWitt, IA 52742-0317 • 563-659-2332
www.spahnandrose.com

Estimate

Estimate No **277645**
Estimate Date **08/08/2022**

Expiration Date	08/15/2022
Customer	08H59
Contact Name	Casey Haas
Contact Number	
Job	
Customer Ref	Harvey Window Package
Delivery	By 08/08/2022
Taken By	Jason Nylin
Sales Rep	Jason Nylin

Invoice Address
Casey Haas
8 BRIARWOOD CHASE
BETTENDORF, Iowa, 52722

Delivery Address
Casey Haas
8 BRIARWOOD CHASE
BETTENDORF, Iowa, 52722

Special Instructions	Notes

Line	Product Code	Description	Qty/Footage	Price	Per	Total
1	zz_SOWINDOW_20849	Harvey Tribute Double-Hungs	1 EA	48,412.79	EA	48,412.79

We agree to furnish the items and grades specified above. This estimate is valid for seven days. Not guaranteed to build/complete any job or contract. Errors subject to correction.

RETURN POLICY: The sale invoice must accompany returns. A restock charge may apply. Special orders and items that are not in clean sellable condition may not be accepted. Return items purchased with a Credit/Debit card will only be credited to the original card used for purchase.

Total Amount	$48,412.79
Sales Tax 7.00%	$3,388.90
Estimate Total	$51,801.69

Buyer Date

Subject to our terms and conditions of sale. Further copies available on request.

ANDERSEN WINDOWS & DOORS

SOLD BY:

Spahn & Rose Lumber Company De Witt
PO Box 149
Dubuque, IA 52004-0149
Fax: 563-582-3749

SOLD TO:

,

CREATED DATE
9/16/2022

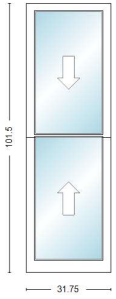
LATEST UPDATE
9/28/2022

OWNER
Kirk Nystrom

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
sigma	college	2945964		

ORDER NOTES: **DELIVERY NOTES:**



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	5	Active/Active	Technique Room	$2,079.06	$10,395.30

RO Size = 31 3/4" x 101 1/2" **Unit Size = 31 3/4" x 101 1/2"**

TRET 2' 7 3/4"X8' 5 1/2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

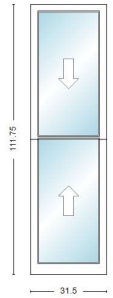
Insect Screen 1: E-Series Double-Hung Insert, TRET 31.75 x 101.5 Less than 8 degrees Half Fiberglass White 2604

Lower Sash: TRET Active/Active White/ White/ Pine/ Unfinished Dual Pane Low-E4 No Standard No Tint None ArgonFilled

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:

Item	Qty	Operation	Location	Unit Price	Ext. Price
200	1	Active/Active	Technique Room	$2,233.75	$2,233.75



RO Size = 31 1/2" x 111 3/4" **Unit Size = 31 1/2" x 111 3/4"**

TRET 2' 7 1/2"X9' 3 3/4", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

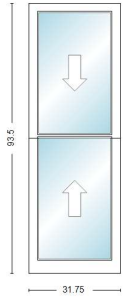
Insect Screen 1: E-Series Double-Hung Insert, TRET 31.5 x 111.75 Less than 8 degrees Half Fiberglass White 2604

Lower Sash: TRET Active/Active White/ White/ Pine/ Unfinished Dual Pane Low-E4 No Standard No Tint None ArgonFilled

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:

Item	Qty	Operation	Location	Unit Price	Ext. Price
300	1	Active/Active	Technique Room/Kitchen	$1,298.08	$1,298.08



RO Size = 31 3/4" x 93 1/2" **Unit Size = 31 3/4" x 93 1/2"**

TRET 2' 7 3/4"X7' 9 1/2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

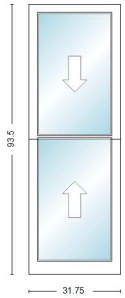
Insect Screen 1: E-Series Double-Hung Insert, TRET 31.75 x 93.5 Less than 8 degrees Half Fiberglass White 2604

Lower Sash: TRET Active/Active White/ White/ Pine/ Unfinished Dual Pane Low-E4 No Standard No Tint None ArgonFilled

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:

Item	Qty	Operation	Location	Unit Price	Ext. Price
400	2	Active/Active	Chapter Room/North	$1,298.08	$2,596.16



RO Size = 31 3/4" x 93 1/2" **Unit Size = 31 3/4" x 93 1/2"**

TRET 2' 7 3/4"X7' 9 1/2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

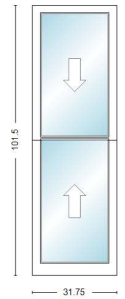
Insect Screen 1: E-Series Double-Hung Insert, TRET 31.75 x 93.5 Less than 8 degrees Half Fiberglass White 2604

Lower Sash: TRET Active/Active White/ White/ Pine/ Unfinished Dual Pane Low-E4 No Standard No Tint None ArgonFilled

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:

Item	Qty	Operation	Location	Unit Price	Ext. Price
500	3	Active/Active	Chapter Room/South	$2,079.06	$6,237.18



RO Size = 31 3/4" x 101 1/2" **Unit Size = 31 3/4" x 101 1/2"**

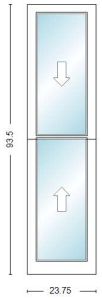
TRET 2' 7 3/4"X8' 5 1/2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 31.75 x 101.5 Less than 8 degrees Half Fiberglass White 2604

Lower Sash: TRET Active/Active White/ White/ Pine/ Unfinished Dual Pane Low-E4 No Standard No Tint None ArgonFilled

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
600	1	Active/Active	Chapter Room/Bath	$1,221.89	$1,221.89

RO Size = 23 3/4" x 93 1/2" **Unit Size = 23 3/4" x 93 1/2"**

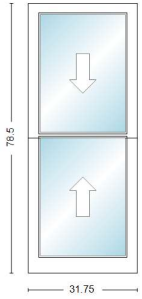
TRET 1' 11 3/4"X7' 9 1/2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 23.75 x 93.5 Less than 8 degrees Half Fiberglass White 2604

Lower Sash: TRET Active/Active White/ White/ Pine/ Unfinished Dual Pane Low-E4 No Standard No Tint None ArgonFilled

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
700	5	Active/Active	#3 Room	$1,147.29	$5,736.45

RO Size = 31 3/4" x 78 1/2" **Unit Size = 31 3/4" x 78 1/2"**

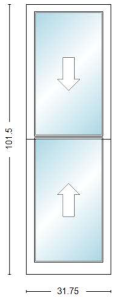
TRET 2' 7 3/4"X6' 6 1/2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 31.75 x 78.5 Less than 8 degrees Half Fiberglass White 2604

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:

Item	Qty	Operation	Location	Unit Price	Ext. Price
800	3	Active/Active	#4 Room	$2,079.06	$6,237.18



RO Size = 31 3/4" x 101 1/2" **Unit Size = 31 3/4" x 101 1/2"**

TRET 2' 7 3/4"X8' 5 1/2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

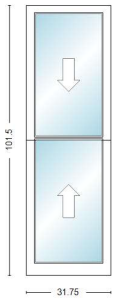
Insect Screen 1: E-Series Double-Hung Insert, TRET 31.75 x 101.5 Less than 8 degrees Half Fiberglass White 2604

Lower Sash: TRET Active/Active White/ White/ Pine/ Unfinished Dual Pane Low-E4 No Standard No Tint None ArgonFilled

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:

Item	Qty	Operation	Location	Unit Price	Ext. Price
900	3	Active/Active	#5 Room	$2,079.06	$6,237.18



RO Size = 31 3/4" x 101 1/2" **Unit Size = 31 3/4" x 101 1/2"**

TRET 2' 7 3/4"X8' 5 1/2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

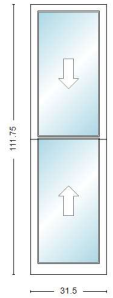
Insect Screen 1: E-Series Double-Hung Insert, TRET 31.75 x 101.5 Less than 8 degrees Half Fiberglass White 2604

Lower Sash: TRET Active/Active White/ White/ Pine/ Unfinished Dual Pane Low-E4 No Standard No Tint None ArgonFilled

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:

Item	Qty	Operation	Location	Unit Price	Ext. Price
1000	2	Active/Active	#5 Room	$2,233.75	$4,467.50



RO Size = 31 1/2" x 111 3/4" **Unit Size = 31 1/2" x 111 3/4"**

TRET 2' 7 1/2"X9' 3 3/4", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

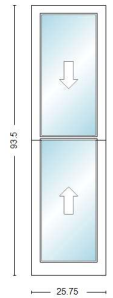
Insect Screen 1: E-Series Double-Hung Insert, TRET 31.5 x 111.75 Less than 8 degrees Half Fiberglass White 2604

Lower Sash: TRET Active/Active White/ White/ Pine/ Unfinished Dual Pane Low-E4 No Standard No Tint None ArgonFilled

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:

Item	Qty	Operation	Location	Unit Price	Ext. Price
1100	2	Active/Active	2ND Floor/ Hallway	$1,240.94	$2,481.88



RO Size = 25 3/4" x 93 1/2" **Unit Size = 25 3/4" x 93 1/2"**

TRET 2' 1 3/4"X7' 9 1/2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

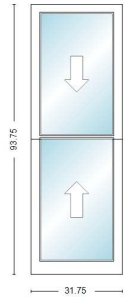
Insect Screen 1: E-Series Double-Hung Insert, TRET 25.75 x 93.5 Less than 8 degrees Half Fiberglass White 2604

Lower Sash: TRET Active/Active White/ White/ Pine/ Unfinished Dual Pane Low-E4 No Standard No Tint None ArgonFilled

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:

Item	Qty	Operation	Location	Unit Price	Ext. Price
1200	3	Active/Active	#8 Room	$1,300.64	$3,901.92



RO Size = 31 3/4" x 93 3/4" **Unit Size = 31 3/4" x 93 3/4"**

TRET 2' 7 3/4"X7' 9 3/4", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

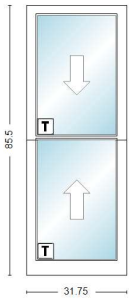
Insect Screen 1: E-Series Double-Hung Insert, TRET 31.75 x 93.75 Less than 8 degrees Half Fiberglass White 2604

Lower Sash: TRET Active/Active White/ White/ Pine/ Unfinished Dual Pane Low-E4 No Standard No Tint None ArgonFilled

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:

Item	Qty	Operation	Location	Unit Price	Ext. Price
1300	1	Active/Active	#9 Room/Bath	$1,551.51	$1,551.51



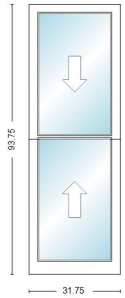
RO Size = 31 3/4" x 85 1/2" **Unit Size = 31 3/4" x 85 1/2"**

TRET 2' 7 3/4"X7' 1 1/2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Tempered Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 31.75 x 85.5 Less than 8 degrees Half Fiberglass White 2604

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
1400	2	Active/Active	#9 Room	$1,300.64	$2,601.28

RO Size = 31 3/4" x 93 3/4" **Unit Size = 31 3/4" x 93 3/4"**

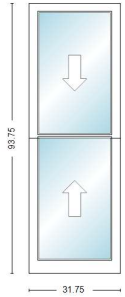
TRET 2' 7 3/4"X7' 9 3/4", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 31.75 x 93.75 Less than 8 degrees Half Fiberglass White 2604

Lower Sash: TRET Active/Active White/ White/ Pine/ Unfinished Dual Pane Low-E4 No Standard No Tint None ArgonFilled

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
1500	5	Active/Active	#7 Room	$1,300.64	$6,503.20

RO Size = 31 3/4" x 93 3/4" **Unit Size = 31 3/4" x 93 3/4"**

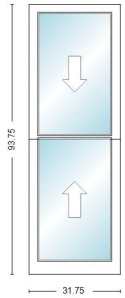
TRET 2' 7 3/4"X7' 9 3/4", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 31.75 x 93.75 Less than 8 degrees Half Fiberglass White 2604

Lower Sash: TRET Active/Active White/ White/ Pine/ Unfinished Dual Pane Low-E4 No Standard No Tint None ArgonFilled

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
1600	**3**	**Active/Active**	**#6 Room**	**$1,300.64**	**$3,901.92**

RO Size = 31 3/4" x 93 3/4" **Unit Size = 31 3/4" x 93 3/4"**

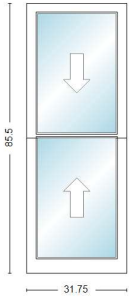
TRET 2' 7 3/4"X7' 9 3/4", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 31.75 x 93.75 Less than 8 degrees Half Fiberglass White 2604

Lower Sash: TRET Active/Active White/ White/ Pine/ Unfinished Dual Pane Low-E4 No Standard No Tint None ArgonFilled

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
1700	**2**	**Active/Active**	**#10 Room**	**$1,217.70**	**$2,435.40**

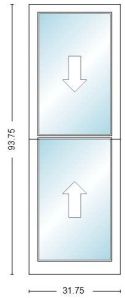
RO Size = 31 3/4" x 85 1/2" **Unit Size = 31 3/4" x 85 1/2"**

TRET 2' 7 3/4"X7' 1 1/2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 31.75 x 85.5 Less than 8 degrees Half Fiberglass White 2604

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
1800	2	Active/Active	#11 Room	$1,300.64	$2,601.28

RO Size = 31 3/4" x 93 3/4" **Unit Size = 31 3/4" x 93 3/4"**

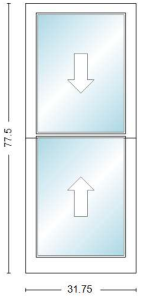
TRET 2' 7 3/4"X7' 9 3/4", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 31.75 x 93.75 Less than 8 degrees Half Fiberglass White 2604

Lower Sash: TRET Active/Active White/ White/ Pine/ Unfinished Dual Pane Low-E4 No Standard No Tint None ArgonFilled

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
1900	3	Active/Active	#12 Room	$1,137.22	$3,411.66

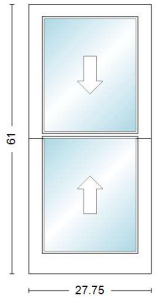
RO Size = 31 3/4" x 77 1/2" **Unit Size = 31 3/4" x 77 1/2"**

TRET 2' 7 3/4"X6' 5 1/2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 31.75 x 77.5 Less than 8 degrees Half Fiberglass White 2604

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
2000	**1**	**Active/Active**	**3rd Floor/Common Area**	**$850.32**	**$850.32**

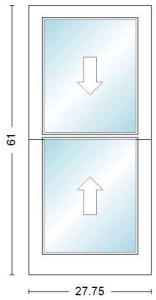
RO Size = 27 3/4" x 61" **Unit Size = 27 3/4" x 61"**

TRET 2' 3 3/4"X5' 1", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 27.75 x 61 Less than 8 degrees Half Fiberglass White 2604

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
2100	**1**	**Active/Active**	**3rd Floor/Storage**	**$850.32**	**$850.32**

RO Size = 27 3/4" x 61" **Unit Size = 27 3/4" x 61"**

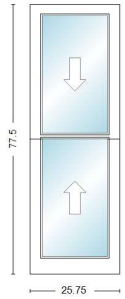
TRET 2' 3 3/4"X5' 1", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 27.75 x 61 Less than 8 degrees Half Fiberglass White 2604

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:

Item	Qty	Operation	Location	Unit Price	Ext. Price
2200	2	Active/Active	3Rd Floor	$1,080.08	$2,160.16



RO Size = 25 3/4" x 77 1/2" **Unit Size = 25 3/4" x 77 1/2"**

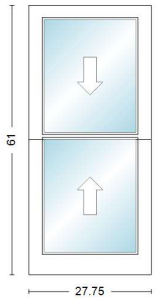
TRET 2' 1 3/4"X6' 5 1/2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 25.75 x 77.5 Less than 8 degrees Half Fiberglass White 2604

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:

Item	Qty	Operation	Location	Unit Price	Ext. Price
2300	1	Active/Active	#14 Room	$850.32	$850.32



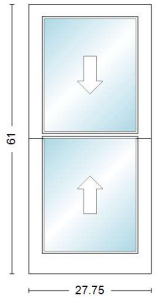
RO Size = 27 3/4" x 61" **Unit Size = 27 3/4" x 61"**

TRET 2' 3 3/4"X5' 1", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 27.75 x 61 Less than 8 degrees Half Fiberglass White 2604

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
2400	2	Active/Active	#15 Room	$850.32	$1,700.64

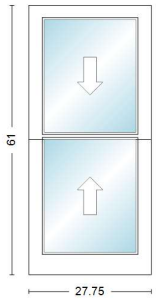
RO Size = 27 3/4" x 61" **Unit Size = 27 3/4" x 61"**

TRET 2' 3 3/4"X5' 1", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 27.75 x 61 Less than 8 degrees Half Fiberglass White 2604

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
2500	2	Active/Active	Alum Room	$850.32	$1,700.64

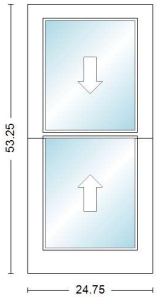
RO Size = 27 3/4" x 61" **Unit Size = 27 3/4" x 61"**

TRET 2' 3 3/4"X5' 1", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 27.75 x 61 Less than 8 degrees Half Fiberglass White 2604

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
2600	**3**	**Active/Active**	**Alum Room**	**$751.85**	**$2,255.55**

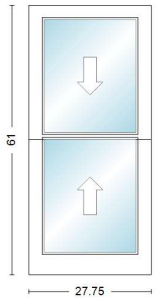
RO Size = 24 3/4" x 53 1/4" **Unit Size = 24 3/4" x 53 1/4"**

TRET 2' 3/4"X4' 5 1/4", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 24.75 x 53.25 Less than 8 degrees Half Fiberglass White 2604

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
2700	**4**	**Active/Active**	**Cupola**	**$850.32**	**$3,401.28**

RO Size = 27 3/4" x 61" **Unit Size = 27 3/4" x 61"**

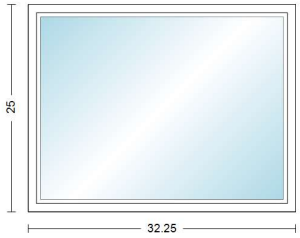
TRET 2' 3 3/4"X5' 1", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 27.75 x 61 Less than 8 degrees Half Fiberglass White 2604

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:

Item	Qty	Operation	Location	Unit Price	Ext. Price
2800	5	Stationary	Basement/#2 Room	$576.81	$2,884.05



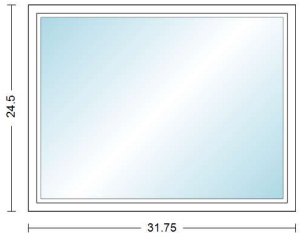
RO Size = 32 1/4" x 25" **Unit Size = 32 1/4" x 25"**

TRETP 2' 8 1/4"X2' 1", Unit, Less than 8 degrees, E-Series Picture Window Insert, 3 1/4" Frame Depth, Sash Set (2 Piece), White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Stationary, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.31	0.31	NO

Comments:

Item	Qty	Operation	Location	Unit Price	Ext. Price
2900	1	Stationary	Basement/Furnace	$568.21	$568.21



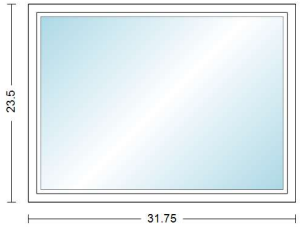
RO Size = 31 3/4" x 24 1/2" **Unit Size = 31 3/4" x 24 1/2"**

TRETP 2' 7 3/4"X2' 1/2", Unit, Less than 8 degrees, E-Series Picture Window Insert, 3 1/4" Frame Depth, Sash Set (2 Piece), White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Stationary, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.31	0.31	NO

Comments:

Item	Qty	Operation	Location	Unit Price	Ext. Price
3000	1	Stationary	Basement	$559.61	$559.61



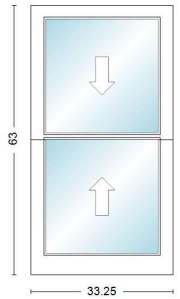
RO Size = 31 3/4" x 23 1/2" **Unit Size = 31 3/4" x 23 1/2"**

TRETP 2' 7 3/4"X1' 11 1/2", Unit, Less than 8 degrees, E-Series Picture Window Insert, 3 1/4" Frame Depth, Sash Set (2 Piece), White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Stationary, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.31	0.31	NO

Comments:

Item	Qty	Operation	Location	Unit Price	Ext. Price
3100	1	Active/Active	Basement	$917.12	$917.12



RO Size = 33 1/4" x 63" **Unit Size = 33 1/4" x 63"**

TRET 2' 9 1/4"X5' 3", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 33.25 x 63 Less than 8 degrees Half Fiberglass White 2604

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:

SUB-TOTAL:	$94,748.94
FREIGHT:	$0.00
LABOR:	$0.00
TAX:	$6,632.43
TOTAL:	$101,381.37

CUSTOMER SIGNATURE_____DATE_____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors


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BRADLEY R. HENNEN
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COLORADO SPRINGS CO


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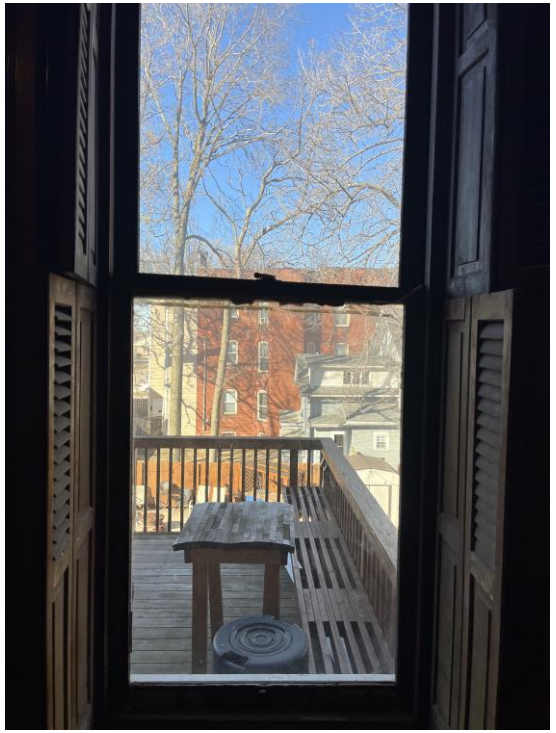
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Existing Condition

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Delta Sigma Chi

The Parker-Ficke Mansion

Delta Sigma Chi
Our Story.....

1913 to 2023

110 years
7 chapters 7 colleges
Community history 110 years
Community involvement Palmer Students



FRAT NEWS

Edited by EDMUND J. McKEON

Reading from left to right: Back row—J. R. Spratling; Warren E. Bowman; J. Gordon Hawkins; A. J. Lazarus, vice president; Marshall R. Elson. Middle row—Emmett T. Winters; William Wittorff; Wayne H. Oliver; Alfred C. Pickett, secretary; W. John Quinn, president; Henry A. Lettal; Charles H. Russell; Harry A. Sabiston; William J. Jemison; Frank L. Sisson, Jr. Front row—Art Madson, treasurer; Herbert H. Hender, D.C., Ph.C.; W. L. Heath, D.C., Ph.C.; B. J. Palmer, D.C., Ph.C., honorary president; A. B. Hender, M.D., D.C., Ph.C.; Ralph Evans, Harold A. Kirsch, Edmund J. McKeon.



Alpha 2022



Alpha 1924

7 chapters 7 colleges



Omicron Sherman



Pi Germany



Nu Life West California



Lamda Life Atlanta



Rho Cleveland Mo



Mu Parker Texas

Delta Sigma Chi 45 Years at 1208 Main



House on Ripley St. circa 1976

Delt 100 70% members lived on property
Members From other colleges 30%
Current Delt 100 Managing Board all lived on the property



$20,000 Raised for Roof Repair 1987

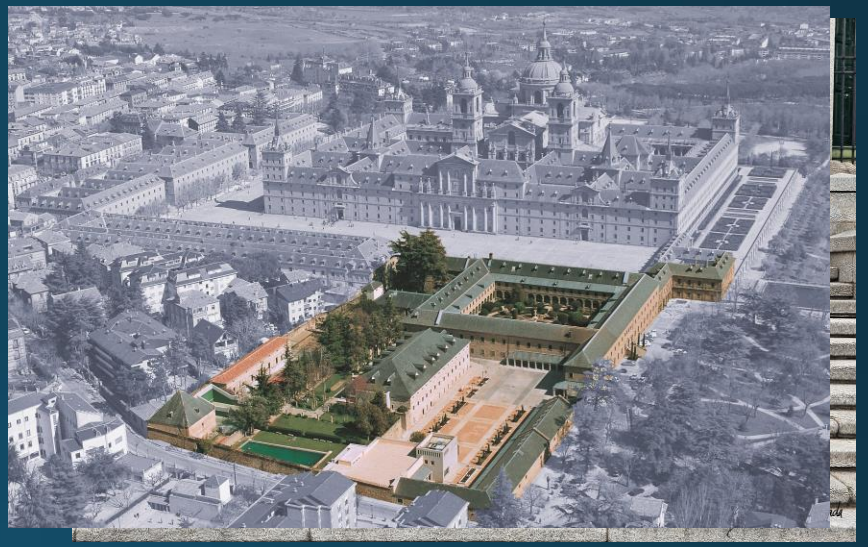


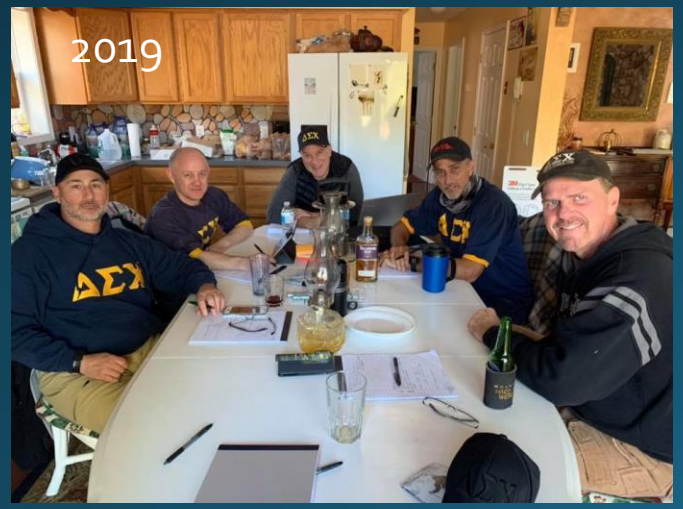
1208 Main St Davenport 1988

One Story: Dr. Bradley R. Hennen

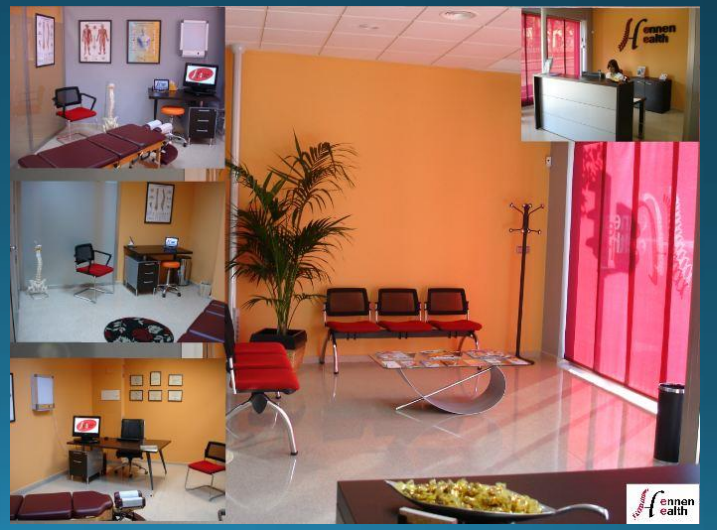
Lived in House 1985-88
Chiropractic Practice 34 years Colorado and Spain
Chiropractic Leadership DSC 34 Years as Student and Alumni
Chiropractic Leadership State Europe.











Each a Chiropractic Story

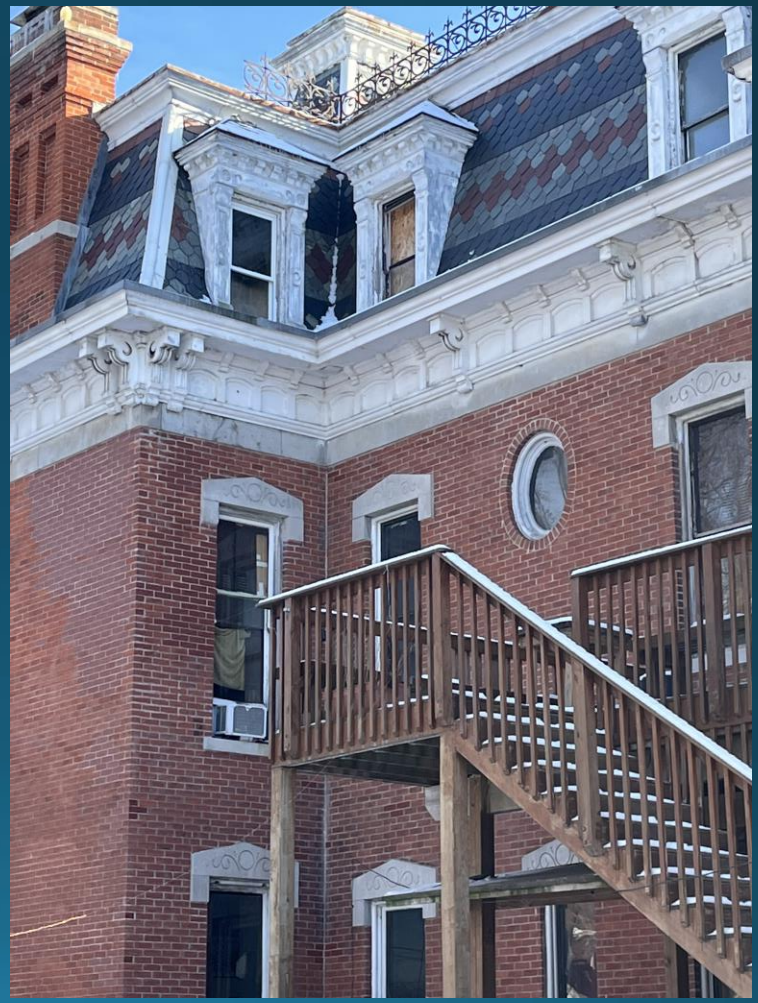


Current Renovations Completed

- Porch



- Brick



Windows Project 1 Outside



Windows Project 4 Inside



Windows Project Solution







Delta Sigma Chi International Chiropractic Fraternity



Werderitch, Matt

From: Berkley, Laura
Sent: Friday, April 21, 2023 8:25 AM
To: Oberg Ramirez, Sarah
Cc: casey_haas@hotmail.com; Werderitch, Matt; Gorham, Maegan; Warner, Tom; Heyer, Brian
Subject: RE: [EXT] FW: Window interior pics
Attachments: Staff Email Correspondence to Applicant 10-31-22.pdf; Staff Email Correspondence to Applicant 2-1-23.pdf

Sarah,

I believe there has been some confusion. The City does not need nor want interior photos as that does not tell us the information we need. We have asked for the information requested to determine which windows are degraded beyond repair. We suggested if there was an access issue since some of the windows are upper story, that the windows can be taken from the inside (by opening up the window and taking photos) so scaffolding does not need to be constructed.

This has been communicated several times. I have attached emails stating what we need that have been sent in the past. At this time, we do not have the information needed to proceed with the item being placed on the May 9 Historic Preservation Commission agenda.

Sincerely,

LAURA BERKLEY, CFM
Development & Planning Administrator | Development & Neighborhood Services
City of Davenport

O 563-888-3553
1200 E 46th St, Davenport, IA 52807

Davenportiowa.com

From: Oberg Ramirez, Sarah <S.ObergRamirez@l-wlaw.com>
Sent: Thursday, April 20, 2023 8:52 PM
To: Berkley, Laura <Laura.Berkley@davenportiowa.com>
Cc: casey_haas@hotmail.com; Werderitch, Matt <Matt.Werderitch@davenportiowa.com>; Gorham, Maegan <MGorham@L-WLAW.com>; Oberg Ramirez, Sarah <S.ObergRamirez@l-wlaw.com>
Subject: [EXT] FW: Window interior pics

ATTENTION: This is an external email.

Laura,

Maegan Gorham and I represent Delt 100 Alumni Council LLC, the owners of 1208 Main Street. It's our understanding that the Commission has requested interior photos of each window at the property. However, Delt 100 is not required to provide interior photos to the Commission. First, contractor Casey Haas, with whom you've spoken, has explained that the integrity of the window interiors is inconsequential to the project, as the exteriors are already degraded beyond repair. At this time, replacement appears to be the only path forward. Second, the Commission is limited to determining whether

"the proposed activity will change any **exterior** architectural features of the designated property." *See* Davenport Municipal Code Sec. 14.01.060(E). Because the Commission's focus is on exterior architectural features, the window interiors are outside the scope of the Commission's review.

As part of its review, the Commission must work with an applicant to find an appropriate and reasonable way to meet the needs of the applicant. Requiring that Delt 100 commit time and resources to capturing interior photos of approximately 80 window interiors is not only outside the scope of the Commission's review, but also unreasonable.

Delt 100 looks forward to working with the Commission to determine a mutually agreeable plan for the window replacement at 1208 Main Street. Please ensure Delt 100 is on the Commission's agenda for its May 9 meeting. Delt 100 has submitted a completed application with ample supporting documentation.

Thank you,

Sarah T. Oberg Ramirez
LANE & WATERMAN LLP
ATTORNEYS AT LAW SINCE 1854

220 North Main Street, Suite 600
Davenport, Iowa 52801
Tel: 563.333.6694
Fax: 563.324.1616
Email: S.ObergRamirez@L-WLaw.com
www.L-WLaw.com

From: Berkley, Laura <Laura.Berkley@davenportiowa.com>
Sent: Wednesday, April 19, 2023 8:45 AM
To: casey haas <casey_haas@hotmail.com>; Werderitch, Matt <Matt.Werderitch@davenportiowa.com>
Subject: RE: Window interior pics

Casey,

What we are looking for are pictures of each window, since the request is to replace every window, with a label so we know which window we're looking at. The purpose is to show us that there is a need to have the windows replaced vs repaired. For context, here is a link to the code section on the Commission review process: https://ecode360.com/35577349

The clearer that a petitioner can show that there is enough deterioration that it warrants replacement, the better.

LAURA BERKLEY, CFM
Development & Planning Administrator | Development & Neighborhood Services
City of Davenport

O 563-888-3553
1200 E 46th St, Davenport, IA 52807

Davenportiowa.com

Werderitch, Matt

From: Werderitch, Matt
Sent: Wednesday, February 1, 2023 12:08 PM
To: 'buzzardsbay2'
Cc: 'Hennendc@hennenhealth.com'
Subject: Historic Preservation Commission-1208 Main Window Replacement

Warren,

Staff reviewed the Harvey Windows + Doors Manufacturing Acknowledgement paperwork. Additional information is required before the Historic Preservation Commission can formally review the Certificate of Appropriateness.

A window survey shall be submitted documenting the existing condition of each window. The purpose of the survey is to identify the extent of deterioration and to provide a decision base as to whether the windows should be repaired or replaced. The existing physical conditions should be evaluated on a unit-by-unit basis using photographs. The window inventory should also include notes on the upper sash, low sash, frame, and sill, in terms of both wood deterioration and glass issues. The survey will illustrate which windows require routine maintenance, stabilization, partial replacement, or total replacement. Davenport's Historic Preservation Ordinance recommends deteriorated features should, where possible, be repaired rather than replaced.

If the window survey justifies the need for replacement, then specifications for the existing and replacement windows shall be submitted. Window sections are required for all projects involving total window replacement. This can be achieved either by submitting section drawings of both the existing and proposed windows or by submitting a list of measurements comparing the individual elements of the existing windows to the proposed ones. This is also known as a window schedule.

The Historic Preservation Commission will evaluate the two window specifications to determine whether the replacement windows match the design, material, color, texture, and other visual qualities of the historic windows. As previously stated, vinyl windows are rarely an appropriate replacement product. Staff recommend receiving a quote for custom wood windows that fit within the existing opening and match the historic style.

This item will not be placed on a Historic Preservation Commission agenda until the window survey and window schedule are received by staff.

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

Sincerely,

Matt Werderitch | AICP
Planner II | Development & Neighborhood Services
City of Davenport

T 563-888-2221
1200 E 46th Street, Davenport, IA 52807

davenportiowa.com

From: buzzardsbay2 <buzzardsbay2@gmail.com>
Sent: Sunday, January 29, 2023 4:40 AM
To: Werderitch, Matt <Matt.Werderitch@davenportiowa.com>
Subject: [EXT] FW: Harvey

ATTENTION: This is an external email.

The Harvey windows estimate for 1208 main st is attached.

Warren Pyne

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: casey haas <casey_haas@hotmail.com>
Date: 1/26/23 10:41 AM (GMT-05:00)
To: buzzardsbay2@gmail.com
Subject: Harvey

Werderitch, Matt

From: Werderitch, Matt
Sent: Wednesday, January 25, 2023 3:02 PM
To: 'Warren Pyne'
Cc: 'casey_haas@hotmail.com'; Berkley, Laura; 'Hennendc@hennenhealth.com'
Subject: Application for Certificate of Appropriateness

Warren,

Following our phone call yesterday, I reached out to the Iowa State Historic Preservation Office (SHPO) for additional information on preservation options and grant opportunities. SHPO recommended the following resources:

- SHPO offers technical assistance to property owners through a field services program. If you wish to pursue grants, this program can connect you with a professional to assist with the technical parts of the application or project. More information can be found at the following link: https://iowaculture.gov/history/preservation/resources/technical-assistance

- The Historical Resource Development Program may also be worth exploring. Grants can go up to $100,000. https://iowaculture.gov/history/grants/historical-resource-development-program/historical-resource-development-program-2

- In addition, The National Alliance of Preservation Commissions has a number technical resources on their website: https://www.napcommissions.org/technical-assistance under the windows tab.

- Finally, the Historic Preservation Commission have approved several projects performed by Adams Architectural Millwork Company. They are based out of Dubuque, Iowa and specialize in custom wood windows and historic renovation. Adams fabricated the windows and storefront for the German American Heritage Center in downtown Davenport. https://adamsarch.com/

Please review and consider pursuing the above options. Let me know if you have any additional questions in the meantime.

Sincerely,

Matt Werderitch | AICP
Planner II | Development & Neighborhood Services
City of Davenport

T 563-888-2221
1200 E 46th Street, Davenport, IA 52807

davenportiowa.com

From: Werderitch, Matt
Sent: Monday, October 31, 2022 11:42 AM
To: Oberg Ramirez, Sarah <S.ObergRamirez@l-wlaw.com>
Cc: Gorham, Maegan <MGorham@L-WLAW.com>; casey_haas@hotmail.com; Warren Pyne <buzzardsbay2@gmail.com>; Berkley, Laura <Laura.Berkley@davenportiowa.com>
Subject: RE: [EXT] [ci.davenport.ia.us] Application for Certificate of Appropriateness

Good Morning,

Staff received the Application for a Certificate of Appropriateness for window replacement at 1208 Main Street. Unfortunately, the information provided is insufficient for formal consideration.

In order to review proposed replacement windows for conformance with Davenport's Historic Preservation Ordinance, the Historic Preservation Commission requires the following minimum documentation:

1. Clear photos of existing windows. Images should detail the existing condition of each window proposed for replacement. The pictures attached to the application detail the porch, which was reconstructed earlier this year. Submit new images for review.
2. Drawings showing the elevation and horizontal and vertical section of existing historic windows. Include muntins, mullions, transoms, and other window components.
3. Drawings showing the elevation and horizontal and vertical sections of proposed replacement windows.

Property owners are encouraged to repair and retain existing historic windows. The application must document that all viable options for preservation were explored. Evaluate the overall condition of each window to determine whether components can be repaired rather than replaced. It is contrary to historic preservation standards to replace an entire window when deteriorated components can be restored. When replacement is necessary, the new window shall match the old in design, material, color, texture, and other visual qualities. Unfortunately, vinyl is an inappropriate substitute material as it does not convey the same appearance of wood windows. Failing to undertake these measures will result in a recommendation for denial.

For your reference, attached is the Secretary of the Interior's Standards for Rehabilitation as well as Davenport's standards for review. As proposed, the application fails to meet the following review standards:

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

Has the ownership group considered pursuing historic tax credits or other grants opportunities for this project? Staff's hope is to find an alternative option that is economically feasible and preserves the historic character of this beautiful landmark. I have reached out to the State Historical Society of Iowa for potential funding opportunities. I can forward any information when I receive a response back. The below links can be used to explore grants:

1. State Historical Society of Iowa Grants: https://iowaculture.gov/history/grants
2. National Park Service Grant Programs: https://www.nps.gov/orgs/1623/grant-programs-accepting-applications.htm

At this time, an informal meeting (work session) with the Historic Preservation Commission may be helpful in determining the correct path forward. The purpose of a work session is to understand the need for window replacement, explore any viable alternatives, and clarify what additional information will be required for formal consideration. No action is taken at a work session.

Following the work session, the information listed above and any items identified by the Commission can be prepared and submitted for formal consideration at a later meeting date. The Commission meets the second Tuesday of each month.

Please let me know how you wish to proceed. If you have any questions, I can be reached at 563.888.2221 or via email. I am happy to schedule a time to discuss the project and outline a path forward.

Sincerely,

Matt Werderitch
Planner II | Development & Neighborhood Services
City of Davenport

T 563-888-2221
1200 E 46th Street, Davenport, IA 52807

davenportiowa.com

From: Oberg Ramirez, Sarah <S.ObergRamirez@l-wlaw.com>
Sent: Friday, October 28, 2022 8:24 AM
To: Planning <Planning@davenportiowa.com>
Cc: Oberg Ramirez, Sarah <S.ObergRamirez@l-wlaw.com>; Gorham, Maegan <MGorham@L-WLAW.com>; casey_haas@hotmail.com; Warren Pyne <buzzardsbay2@gmail.com>
Subject: [EXT] [ci.davenport.ia.us] Application for Certificate of Appropriateness

ATTENTION: This email was sent to a *.ci.davenport.ia.us address. This is slated for decommission on 12-31-2022. Please update your email address with this sender.

Hello,

Please find attached an application for a Certificate of Appropriateness to be forwarded to the Historic Preservation Commission. The applicant and attorney listed on the application will be in attendance at the Commission's meeting at 5:00pm on November 8, 2022. Please let us know if you have questions.

Thank you,

Sarah T. Oberg Ramirez
LANE & WATERMAN LLP
ATTORNEYS AT LAW SINCE 1854

220 North Main Street, Suite 600
Davenport, Iowa 52801
Tel: 563.333.6694
Fax: 563.324.1616
Email: S.ObergRamirez@L-WLaw.com
www.L-WLaw.com

Werderitch, Matt

From: Werderitch, Matt
Sent: Wednesday, November 2, 2022 8:57 AM
To: 'Oberg Ramirez, Sarah'
Cc: 'Gorham, Maegan'; 'casey_haas@hotmail.com'; 'Warren Pyne'; Berkley, Laura
Subject: FW: [EXT] Re: City of Davenport Historic Preservation Commission

Good Morning,

Please see the email below from Allison Archambo, CLG Coordinator for the State Historical Society of Iowa. These funding sources may offer an opportunity to repair or replace the existing wood windows at the Parker-Ficke Home in a manner that is both cost effective and in accordance with historic preservation standards.

If you have any questions, I can be reached at 563.888.2221.

Sincerely,

Matt Werderitch
Planner II | Development & Neighborhood Services
City of Davenport

T 563-888-2221
1200 E 46th Street, Davenport, IA 52807

davenportiowa.com

From: Archambo, Allison <allison.archambo@iowa.gov>
Sent: Wednesday, November 2, 2022 8:07 AM
To: Werderitch, Matt <Matt.Werderitch@davenportiowa.com>
Cc: Vander Molen, Kristen <kristen.vandermolen@iowa.gov>; Berkley, Laura <Laura.Berkley@davenportiowa.com>
Subject: [EXT] Re: City of Davenport Historic Preservation Commission

Good morning Matt,
Below is some information about funding opportunities we provide that could potentially assist with this project.

I will add there may also be one other idea but it may take some time and I don't know how quickly these windows need to be replaced. I have seen educational workshops hosted by a CLG (using CLG grant funding) to teach dedicated volunteers specific trades like window restoration. Again, I am not sure how feasible this would be for this building or your community but it is another idea.

Historical Resource Development Program (HRDP): a competitive grant program for the rehabilitation of buildings which are listed on the National Register. The details can be found at: https://iowaculture.gov/about-us/about/grants/historical-resource-development-program

State historic tax credit: 25% of the qualified rehabilitation costs (basically anything attached to the building. Site work does not qualify). The building must be listed or be eligible for the National Register of Historic Places but does not actually have to be listed. Private residences, barns, commercial properties, properties owned by nonprofits (including houses of worship) qualify. The project must be a substantial rehabilitation and there is a basis test depending on whether the building is commercial or noncommercial. The rehabilitation work must be done according to the Secretary of the Interior's Standards for Rehabilitation. Fully refundable

and credits are transferable. More information about the state tax credit is at https://iowaculture.gov/history/preservation/tax-incentives

Federal historic tax credit: 20% of qualified rehabilitation costs. Only depreciable properties qualify. Many of the same requirements from the state tax credit program apply to the federal credit (thus the groundwork laid for one can be reused for the other). The building must be listed on the National Register of Historic Places or eligible (property must be listed within 30 months of taking the credit). Not refundable but the credit can be carried forward and used over 20 years. The rehabilitation work must follow the Secretary of the Interior's Standards for Rehabilitation. Can be used with the state credit for a total of 45% of the rehabilitation costs, Public Law No: 115-97 made a change stating that the 20 percent credit be claimed "ratably over a five-year period beginning in the taxable year in which a qualified rehabilitated structure is placed in service." This means that those who qualify for the tax credit would receive 4 percent per year for five years rather than 20 percent for one year." http://www.nps.gov/tps/tax-incentives.htm

Temporary Historic Property Tax Exemption: provides a local property tax incentive for the sensitive, "substantial rehabilitation" of historic buildings. While all counties are required to offer this exemption, not all counties have set priorities for the program: https://iowaculture.gov/history/preservation/tax-incentives/property-tax-exemption

Guidelines for rehabilitation: If you would like to know more about the guidelines for sensitively rehabilitating historic buildings, please see the Secretary of the Interior's Standards on the Treatment of Historic Properties and the National Park Service's set of Preservation Briefs.

Please let me know if you have any other questions or concerns.

Sincerely,
Allison

--
Allison Archambo
CLG Coordinator
Allison.Archambo@iowa.gov | 515.281.6826 | iowaculture.gov
Pronouns: She/Her/Hers

Iowa Arts Council | Produce Iowa | State Historical Society of Iowa
Iowa Department of Cultural Affairs

ARCHITECTURAL / HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office
Wehner, Nowysz, Pattschull and Pfiffner
201 dey building, iowa city, iowa 52240

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

SITE #82-10- MA-1208 MAP # 3

HIST. DIST. College Square

NAME J. Monroe Parker Residence (Ficke) (H) C

ADDRESS 1208 Main Street

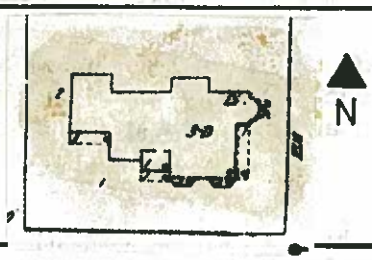
LEGAL DES. Allen's 2nd Add. (SUB-DIVISION) 10 (BLOCK) Lots 1, 2 and 3 (PARCEL) (SUB-PARCEL)

UTM 15 | 710,240 (EASTING) | 4,610,040 (NORTHING) ACREAGE 1 ZONE R-6M

OWNER Delta Sigma Chi Fraternity
1208 Main St., Davenport, IA 52803

TITLE H. (IF DIFF.) D.L. Span & Wife





SITE SHEET

DESCRIPTION

FORM 2 stories, irregular plan CONST. DATE 1881

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

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

DIST. FEATURES Slate 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

ARCHITECTURE

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.

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 major 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. N.R.H.P.
ELIGIBLE ☒ NOT ELIGIBLE ☐

HISTORIC DISTRICT CLASSIFICATION

☒ A. ☐ B. ☐ C.

FOR DIVISION OF HISTORIC PRESERVATION USE ONLY

1. DATE RECEIVED: _____
2. DATE OF STAFF EVALUATION: _____

	A. ARCHITECTURAL	B. HISTORICAL
ELIGIBLE FOR N.R.H.P.	☐	☐
NOT ELIGIBLE FOR N.R.H.P.	☐	☐

3. N.R.H.P. ACTION
A. STATE REVIEW COMM. APP. ☐ DISAPP. ☐ TABLED ☐ DATE _____
B. FEDERAL REVIEW APP. ☐ DISAPP. ☐ TABLED ☐ DATE _____

4. D.H.P. SOURCES
☐ COUNTY RESOURCES
☐ W'SHIELD SURVEY
■ N.R.H.P. 11/18/83
☐ GRANT _____

☐ DET. OF ELIGIBILITY
☐ R. & C. _____
■ DAVENPORT A/H SURVEY
☐ _____
☐ _____

5. SUBJECT TRACES: _____

6. PHOTO: 1620-2,3,4, & 5

ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office
Wehner, Nowysz, Pattschull and Pfiffner
201 dey building, iowa city, iowa 52240

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

CONTINUATION

82-10- MA-1208

ADDITIONAL PHOTOGRAPHS:







CITY OF DAVENPORT

DOCUMENT : 11947

COMMITTEE : Community Development Committee

ACTION: CD

DATE: 05/29/03

DEPARTMENT: LAND USE

CONTACT : KENNETH OESTREICH

PHONE : 326-6170

1, 2 & 3 6-4-03

SUBJECT:

ORDINANCE for Landmark Designation for the Parker-Ficke Mansion, 1208 Main Street, pursuant to the provisions of Chapter 17.23 of the 2000 Municipal Code of the City of Davenport, Iowa (Delta 100 Alumni Association, petitioner).

RECOMMENDATION:

The Historic Preservation Commission recommends that the ordinance be approved.

The Commission vote was unanimous.

BACKGROUND:

The Historic Preservation Commission has voted to nominate the Parker-Ficke Mansion, 1208 Main Street, for listing on the Davenport Register of Historic Properties. The current owners, Delta 100 Alumni Association, are in support of the nomination.

The Parker-Ficke Mansion is recognized by state preservation officials as one of the finest French Second Empire residences in the state of Iowa, second only to the Governor's mansion at Terrace Hill.

It is the most widely photographed and publicized landmark in Davenport.

Charles Ficke was one of Davenport's earliest and most prosperous German immigrants. From the humblest of beginnings as a 14 year old store clerk, left alone to support himself in a less than fashionable downtown boarding house, he persevered for fifty years until he had built a vast fortune as a noted frontier lawyer and land appraiser. His unique skills helped open homestead sites in the six million acre Black Hawk Purchase land grant territory. By 1886, his professional reputation led to his election as the City Attorney of Davenport. By 1890, his popularity among the local citizenry was so universal that he often mused that they had elected him Mayor twice "over my

BACKGROUND: - continued

protests".

Charles Ficke felt that he owed a debt of gratitude to his adopted home in America. In 1884, he began to travel the world in search of rare art treasures. He had decided to become a philanthropist and gift the entire collection to the hometown where he had made his fortune.

Ficke collected over three hundred oil paintings. He once mused that he had chosen the 38 room, three story mansion - complete with a third floor ballroom in the attic - simply because it was the only house in town large enough to accommodate his insatiable collecting habit.

In 1925, Ficke first approached the City of Davenport, making known his intention to donate his collection. The donation presented a unique historical dilemma. Until that time, art collections were the domain of wealthy private individuals, art associations or art institutes - not municipalities. Before the City of Davenport could accept his donation, the Iowa State Legislature, as well as the Davenport City Council, had to enact revolutionary new legislation which would legally allow a city, such as Davenport, to own and operate a public art gallery.

The Ficke Mansion collection became the first municipal art gallery in the nation. It soon moved to a new home in a larger more permanent location, three blocks downhill on 5th Street, October 25, 1925. Charles Ficke's dream of passing down the strong German tradition of "art and music for the masses" to the next generation had become a reality.

The magnitude of the investment Ficke had made during his 42 years of traveling the globe collecting was best put in perspective by his contemporary, the Director of the Chicago Art Institute. Ficke had summoned him to the mansion in hopes he could spare just one-half day appraising the attic. The Director ended up staying a week. When he emerged, he publicly announced that:

-The collection was worth well over one-half million (pre-depression) dollars. (Today, that figure would translate to ten times that amount.)
-The donation contained the largest collection of Mexican Colonial Art outside Mexico.
-The early landscape collection rivaled those held by his Chicago Art Institute.
-The diverse collection included significant collections of old master's oil paintings, bronze and marble sculptures
-It contained extensive collections of rare Peruvian art and pottery, oriental art and Alaskan sculptural art
-It contained crates packed full of collections of rare books and manuscripts.
-In all, the collection easily rivaled those held in such major metropolitan art centers as Los Angles.

Delta Sigma Chi Fraternity has been conducting public tours of the mansion on Saturdays, highlighting both local history and architecture. (Over 100 people attended the twelve block Main Street

BACKGROUND: - continued

Walking Tour last May.) The mansion is opened for many private events during the year, as well.

Please refer to the Landmark Nomination for further background information.

ORDINANCE NO.

ORDINANCE for Landmark Designation for the Parker-Ficke Mansion, 1208 Main Street, pursuant to the provisions of Chapter 17.23 of the 2000 Municipal Code of the City of Davenport, Iowa (Delta 100 Alumni Association, petitioner).

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

SECTION 1. The following described unit of Scott County, Iowa real estate known as the Parker-Ficke Mansion at 1208 Main Street, Davenport, Iowa is hereby granted Landmark designation (Delta 100 Alumni Association, petitioner). The property has the following legal address:

Lots 1, 2, & 3 of Block 10 of Allen's 2nd Addition

The Historic Landmark designation is for the purpose of preserving the site.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____,

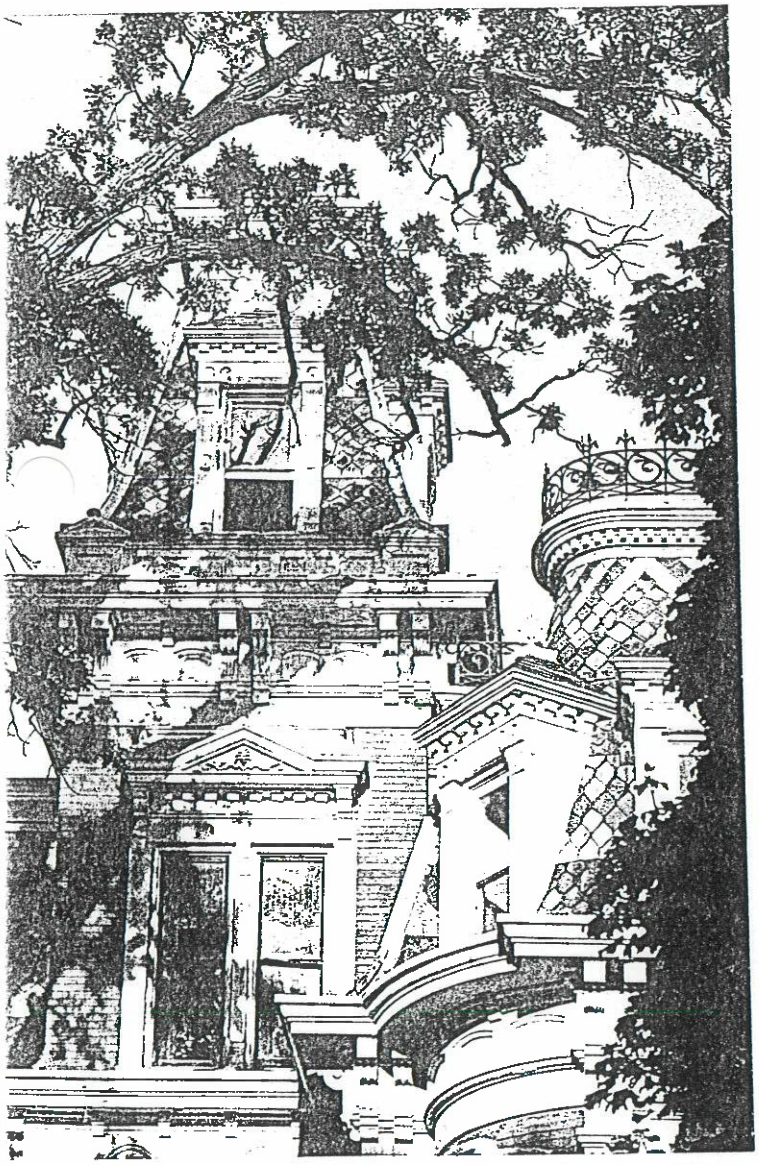
Second Consideration _____,

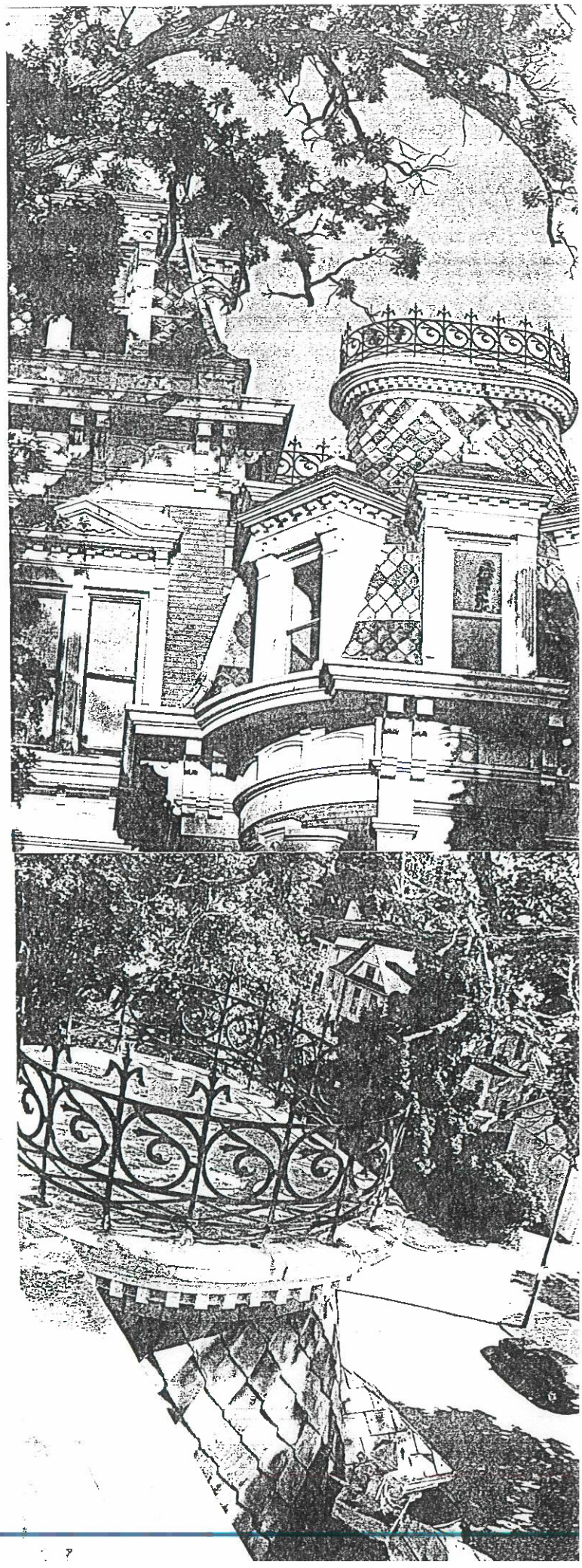
Approved _____,

_____
Charles W. Brooke
Mayor

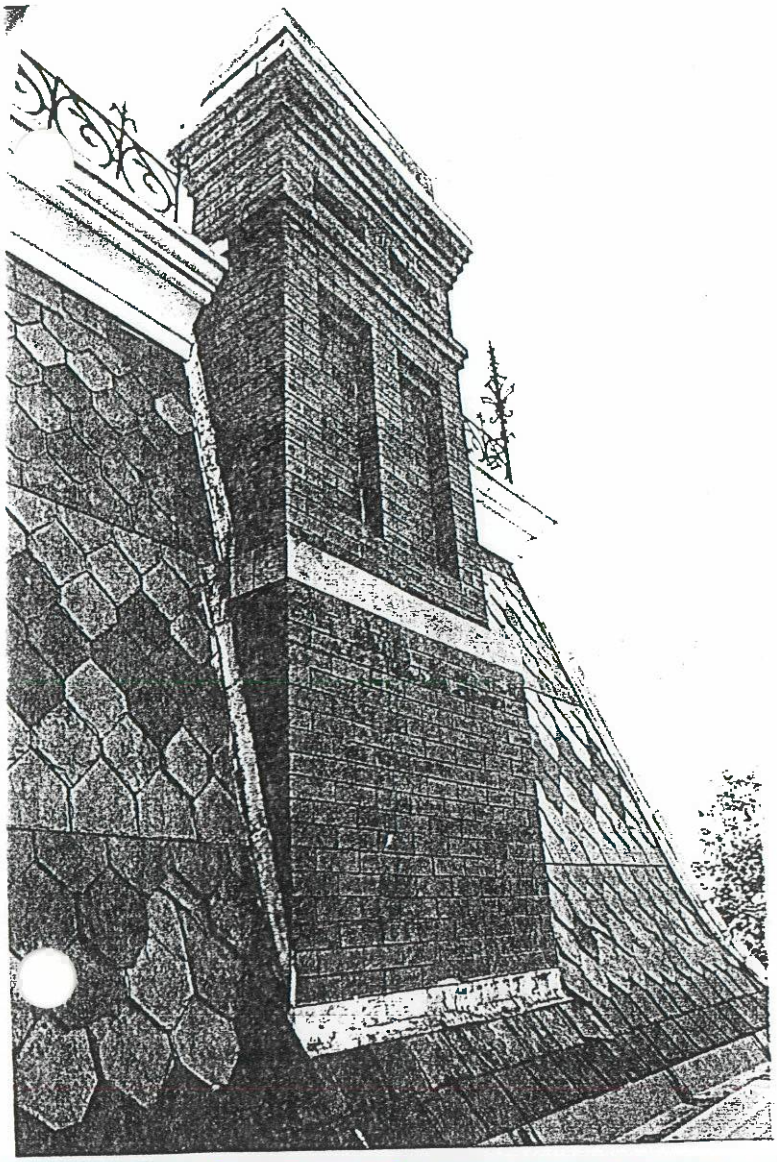
Attest: _____
Jackie E. Holecek, CMC
Deputy City Clerk

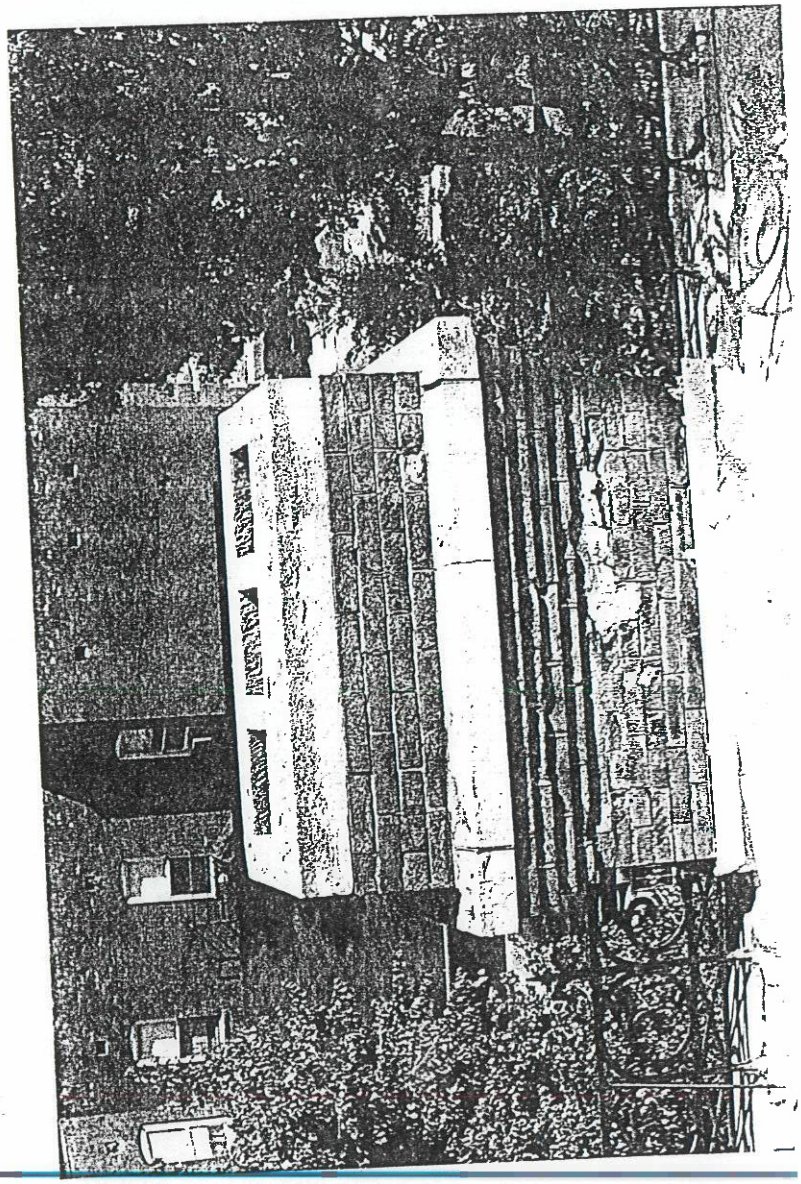
Published in the Quad-City Times on _____,

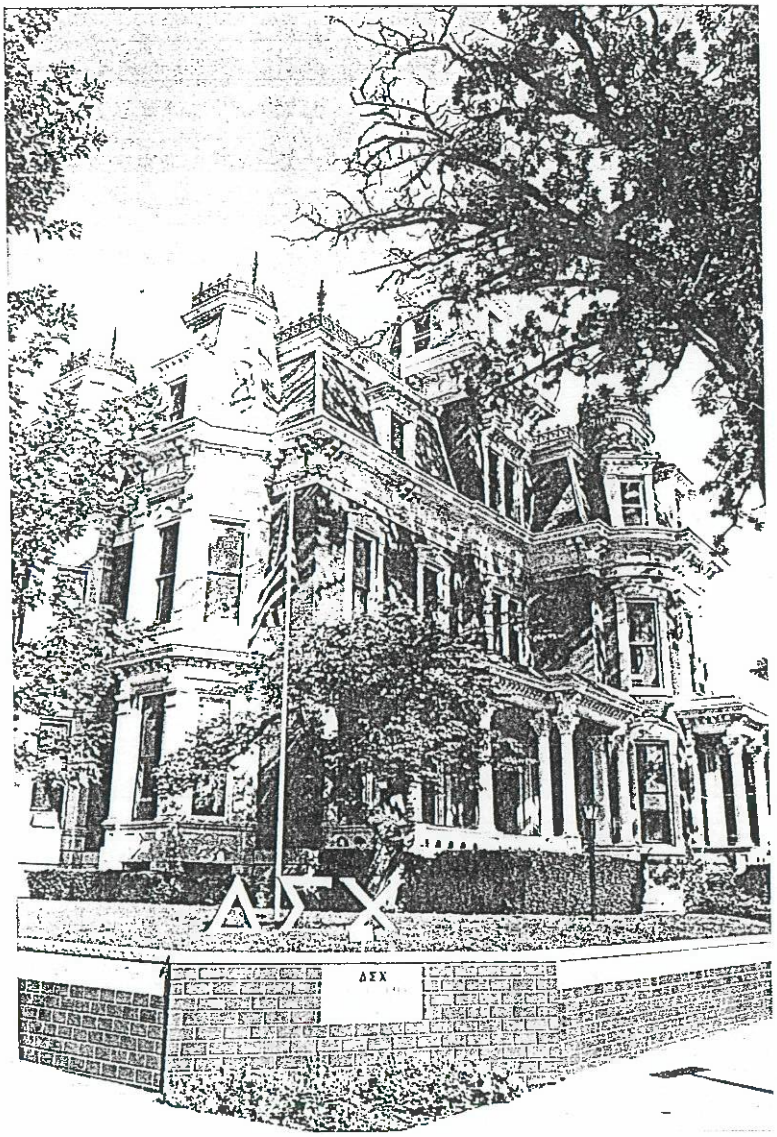


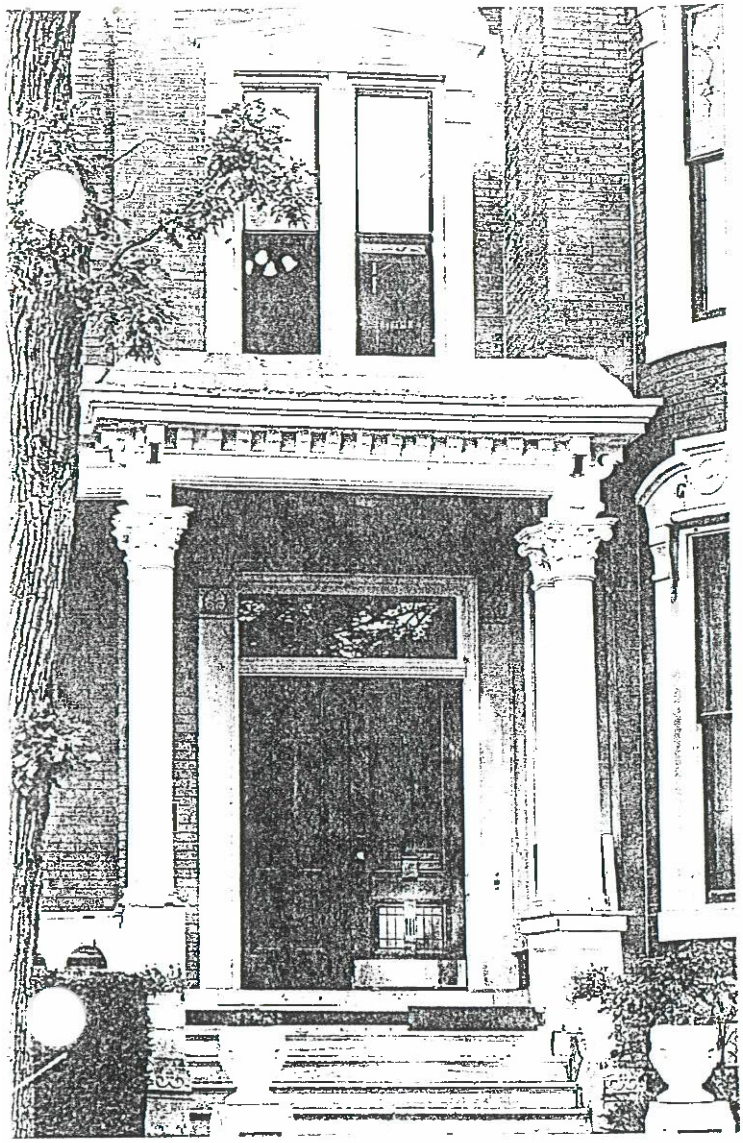


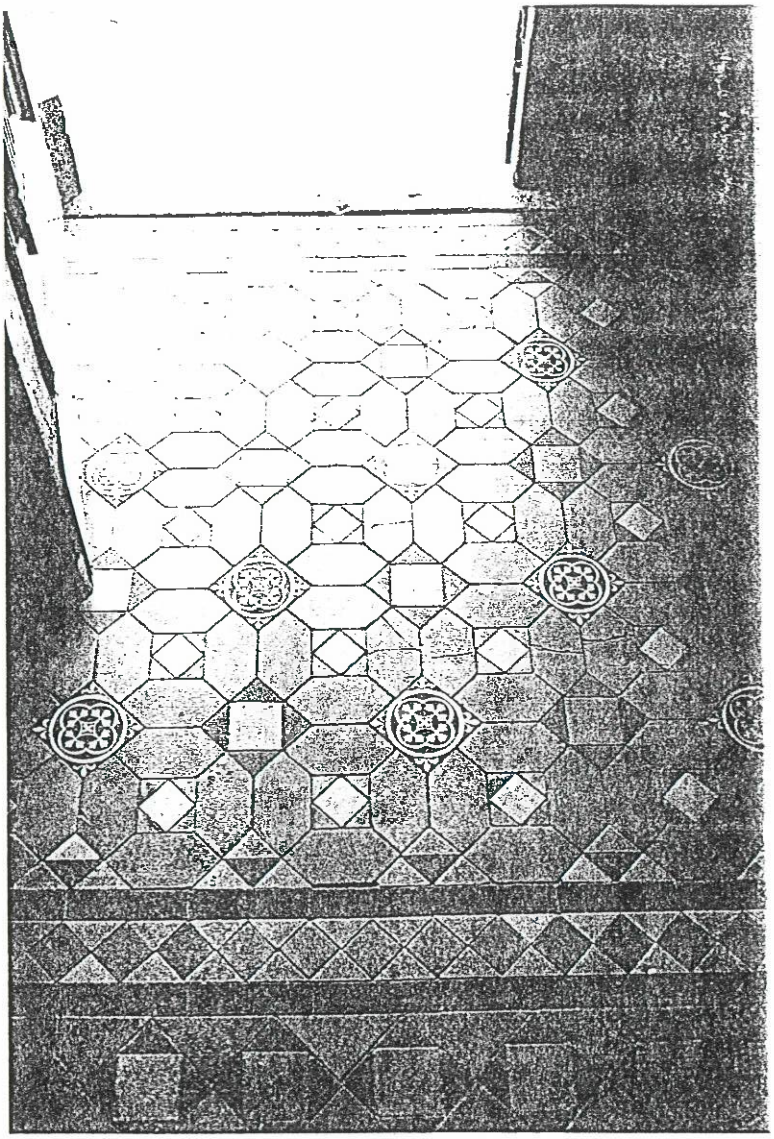




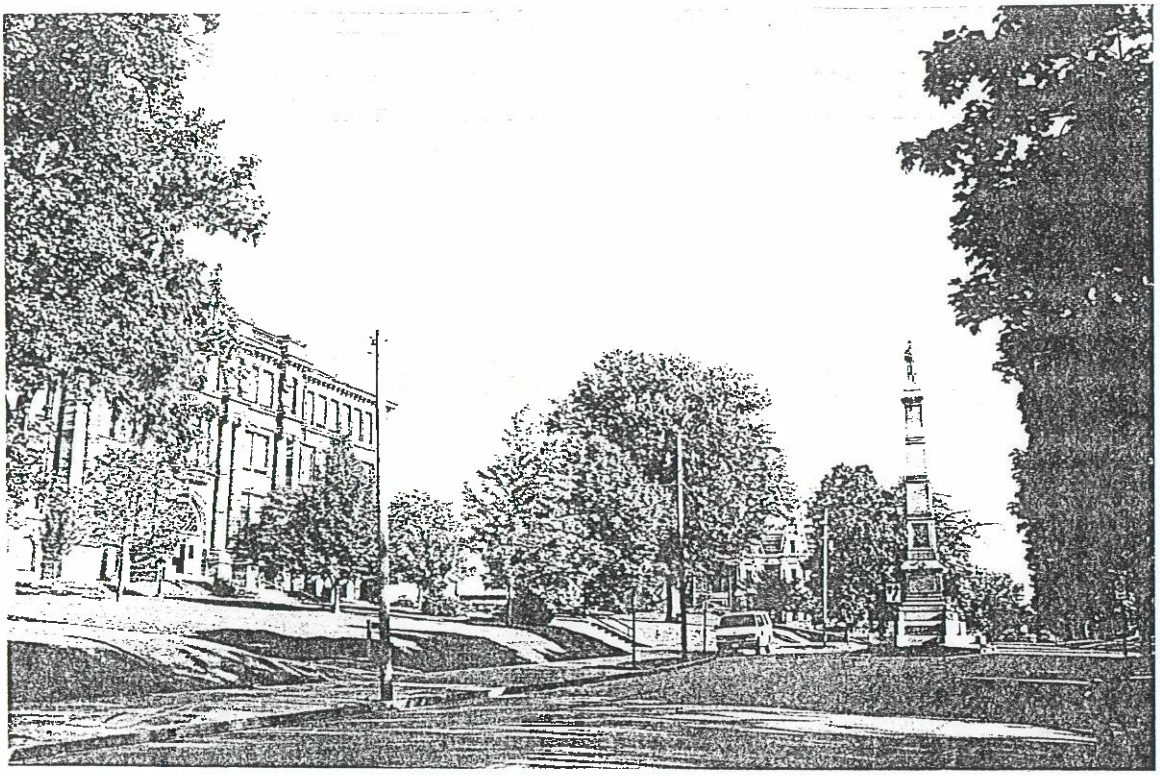


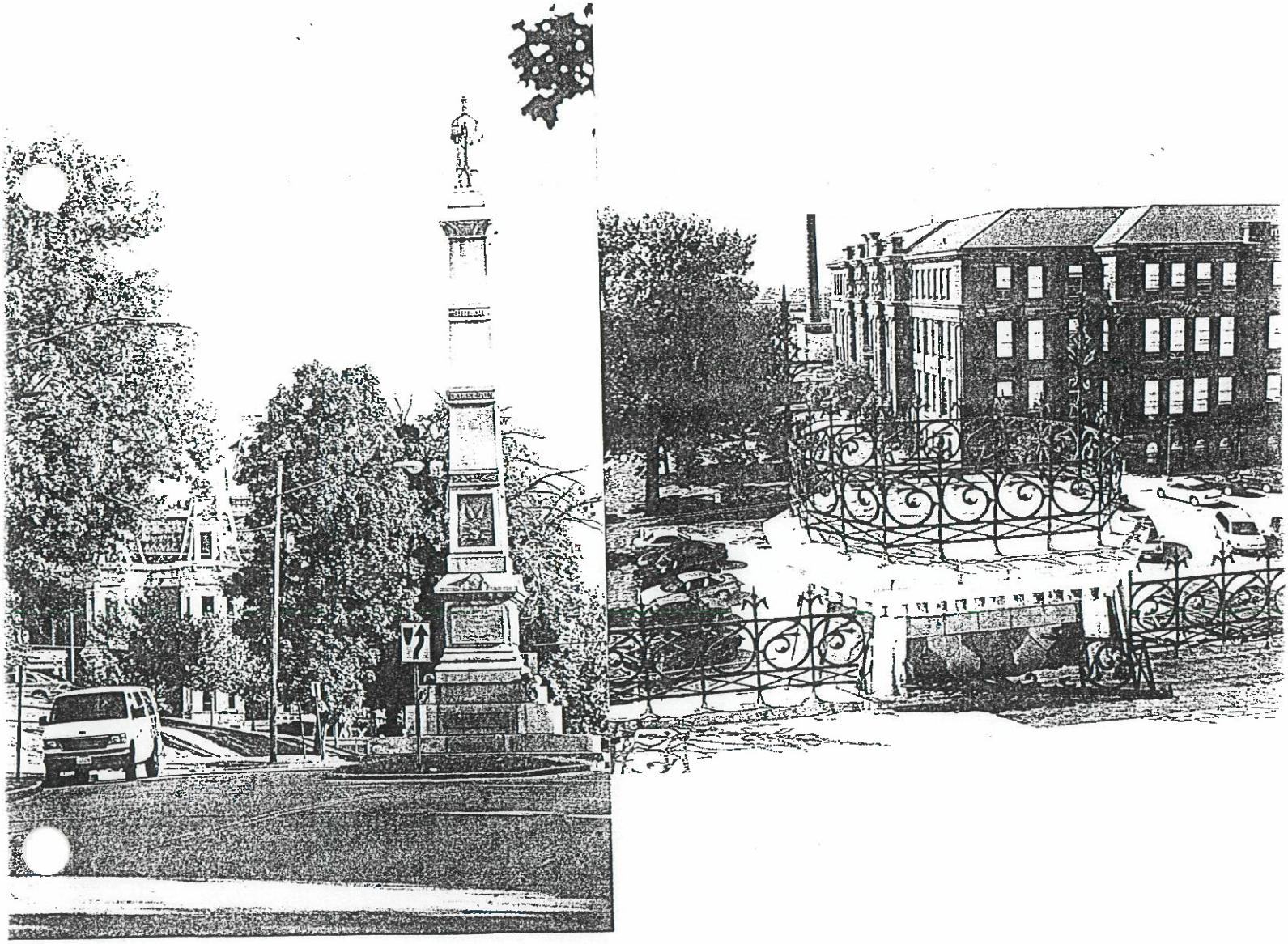

ΔΣΧ

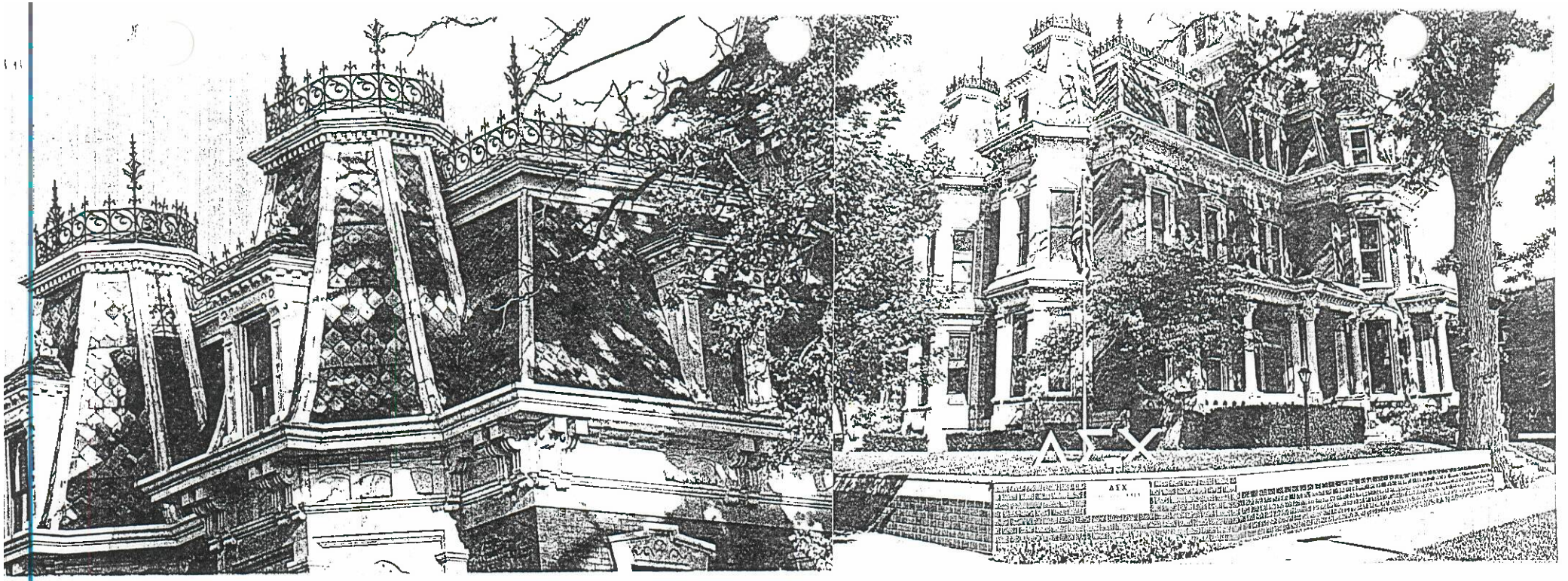


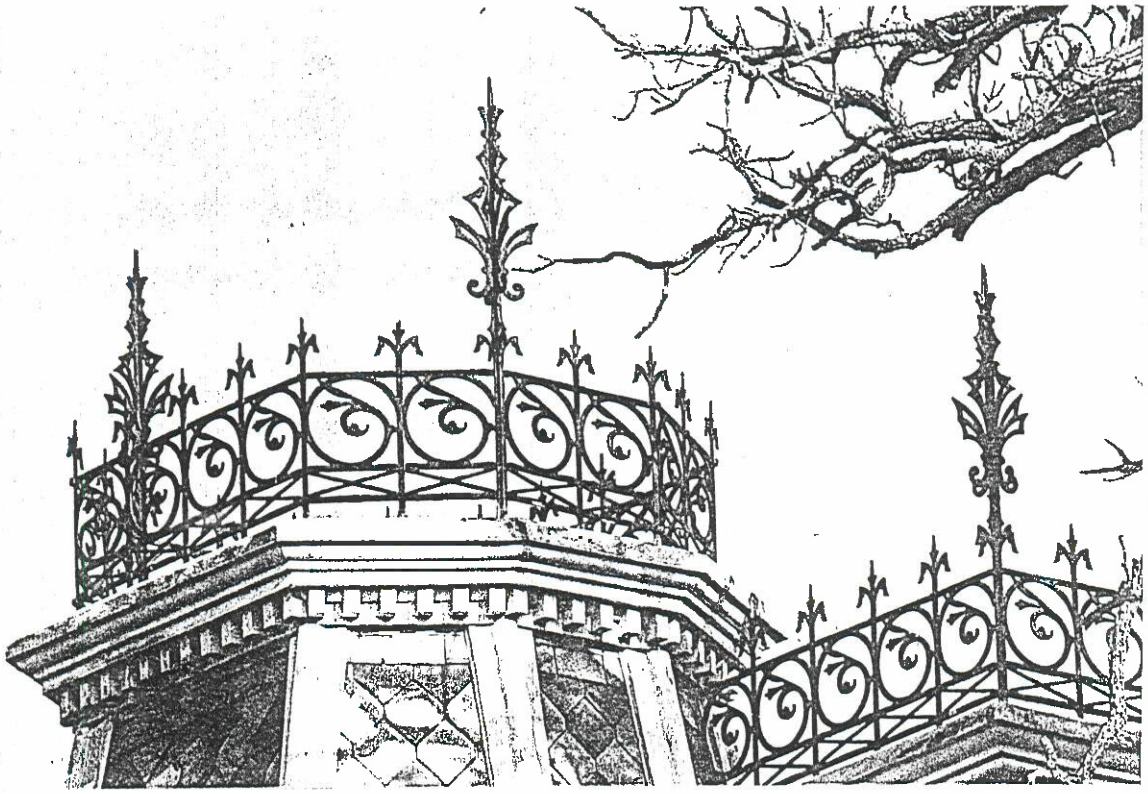









ΔΣΧ



City of Davenport

Nomination No:_____

"INDIVIDUAL PROPERTY" NOMINATION

for the

DAVENPORT REGISTER OF HISTORIC PROPERTIES

Historic Preservation Commission
City of Davenport, Iowa

Please Provide the following information: (Please type or print)

Address of the Property: 1208 Main Street, Davenport, Iowa 52801

Legal Description of the Property: Subdivision Name: Allen's 2nd Addition

Block: 10 Lot: 1, 2 & 3

Historic Name (or proposed historic name): Parker-Ficke Mansion

Date listed on *National Register of Historic Places* (if applicable): November 18, 1983

(If listed, NRHP Site No. #82-02152 (Ficke Mansion) #82-00033 (College Square Hist. Dist.)

NRHP Historic District (if applicable): College Square Historic District

Who is the PETITIONER for Nomination: Owner(s) of Record: X HPC: _____(check one)

Owner(s) of Record: Delta 100 Alumni Association (International Delta Sigma Chi Fraternity of Chiropractic)

Owner(s) Address: (Name) Phillip Arnone, President (Local Contact-Todd Steffensmier*)

(Street) 10610 Independence Pointe Parkway, Suite B

(City, State & ZIP) Matthews, North Carolina 28105

Owner(s) Telecommunications: Work: 704-608-9007 Home: _____ Mobile: _____

Fax: _____ Email: _____

* (Local Contact: Todd Steffensmier, Fraternity President, 2010 Farnam, Dav., Ia., Ph. 324-3973)

Current Use of the Property: Residential housing for Palmer Delta Sigma Chi Fraternity members

Original Function of the Property: Private residence

The Petitioner shall submit the following information:

(1) Four 4" X 6" photographs showing all elevations (These will become part of the Commission's permanent file and cannot be returned.)

(2) Any historical photographs, if available. (Clear photocopies of the photographs are acceptable at the time of application as long as petitioner brings reprints and/or slides of historical photographs to the meeting for HPC review. These will be returned after consideration of the nomination is complete.)

(3) Physical Description of the Property: (Applicant may use as many continuation sheets as necessary)

Date of Construction: 1881 Architectural Style: Second Empire

Building Materials: Foundation: Stone Walls: Brick

Roof: Patterned slate Other: _____

Distinctive Features: Numerous towers, pavilions and bays. Patterned slate mansard roof. Decorative stone window cornice and porch column heads. Original brass gasolier light fixtures. Patterned hardware. Carved and tiled mantels. Stained glass windows. Ornate woodwork, including a massive three story staircase leading to the third floor attic ballroom.

Alterations: Very few. (Two chimneys have been capped above the roof. (They are part of a pending RDA grant.)

(4) A narrative describing why the property satisfies the "Designation Criteria" listed in Section 17.23.060(2) of the 1990 Municipal Code. Please describe both the property's present and historic physical appearance as it relates to the definitions of Architectural and Historical significance in contained in Section 17.23.030[1].

The "Designation Criteria" are defined in the 1990 Municipal Code as follows:

Designation Criteria: Section 17.23.060(2). The Commission shall, after such investigation as it deems necessary, make a recommendation to the City Council as to whether a nominated structure or district qualifies for the Local Register. To qualify, a property must satisfy one or more of the following criteria:

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

(B) It embodies the distinctive characteristics of an architectural style valuable for the study of a type, period or method of construction; and/or

(C) It represents the work of a master builder, craftsman, architect, engineer or landscape architect or possesses high artistic, values.

(5) A list of major bibliographical references.

Downer's History of Scott County
National Register Nomination forms
Davenport, A Pictorial History, Svendsen
Memories of Fourscore Years, Ficke

"I, petitioner for the nomination of the aforementioned property to the Davenport Register of Historic Properties, do hereby state that all the information contained herein is, to the best of my knowledge, accurate and that there are no negligent or fraudulent misrepresentations of fact. I also understand that fraudulent misrepresentations of fact contained in this nomination form shall be sufficient cause to immediately nullify the nomination process.

Todd Stephan President

Owner(s) of Record or Authorized Agent

4-3-2003

Date

Please return the completed application to the:

Historic Preservation Commission
Community & Economic Development Department
226 W. 4th Street
Davenport, Iowa 52801

Direct your questions to the Commission Secretary at 326-7765.

Your Nomination for Designation will be considered by the Historic Preservation Commission at its public meeting scheduled for:

_____

month day year

All Historic Preservation Commission Public Meetings are held in the City Council Chambers at City Hall on the 2nd Tuesday of every month at 4:30 p.m. unless otherwise notified.

Staff will keep the original signed nomination form and will return to the petitioner a photocopy of the application with staff comments.

PLEASE NOTE: The owner(s) of record, or an agent acting on their behalf (petitioner), should plan to attend the Commission meeting in person. It is important for someone to be present to respond to the Commission's inquiries and comments. If no one is present, the nomination process may be delayed indefinitely.

For Staff Only:
Received by: _____ _____

_____
Commission Secretary or Designee Date

Is application complete? Yes No

If not, explain: _____

_____

_____

Continuation Sheet:

The Ficke Mansion is recognized by state preservation officials as one of the finest Second Empire residences in the state of Iowa, second only to the Governor's mansion at Terrace Hill.

It is the most widely photographed and publicized landmark in Davenport.

Charles Ficke was one of Davenport's earliest and most prosperous German immigrants. From the humblest of beginnings as a 14 year old store clerk, left alone to support himself in a less than fashionable downtown boarding house, he persevered for fifty years until he had built a vast fortune as a noted frontier lawyer and land appraiser. His unique skills helped open homestead sites in the six million acre Black Hawk Purchase land grant territory. By 1886, his professional reputation led to his election as the City Attorney of Davenport. By 1890, his popularity among the local citizenry was so universal that he later remarked that they had elected him Mayor twice—"over my protests".

Charles Ficke felt that he owed a debt of gratitude to his adopted home in America. In 1884, he begam to travel the world in search of rare art treasures. He had decided to become a philanthropist and gift the entire collection to the hometown where he had made his fortune.

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(Today, that figure would translate to ten times that amount.)

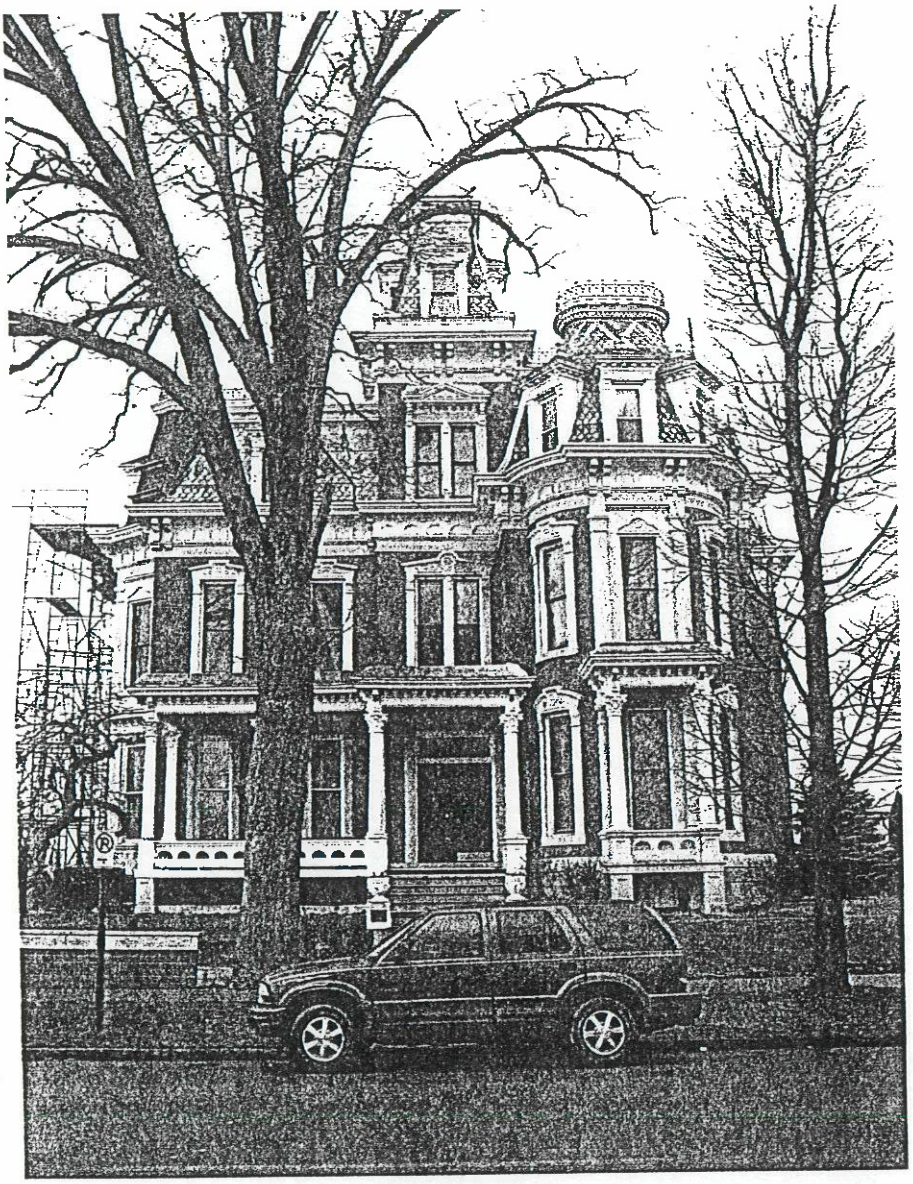
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-In all, the collection easily rivaled those held in such major metropolitan art centers as Los Angles.

In 2001, the City of Davenport initiated the downtown River Renaissance Project. The plan includes an eight block long "River Renaissance Arts Walk", leading from the door of the new $33 million dollar Figge Arts Center up Main to Eighth Street---the gateway to the College Square National Register Historic District. When completed, the Arts Walk will reunite the new state-of-the-art Figge Arts Center with its original home—and the man who first dreamed the dream of "art and music for the masses" for Davenport 119 years ago.

In honor of the Arts Walk, the Delta Sigma Chi Fraternity and its parent organization, Delta 100, have undertaken a $158,000 slate roof restoration project. (A $20,000 RDA grant Was received for this project. Application has been made to RDA for an additional $20,000 RDA grant to complete a $96,000 exterior brick and chimney restoration project.)

Delta Sigma Chi Fraternity has been conducting public tours of the mansion on Saturdays, highlighting both local history and architecture. (Over 100 people attended the twelve block Main Street Walking Tour last May.) The mansion is opened for many private events during the year, as well. The house has become a focal point, not only for showcasing the history of the Main Street---once known as "City Beautiful Boulevard"---but as a highly street-visible reminder to three thousand people, who pass by it each day, that River Renaissance and quality historic restoration go hand-in-hand in Davenport, Iowa.



EAST



South

Second Empire

Countrywide 1870

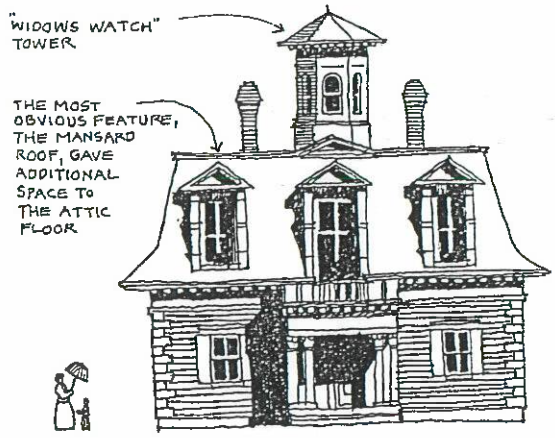
This style takes its name from the French Second Empire under the reign of Napoleon III (1852–1870). During this period Paris was renewed on a grand scale with wide boulevards and elegant new buildings. Paris became the world capital of art and fashion and attracted thousands of visitors with two successful international expositions in 1855 and 1867. French Second Empire Style buildings then began to rise in cities throughout the western world, but nowhere was the French impact stronger than in America.

From 1860 through 1875, the French Second Empire Style dominated both public and private construction in the United States. Americans were enamored of this "modern" and "fashionable" style. When the Second Empire was destroyed in the Franco-Prussian War (1870-1871), the cultural prestige of France also suffered a defeat and the popularity of the style died out.

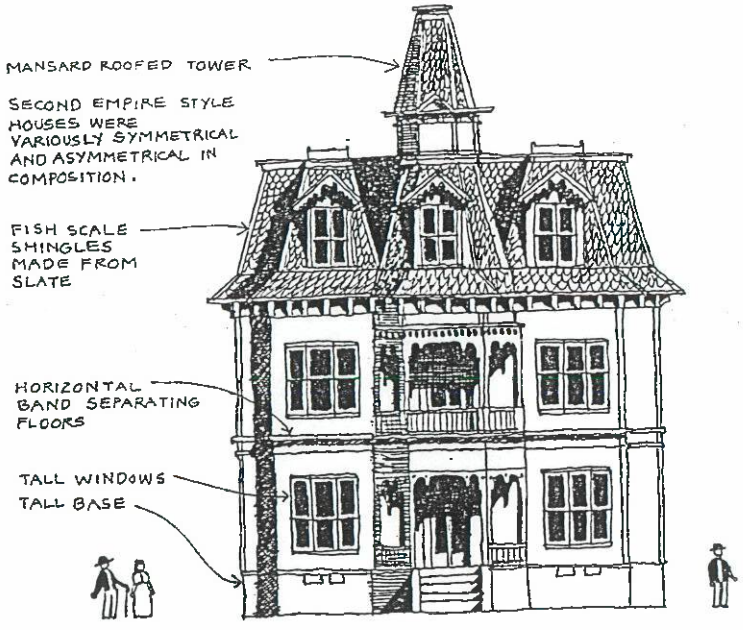
The hallmark of the style was the mansard roof, named after its inventor, a seventeenth-century French architect named Francois Mansart. This roof style was especially popular because it allowed almost a full story of usable space to be included in what was normally wasted attic space, and at the same time it provided a stylish capping to a building. In some European cities, such as London, it was used to circumvent height restrictions. If a law barred buildings of more than four stories, a mansard roof provided a fifth rentable floor.

In America the mansard roof design was varied in several ways. It could be straight-sided, concave or convex arc, or a combination of concave and convex (a graceful "S" curve). At the top and bottom of the slope were strong, massive cornices or "French curbs," the lower resting on relatively small but bold brackets, the upper capped with cast-iron "cresting." On the first floor of many homes were French, or casement, windows opening out like double doors, reaching to the ground and flanked by louvered shutters.

Apart from the mansard roof and French windows, the Second Empire house did not differ from earlier Victorian types, the mansard topped homes of basically Early Gothic Revival (p. 122) or Italian Villa (p. 134) design. Many pre-Victorian houses were modernized by adding a stylish mansard roof or tower.

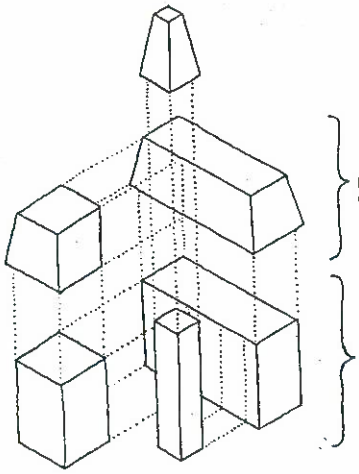


1864 EDWARD PENNIMAN HOUSE, EASTHAM, MASSACHUSETTS

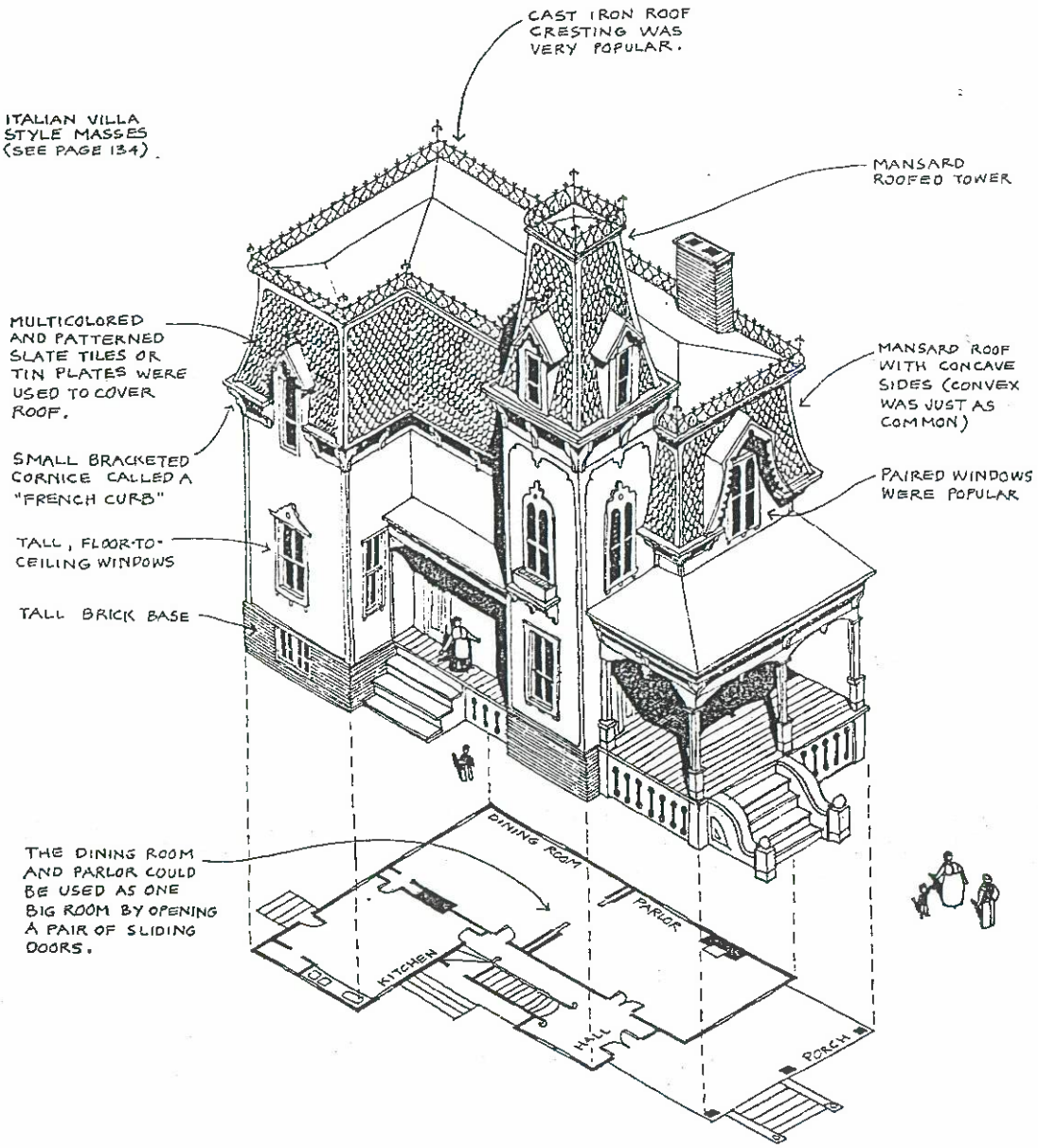


1886 RUFUS HERRICK DORN HOUSE, LOS ANGELES, CALIFORNIA R.H. DORN, ARCHITECT

The Second Empire Style did not remain pure for very long. Its formality often restricted the nineteenth-century life-style that had come to include a veranda, bay window, and light tower of the popular Italian Villa and Carpenter Gothic Styles. After 1874, the basic Second Empire Style house had become a composite of an Italian Villa with a mansard roof with Carpenter Gothic detailing around the windows, doors, and porches.



THE SECOND EMPIRE HOUSE OFTEN CONSISTS OF A MANSARD ROOF ON AN ITALIAN VILLA STYLE HOUSE.



1874 TYPICAL SECOND EMPIRE STYLE HOUSE

Historic Preservation Ordinance

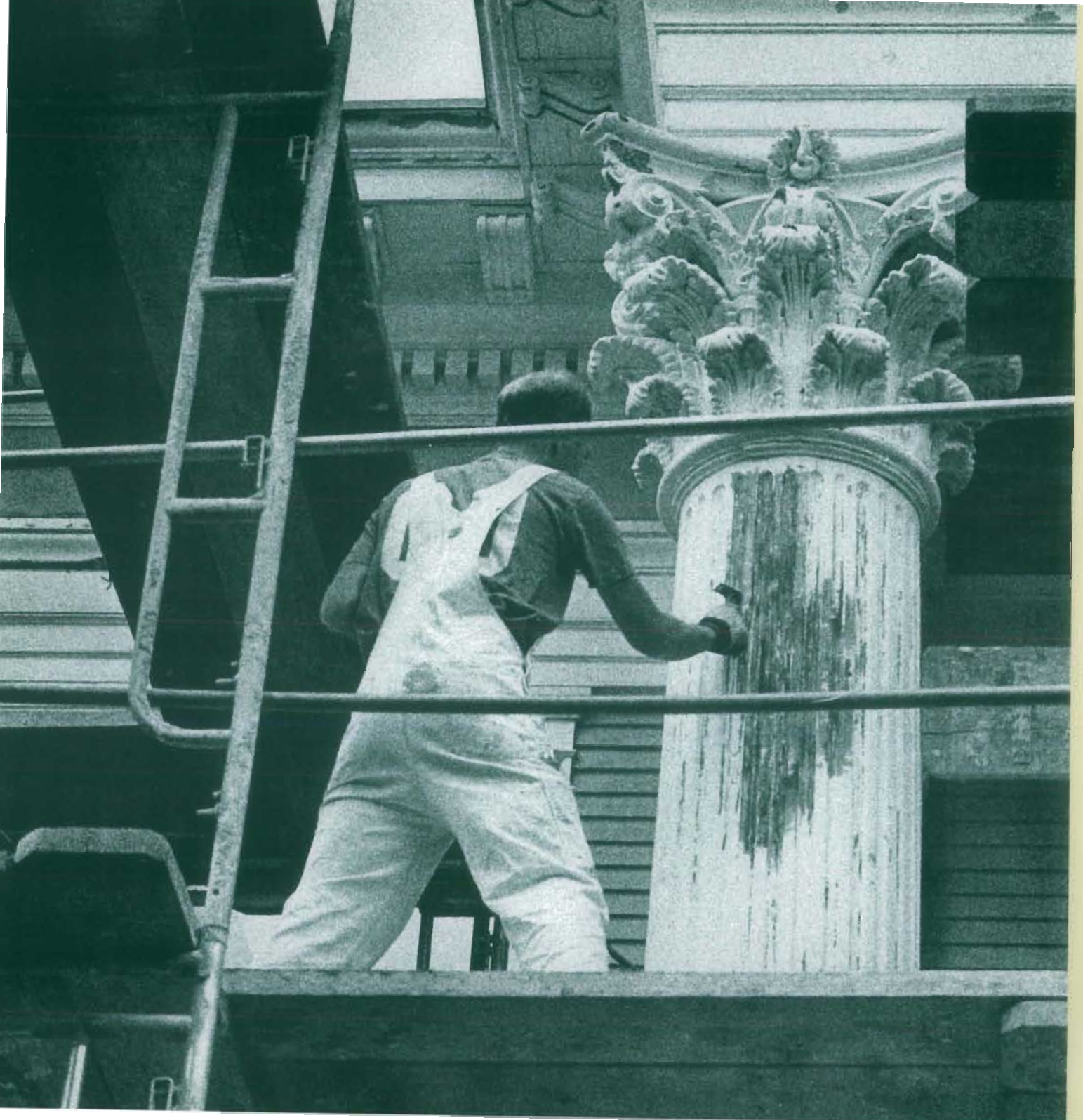
Section 14.01.060 Certificate of Appropriateness Review Process

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

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

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

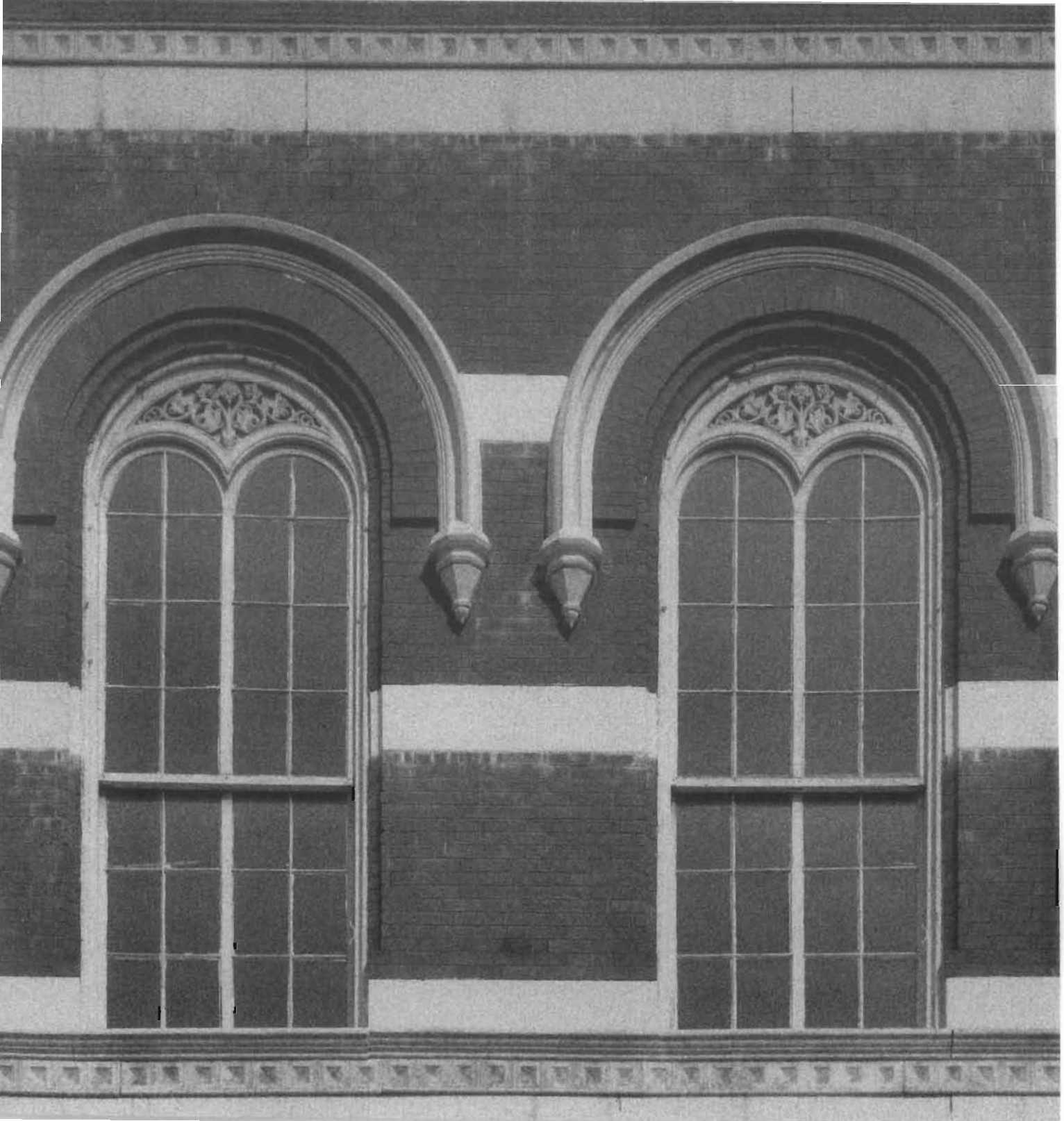
1. Height. The height of any proposed addition, construction or reconstruction should be compatible with the designated property and the surrounding structures, if located within a designated historic district; and
2. Proportions. The proportions (width versus height relationship) between doors and windows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



The Secretary of the Interior's Standards for Rehabilitation &

Illustrated Guidelines for Rehabilitating Historic Buildings

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



Building Exterior

Windows

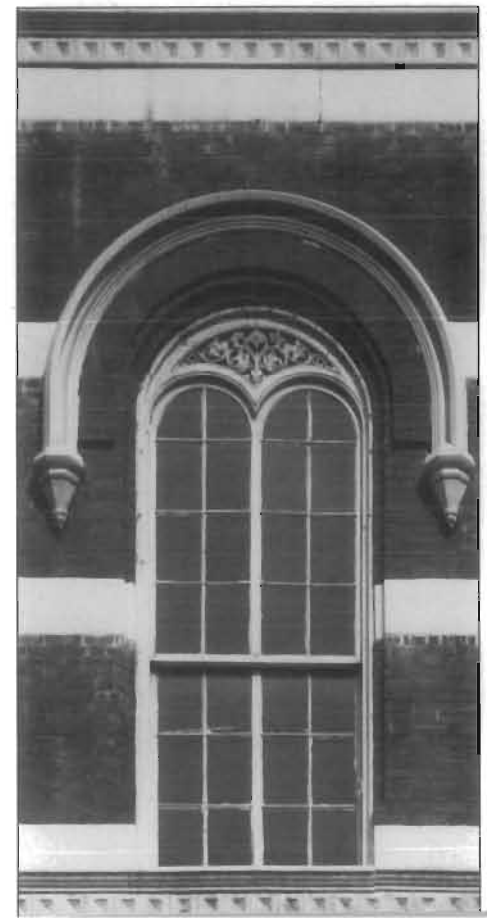
Building Exterior

Windows

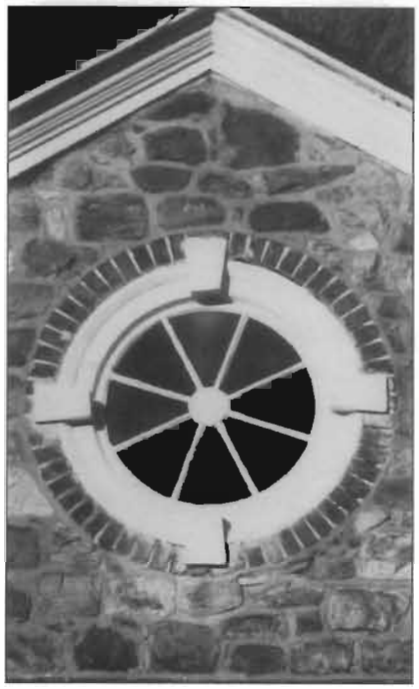
Technology and prevailing architectural styles have shaped the history of windows in the United States starting in the 17th century with wooden casement windows with tiny glass panes seated in lead cames. From the transitional single-hung sash in the early 1700s to the true double-hung sash later in the same century, these early wooden windows were characterized by the small panes, wide muntins, and the way in which decorative trim was used on both the exterior and interior of the window. As the sash thickness increased by the turn of the century, muntins took on a thinner appearance as they narrowed in width but increased in thickness according to the size of the window and design practices. Regional traditions continued to have an impact on the prevailing window design such as with the long-term use of "french windows" in areas of the deep South.

Changes in technology led to the possibility of larger glass panes so that by the mid-19th century, two-over-two lights were common; the manufacturing of plate glass in the United States allowed for dramatic use of large sheets of glass in commercial and office buildings by the late 19th century. With mass-produced windows, mail order distribution, and changing architectural styles, it was possible to obtain a wide range of window designs and light patterns in sash. Popular versions of Arts and Crafts houses constructed in the early 20th century frequently utilized smaller lights in the upper sash set in groups or pairs and saw the re-emergence of casement windows. In the early 20th century, the desire for fireproof building construction in dense urban areas contributed to the growth of a thriving steel window industry along with a market for hollow metal and metal clad wooden windows.

As one of the few parts of a building serving as both an interior and exterior feature, windows are nearly always an important part of the historic character of a building. In most buildings, windows also comprise a considerable amount of the historic fabric of the wall plane and thus are deserving of special consideration in a rehabilitation project.







The distinctive shape and decorative detailing of a building's windows often help establish its architectural style and character.

Recommended	Not Recommended
Identify, retain, and preserve	
Identifying, retaining, and preserving windows — and their functional and decorative features — that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, panelled or decorated jambs and moldings, and interior and exterior shutters and blinds.	Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished.
	Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash that do not fit the historic window opening.
	Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.
	Obscuring historic window trim with metal or other material.
	Stripping windows of historic material such as wood, cast iron, and bronze.
Conducting an in-depth survey of the conditions of existing windows early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.	Replacing windows solely because of peeling paint, broken glass, stuck sash, and high air infiltration. These conditions, in themselves, are no indication that windows are beyond repair.
Protect and maintain	
Protecting and maintaining the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.	Failing to provide adequate protection of materials on a cyclical basis so that deterioration of the windows results.

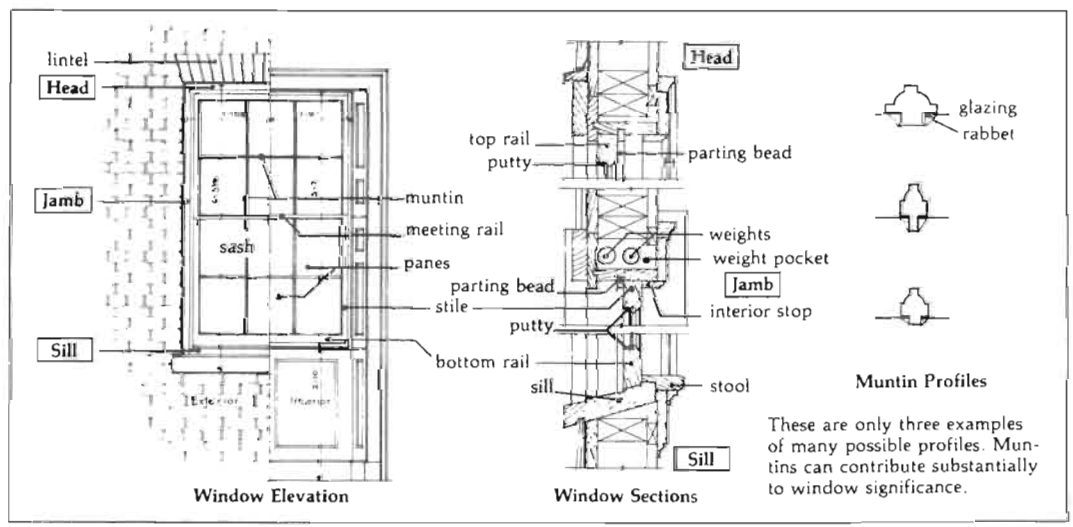


Maintaining a historic window may include work as basic as replacing a sash cord.

Recommended	Not Recommended
Making windows weather tight by re-caulking and replacing or installing weatherstripping. These actions also improve thermal efficiency.	Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing.
Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window features will be required.	Failing to undertake adequate measures to assure the protection of historic windows.
Repair	
Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.	Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate. Failing to reuse serviceable window hardware such as brass sash lifts and sash locks. Using substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the window or that is physically or chemically incompatible.



Deterioration of poorly maintained windows usually begins on horizontal surfaces where water collects. Problem areas on this sill are clearly indicated by paint failure due to moisture.

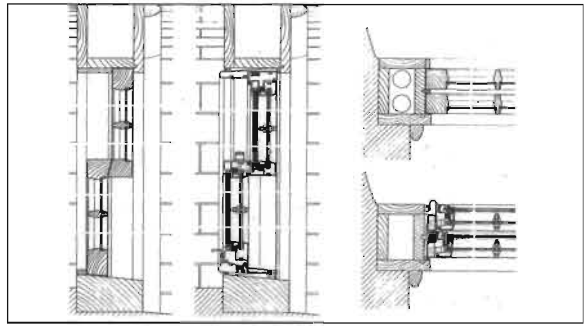


These drawings identify individual parts and fabrication details of a historic wooden double-hung window.

Recommended

Replace

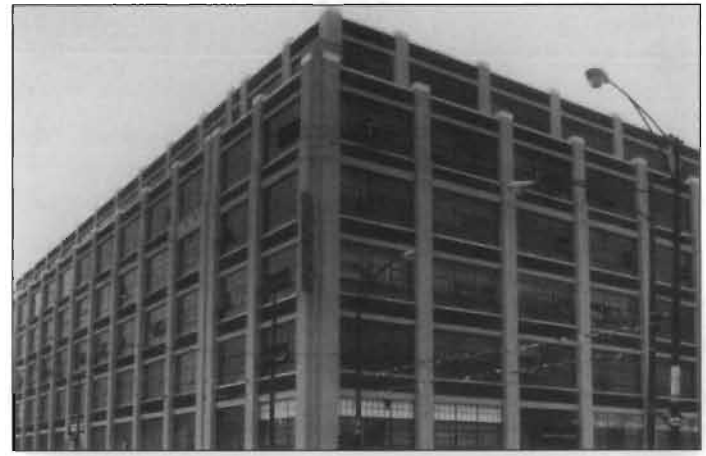
Replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered. For example, on certain types of large buildings, particularly high-rises, aluminum windows may be a suitable replacement for historic wooden sash provided wooden replacement are not practical and the design detail of the historic windows can be matched. Historic color duplication, custom contour panning, incorporation of either an integral muntin or 5/8" deep trapezoidal exterior muntin grids, where applicable, retention of the same glass to frame ratio, matching of the historic reveal, and duplication of the frame width, depth, and such existing decorative details as arched tops should all be components in aluminum replacements for use on historic buildings.



For some larger buildings, it may be appropriate to replace seriously deteriorated windows with new ones that replicate most of the historic visual qualities.This two-part drawing shows the original windows in a mill and the rehabilitation solution that retained the wood frames, then utilized an aluminum sash with true divided lights and a piggyback interior storm panel.

Not Recommended

Removing a character-defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.





The steel pivot windows in this historic manufacturing building were replaced with new windows which matched the multi-lighted originals.

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

Recommended	Not Recommended
Design for Missing Historic Features	
Designing and installing new windows when the historic windows (frames, sash and glazing) are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.	Creating a false historical appearance because the replaced window is based on insufficient historical, pictorial, and physical documentation. Introducing a new design that is incompatible with the historic character of the building.
Alterations/Additions for the New Use	
Designing and installing additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.	Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.
Providing a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window openings.	Inserting new floors or furred-down ceilings which cut across the glazed areas of windows so that the exterior form and appearance of the windows are changed.





When the six-over-six windows were replaced with inappropriate single sheets of tinted glass, the historic industrial character of this building was lost.

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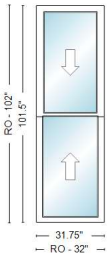
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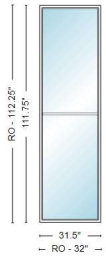
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clz - carolyn zamoida		

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Room Location: TECHNIQUE ROOM

LINE #	DESCRIPTION	QTY
11000-1	Vinyl Shapes , Unit Size 31.5 x 111.75, RO 32 x 112.25, EXTENDED LEADTIME Unit 1: U-Factor = 0.27, SHGC = 0.29, VT = 0.54, HII-M-30-00584-00002, Transactional Order Type = Charge Order , Replacement Frame Width (Inches) = 31.5, Frame Height (Inches) = 111.75 Double Glazed, Low E, Argon Filled, 5.0 mm (3/16") Exterior = White Program = None Wide Sim Div Lite, Colonial, Match Frame, 1W2H Overall Frame Width (Inches) = 31.5, Overall Frame Height (Inches) = 111.75, Overall Rough Opening Width (Inches) = 32, Overall Rough Opening Height (Inches) = 112.25 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	1



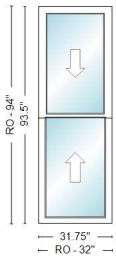
Room Location: TECHNIQUE ROOM

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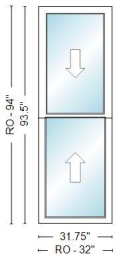
CLERK	JOB NAME	COUPON
clz - carolyn zamoida		

LINE #	DESCRIPTION	QTY
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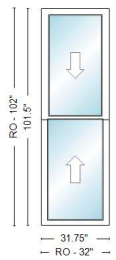
Room Location: TECHNIQUE ROOM/KITCHEN

LINE #	DESCRIPTION	QTY
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Room Location: CHAPTER ROOM/NORTH

LINE #	DESCRIPTION	QTY
14000-1	Tribute Comm DH , Unit Size 31.75 x 101.5, RO 32 x 102, EXTENDED LEADTIME Unit 1: U-Factor = 0.27, SHGC = 0.29, VT = 0.52, HII-M-42-04838-00001, Transactional Order Type = Charge Order , Replacement Frame Width (Inches) = 31.75, Frame Height (Inches) = 101.5 Double Glazed, Double Low-E RS, Argon Filled Exterior = White Plain Lock, Program = None, Label Name = Harvey, Double, Intregral Extruded Lift Rail, Horizontals & Verticals, Sash Limit Devices = Limit Latch, Pin Top Sash = Yes Half Screen, Fiberglass Mesh Head Expander Overall Frame Width (Inches) = 31.75, Overall Frame Height (Inches) = 101.5, Overall Rough Opening Width (Inches) = 32, Overall Rough Opening Height (Inches) = 102 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	3



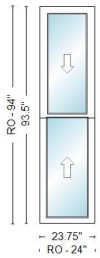
Room Location: CHAPTER ROOM/SOUTH

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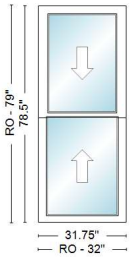
CLERK	JOB NAME	COUPON
clz - carolyn zamoida		

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Room Location: CHAPTER ROOM/BATH

LINE #	DESCRIPTION	QTY
16000-1	Tribute DH , Unit Size 31.75 x 78.5, RO 32 x 79 Unit 1: U-Factor = 0.25, SHGC = 0.29, VT = 0.52, HII-M-42-06168-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , Replacement Frame Width (Inches) = 31.75, Frame Height (Inches) = 78.5 Double Glazed, Double Low-E RS, Argon Filled DP35 Exterior = White Plain Lock, Program = None, Label Name = Harvey, Double, Intregral Extruded Lift Rail, Sash Limit Devices = Limit Latch, Pin Top Sash = Yes Half Screen, Virtually Invisible Mesh Head Expander Overall Frame Width (Inches) = 31.75, Overall Frame Height (Inches) = 78.5, Overall Rough Opening Width (Inches) = 32, Overall Rough Opening Height (Inches) = 79 Clear Opening Width = 26.75, Clear Opening Height = 34.875, Clear Opening Square Footage = 6.48 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	5



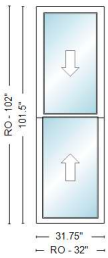
Room Location: #3 ROOM

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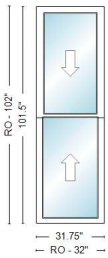
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clz - carolyn zamoida		

LINE #	DESCRIPTION	QTY
17000-1	Tribute Comm DH , Unit Size 31.75 x 101.5, RO 32 x 102, EXTENDED LEADTIME Unit 1: U-Factor = 0.27, SHGC = 0.29, VT = 0.52, HII-M-42-04838-00001, Transactional Order Type = Charge Order , Replacement Frame Width (Inches) = 31.75, Frame Height (Inches) = 101.5 Double Glazed, Double Low-E RS, Argon Filled Exterior = White Plain Lock, Program = None, Label Name = Harvey, Double, Intregral Extruded Lift Rail, Horizontals & Verticals, Sash Limit Devices = Limit Latch, Pin Top Sash = Yes Half Screen, Fiberglass Mesh Head Expander Overall Frame Width (Inches) = 31.75, Overall Frame Height (Inches) = 101.5, Overall Rough Opening Width (Inches) = 32, Overall Rough Opening Height (Inches) = 102 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	3



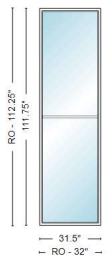
Room Location: #4 ROOM

LINE #	DESCRIPTION	QTY
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Room Location: #5 ROOM

LINE #	DESCRIPTION	QTY
19000-1	Vinyl Shapes , Unit Size 31.5 x 111.75, RO 32 x 112.25, EXTENDED LEADTIME Unit 1: U-Factor = 0.27, SHGC = 0.29, VT = 0.54, HII-M-30-00584-00002, Transactional Order Type = Charge Order , Replacement Frame Width (Inches) = 31.5, Frame Height (Inches) = 111.75 Double Glazed, Low E, Argon Filled, 5.0 mm (3/16") Exterior = White Program = None Wide Sim Div Lite, Colonial, Match Frame, 1W2H Overall Frame Width (Inches) = 31.5, Overall Frame Height (Inches) = 111.75, Overall Rough Opening Width (Inches) = 32, Overall Rough Opening Height (Inches) = 112.25 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	2



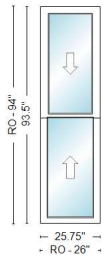
Room Location: #5 ROOM

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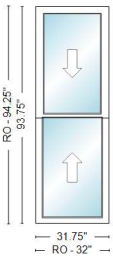
CLERK	JOB NAME	COUPON
clz - carolyn zamoida		

LINE #	DESCRIPTION	QTY
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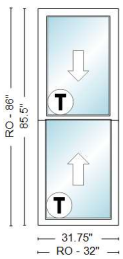
Room Location: 2ND FLOOR/HALLWAY

LINE #	DESCRIPTION	QTY
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Room Location: #8 ROOM

LINE #	DESCRIPTION	QTY
22000-1	Tribute Comm DH , Unit Size 31.75 x 85.5, RO 32 x 86, EXTENDED LEADTIME Unit 1: U-Factor = 0.27, SHGC = 0.27, VT = 0.49, HII-M-42-05206-00001, Transactional Order Type = Charge Order , Replacement Frame Width (Inches) = 31.75, Frame Height (Inches) = 85.5 Double Glazed, Double Low-E RS, Argon Filled, DSB, Tempered Exterior = White Plain Lock, Program = None, Label Name = Harvey, Double, Intregral Extruded Lift Rail, Horizontals & Verticals, Sash Limit Devices = Limit Latch, Pin Top Sash = Yes Half Screen, Fiberglass Mesh Head Expander Overall Frame Width (Inches) = 31.75, Overall Frame Height (Inches) = 85.5, Overall Rough Opening Width (Inches) = 32, Overall Rough Opening Height (Inches) = 86 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	1



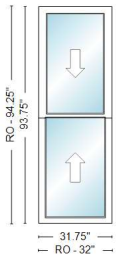
Room Location: #9 ROOM/BATH

QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
5391198	1143391		8/4/2022	Quote Not Ordered	

ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA
	None	Whse Delivery	Unknown Area

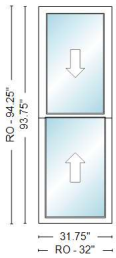
CLERK	JOB NAME	COUPON
clz - carolyn zamoida		

LINE #	DESCRIPTION	QTY
23000-1	Tribute Comm DH , Unit Size 31.75 x 93.75, RO 32 x 94.25, EXTENDED LEADTIME Unit 1: U-Factor = 0.27, SHGC = 0.29, VT = 0.52, HII-M-42-04838-00001, Transactional Order Type = Charge Order , Replacement Frame Width (Inches) = 31.75, Frame Height (Inches) = 93.75 Double Glazed, Double Low-E RS, Argon Filled Exterior = White Plain Lock, Program = None, Label Name = Harvey, Double, Intregral Extruded Lift Rail, Horizontals & Verticals, Sash Limit Devices = Limit Latch, Pin Top Sash = Yes Half Screen, Fiberglass Mesh Head Expander Overall Frame Width (Inches) = 31.75, Overall Frame Height (Inches) = 93.75, Overall Rough Opening Width (Inches) = 32, Overall Rough Opening Height (Inches) = 94.25 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	2



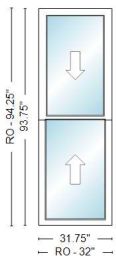
Room Location: #9 ROOM

LINE #	DESCRIPTION	QTY
24000-1	Tribute Comm DH , Unit Size 31.75 x 93.75, RO 32 x 94.25, EXTENDED LEADTIME Unit 1: U-Factor = 0.27, SHGC = 0.29, VT = 0.52, HII-M-42-04838-00001, Transactional Order Type = Charge Order , Replacement Frame Width (Inches) = 31.75, Frame Height (Inches) = 93.75 Double Glazed, Double Low-E RS, Argon Filled Exterior = White Plain Lock, Program = None, Label Name = Harvey, Double, Intregral Extruded Lift Rail, Horizontals & Verticals, Sash Limit Devices = Limit Latch, Pin Top Sash = Yes Half Screen, Fiberglass Mesh Head Expander Overall Frame Width (Inches) = 31.75, Overall Frame Height (Inches) = 93.75, Overall Rough Opening Width (Inches) = 32, Overall Rough Opening Height (Inches) = 94.25 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	5



Room Location: #7 ROOM

LINE #	DESCRIPTION	QTY
25000-1	Tribute Comm DH , Unit Size 31.75 x 93.75, RO 32 x 94.25, EXTENDED LEADTIME Unit 1: U-Factor = 0.27, SHGC = 0.29, VT = 0.52, HII-M-42-04838-00001, Transactional Order Type = Charge Order , Replacement Frame Width (Inches) = 31.75, Frame Height (Inches) = 93.75 Double Glazed, Double Low-E RS, Argon Filled Exterior = White Plain Lock, Program = None, Label Name = Harvey, Double, Intregral Extruded Lift Rail, Horizontals & Verticals, Sash Limit Devices = Limit Latch, Pin Top Sash = Yes Half Screen, Fiberglass Mesh Head Expander Overall Frame Width (Inches) = 31.75, Overall Frame Height (Inches) = 93.75, Overall Rough Opening Width (Inches) = 32, Overall Rough Opening Height (Inches) = 94.25 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	3



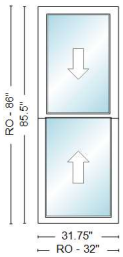
Room Location: #6 ROOM

QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
5391198	1143391		8/4/2022	Quote Not Ordered	

ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA
	None	Whse Delivery	Unknown Area

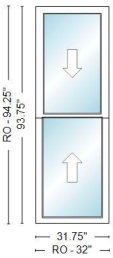
CLERK	JOB NAME	COUPON
clz - carolyn zamoida		

LINE #	DESCRIPTION	QTY
26000-1	Tribute Comm DH , Unit Size 31.75 x 85.5, RO 32 x 86 Unit 1: U-Factor = 0.27, SHGC = 0.29, VT = 0.52, HII-M-42-04838-00001, Transactional Order Type = Charge Order , Replacement Frame Width (Inches) = 31.75, Frame Height (Inches) = 85.5 Double Glazed, Double Low-E RS, Argon Filled Exterior = White Plain Lock, Program = None, Label Name = Harvey, Double, Intregral Extruded Lift Rail, Horizontals & Verticals, Sash Limit Devices = Limit Latch, Pin Top Sash = Yes Half Screen, Fiberglass Mesh Head Expander Overall Frame Width (Inches) = 31.75, Overall Frame Height (Inches) = 85.5, Overall Rough Opening Width (Inches) = 32, Overall Rough Opening Height (Inches) = 86 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	2



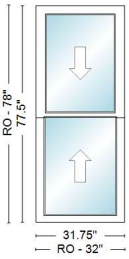
Room Location: #10 ROOM

LINE #	DESCRIPTION	QTY
27000-1	Tribute Comm DH , Unit Size 31.75 x 93.75, RO 32 x 94.25, EXTENDED LEADTIME Unit 1: U-Factor = 0.27, SHGC = 0.29, VT = 0.52, HII-M-42-04838-00001, Transactional Order Type = Charge Order , Replacement Frame Width (Inches) = 31.75, Frame Height (Inches) = 93.75 Double Glazed, Double Low-E RS, Argon Filled Exterior = White Plain Lock, Program = None, Label Name = Harvey, Double, Intregral Extruded Lift Rail, Horizontals & Verticals, Sash Limit Devices = Limit Latch, Pin Top Sash = Yes Half Screen, Fiberglass Mesh Head Expander Overall Frame Width (Inches) = 31.75, Overall Frame Height (Inches) = 93.75, Overall Rough Opening Width (Inches) = 32, Overall Rough Opening Height (Inches) = 94.25 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	2



Room Location: #11 ROOM

LINE #	DESCRIPTION	QTY
28000-1	Tribute DH , Unit Size 31.75 x 77.5, RO 32 x 78 Unit 1: U-Factor = 0.25, SHGC = 0.29, VT = 0.52, HII-M-42-06168-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , Replacement Frame Width (Inches) = 31.75, Frame Height (Inches) = 77.5 Double Glazed, Double Low-E RS, Argon Filled DP35 Exterior = White Plain Lock, Program = None, Label Name = Harvey, Double, Intregral Extruded Lift Rail, Sash Limit Devices = Limit Latch, Pin Top Sash = Yes Half Screen, Virtually Invisible Mesh Head Expander Overall Frame Width (Inches) = 31.75, Overall Frame Height (Inches) = 77.5, Overall Rough Opening Width (Inches) = 32, Overall Rough Opening Height (Inches) = 78 Clear Opening Width = 26.75, Clear Opening Height = 34.375, Clear Opening Square Footage = 6.39 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	3



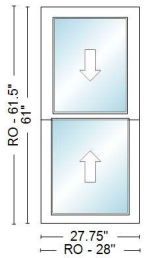
Room Location: #12 ROOM

QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
5391198	1143391		8/4/2022	Quote Not Ordered	

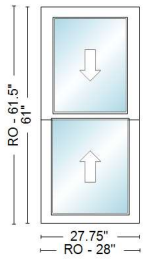
ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA
	None	Whse Delivery	Unknown Area

CLERK	JOB NAME	COUPON
clz - carolyn zamoida		

LINE #	DESCRIPTION	QTY
29000-1	Tribute DH , Unit Size 27.75 x 61, RO 28 x 61.5 Unit 1: U-Factor = 0.25, SHGC = 0.29, VT = 0.52, HII-M-42-06168-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , Replacement Frame Width (Inches) = 27.75, Frame Height (Inches) = 61 Double Glazed, Double Low-E RS, Argon Filled DP35 Exterior = White Plain Lock, Program = None, Label Name = Harvey, Double, Intregral Extruded Lift Rail, Sash Limit Devices = Limit Latch, Pin Top Sash = Yes Half Screen, Virtually Invisible Mesh Head Expander Overall Frame Width (Inches) = 27.75, Overall Frame Height (Inches) = 61, Overall Rough Opening Width (Inches) = 28, Overall Rough Opening Height (Inches) = 61.5 Clear Opening Width = 22.75, Clear Opening Height = 26.125, Clear Opening Square Footage = 4.13 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes **Room Location:** 3RD FLOOR/COMMON ARTEA	1



LINE #	DESCRIPTION	QTY
30000-1	Tribute DH , Unit Size 27.75 x 61, RO 28 x 61.5 Unit 1: U-Factor = 0.25, SHGC = 0.29, VT = 0.52, HII-M-42-06168-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , Replacement Frame Width (Inches) = 27.75, Frame Height (Inches) = 61 Double Glazed, Double Low-E RS, Argon Filled DP35 Exterior = White Plain Lock, Program = None, Label Name = Harvey, Double, Intregral Extruded Lift Rail, Sash Limit Devices = Limit Latch, Pin Top Sash = Yes Half Screen, Virtually Invisible Mesh Head Expander Overall Frame Width (Inches) = 27.75, Overall Frame Height (Inches) = 61, Overall Rough Opening Width (Inches) = 28, Overall Rough Opening Height (Inches) = 61.5 Clear Opening Width = 22.75, Clear Opening Height = 26.125, Clear Opening Square Footage = 4.13 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes **Room Location:** 3RD FLOOR/STORAGE	1

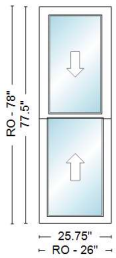


QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
5391198	1143391		8/4/2022	Quote Not Ordered	

ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA
	None	Whse Delivery	Unknown Area

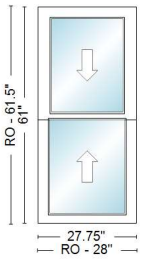
CLERK	JOB NAME	COUPON
clz - carolyn zamoida		

LINE #	DESCRIPTION	QTY
31000-1	Tribute DH , Unit Size 25.75 x 77.5, RO 26 x 78 Unit 1: U-Factor = 0.25, SHGC = 0.29, VT = 0.52, HII-M-42-06168-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , Replacement Frame Width (Inches) = 25.75, Frame Height (Inches) = 77.5 Double Glazed, Double Low-E RS, Argon Filled DP35 Exterior = White Plain Lock, Program = None, Label Name = Harvey, Double, Intregral Extruded Lift Rail, Sash Limit Devices = Limit Latch, Pin Top Sash = Yes Half Screen, Virtually Invisible Mesh Head Expander Overall Frame Width (Inches) = 25.75, Overall Frame Height (Inches) = 77.5, Overall Rough Opening Width (Inches) = 26, Overall Rough Opening Height (Inches) = 78 Clear Opening Width = 20.75, Clear Opening Height = 34.375, Clear Opening Square Footage = 4.95 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	2



Room Location: 3RD FLOOR

LINE #	DESCRIPTION	QTY
32000-1	Tribute DH , Unit Size 27.75 x 61, RO 28 x 61.5 Unit 1: U-Factor = 0.25, SHGC = 0.29, VT = 0.52, HII-M-42-06168-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , Replacement Frame Width (Inches) = 27.75, Frame Height (Inches) = 61 Double Glazed, Double Low-E RS, Argon Filled DP35 Exterior = White Plain Lock, Program = None, Label Name = Harvey, Double, Intregral Extruded Lift Rail, Sash Limit Devices = Limit Latch, Pin Top Sash = Yes Half Screen, Virtually Invisible Mesh Head Expander Overall Frame Width (Inches) = 27.75, Overall Frame Height (Inches) = 61, Overall Rough Opening Width (Inches) = 28, Overall Rough Opening Height (Inches) = 61.5 Clear Opening Width = 22.75, Clear Opening Height = 26.125, Clear Opening Square Footage = 4.13 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	1



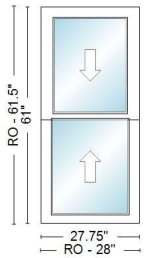
Room Location: #14 ROOM

QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
5391198	1143391		8/4/2022	Quote Not Ordered	

ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA
	None	Whse Delivery	Unknown Area

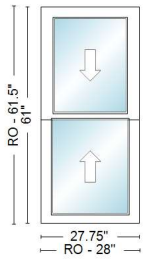
CLERK	JOB NAME	COUPON
clz - carolyn zamoida		

LINE #	DESCRIPTION	QTY
33000-1	Tribute DH , Unit Size 27.75 x 61, RO 28 x 61.5 Unit 1: U-Factor = 0.25, SHGC = 0.29, VT = 0.52, HII-M-42-06168-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , Replacement Frame Width (Inches) = 27.75, Frame Height (Inches) = 61 Double Glazed, Double Low-E RS, Argon Filled DP35 Exterior = White Plain Lock, Program = None, Label Name = Harvey, Double, Intregral Extruded Lift Rail, Sash Limit Devices = Limit Latch, Pin Top Sash = Yes Half Screen, Virtually Invisible Mesh Head Expander Overall Frame Width (Inches) = 27.75, Overall Frame Height (Inches) = 61, Overall Rough Opening Width (Inches) = 28, Overall Rough Opening Height (Inches) = 61.5 Clear Opening Width = 22.75, Clear Opening Height = 26.125, Clear Opening Square Footage = 4.13 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	2



Room Location: #15 ROOM

LINE #	DESCRIPTION	QTY
34000-1	Tribute DH , Unit Size 27.75 x 61, RO 28 x 61.5 Unit 1: U-Factor = 0.25, SHGC = 0.29, VT = 0.52, HII-M-42-06168-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , Replacement Frame Width (Inches) = 27.75, Frame Height (Inches) = 61 Double Glazed, Double Low-E RS, Argon Filled DP35 Exterior = White Plain Lock, Program = None, Label Name = Harvey, Double, Intregral Extruded Lift Rail, Sash Limit Devices = Limit Latch, Pin Top Sash = Yes Half Screen, Virtually Invisible Mesh Head Expander Overall Frame Width (Inches) = 27.75, Overall Frame Height (Inches) = 61, Overall Rough Opening Width (Inches) = 28, Overall Rough Opening Height (Inches) = 61.5 Clear Opening Width = 22.75, Clear Opening Height = 26.125, Clear Opening Square Footage = 4.13 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	2



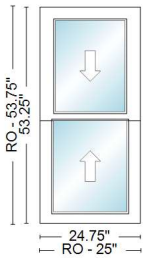
Room Location: ALUM ROOM

QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
5391198	1143391		8/4/2022	Quote Not Ordered	

ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA
	None	Whse Delivery	Unknown Area

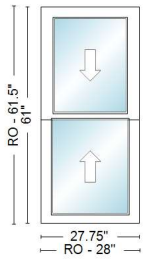
CLERK	JOB NAME	COUPON
clz - carolyn zamoida		

LINE #	DESCRIPTION	QTY
35000-1	Tribute DH , Unit Size 24.75 x 53.25, RO 25 x 53.75 Unit 1: U-Factor = 0.25, SHGC = 0.29, VT = 0.52, HII-M-42-06168-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , Replacement Frame Width (Inches) = 24.75, Frame Height (Inches) = 53.25 Double Glazed, Double Low-E RS, Argon Filled DP35 Exterior = White Plain Lock, Program = None, Label Name = Harvey, Double, Intregral Extruded Lift Rail, Sash Limit Devices = Limit Latch, Pin Top Sash = Yes Half Screen, Virtually Invisible Mesh Head Expander Overall Frame Width (Inches) = 24.75, Overall Frame Height (Inches) = 53.25, Overall Rough Opening Width (Inches) = 25, Overall Rough Opening Height (Inches) = 53.75 Clear Opening Width = 19.75, Clear Opening Height = 22.25, Clear Opening Square Footage = 3.05 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	3



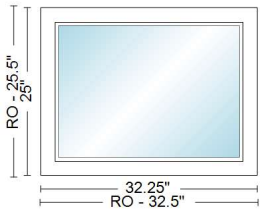
Room Location: ALUM ROOM

LINE #	DESCRIPTION	QTY
36000-1	Tribute DH , Unit Size 27.75 x 61, RO 28 x 61.5 Unit 1: U-Factor = 0.25, SHGC = 0.29, VT = 0.52, HII-M-42-06168-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , Replacement Frame Width (Inches) = 27.75, Frame Height (Inches) = 61 Double Glazed, Double Low-E RS, Argon Filled DP35 Exterior = White Plain Lock, Program = None, Label Name = Harvey, Double, Intregral Extruded Lift Rail, Sash Limit Devices = Limit Latch, Pin Top Sash = Yes Half Screen, Virtually Invisible Mesh Head Expander Overall Frame Width (Inches) = 27.75, Overall Frame Height (Inches) = 61, Overall Rough Opening Width (Inches) = 28, Overall Rough Opening Height (Inches) = 61.5 Clear Opening Width = 22.75, Clear Opening Height = 26.125, Clear Opening Square Footage = 4.13 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	4



Room Location: CUPOLA

LINE #	DESCRIPTION	QTY
37000-1	Tribute PW , Unit Size 32.25 x 25, RO 32.5 x 25.5 Unit 1: U-Factor = 0.26, SHGC = 0.32, VT = 0.59, HII-M-10-01392-00001, Transactional Order Type = Charge Order , Replacement, Simulated Meeting Rail = No Frame Width (Inches) = 32.25, Frame Height (Inches) = 25 Double Glazed, Low E, Argon Filled Exterior = White Program = None, Label Name = Harvey Head Expander Overall Frame Width (Inches) = 32.25, Overall Frame Height (Inches) = 25, Overall Rough Opening Width (Inches) = 32.5, Overall Rough Opening Height (Inches) = 25.5 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	5



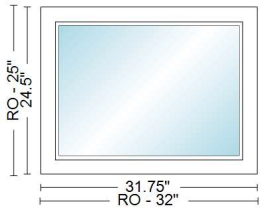
Room Location: BASEMENT/#2 ROOM

QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
5391198	1143391		8/4/2022	Quote Not Ordered	

ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA
	None	Whse Delivery	Unknown Area

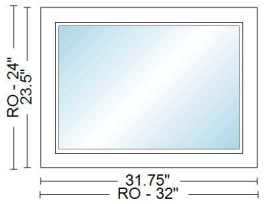
CLERK	JOB NAME	COUPON
clz - carolyn zamoida		

LINE #	DESCRIPTION	QTY
38000-1	Tribute PW , Unit Size 31.75 x 24.5, RO 32 x 25 Unit 1: U-Factor = 0.26, SHGC = 0.32, VT = 0.59, HII-M-10-01392-00001, Transactional Order Type = Charge Order , Replacement, Simulated Meeting Rail = No Frame Width (Inches) = 31.75, Frame Height (Inches) = 24.5 Double Glazed, Low E, Argon Filled Exterior = White Program = None, Label Name = Harvey Head Expander Overall Frame Width (Inches) = 31.75, Overall Frame Height (Inches) = 24.5, Overall Rough Opening Width (Inches) = 32, Overall Rough Opening Height (Inches) = 25 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	1



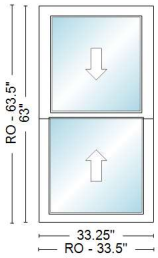
Room Location: BASEMENT/FURNACE

LINE #	DESCRIPTION	QTY
39000-1	Tribute PW , Unit Size 31.75 x 23.5, RO 32 x 24 Unit 1: U-Factor = 0.26, SHGC = 0.32, VT = 0.59, HII-M-10-01392-00001, Transactional Order Type = Charge Order , Replacement, Simulated Meeting Rail = No Frame Width (Inches) = 31.75, Frame Height (Inches) = 23.5 Double Glazed, Low E, Argon Filled Exterior = White Program = None, Label Name = Harvey Head Expander Overall Frame Width (Inches) = 31.75, Overall Frame Height (Inches) = 23.5, Overall Rough Opening Width (Inches) = 32, Overall Rough Opening Height (Inches) = 24 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	1



Room Location: BASEMENT

LINE #	DESCRIPTION	QTY
40000-1	Tribute DH , Unit Size 33.25 x 63, RO 33.5 x 63.5 Unit 1: U-Factor = 0.25, SHGC = 0.29, VT = 0.52, HII-M-42-06168-00001, Size Options = Custom Size, Transactional Order Type = Charge Order , Replacement Frame Width (Inches) = 33.25, Frame Height (Inches) = 63 Double Glazed, Double Low-E RS, Argon Filled DP35 Exterior = White Plain Lock, Program = None, Label Name = Harvey, Double, Intregral Extruded Lift Rail, Sash Limit Devices = Limit Latch, Pin Top Sash = Yes Half Screen, Virtually Invisible Mesh Head Expander Overall Frame Width (Inches) = 33.25, Overall Frame Height (Inches) = 63, Overall Rough Opening Width (Inches) = 33.5, Overall Rough Opening Height (Inches) = 63.5 Clear Opening Width = 28.25, Clear Opening Height = 27.125, Clear Opening Square Footage = 5.32 E.Star Zone:North=Yes, E.Star Zone:North-Central=Yes	1



Room Location: BASEMENT

QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
5391198	1143391		8/4/2022	Quote Not Ordered	

ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA
	None	Whse Delivery	Unknown Area

CLERK	JOB NAME	COUPON
clz - carolyn zamoida		

MAX HEIGHT = 101.5" NO LC RATING.

****Note: Delivery charges may apply and are not included on this quote.**

This quotation is based on our interpretation of the information provided. All quantities, sizes, extensions, grand totals, and specifications should be verified by the contractor prior to his/her bidding or ordering of materials. Harvey Building Products is responsible only for the items as quoted above. Any changes or addendums will be subject to a requote. We propose to supply the materials as described above, subject to the terms and conditions as required by our credit department. The prices are guaranteed for 30 days from the date of quotation unless otherwise noted. Delivery charges may apply and are not reflected on this quote. We appreciate the opportunity to quote this job. If you have any questions, please call your local warehouse.

CUSTOMER SIGNATURE_____DATE_____

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **5/9/2023**

Subject:
Case COA23-19: Exterior alteration at 705 Gaines Street. The Lois P. Best Apartments is listed as a contributing structure in the Hamburg Local Landmark Historic District. Marion Meginnis, petitioner. [Ward 3]

Recommendation:
A recommendation is made to approve the Certificate of Appropriateness for exterior alteration at 705 Gaines Street in accordance with the submitted material.

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:

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.

Background:
The Louis P. Best Apartments was built in 1905. The apartments were designed by architects F.G. Clausen and his son Rudolph. The two-story craftsman multi-family building sits on a bluff over Gaines Street. It was originally constructed as 4-two story townhomes, but was later converted into 8 apartment units around 1939. The current owners are reverting the structure back to its historic 4 units. Two units were already completed as part of a 2019 Historic Tax Credit project.

The building materials consist of wood siding, stone/concrete foundation, and hip asphalt shingle roof. The Historic Preservation Commission approved a new asphalt shingle roof and gutters at its June 8, 2021 meeting. The building's exterior remains relatively intact. Prominent architectural features include three porches, 1/1 wood windows, bay windows, dormers, and wide eaves.

Project Scope:
The property owner is applying for Historic Tax Credits to complete the conversion of the remaining two units and to repair the severely deteriorated foundation. Repairs to deteriorated sections of exterior porches will also be completed.

Foundation:
IMEG, Corp submitted engineering plans addressing needed foundation improvements. The existing concrete foundation is deteriorating at the northeast corner of the building, resulting in drainage issues and structural damage.

The engineering report proposes removing the north foundation wall and a portion of the east foundation wall that have experienced the most significant distress. A new reinforced CMU wall will be constructed on a reinforced concrete footing.

There are two window wells on the north elevation that will be removed and replaced using original brick. The exterior cellar, stairs, and original doors on the east elevation will be removed for the

reconstruction and placed back following project completion.

Once the repair work on the foundation is completed, the north porch on the east elevation will be restored. Any removed porch elements are to be reinstalled where feasible. Damaged components will be replaced with wood materials to match the existing.

Mortar Analysis:
David Arbogast, Architectural Conservator, conducted a mortar analysis using a sample collected from the parging on the east elevation. The mortar analysis was conducted using the standard testing procedure developed by E. Blaine Cliver.

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 result from the test indicated a mortar consisting of lime, sand, and Portland cement.

E&H Restoration will utilize the findings from the mortar analysis to parge the foundation and piers. City staff concur with the masonry and mortar analysis submitted by the applicant as well as the proposed scope of work.

Recommendation:
Staff believe the proposed work will keep the property in a good state of repair and will have minimal impact to the historic character of the structure.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Application
🗋	Backup Material	Work Plan
🗋	Backup Material	Engineering Report
🗋	Backup Material	Original Blueprints
🗋	Backup Material	Map
🗋	Backup Material	Historic Property Inventory Sheet-2017
🗋	Backup Material	Historic Property Inventory Sheet-1983
🗋	Backup Material	Historic Preservation Ordinance-Review Standards

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	5/5/2023 - 2:34 PM

CITY OF DAVENPORT
Development & Neighborhood Services – Planning
1200 W. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION

RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE

SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME

BRIEF OVERVIEW OF THE PROJECT (not a scope of work)

APPLICANT INFORMATION

APPLICANT NAME

ADDRESS

CITY, STATE, ZIP

PHONE

SECONDARY PHONE

E-MAIL ADDRESS

Acceptance of Applicant

I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for attendance at the meeting as shown on the historic preservation commission calendar. The City reserves the right to require further site studies as necessary.

Type Applicant's Name

Applicant's Signature

Date

DEVELOPMENT TEAM

Property Owner

Address

Phone | Secondary Phone

E-Mail Address

Project Manager/Other

Address

Phone | Secondary Phone

E-Mail Address

APPLICABILITY PRIOR to any work on applicable Historic Resources:

A Certificate of Appropriateness must be submitted & approved PRIOR to the commencement of the following:

- *Any Building or Sign Permit changing the exterior (except demo)*
- *New construction/Addition or exterior alteration of a structure*
- *Sign installation or alteration*

Demolition of any local or national historic resources shall require a Historic Demolition Request Application

ALL SUBMITTALS SHALL INCLUDE: ***SUBMITTED***

Full Scope of Work (SOW) attached as a .PDF
all work & materials shall be described & itemized/listed in detail

Photos or renderings of all existing building/sign façades

Proposed color building/sign elevations to scale
rendered showing existing and/or proposed building materials

Material specs: type, dimensions, color & manufacturer

MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*:

Dimensioned Site Plan (proposed & existing buildings/site items)

Grading Plan with 2 foot intervals (if needed)

Mechanical Screening shall be shown

Materials Board of sample building materials proposed

* Major Additions & New Buildings may require more extensive information

Application Fee: **NONE**

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 applicant's scheduled meetings.

(2) Scope of Commission's Consideration:
- Only work described in the application may be approved.
- If insufficient information exists to make a proper judgment on the application, the Commission may continue the consideration a maximum of 60 days, excluding applicant's continuances.

(3) Post Commission Ruling:
- An approved Cert. of Appropriateness does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities.
- COA approval expires one year from the date of approval unless a building permit is obtained within such period. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.
- Appeals to determinations are $75 made to City Council and shall be in writing submitted to the Zoning Administrator within 30 calendar days of Commission's decision.

Submit this form with attachments to: planning@davenportiowa.com

Work Plan

Project Name: Best Apartments Round 2 **NPS #: N/A**
Address: 705-711 Gaines St., Davenport IA 52803
Part: Certificate of Appropriateness Application Work Plan **STC #:21-82-012**

Number:1	Feature: Overview	Date of Feature: 1906/1937/1980s

Describe existing feature and its condition: The Best Apartments, originally built in 1906 as four townhouse apartments, were converted in the 1930s to eight units. There was a second rehabilitation in the early 1980s that refurbished the eight apartments. In 1937, four exterior doors were cut into the east elevation, second floor, and porches were added to allow a second exit for the 2nd floor apartments. No changes were made on the primary west elevation or south and north side elevations. On the interior, in the 1930s, entrances to the upper and lower floors were separated to create 2 units out of one.

A historic tax credit project which was finished in 2019 restored most of the exterior and returned the four southside units into two apartments. On the exterior, the 2nd floor doors and porches were removed, and new wood windows or siding, as appropriate, were installed where the doors had been located. The building was painted and the windows (most original) were refurbished. There is some deterioration of some wooden porch elements on the E and W elevations.

The current historic tax credit application will restore the remaining two units on the interior. On the exterior, work is urgently needed to rebuild the foundation at the NE area of the building. Parging of the foundation, which is shown on the original 1905 plans, was mainly missing on the East and North elevations, and the owners propose to restore it as part of this project. Some elements of original porches (there were some repairs done during a 1980s rehab), are deteriorated and need to be replaced.

The building sits atop a bluff at the corner of W. 7th and Gaines. The building was constructed with its long end running north/south along Gaines. Original building plans show two sets of steps leading up from Gaines to the building. These steps have been missing for many decades. Access from the street is via modern concrete steps on the N side of 7th Street or via an alley running west from Western Avenue; the alley dead ends at the north side of the Best Apartments.

The Tudor/Craftsman building is of wood frame construction and is clad in wood lap siding with stucco and timbered accents at the gables. Its dormered roof is covered in asphalt shingle. The west elevation features two small porches at each end and a larger central porch shared by the two center apartments. The east elevation features two porches at each end shared by two apartments. The porch elements are of wood and are covered. The foundation is of reinforced poured concrete. It is exposed to about six feet on the south elevation. The parcel being higher at its north end, the foundation is exposed only about 2.5" on the north elevation. The foundation retains concrete render struck to look like stone on the south elevation as well the piers and exposed wall areas on the west elevation. The cladding is almost completely missing on the east and north elevations.

The building was designed by architects F. G. Clausen and his son Rudolph. The plans are the earliest known collaboration of the two men.

F. G. Clausen was Davenport's premiere architect during the last quarter of the 19th Century. This building is one of several he designed for his good friend and fellow emigrant Louis P. Best. Expansion of Best's original Davenport home at 619 W. 6th Street and the Roosevelt Apartments at 301 W. 6th Streets are examples of their work together. In 1910, the Clausens also designed Best's second house, "Grandview," at 617 Ripley.

Work Plan

Project Name: Best Apartments Round 2 **NPS #: N/A**
Address: 705-711 Gaines St., Davenport IA 52803
Part: Certificate of Appropriateness Application Work Plan **STC #:21-82-012**

Louis P. Best was a capitalist with wide business interests including the Davenport Glucose Company, the Bettendorf Axle Company and many others.

NOTE: **Photos and Photo Keys are found within the Engineering Report and Photos PDF**

Photos: ALL	**Drawings:**

Number:2	**Feature: Foundation**	**Date of Feature: 1905**

Describe existing feature and its condition: The foundation was set by pouring two sections of concrete, one set above the over. It is in good structural condition at both the south and west elevations. It is severely deteriorated at the northeast corner of the building. This has caused the north end of the east foundation wall and the east end of the north foundation wall to disintegrate. At the NE corner, the east wall has tilted to the interior, particularly the top section of the concrete wall. This is to the point that the face of the interior floor joist is visible on the exterior. At some unknown time, a concrete sidewalk was poured along the north elevation and set tight to the building. Over time, the south edge of the sidewalk has tilted toward the building and is pushing on the foundation. At the NE corner of the building, a modern concrete pour has collapsed and is allowing water into the basement, further destabilizing the wall.

Two original window wells at the north elevation, made of brick and parged on the exterior, are also failing.

At the south side of the east elevation a deep crack has appeared at the foundation north of the basement entry door.

Photos: 12-39	**Drawings: Engineering Report & Photos PDF**

Describe work and impact on feature: After consultation with SHPO, and in discussion with a civil engineer, we propose to remove all of the north foundation wall and 29 feet of the east elevation wall and replace the failing concrete with CPUs.

The repair work will require bracing of the building at the basement area and temporary removal of all elements of the north porch except the roof, which will be braced during construction. Existing basement windows will be removed and stored.

The sidewalk will be removed. The entire north foundation wall and 29 feet of the east foundation wall will be removed. Foundation will be rebuilt with a CMU wall, reinforced at 32" on center. New exterior walls will be waterproofed below grade with closed cell foam. Drain tile and drainable rock will be installed at the bottom of the excavation and daylighted to the front hillside. Backfill will be compacted in lifts to ensure minimal settlement. The two north side window wells will be rebuilt in brick to their existing size and their existing location. All existing basement window openings will be retained.

Further south along the east foundation, where the foundation is sound, five Fortress Invisibeams will be installed; these will run along the interior wall from the joists and be secured through the floor. These Kevlar straps are the only form of wall stabilization on the market that is ICC-ES certified.

Work Plan

Project Name: Best Apartments Round 2 **NPS #: N/A**
Address: 705-711 Gaines St., Davenport IA 52803
Part: Certificate of Appropriateness Application Work Plan **STC #:21-82-012**

The two north side window wells will be rebuilt at their existing locations and to their existing size.

The crack at the south end of the east elevation will be secured with four Invisibeams straps running parallel on the exterior. They will be covered by parging when the work is completed.

Once all of the repair work is completed, the north porch will be restored. The removed porch elements will be reinstalled wherever possible. Severely damaged elements will be replaced with wood materials matching existing. The basement windows and framing will be reinstalled.

If concrete walkways are re-poured, they will be separated from foundation walls by at least six inches. They will likely not be poured until next spring to allow the area around the newly built foundation to settle.

Number: 3	**Feature: Parging**	**Date of Feature: 1906**

Describe existing feature and its condition:

The concrete of the foundation walls contains a considerable amount of large round stones approximately 1-1/2" as well as smaller pebbles. The south elevation concrete foundation exterior is parged and struck to look like stone block. It is in excellent condition. The exposed foundation and piers along the W foundation are generally in good condition and also feature a struck stone, parged finish. A few piers are deteriorated and need repair.

The parging at the east and north elevations is almost completely missing. Here and there can be found fragments near the top of the wall. These fragments match exactly the color and composition of the parging on the south elevation. There are a few sections of badly attached and smooth concrete parging that is not struck. This appears to be a modern attempt at repairs.

Original elevation plans for the building show lines running across foundations at all exposed elevations. We are interpreting that the foundation was originally parged at all visible areas and the fragments remaining would appear to bear this out.

Photos: 9, 10, 22-29, 40	**Drawings: Engineering Report & Photos PDF**

Describe work and impact on feature:

We propose to restore the repaired east and north foundations to their original appearance, that of struck stone. Dave Arbogast was hired to do a mortar analysis. The mortar to be used for the parging will match the sample in composition and color.

Any damaged areas of the existing exposed concrete walls and piers will be repaired. A bonding agent will be applied prior to the parging. The material will be struck to match the existing parging at the south elevation. The parging will, of course, not be applied until the foundation work is completed. The timing of the project, which is also based on SHPO approval, might require a Spring 2024 completion.

Number:4	**Feature: Exterior 1st Floor Porches**	**Date of Feature: 1906 and later**

Describe existing feature and its condition:

Work Plan

Project Name: Best Apartments Round 2 **NPS #: N/A**
Address: 705-711 Gaines St., Davenport IA 52803
Part: Certificate of Appropriateness Application Work Plan **STC #:21-82-012**

Porches are structurally in good shape but back porches are showing more wear. All parts are of wood, and some parts were appropriately replaced by the former owner with like elements but are now deteriorated or worn. This is especially true for parts exposed to the weather like steps, railings and newel posts.

Photos: 41-47	**Drawings:**

Describe work and impact on feature:

Retain any elements that are sound. Replace damaged elements with wood and matching exactly original pieces. Scrape and repaint.

March 24, 2023

Haberman Apartments
795 Gaines Street.
Davenport, IA 52804

ATTN: Mr. and Ms. Jack Haberman
P: 563.594.0628
E: marionjack@msn.com

RE: Engineering Plans for Foundation Improvement
795 Gaines Street
Davenport, Iowa
IMEG No. 23001207.00

Greetings:

The recently completed letter report for future foundation improvements at the above apartment building in Davenport, Iowa is submitted herewith. We hope the findings and recommendations are helpful with planning and execution of construction activities. We invited you to call if you require clarification or further discussion of any items presented herein.

Respectfully Submitted,

IMEG, Corp.



I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Signature

2023.03.24
Date

Matthew A. Dotson
License No. 22889
My license renewal date is December 31, 2024
Pages covered by this seal: Letter Report and Attachments A to E

MAD/rma

Introduction

I visited the Haberman Apartments several times over the past few years. Photographs obtained during my site visits may be viewed by clicking HERE. The apartment is established upon two concrete walls with the higher wall placed directly on the lower foundation wall. As a result, the wall has bowed-in over the years and during periods of extended precipitation fine-grained sand and silt are penetrating through the foundation walls cracks and openings and entering into the basement. Figure 1 provides an example of fine-grained material entering the basement during a recent light precipitation event.



Figure 1. NE Corner of Basement (Looking East)

The persistent accumulation of silt and cleanup efforts in addition to the bowed-in concrete walls at this location have prompted the apartment Owners to take steps toward remedial repair. In this case, the repair will involve removal of the north foundation wall and a portion of the east foundation wall that has experienced the greatest distress. The existing concrete wall will be replaced with a reinforced CMU wall established upon a reinforced concrete footing. Additionally, drainage measures will be implemented to capture surface water (i.e., positive connections on gutters and drain pipes) and subsurface water (i.e., drain tile near the base of the CMU wall and directed toward a

suitable outlet. The following Attachments provide additional reference and engineering plan information. The reader is encouraged to review the attached materials and to contact us with any further questions.

*****

ATTACHMENTS	DESCRIPTION
A	Existing Plans and Photographs
B	Historic Related Items
C	New Plan and Details
D	Invisibeam Manufacturer Information
E	Most Recent Cost Estimate

Attachment A
Existing Plans and Photographs

Haberman Apartments
795 Gaines Street
Davenport, Iowa

March 24, 2023
IMEG No. 23001207.00

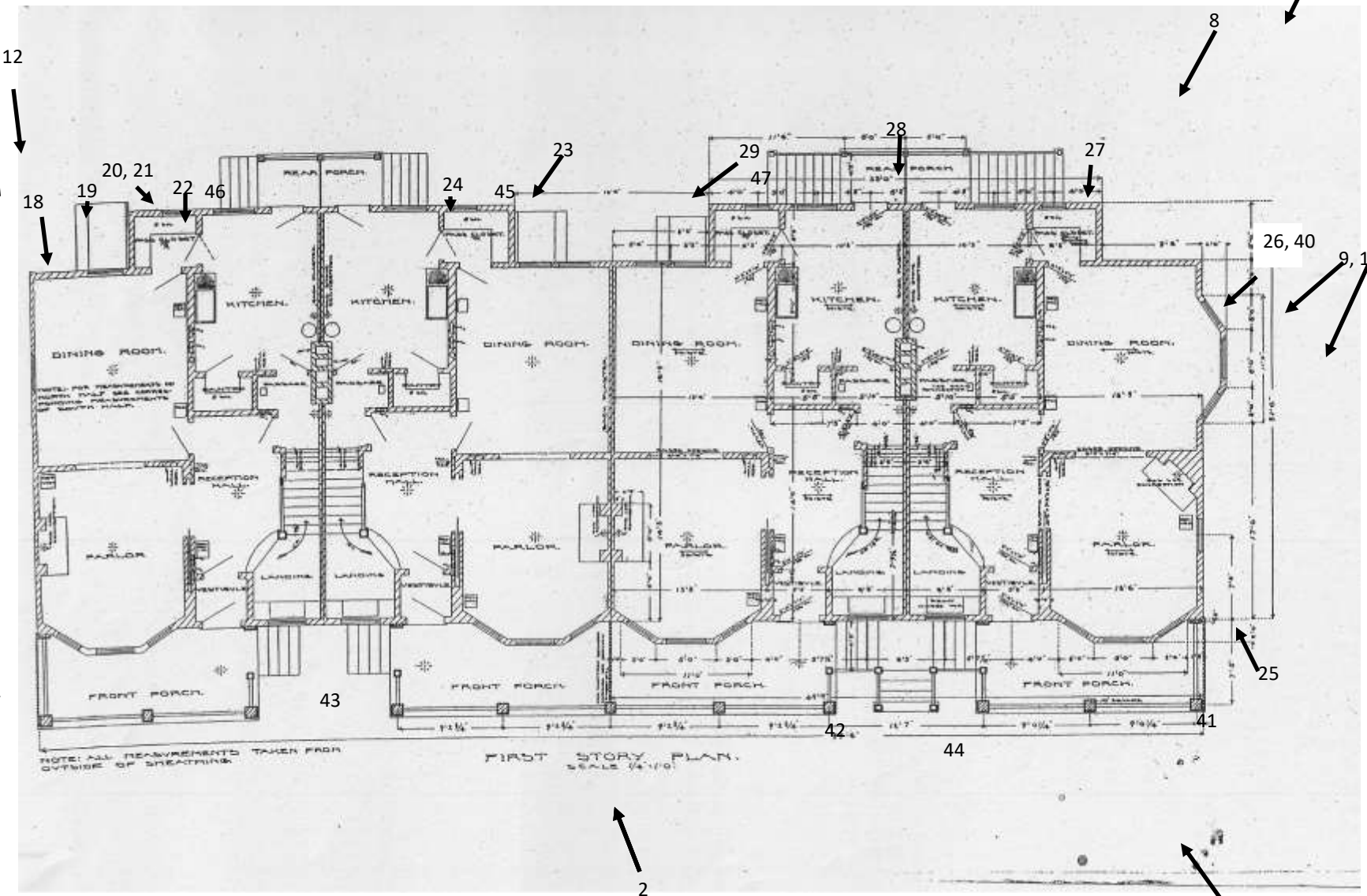
NOTE: Photos below include work on foundation walls as well as parging work and repairs to porches.

Page	Photos
Exterior	1-12; 17-29,30-47
Basement	13-16; 30-39

Part: Basement Proposal

Photo Key: Exterior Photos

NOTE: Original plan; interior plans are altered. Used to provide context for Basement Proposal only.



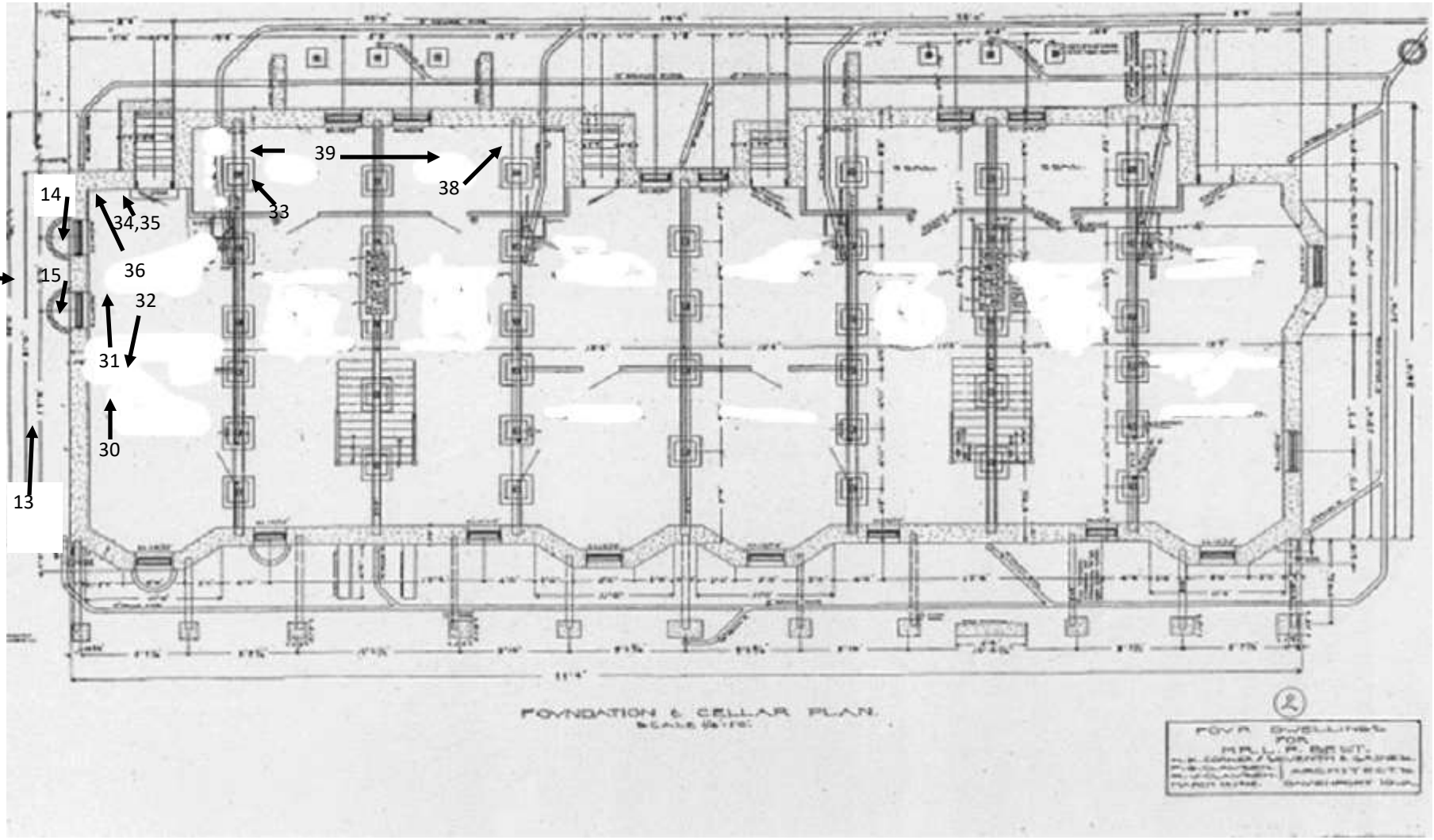
1 2 3 4 5 6 7 8 9, 10 11 12 17 18 19 20, 21 22 23 24 25 26, 40 27 28 29 41 42 43 44 45 46 47

Page	Photos
Exterior	1-12; 17-29,40-47
Basement	13-16; 30-39

Part: Basement Proposal

Photo Key: Basement

NOTE Used as reference only. Not updated with current walls, etc.





PART: Basement Proposal
PHOTO #: 1
DATE: 9/13/2020
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking NE, W and S elevations.



PART: Basement Proposal
PHOTO #: 2
DATE: 9/13/2020
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking E, W elevation.



PART: Basement Proposal
PHOTO #: 3
DATE: 9/13/2020
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking S, N elevation and side of west porches.



PART: Basement Proposal
PHOTO #: 4
DATE: 9/13/2020
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking S, N elevation.

PART: Basement Proposal
PHOTO #: 5
DATE: 9/13/2020
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking S, front porches at W facade.





PART: Basement Proposal
PHOTO #: 6
DATE: 9/13/2020
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking SE, N porch and Tudor arch detail .



PART: Basement Proposal
PHOTO #: 7
DATE: 9/13/2020
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking SW, E elevation and location where later porches and exits were removed and façade restored.



PART: Basement Proposal
PHOTO #: 8
DATE: 9/13/2020
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking W, S side of E elevation. Stairs and decks removed, new paint job. HVAC at rear E elevation and original basement entry.

PART: Basement Proposal
PHOTO #: 9
DATE: 9/13/2020
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking NW, S elevation. New paint job, and new HVAC installed at rear.





PART: Basement Proposal
PHOTO #: 10
DATE: 9/13/2020
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking NW, corner of S and E elevations, detail of parged and scored concrete on this section only.



PART: Basement Proposal
PHOTO #: 11
DATE: 9/13/2020
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking SW, East elevation



PART: Basement Proposal
PHOTO #: 12
DATE: 10/8/2022
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking SW,N elevation and light wells.



PART: Basement Proposal
PHOTO #: 13
DATE: 10/8/2022
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking E, light wells along N elevation. On original plans.



PART: Basement Proposal
PHOTO #: 14
DATE: 10/8/2022
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Light well, deteriorated brick,



PART: Basement Proposal
PHOTO #: 15
DATE: 10/8/2022
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Light well, deteriorated brick,



PART: Basement Proposal
PHOTO #: 16
DATE: 10/8/2022
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking S, pebbled concrete no parging, between light wells.



PART: Basement Proposal
PHOTO #: 17
DATE: 10/8/2022
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking SW, Corner of E and N elevations. Deteriorated concrete

PART: Basement Proposal
PHOTO #: 18
DATE: 10/8/2022
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking W, E elevation, cracked concrete





PART: Basement Proposal
PHOTO #: 19
DATE: 10/8/2022
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking W, E elevation, generally intact cellar entry

PART: Basement Proposal
PHOTO #: 20
DATE: 10/8/2022
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking SW, E foundation and deterioration. Joist had come through foundation.





PART: Basement Proposal
PHOTO #: 21
DATE: 10/8/2022
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking SW, E elevation foundation. Structural beam is protruding at this location through deteriorated concrete foundation.

PART: Basement Proposal
PHOTO #: 22
DATE: 10/8/2022
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking SW, E elevation foundation. Structural beam is protruding at this location through deteriorated concrete foundation. Note section of original parging.





PART: Basement Proposal
PHOTO #: 23
DATE: 10/8/2022
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking NW, E elevation, damage foundation.



PART: Basement Proposal
PHOTO #: 24
DATE: 10/8/2022
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking NW, another exposed beam.



PART: Basement Proposal
PHOTO #: 25
DATE: 10/8/2022
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking NE, parged S elevation at exposed basement.

PART: Basement Proposal
PHOTO #: 26
DATE: 10/8/2022
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking NW, parging on s elevation.



PART: Basement Proposal
PHOTO #: 27
DATE: 10/8/2022
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking W, E elevation near basement door. Cracking foundation. No sign of block style parging here.





PART: Basement Proposal
PHOTO #: 28
DATE: 10/8/2022
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking W, e elevation below rear porch. No sign of parging.

PART: Basement Proposal
PHOTO #: 29
DATE: 10/8/2022
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking NW, E elevation. Foundation here (center section of building) intact. Some areas have simple parging, some do not.





PART: Basement Proposal
PHOTO #: 30
DATE: 10/8/2022
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking E, basement, along N wall. Most significant damage is at corner of E and N wall and E wall. Note walls were poured in two sections.



PART: Basement Proposal
PHOTO #: 31
DATE: 10/8/2022
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking E, basement, corner of N and E elevations. Most seriously damaged area.



PART: Basement Proposal
PHOTO #: 32
DATE: 10/8/2022
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking NW, basement N elevation. Wall is more stable and shows less damage at W end.

PART: Basement Proposal
PHOTO #: 33
DATE: 9/13/2020
PROPERTY NAME & ADDRESS:
LOUIS P. BEST APARTMENTS,
705-711 GAINES ST., DAVEN-
PORT IA
VIEW: Looking NE, waler line
on basement post in 2020.

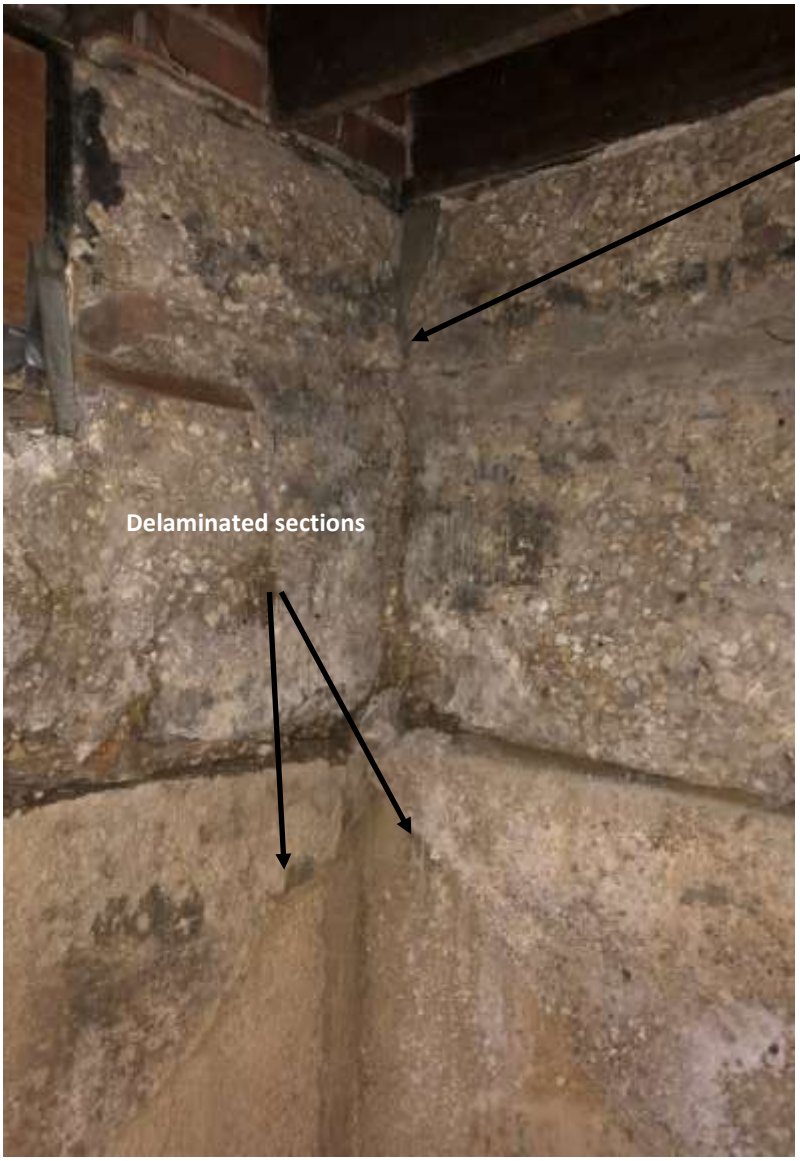




PART: Basement Proposal
PHOTO #: 34
DATE: 10/8/2022
PROPERTY NAME & ADDRESS:
LOUIS P. BEST APARTMENTS,
705-711 GAINES ST., DAVEN-
PORT IA
VIEW: Looking E, looking up at
two sections of wall at NE cor-
ner of building. Due to deteri-
oration of lower section and
movement, upper section
overhangs. Not correct posi-
tion.

PART: Basement Proposal
PHOTO #: 35
DATE: 10/8/2022
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking down at same area in last photo, gap between upper (top) and lower (bottom in shadow) is 5 inches.





PART: Basement Proposal
PHOTO #: 36
DATE: 10/8/2022
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking NE, Intersection of N and E foundation walls. Hard to see in the photo, but present is a crack between the upper panels. And on lower, also hard to see, stone had delaminated about 3/4 of an inch.

PART: Basement Proposal
PHOTO #: 37
DATE: 10/8/2022
PROPERTY NAME & ADDRESS:
LOUIS P. BEST APARTMENTS,
705-711 GAINES ST., DAVEN-
PORT IA
VIEW: Looking N. side wall of cellar entrance. Old cement repair, not done by current owners.





PART: Basement Proposal
PHOTO #: 38
DATE: 10/8/2022
PROPERTY NAME & ADDRESS:
LOUIS P. BEST APARTMENTS,
705-711 GAINES ST., DAVEN-
PORT IA
VIEW: Looking SE, E elevation basement wall. In better shape than the N wall, but there are still issues. Wall poured in two sections.



PART: Basement Proposal
PHOTO #: 39
DATE: 9/13/2020
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking S, basement, E foundation wall. Some bowing evident here. Hard to photograph. But the bowing is not an optical illusion.

PART: Basement Proposal
PHOTO #: 40
DATE: 2/19/2023
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking N basement, S foundation wall. Fragment of parging from E elevation in photo 22 matches parging on S elevation.





PART: Basement Proposal
PHOTO #: 41
DATE: 2/19/2023
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking N, W elevation, S corner. Rare example of properly set concrete sidewalk, with expansion space between parged concrete pillar and sidewalk.



PART: Basement Proposal
PHOTO #: 42
DATE: 2/19/2023
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking N, W elevation, at center porch, this is the most deteriorated pillar and will likely require replacement. Metal flashing patch to be removed and corner to be repaired in wood.



PART: Basement Proposal
PHOTO #: 43
DATE: 2/19/2023
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking NE W elevation, deteriorated porch elements.

PART: Basement Proposal
PHOTO #: 44
DATE: 2/19/2023
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking NE, W elevation, intact porch elements. Deteriorated porches to be repaired to this look.





PART: Basement Proposal
PHOTO #: 45
DATE: 2/19/2023
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking N, E elevation, deteriorated stairs, missing railing.



PART: Basement Proposal
PHOTO #: 46
DATE: 2/19/2023
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking S, E elevation, N porch. Deteriorated and missing elements.

PART: Basement Proposal
PHOTO #: 47
DATE: 2/19/2023
PROPERTY NAME & ADDRESS: LOUIS P. BEST APARTMENTS, 705-711 GAINES ST., DAVENPORT IA
VIEW: Looking S, E elevation, S porch, deteriorated elements.



Attachment B
Historic Related Items

Haberman Apartments
795 Gaines Street
Davenport, Iowa

March 24, 2023
IMEG No. 23001207.00

Mortar Analysis

705 Gaines Street

Davenport, Iowa

February 24, 2023



On Tuesday, February 20, 2023, David Arbogast, architectural conservator, of Davenport, Iowa received a mortar sample from Marion Meginnis. She collected it from the set of four townhouses at 705 Gaines Street in Davenport, Iowa. The sample was provided for analysis to determine its formulation.

The analysis was begun on the following Thursday, utilizing the standard 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 parging on the east elevation. It was primarily gray with some dark gray edging that was then removed prior to the analysis. It contained very visible sand and had a very hard consistency. There was a fast and fizzy and bubbly reaction followed by a prolonged reaction that resulted in a large water displacement. The sample filtered very rapidly and had a pale yellow-green color. The proportion of fines was moderately low and their color was light gray. All the aforementioned factors are indicative of a mortar consisting of lime, sand and Portland cement. The sand sieve analysis revealed moderately fine sand. All of it passed through the two largest sieves with somewhat more than 2% stopped in the third largest sieve. Precisely 22 1/5% was left in the fourth largest sieve with a smidgeon over 48 71% remaining in the finest sieve. Slightly more than 27% was collected in the base.

Mortar/Plaster/Stucco Analysis Test Sheet

Sample No. One
Building: 705 Gaines Street, Davenport, Iowa
Location: Parging, East Elevation
Sample Description: Primarily gray with some dark gray edging (removed prior to analysis), very visible sand, very hard, fast and fizzy and bubbly reaction with prolonged reaction, very rapid filtering

Test No. 1 – Soluble Fraction

Data:

1.	176.5 Container A weight	8.	no Hair or fiber type
2.	196.5 Container A and sample	9.	3.2 Fines and paper weight
3.	751.59 Barometric pressure	10.	2.5 Filter paper weight
4.	21 Temperature	11.	189.5 Sand and Container A weight
5.	0.92 Liters of water displaced	12.	8.1 cc. of sand
6.	lt. yel.-grn. Filtrate color	13.	18.2 Weight of graduated cylinder and sand
7.	light gray Fines color	14.	5.2 Weight of graduated cylinder

Computations:

15.	20.0	Starting weight of sample: No. 2 – No. 1
16.	0.7	Weight of fines: No. 9 – No. 10
17.	13.0	Weight of sand: No. 11 – No. 1
18.	.62307692	Sand density: No. 12 divided by (No. 13 – No. 14)
19.	6.3	Weight of soluble content: No. 15 – (No. 16 + No. 17)
20.	.0376101	Mols. Of CO_2: No. 5 x No. 3. x 0.016 divided by (No. 4 + 273.16 C.)
21.	3.76	Gram weight of $CaCO_3$: 100 x No. 20
22.	2.54	Gram weight of $Ca(OH)_2$: No. 19 – No. 21
23.	.0343243	Mols. of $Ca(OH)_2$: No. 22 divided by 74
24.	5.32	Gram total weight of $Ca(OH)_2$: 74 x (No. 20 + No. 23)
25.	1.65	Gram weight CO_2: No. 20 x 44
26.	3.17	Gram weight total possible CO_2: 44 x (No. 20 + No. 23)
27.	52.20	%CO_2 gain: No. 25 divided by No. 26

Conclusions:

28.	18.35	Gram weight of sample: No. 15 – No. 25
29.	3.81	Fine parts/volume: No. 16 divided by No. 28
30.	44.14	Sand parts/volume: (No. 17 divided by No. 28) x No. 18
31.	31.89	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.	0.84	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. 4	158.3	158.3	0.0	0.00
No. 8	140.0	140.0	0.0	0.00
No. 30	133.6	132.4	1.2	2.07
No. 40	135.9	123.0	12.9	22.20
No. 50	141.1	112.8	28.3	48.71
Base	86.0	70.3	15.7	27.02

Attachment C
New Plan and Details

Haberman Apartments
795 Gaines Street
Davenport, Iowa

March 24, 2023
IMEG No. 23001207.00

DESIGN LOAD CRITERIA

1. THE FOLLOWING ENGINEERING DESIGN IS BASED ON AND ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE AND ACI. FOUNDATIONS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING PRESSURE OF 1,500 PSF.

2. DESIGN LOADS:

   ROOF LIVE LOAD = 20 POUNDS PER SQUARE FOOT
   FLOOR LIVE LOAD = 40 POUNDS PER SQUARE FOOT
   GROUND SNOW LOAD = 25 POUNDS PER SQUARE FOOT
   SLOPED ROOF SNOW LOAD = 20 POUNDS PER SQUARE FOOT

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF DAVENPORT BUILDING CODE AND ANY OTHER APPLICABLE AGENCIES.
2. THE STRUCTURE HAS BEEN DESIGNED FOR IN-SERVICE CONDITIONS ONLY. THE METHODS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE SELECTED CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.
3. DIMENSIONS PROVIDED IN THIS PLAN ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL FIELD VERIFY DIMENSIONS INCLUDED IN THESE PLANS AND CONTACT THE ENGINEER IF ANY DISCREPANCIES ARE NOTED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO THE EXISTING STRUCTURE AND SITE WHILE PERFORMING THE WORK. THE CONTRACTOR SHALL PROPERLY REINSTATE EXISTING FINISHED, FIREPROOFING, OR ITEMS THAT ARE REMOVED OR DAMAGED DURING EXECUTION OF THE WORK.
5. THE PLANS DO NOT INDICATE TEMPORARY REQUIREMENTS. THE NEED FOR TEMPORARY SHORING, TEMPORARY DEWATERING, TEMPORARY SOIL RETENTION, OR OTHER TEMPORARY MEASURES MAY BE INDICATED ON THE PLANS AT SELECT AREAS AS SUGGESTIONS FOR CONTRACTOR'S CONVENIENCE. THE PLANS DO NOT IDENTIFY ALL AREAS OR CONDITIONS REQUIRING TEMPORARY MEASURES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM TEMPORARY MEASURES INDICATED ON THE PLANS, IDENTIFY OTHER AREAS OR CONDITIONS REQUIRING TEMPORARY MEASURES, DEFINE THE MOST EFFICIENT TEMPORARY SYSTEMS, DESIGN AND CONSTRUCT THE NECESSARY TEMPORARY SUPPORT SYSTEMS.

MASONRY

1. MASONRY CONSTRUCTION PROCEDURES SHALL COMPLY WITH IBC SECTION 2104, TMS 602, ACI 530.1, AND ASCE 6.
2. HOLLOW LOAD BEARING UNITS SHALL CONFORM TO ASTM C90 HAVING A MINIMUM COMPRESSIVE STRENGTH OF 2,8000 PSI AND A CORRESPONDING PRISM STRENGTH OF f'm = 2,000 PSI.
3. MORTAR SHALL BE TYPE M.
4. GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.
5. REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60.
6. LAY UNITS IN RUNNING BOND. CORNERS SHALL HAVE STANDARD BOND BY OVERLAPPING UNITS.
7. PROVIDE 8" MINIMUM DEPTH BOND BEAM GROUTED SOLID WITH (2) #5 AT STRUCTURAL FLOORS.
8. GROUT ALL REINFORCED CELLS SOLID AND FULL HEIGHT. LAP SPLICES IN MASONRY REINFORCING SHALL BE 48 BAR DIAMETERS.

CONCRETE

1. ALL CONCRETE SHALL BE VIBRATED IN PLACE, AND CAPABLE OF PROVIDING THE FOLLOWING:
   - 1.1. 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI
   - 1.2. MAXIMUM WATER TO CEMENT RATIO OF 0.50
   - 1.3. MINIMUM CEMENTITIOUS MATERIAL OF 517 LB./CU. YD.
   - 1.4. MAXIMUM AGGREGATE SIZE OF 3/4-INCH
   - 1.5. CEMENT TYPE I OR II
   - 1.6. SLUMP BETWEEN 2 AND 5 INCHES AT DISCHARGE

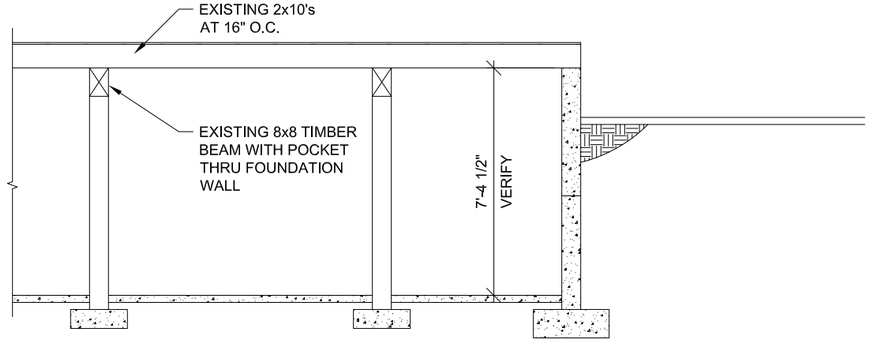
LICENSED PROFESSIONAL ENGINEER
MATTHEW A.DOTSON 22889
IOWA

I hereby certify that this plan was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Signature — Date: 2023.03.24

Matthew A. Dotson License No. 22889
My license renewal date is December 31, 2024

Pages or sheets covered by this seal: S-1 to S-3



SECTION - NORTH WALL LINE

SCALE: 1/8" = 1'-0"

REVISIONS

No.	DESCRIPTION	DATE

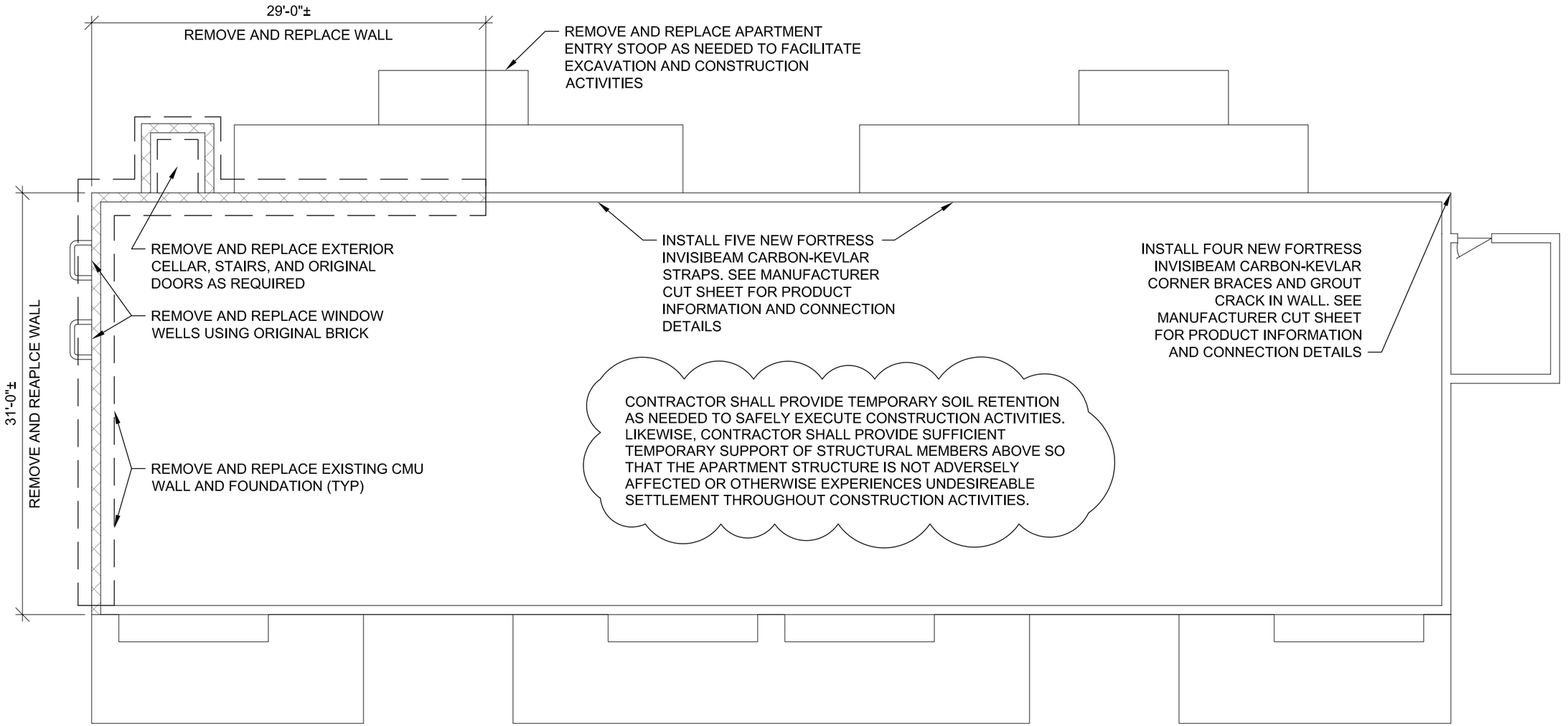
IMEG
623 26TH AVENUE
ROCK ISLAND, IL 61201
PH: 309.788.0673
FAX: 309.786.5967
www.imegcorp.com
Illinois Design Firm Registration #184.007637-0014

705 GAINES STREET
DAVENPORT, IOWA

NOTE SHEET

IMEG Project No: 23001207.00
File Name: 711 GAINES STREET.dwg
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Field Book No: ####
Drawn By: MAD
Checked By: MAD
Date: 3/24/2023

S-1



PLAN - EXISTING APARTMENT BUILDING

SCALE: 1/8" = 1'-0"

REVISIONS

No.	DESCRIPTION	DATE

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ROCK ISLAND, IL 61201
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705 GAINES STREET
DAVENPORT, IOWA

PLAN VIEW

IMEG Project No: 23001207.00

File Name: 711 GAINES STREET.dwg

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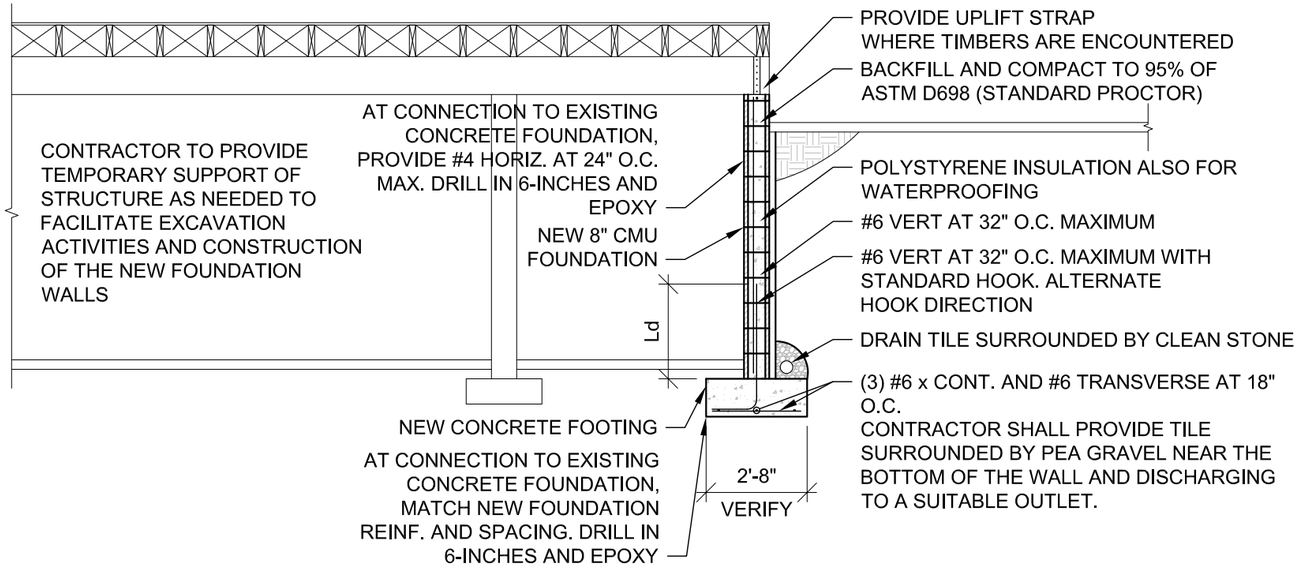
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Checked By: MAD

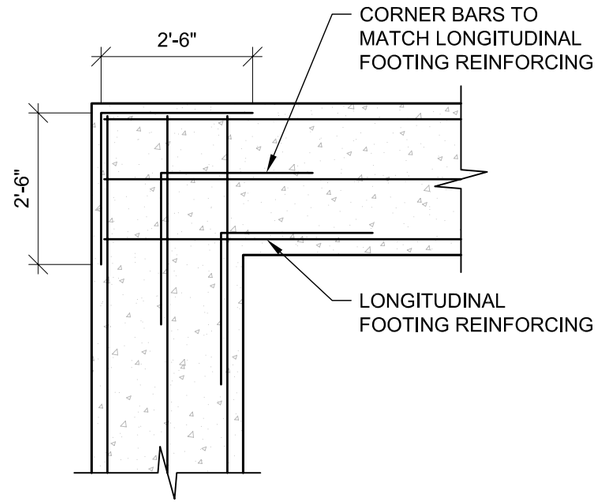
Date: 3/24/2023

S-2



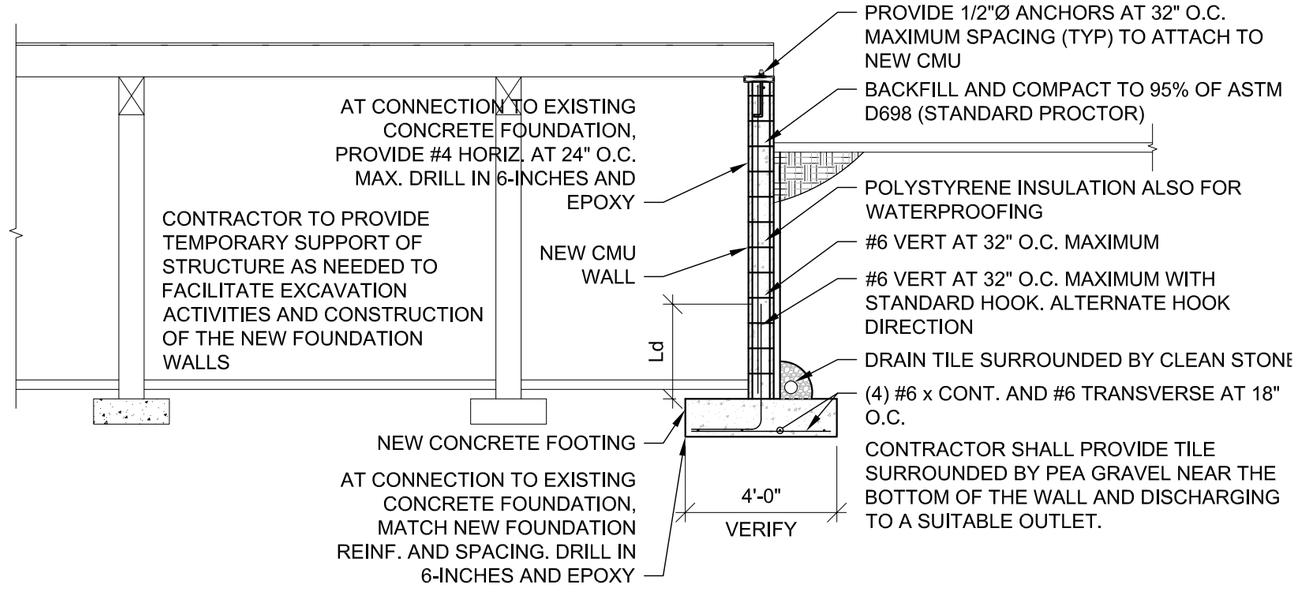
SECTION - EAST WALL LINE

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



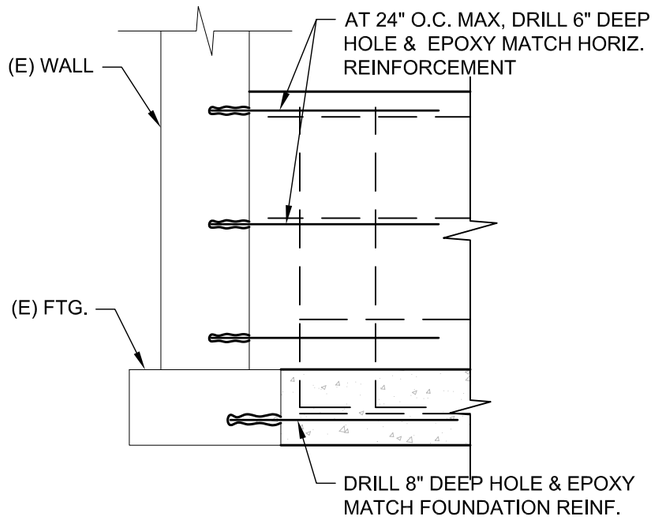
TYPICAL FOOTING CORNER BARS

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



SECTION - NORTH WALL LINE

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



CONNECTION AT EXISTING CONCRETE WALL

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

REVISIONS		
No.	DESCRIPTION	DATE

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ROCK ISLAND, IL 61201
Ph: 309.788.0673
FAX: 309.786.5967
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705 GAINES STREET
DAVENPORT, IOWA

DETAILS

IMEG Project No: 23001207.00
File Name: 711 GAINES STREET.dwg
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Field Book No: ####
Drawn By: MAD
Checked By: MAD
Date: 3/24/2023

S-3

Sheet 3 of 3

Attachment D
Invisibeam Manufacturer Information

Haberman Apartments
795 Gaines Street
Davenport, Iowa

March 24, 2023
IMEG No. 23001207.00

CAROLINA FOUNDATION SOLUTIONS

carolinafoundationsolutions.com

877-770-7050

INVISIBEAM™

MADE BY FORTRESS



Permanent Basement Wall Repair

Best under pressure.

THE ONLY SOLUTION WITH ALL THESE BENEFITS:

- ☑ ICC-ES building code certification.
- ☑ Lifetime warranty.
- ☑ Stronger than original wall.
- ☑ Carbon fiber & Kevlar system.

Made In USA

The Fortress Stabilization System is protected by Patent No. 7743585, 7823354, 8142102, 8367569, 9034775, 6746741, 6846537, RE39839, 9528286, 9290956, 9290957, 9790697, 3040496 and other pending patents.

A Complete System For A Complete Solution

Top Anchor

The first company to develop a top-of-wall anchor.

The Fortress top anchor is post-tensioned after installation. This ensures that the top anchor and wall are engaged under tension, and holding fast, when the job is complete. No other company has a post-tensioned wall anchor.

Bolting to the rim joist is safer. The sill plate is not adequately connected to the floor joist to carry the load. The Fortress top anchor is mechanically fastened to the rim joist, not the sill plate. By connecting to the rim joist, the Fortress top anchor engages the building's floor system, providing a stronger, more durable anchor. This prevents any movement of the basement wall.

A stronger connection. Many older homes do not have enough sill plate-to-foundation wall connections to ensure that the sill plate will hold under stress. Engaging the floor system (first story floor to top of basement wall) provides the strongest, safest connection.

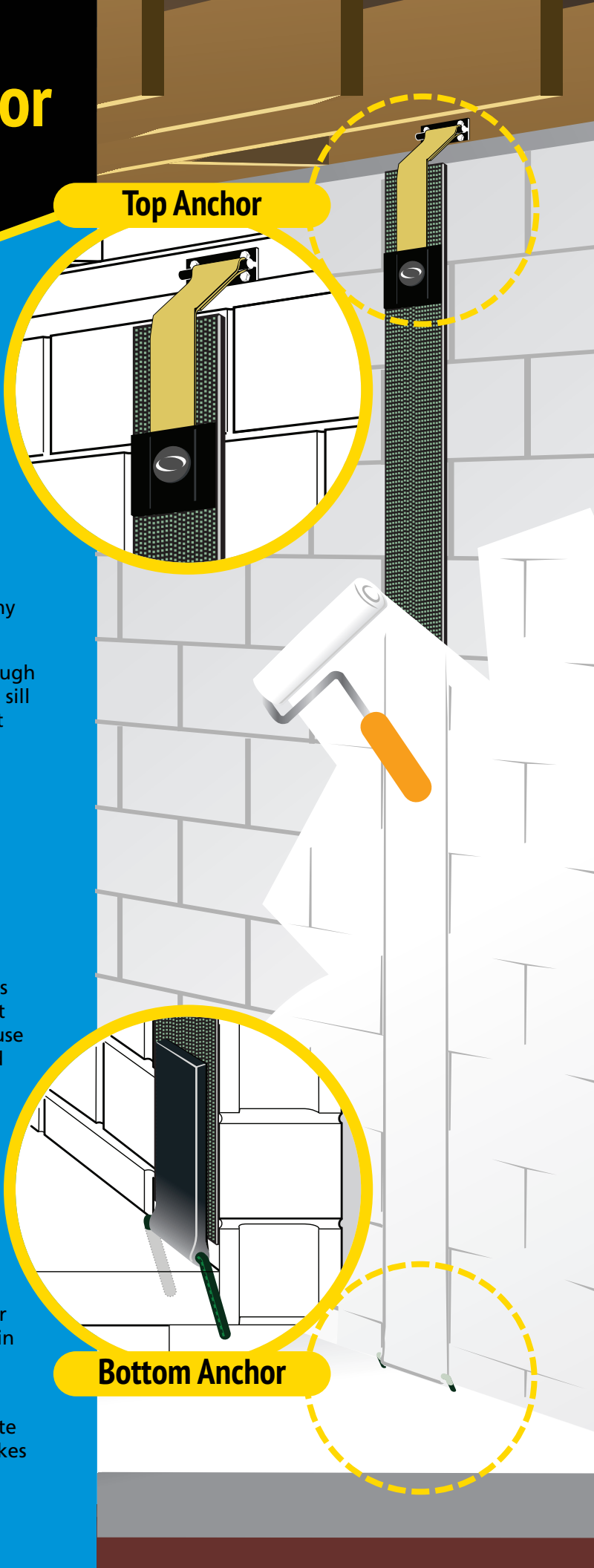
Bottom Anchor

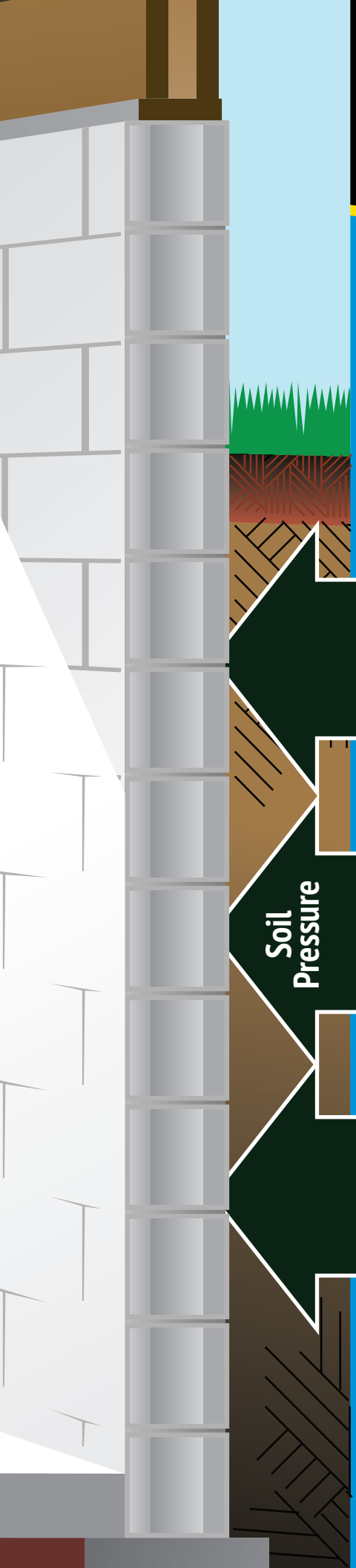
The best in the industry. Here's why:

The quality of the bottom anchor construction is very important. Because preventing shear requires strength, we made our bottom anchor over 5 times thicker and 125 times stiffer than the competition. In addition, we make sure that the connection to the foundation is absolutely secure. We use a dual leg solution with specific contact lengths engineered to achieve a 200% safety factor. Our bottom plate anchor is the best in the industry.

The Fortress bottom anchor secures your wall from shear slide. Shear slides can occur at the bottom of masonry walls where shear forces are greatest. This inward movement of the wall is defined as shear. In typical situations the basement floor holds the bottom of your wall from moving in, but where there are excessive shear forces, the Fortress bottom anchor is needed. The bottom anchor uses the basement floor to secure the Carbon-Kevlar strap and prevents shear slides. The bottom anchor is used in both block and poured concrete walls.

The best solution to bottom-of-wall anchors. The Fortress bottom anchor takes the proven American Concrete Institute recommendation for anchoring carbon fiber straps and makes it better.





What goes into the Fortress Carbon-Kevlar Strap?

Not all carbon fiber is created equal. Before considering another carbon fiber system, ask how their fibers are arranged. Conventional manufactures commonly weave the carbon. This produces an attractive woven pattern, but this method also crimps the fibers while going over and under each other. When force is applied to a woven pattern, the bent fibers try to straighten out, which reduces effectiveness.

You can see that it's done right. Fortress has always been concerned with having the best composite performance. All strength in fiber composites is gained when the fibers are straight. Unidirectional fibers lay flat, eliminating flex when force is applied. The unidirectional method Fortress has developed creates a product twice as strong as products using woven carbon fibers. This Fortress propriety manufacturing process allows for a true unidirectional carbon product, which is the perfect tool to reinforce foundations.

Exclusive open grid technology.

The Fortress open grid technology (OGT) combined with epoxy rivet technology (ERT) connects to the carbon grid to form a mechanical bond to the wall. Epoxy rivet technology forms an adhesive bond between the grid and the masonry substrate which load to the carbon fiber, creating an adhesive bond as well as a mechanical "rivet" between each fiber of the grid. There are over 8,000 epoxy rivets securing a single strap to your wall. OGT and ERT are exclusive to the Fortress system.

Strongest strap available.

Fortress is the strongest carbon fiber system available. Every lot produced is tested to meet our guaranteed minimum tensile strength of 234,700 psi. For full details, view the Fortress Carbon Grid Strap Design Manual on our website.

Product	Ultimate Tensile Strength (psi)
Fortress Carbon-Kevlar	**234,700**
Zoltek Panex PX35	203,000
VSL V-Wrap C100	140,000
Edge FiberBond	140,000
Quakewrap TU27C	135,000
Fife Tyfo SCH-41	121,000
Sika SikaWrap Hex 117C	105,000
Competitor R	51,571

The Only System With ICC Certification and a Lifetime Warranty

What does "ICC certified" mean?

The International Code Council (ICC) was formed in the 1990s by the three major U.S. regional building code agencies and developed the current International Building Code. This code is used to protect public health and building safety throughout the United States and in countries around the world. ICC developed its Evaluation Service (ICC-ES) to certify that products intended to be installed in a home or business are safe and are building code approved. Certification by the ICC-ES means a product and its manufacturing process have been tested, evaluated and regularly audited by ICC to meet or exceed product performance reliability. Fortress obtained ICC-ES certification through a rigorous testing process performed by an ISO 17025 accredited laboratory at the University of Miami, Structures and Materials Laboratory. The ICC-ES certification identifies Fortress Stabilization Systems as a premier building product manufacturer able to produce consistent and reliable product performance. A copy of the Fortress Stabilization Systems' ICC-ES report is located on our web site.

Why does ICC certification matter?

An ICC-ES approved product can be immediately identified by any code official, home inspector, or bank appraiser as building code approved. The ICC ESR report number identifies the Fortress system as approved by every local building code agency in the United States. This means a Fortress certified product will pass every building code inspection so you can have peace of mind that it's safe for your home. Fortress' transferable lifetime warranty together with ICC-ES certification will show potential buyers and lending institutions that you installed the best system available if you ever decide to sell your home. Trying to sell your home without a building code approved system could be a very costly mistake. Make sure you use only an ICC-ES, building code approved product.

Proudly made in the USA. The Fortress top anchor, bottom anchor and Carbon-Kevlar straps are made in the USA at our 25,000-sq.ft. manufacturing facility in Holland, Michigan.



FORTRESS STABILIZATION SYSTEMS

184 West 64th Street, Holland, MI 49423
Tel: 616-355-1421 Fax: 616-355-1428
Email: Solutions@FortressStabilization.com

1-800-207-6204 | FortressStabilization.com

INVISIBEAM®

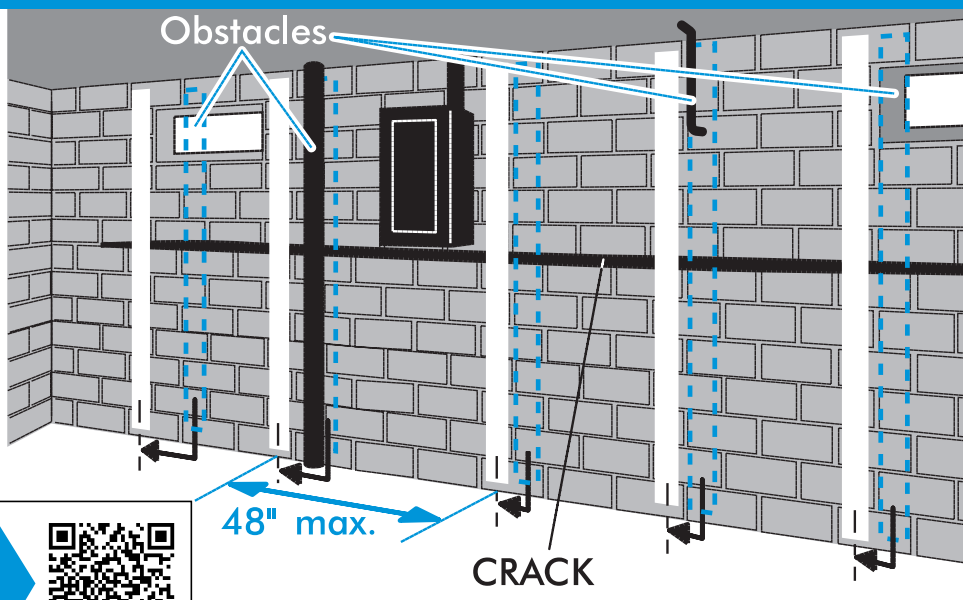
MADE BY FORTRESS

ICC ES ESR-3815

INSTALLATION INSTRUCTIONS

Location of grid strap reinforcement system

Determine where to layout your straps. Take into account obstacles for the straps, as well as the top and bottom anchors. Spacing is not to exceed 48" centerline to centerline.

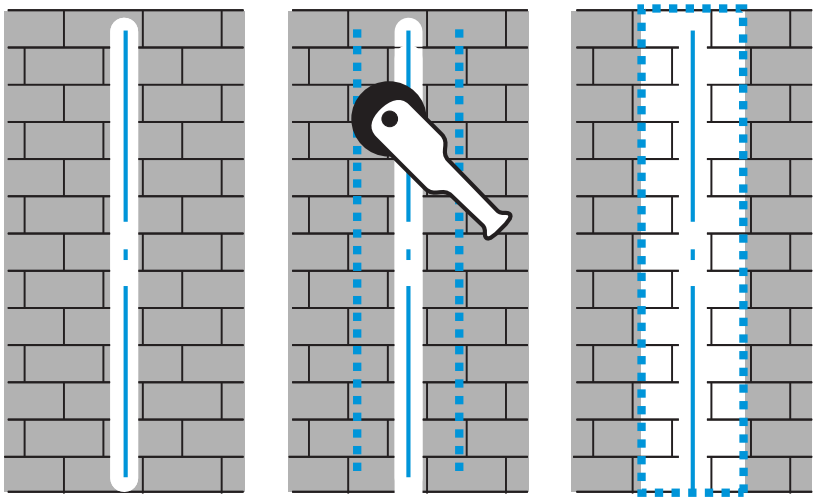


NOTE: See Fortress Spacing Tables PDF on our FOR PROS web page at www. fortressstabilization.com/for-pros/ or use the QR code to take you there:

PREPARING THE WALL

Once you've laid out the appropriate centers, mark each one with a plumb line. Mark off 3" on each side of the centerline and prepare the wall surface between these marks using a diamond cup wheel on a dustless grinder. Finish by vacuuming the wall to remove all dust and debris.

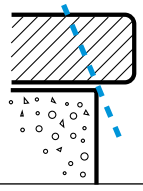
The wall surface within this space must be FREE OF PAINT and as smooth as possible.



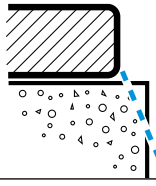
NOTE: This area must also be cleaned free of all dust before you can proceed.

NOTE: Top of wall may require additional attention.

Lumber cannot extend beyond the wall.

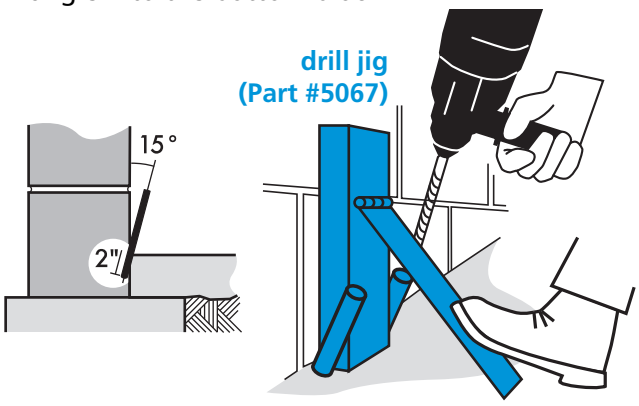


Sharp edges must be removed.

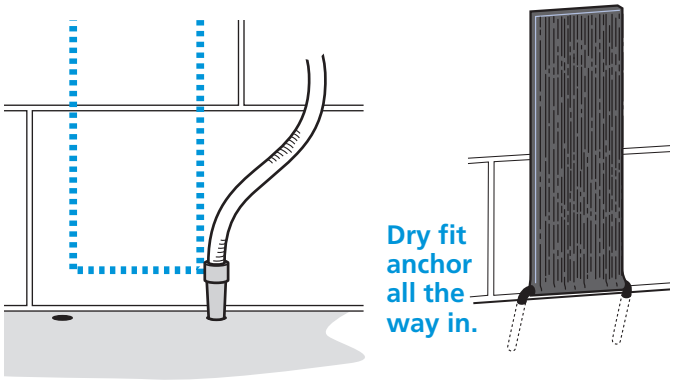


PREPARE FOR BOTTOM ANCHORS

1. Using the drill jig, drill two holes 1/2" deeper than anchor leg at a 15 degree angle into the bottom block.

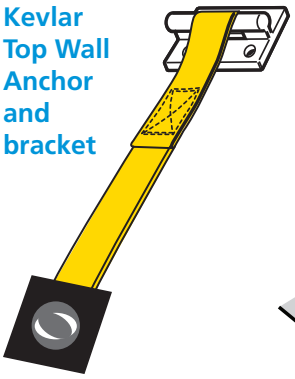


2. Clean out and vacuum the holes and the entire surface to be sure it is free of dust and debris. Dry fit anchor. Drill and clean again, if needed.

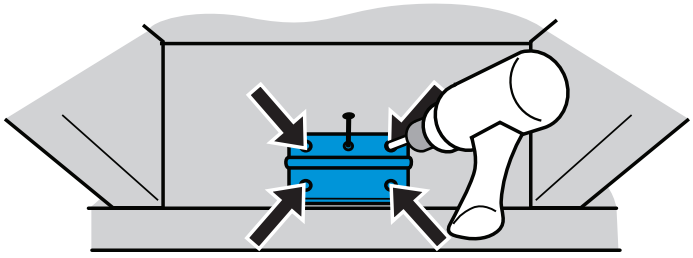


NOTE: To view instruction videos of the top and bottom anchors, visit our FOR PROS web page at www. fortressstabilization.com/for-pros/ or use the QR code to take you directly there:

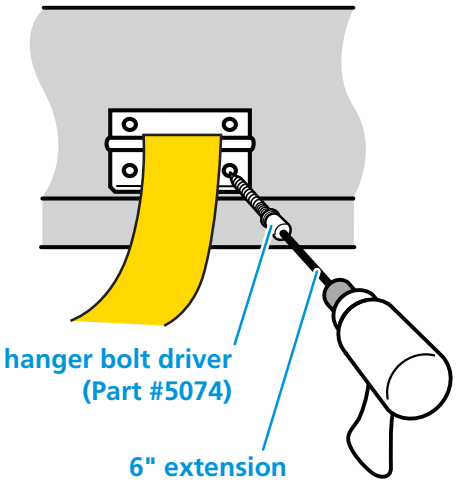
PREPARE FOR TOP WALL ANCHORS

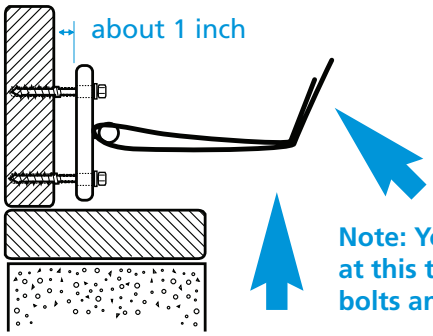


1. Place top wall anchor drill jig against band board as close to the foundation plate as possible. Level and tack into place with a drywall screw through guide hole in bracket. Drill all four holes with 15/64" drill bit and then remove jig. Continue to drill all locations.



2. Use the hanger bolt driver to drive in the hanger bolts up against the aluminum bracket (lag-portion only) 1-1/2" deep.



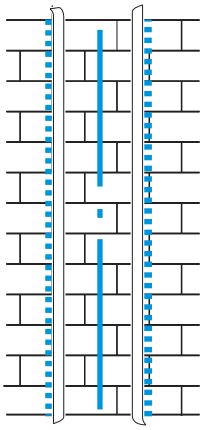


Note: You may choose to attach the top anchor to the studs at this time. Be sure to pull the anchor out to the ends of the bolts and then tuck the Kevlar strap up out of the way.

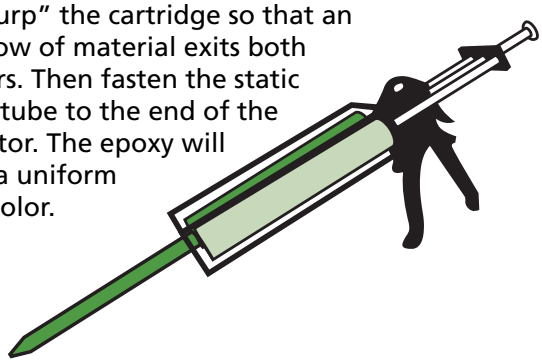
ATTACHING THE GRID STRAP TO THE WALL

1. Mask off a 5" wide area with 2" masking tape.

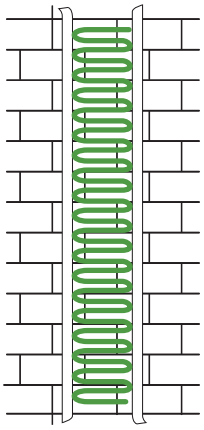
Tip: The warmer the epoxy adhesive is, the faster it will set. You can save drying time by warming the epoxy. Do not exceed 90° F.



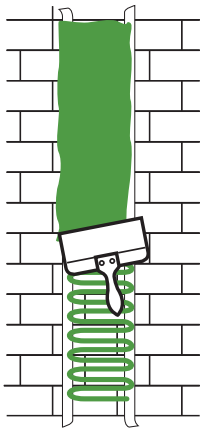
2. Load the double-cylinder epoxy cartridge into the epoxy applicator and "burp" the cartridge so that an even flow of material exits both cylinders. Then fasten the static mixing tube to the end of the applicator. The epoxy will mix to a uniform green color.



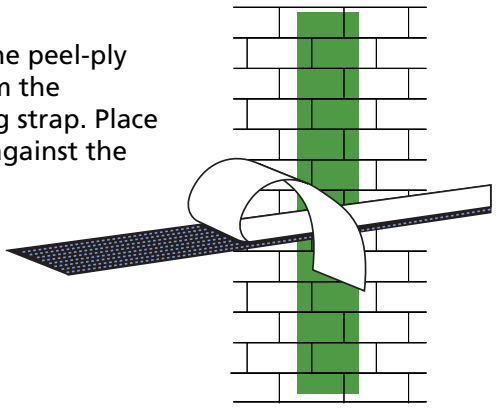
3. Beginning at the top, apply an even stream of epoxy in a zig zag pattern. Put on as much epoxy as needed to make a smooth, flat layer of sealer. Use about 1-1/2 tubes per strap.



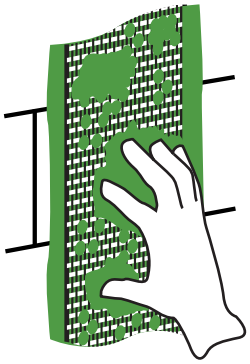
4. Using the large trowel, spread the epoxy to achieve an even and flat coating. Peel off the masking tape once the epoxy is spread.



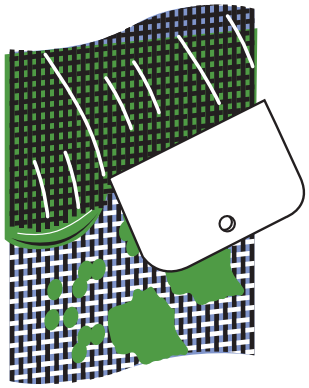
5. Remove the peel-ply fabric from the reinforcing strap. Place that side against the wall.



6. Position the reinforcing strap over the epoxy coating and press into place. Press the reinforcing strap to force the epoxy completely through the mesh.

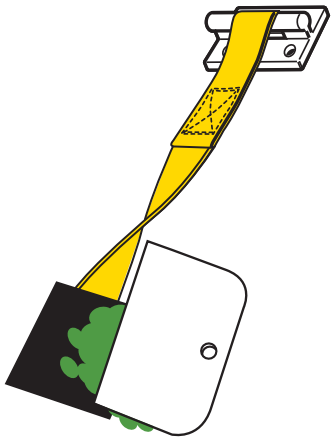


7. Trowel epoxy out evenly over the reinforcing strap. Ensure epoxy penetrates the mesh and covers the strap completely. Use trowel to push epoxy to fill gaps and unfilled spaces. Mesh must be completely covered.

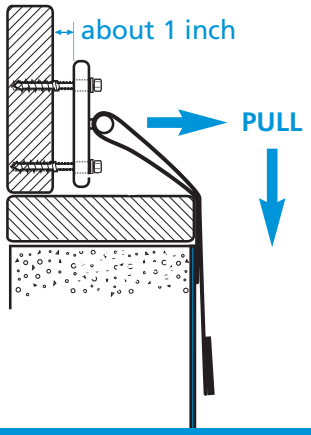


APPLYING THE TOP WALL ANCHORS

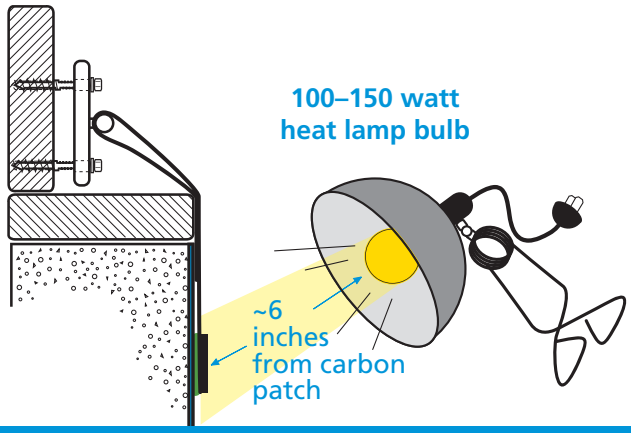
1. Apply epoxy to the BACK of the carbon patch.



2. Apply bracket using washers and nuts. Pull the anchor out to the ends of the bolts and down to adhere to the grid strap.

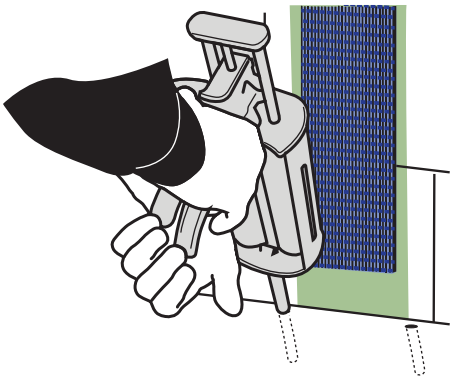


3. Apply heat using a clamping heat lamp within 6" of glued Kevlar strap. Heat cure for approximately 1 hour or until solid.

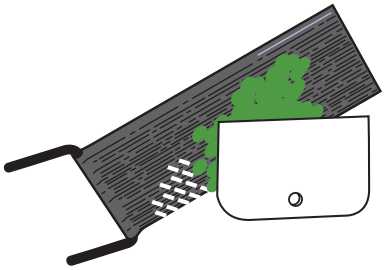


INSTALL BOTTOM ANCHORS

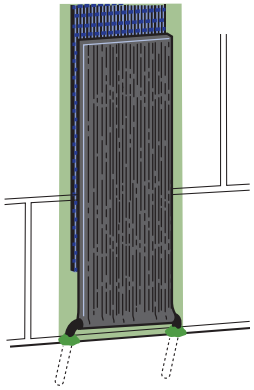
1. Fill the anchor holes with epoxy as completely as possible.



2. Apply epoxy to the BACK of the plate anchor before installing.

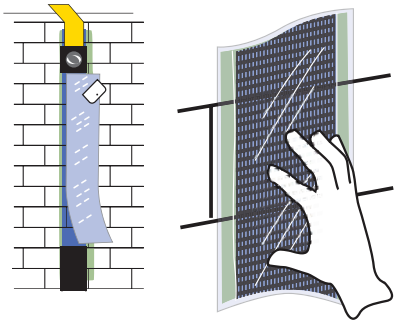


3. Insert the carbon plate into holes and press into grid strap.



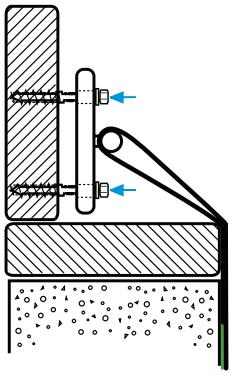
FINISH

1. Position the narrow plastic cover sheet over the strap and trowel it smooth all the way down. Be sure to cover the mesh completely between the top and bottom anchors. Remove the plastic after 24-48 hours.



2. Post-tension all ties. Finger tighten all nuts snug and then tighten 1 to 2 more full turns with wrench. This will preload the Kevlar 300–500#

NOTE: Be sure to tighten each nut a little at a time to prevent stud pullout.



DO NOT OVER TIGHTEN!

Finger tight PLUS 1-2 turns with even tension

184 West 64th Street, Holland, MI 49423 | 1-800-207-6204 | FortressStabilization.com | U.S. Patent Protected

Made in USA

Attachment E
Cost Estimate

Haberman Apartments
795 Gaines Street
Davenport, Iowa

March 24, 2023
IMEG No. 23001207.00

Estimate

2210-1916-8353
2022-11-01

ACE Waterproofing & Basement Solutions
24021 225th St
Le Claire Iowa 52753
adam@acewbs.com
563-449-2678

Jack Haberman
705 Gaines St
Davenport IA 52802
marionjack@msn.com
563-271-8344

Jack Haberman
705 Gaines St, Davenport, IA, 52802

Description	*Unit Price*	*Quantity*	*Total*
Fortress Invisibeams Five invisibeams installed on salvageable portion of East wall, south of the 29' being removed and reconstructed. Leave existing window opening clear of the Invisibeams. Fortress Invisibeams are the best form of wall stabilization on the market. They are a top and bottom anchored Carbon-Kevlar strap that not only guarantees no further movement of the wall, but also increases the strength of the foundation by being bonded to the foundation wall through 1000's of mechanical rivets and structural epoxy. They come with a lifetime manufacture guarantee on wall. They are the only form of wall stabilization on the market that is ICC-ES certified, meaning they will pass any future inspections with flying colors.	$650.00	5.00	$3,250.00
Foundation Rebuild Rebuild approximately 31' of North wall and 29' of East wall, beginning at the NE corner of the building. With entry walls from exterior (cellar door area) to be rebuilt as well. North side window wells to be rebuilt in brick, using original units where possible. Floor of wells to be permeable rock and attached to drain tile system being installed. All concrete in areas of excavation to be removed and hauled away.	$48,400.00	1.00	$48,400.00

Temporarily brace existing foundation to prevent collapse during excavation and demolition.

Rebuild foundation with CMU wall, reinforced @ 32" on center

New exterior walls will be waterproofed below grade with closed cell foam after it is built. (far superior to standard tar membranes) Drain tile and drainable rock installed at bottom of excavation, daylighted on front hillside.

Backfill to be compacted in lifts to ensure minimal settlement

Corner brace Brace corner (pictured) with 4 Fortress Carbon Kevlar corner braces and grout crack	$2,600.00	1.00	$2,600.00
Pour sidewalk Repour north side sidewalk that will be removed for the foundation rebuild - post foundation rebuild. Sidewalk to be poured with a 6" space between it and the new foundation wall and window wells. At the NE side of east elevation, repour any damaged concrete, or concrete disturbed by the basement wall construction. Leave a 6" gap between new concrete and foundation wall.	$4,500.00	1.00	$4,500.00
	TOTAL		**$58,750**

Parging at E and N elevations and repairs to W elevation piers

Provider to be determined

Currently talking with E & H Restoration

-Parge North and East foundations.

Clean foundation walls, remove any loose pieces. Parge coat and tool to have struck stone appearance as found on South wall.

Heavily spalled portions of foundation will have anchors installed prior to repair to hold the repair and will be repaired prior to final parge coat.

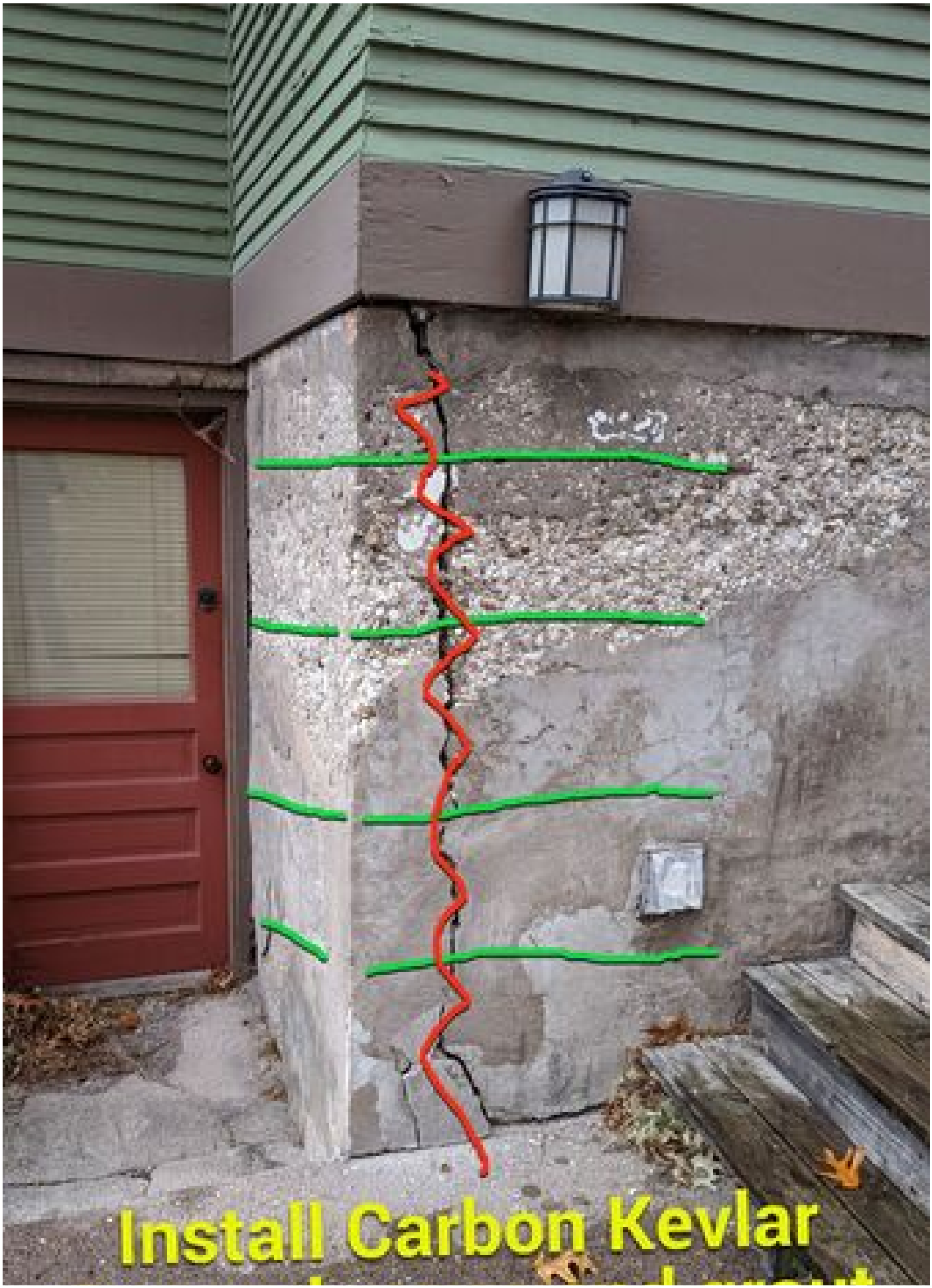
All loose pieces will be removed prior to parge coat and a bonding agent will be applied prior to parge coat.

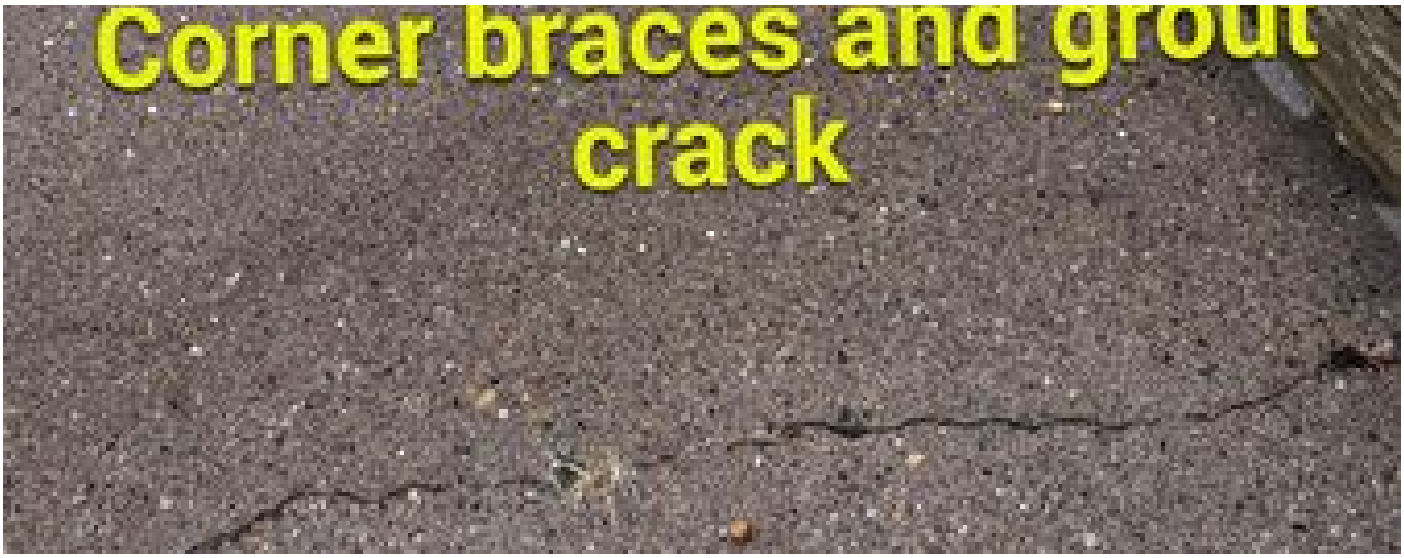
Parge coat to match in color, composition and materials to the existing parge coat and Arbogast masonry analysis.

-Repair piers on West elevation

Repair deterioration on piers. Fill cracks and voids. All voids will be cleaned, anchors installed to existing piers with mesh reinforcement installed, where necessary. Reform piers with mortar/ 4000 psi concrete mix. Apply parge coat on repaired areas matching in color, composition and materials to the existing parge coat.


Conduit may need
removed or relocated to
be able to brace


Install Carbon Kevlar


Corner braces and grout
crack

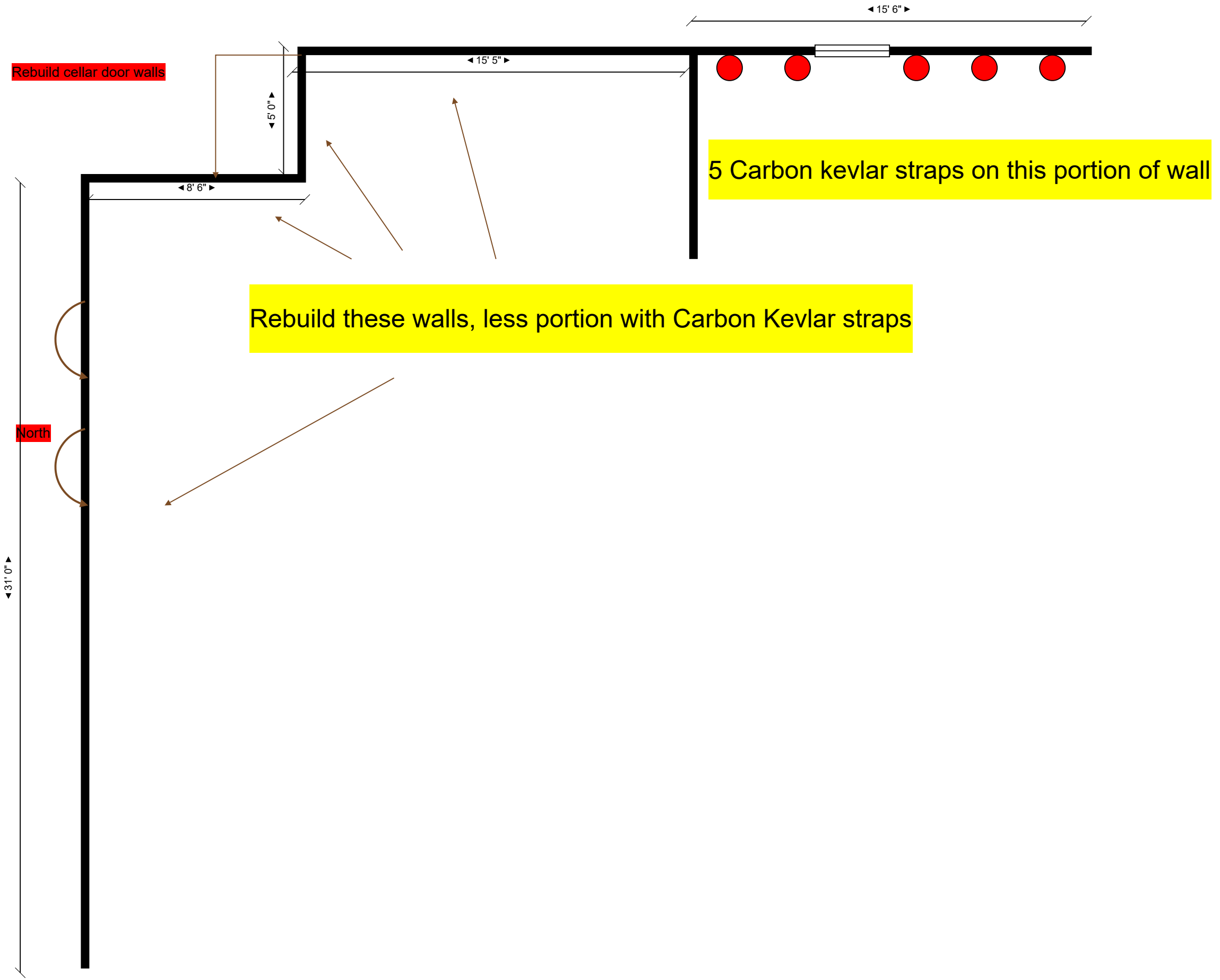

Porch to be removed and supported prior to excavation




Rebuild walls for
basement entry

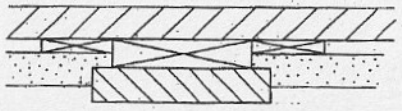


Brick window wells on
North elevation


◄15' 6"►
Rebuild cellar door walls
◄15' 5"►
5' 0"
5 Carbon kevlar straps on this portion of wall
◄8' 6"►
Rebuild these walls, less portion with Carbon Kevlar straps
North
31' 0"



WEST ELEVATION.
SCALE 1/4" - 1'-0"



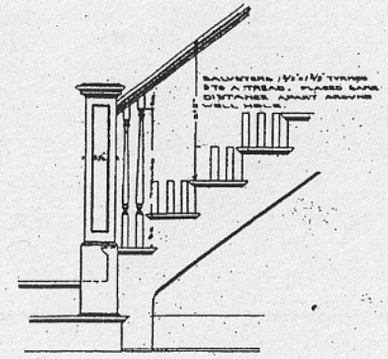
SECTION OF VERTICAL STILES.

6.

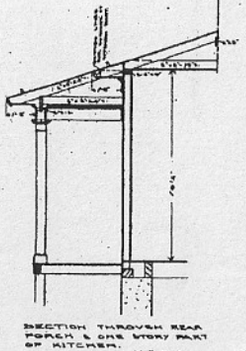
FOUR DWELLINGS
FOR
MR. L. P. BEST.
N.E. CORNER / SEVENTH & GAINES
F. G. CLAUSEN. | ARCHITECTS
F. J. CLAUSEN. |
MARCH 25 1905. DAVENPORT IOWA



EAST ELEVATION.
SCALE 1/4"-1'-0"



DETAIL OF STAIRWAY.
SCALE 3/4"-1'0"



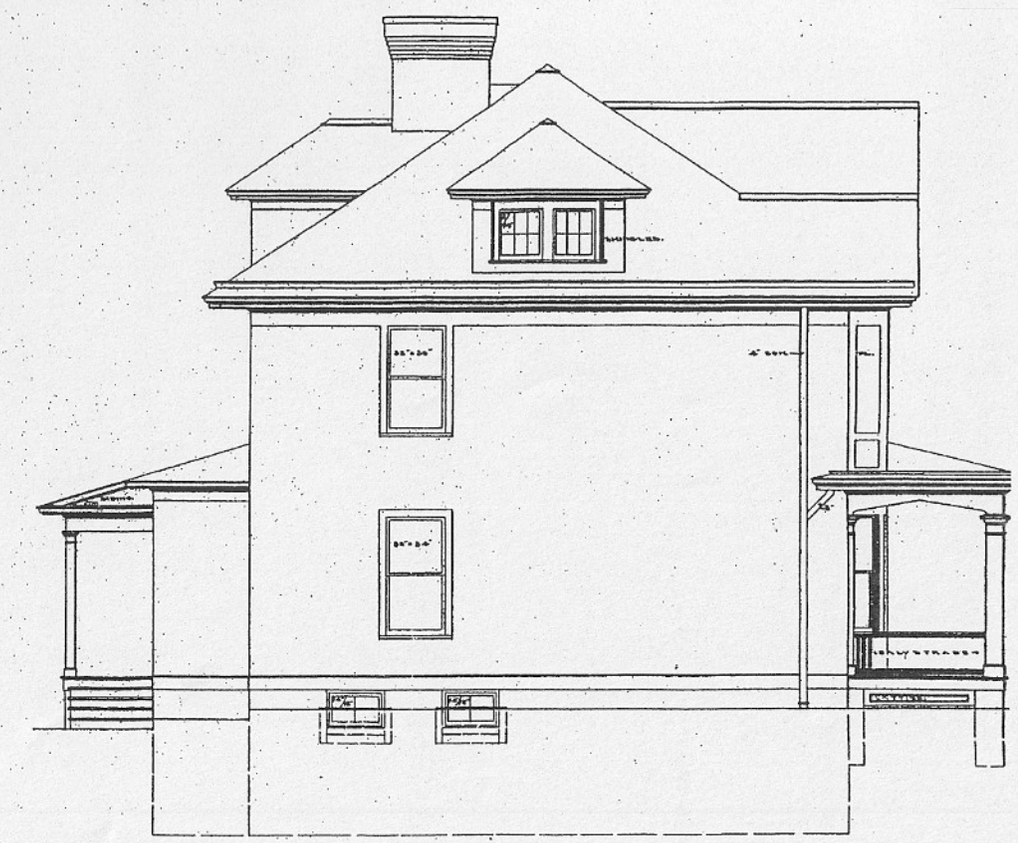
SECTION THROUGH REAR PORCH & ONE STORY PART OF KITCHEN.
SCALE 1/8"-1'0"

8

FOUR DWELLINGS
FOR
MR. L. P. BEST.
N.E. CORNER SEVENTH & MAINE
F.G. CLAUSEN. | ARCHITECT
R.J. CLAUSEN.
MARCH 25 1905. DAVENPORT, IO.



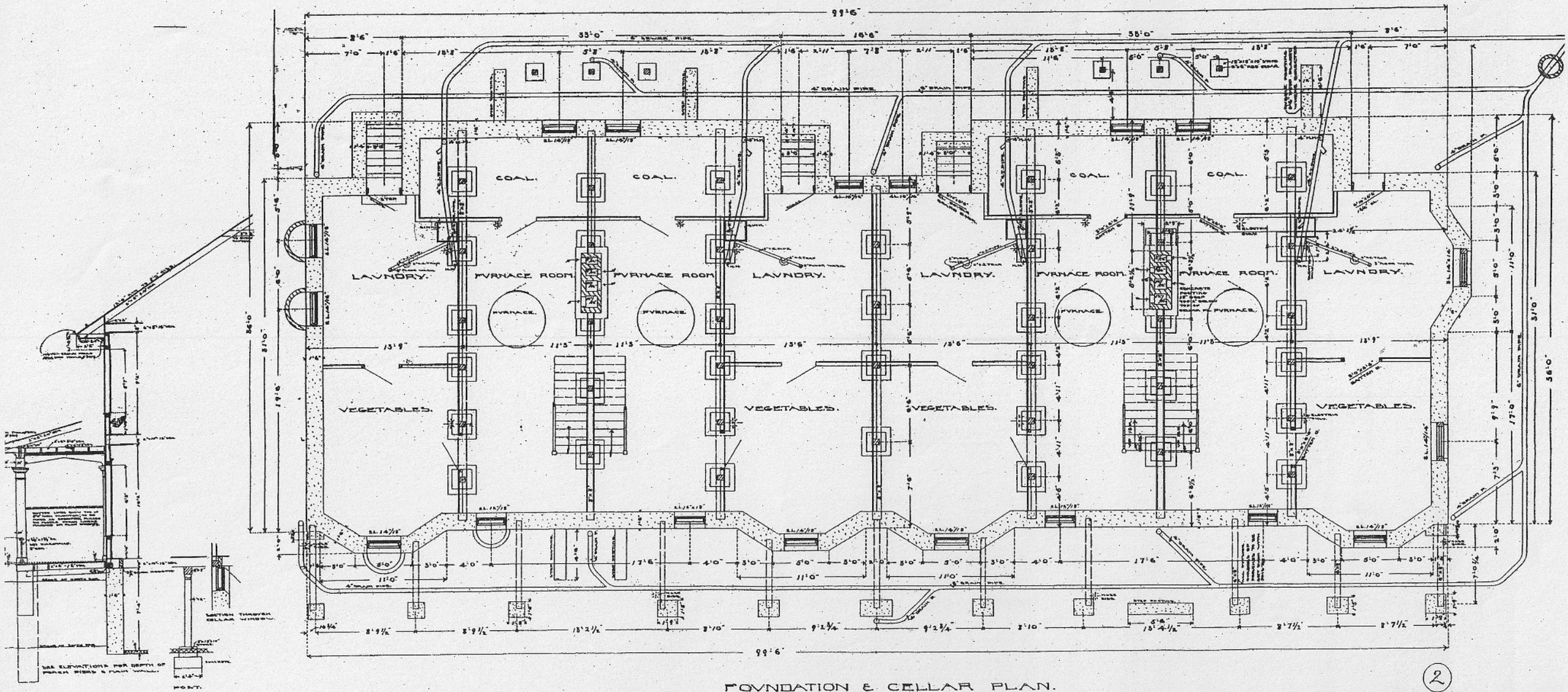
SOUTH ELEVATION.
SCALE 1/4"-1'-0".



NORTH ELEVATION.
SCALE 1/4"-1'-0"

1.

FOUR DWELLINGS
FOR
MR. L. P. BEST.
N.E. CORNER / SEVENTH & GAINES.
F.G. CLAUSEN. } ARCHITECTS
R.J. CLAUSEN. }
MARCH 23 1906. DAVENPORT IOWA



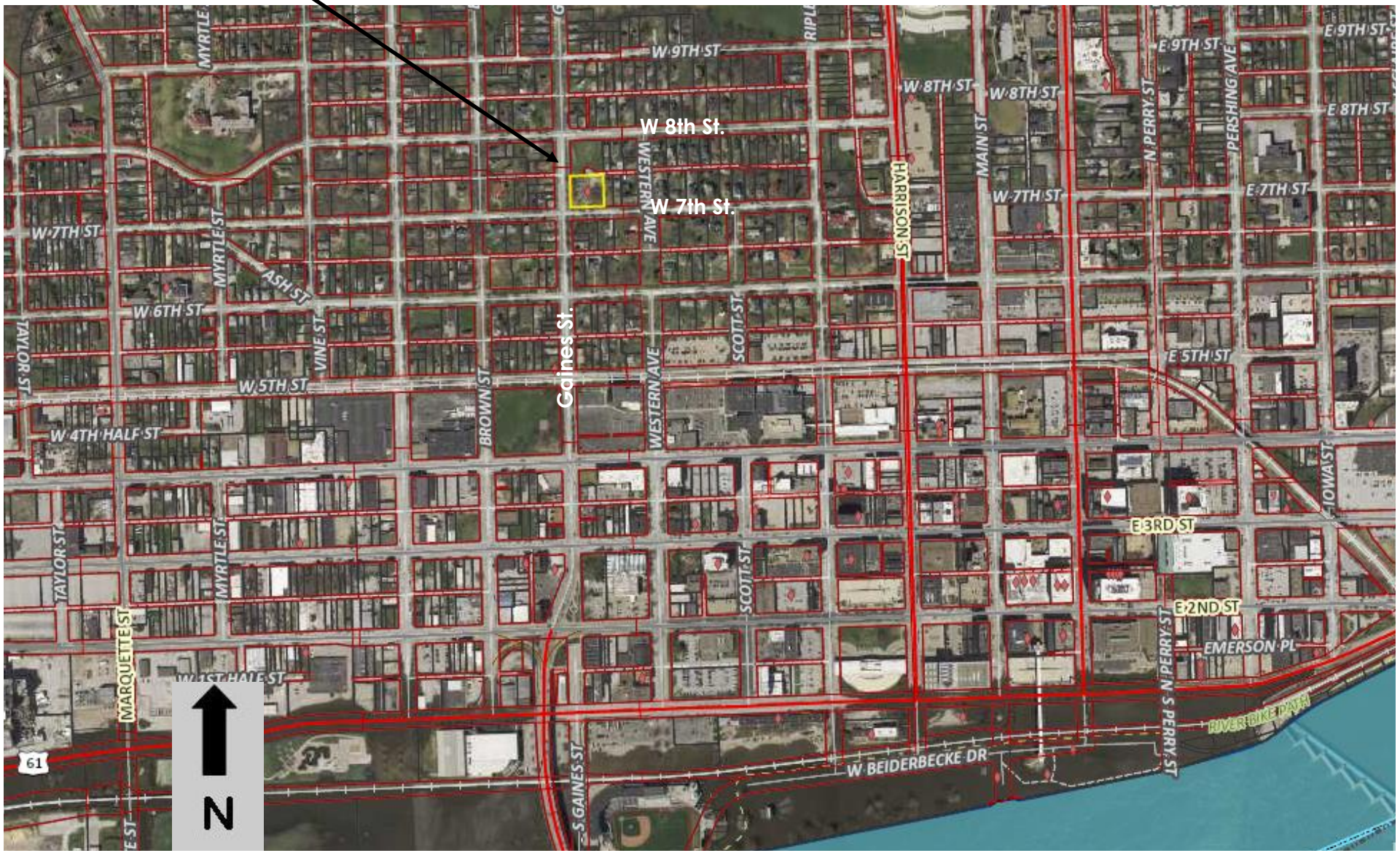
FOUNDATION & CELLAR PLAN.
SCALE 1/4" 1'0"

TION THROUGH FRONT PORCH & MAIN WALL.
SCALE 1/2"-1'0".

(2)

FOUR DWELLINGS
FOR
MR. L. P. BEST.
N.E. CORNER / SEVENTH & GAINES.
T.G. CLAUSEN. } ARCHITECTS.
R.J. CLAUSEN. }
MARCH 25 1905. DAVENPORT IOWA.

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



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



Address ***State #, Map #, FS #*** ***2016 district status*** ***1983 district status***	***Historic Name***	***significant date/s*** ***architectural style/type***	***Materials of walls, foundations, roof***
	History of property (owners/residents, census data including birthplace of self (and parents), Sanborn map info), Current use		***Architectural data (architect/builder, features, modifications), Garage data***
705-707-709-711 Gaines St *Alt: 705-707-709-711 Gaines St* State #82-01838 Map #094 Field Site #F-05 *Parcel #G0045-22* Updated district status: 4 contributing buildings (A) (rowhouses) *1983 NRHP status: Contributing (key)*	**Louis P. Best Apartments (rowhouses)**	c.1905 Craftsman (2 story apts)	Walls: frame - wood Foundation: stone Roof: hip roof - asphalt shingles
	1905 - designed by Clausen & Clausen for Louis P. Best - first one occupied in 1906 - 4 two-story rowhouses originally; 1906-1909 - series of owners: Fred Wernentin Jr, Emma Krombach, Clinton J. Barker 1910 Sanborn map: apartments - 2 story - extant 1910 census: four townhouses/apartments - born in - 1909-1916 - owned by L.R. Walker - 4 units; 1916-1920 - owned by Theresea L. Walker (widow); 1920-1943 - owned by Harry W. Miller - 4 units - then c.1939 split into 8 units 1943-1978 - owned by Adele Hubers - 8 units 1956 Sanborn map: 4 townhouses - 2 units each - 2 story - extant Current use: apartments		Architect/builder: Clausen & Clausen Porch: three porches - square wood columns, wide eaves Windows: 1/1 wood windows, some multi-light, some 6/6 Architectural details: bay windows, dormers, wide eaves Modifications: Historic: -; Non-historic: - Garage: none Other site features: historic concrete retaining wall along Gaines St (6 ft) and W. 7th St (2 ft)
624 Gaines St State #82-01835 Map #095 Field Site #D-18 *Parcel #G0052-41* Updated district status: 1 contributing building (A), 1 non-contributing building *1983 NRHP status: Contributing*	**Ernst and Margaretha Klindt House**	c.1862 Side gable - 1 story, 2 bay (1 story)	Walls: frame - vinyl Foundation: stone Roof: side gable - asphalt shingles
	1860s-1870 - Ernst and Margaretha Klindt (carpenter) (here by 1863), continued to own until 1891 - moved to Lincoln Twp and used this house as a rental 1880 census: rented by Snoor, Doris (40) - born in Germany - Holstein (Germany - Holstein, Germany - Holstein) 1891-1908 - owned by John and Louise Boldt - lived at 713 W. 7th - used this house as rental; 1908-1920 - owned by Louise Boldt - used as rental 1910 Sanborn map: house - 1 story - replaced? 1910 census: rented by Engel, Albert (35, iron worker in car shop) - born in Germany (Germany, Germany); wife: Annie (26) - born in US - IA (Germany, Germany) 1920-1925 - owned by Max and Wilhelmina Harbeck (with 713 W. 7th - lived there) - used as rental; 1925-1945 - owned by William F. Warnebold - used as rental 1945-1960s - Earl and Alice LaVerna Brunk (driver for RI Arsenal) 1956 Sanborn map: house - 1 story - extant Current use: single family house - owner occupied		Architect/builder: Klindt, Ernst (carpenter) (likely) Porch: full porch (added in 1998) Windows: 1/1 windows Architectural details: small house, side gable form indicates early construction Modifications: Historic: -; Non-historic: 1998 - porch, siding Garage: detached - one car Date: c.1960s? Walls: frame - wood Foundation: concrete Roof: gable-front - asphalt shingle Notes: wood garage door Other site features: -
713 W 7th St *Alt: 713 W 6th St* State #82-00630 Map #096 Field Site #D-19 *Parcel #G0052-44A* Updated district status: 1 contributing building (A, C) *1983 NRHP status: Contributing*	**John and Louise Boldt House**	c.1891 Queen Anne (simplified) (2 story)	Walls: frame - wood Foundation: stone Roof: combination hip/gable - asphalt shingles
	1891-1908 - John F. and Louise A. Boldt (painter); 1908-1920 - Louise Boldt (widow), also children Anna (teacher), Otto (house painter), Arnold 1910 Sanborn map: house - 2 story - extant 1910 census: Boldt, Louisa (50, widow) - born in Germany (Germany, Germany) 1920-1925 - Max and Wilhelmina Harbeck; 1925-1945 - owned by William F. Warnebold - used as rental - two units by 1945 1945-1955 - owned by Robert L. Reisacker - used as rental - two units; 1955-1961 - owned by William E. and Ruth Murphy; 1960s - Raymond C. and Beverly Bourquin 1956 Sanborn map: house (2 units) - 2 story - extant Current use: single family house - owner occupied		Architect/builder: - Porch: entry deck Windows: 1/1 wood windows - wood surrounds Architectural details: entry with transom Modifications: Historic: -; Non-historic: 1996 - rear two-story deck added Garage: none Other site features: -

ARCHITECTURAL / HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office
Wehner, Nowysz, Pattschull and Pfiffner
201 dey building, Iowa city, Iowa 52240

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

SITE SHEET

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

HIST. DIST. Hamburg

NAME L. P. Best Apartments (H) C

ADDRESS 705-11 Gaines

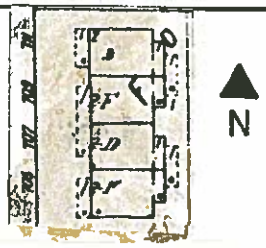
LEGAL DES. Forrest & Dillon's Add. 1 (SUB-DIVISION) 1 (BLOCK) (PARCEL) (SUB-PARCEL)

UTM 15 710,170,0 4,519,918,7,0 (EASTING / NORTHING) ACREAGE -1 ZONE R-6M

OWNER Verne Hobert
411 E. 13th St., Dav. IA

TITLE H. (IF DIFF)





ARCHITECTURE

DESCRIPTION

FORM 2½ story, hipped roof rectangular dwelling raised over basement w/ large central gable & smaller end gables

CONST DATE c. 1906-09

MATERIALS 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. Elecated 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.

HISTORY

SIGNIFICANCE

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
☐ W'SHIELD SURVEY
■ N.R.H.P. 11/18/83
☐ GRANT
☐ DET. OF ELIGIBILITY
☐ R. B. C.
■ DAVENPORT A/H SURVEY
☐
☐

5. SUBJECT TRACES

6. PHOTO
1625-5, 6

The Architects Office
Wehner, Nowysz, Pattschull and Pfiffner
201 dey building, iowa city, iowa 52240

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

CONTINUATION

82-10- GA-705

ADDITIONAL PHOTOGRAPH:



Historic Preservation Ordinance

Section 14.01.060 Certificate of Appropriateness Review Process

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

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

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

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

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **5/9/2023**

Subject:
Case COA23-20: Request for exterior alteration at 713 West 7th Street. The John and Louise Boldt House is a contributing building in the Hamburg Local Landmark Historic District. Joseph Erenberger, petitioner. [Ward 3]

Recommendation:
A recommendation is made to approve the Certificate of Appropriateness for exterior alteration at 713 West 7th Street in accordance with the submitted material.

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 standards:

1. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
2. The proportions (width versus height relationship) between windows should be compatible, if not replicated, with the architectural design and character of the designated property.

Background:
The John and Louise Boldt House was built in 1891. The two-story simplified Queen Anne home is currently used as a single-family residence. The building materials consist of wood siding, stone foundation, and hip/gable asphalt shingle roof. The home was converted into two units in 1945, but has since been reverted back to a single-family dwelling. The home's exterior remains relatively intact, with the only major modification being a rear two-story deck built in 1996.

Project Scope:
The property owner received funding from the DREAM Plus Program to replace eight deteriorated windows. A City Inspector verified the extent of deterioration and has determined the need for replacement. The historic property inventory sheet indicates the windows are 1/1 wood windows with wood surrounds.

The replacement Pella Reserve windows are wood with a clad exterior. The proposed wood windows are similar in design, dimension, and texture to the original windows being replaced. The new windows will fit the existing openings and match historic dimensions. The original muntin pattern, with 1/1 panes, will remain with a white clad exterior. A total of eight windows will be replaced: six on the front/north elevation of the home and two on the east façade.

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

The applicant will also utilize DREAM Plus funding to replace the non-original front door with a pre-

hung insulated metal door. The six panel metal door will have a storm door placed on the exterior. The frame and transom window will remain.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Application & Scope of Work
🗋	Backup Material	Pella Brochure
🗋	Backup Material	Email Correspondence
🗋	Backup Material	Background Materials & Photos
🗋	Backup Material	Historic Property Inventory Sheet
🗋	Backup Material	Historic Preservation Ordinance-Review Standards

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	5/5/2023 - 2:37 PM

CITY OF DAVENPORT
Development & Neighborhood Services – Planning
1200 W. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION

RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE
Local Hamburg Distrcit	4/27/2023	5/09/2023

SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME
713 w 7th st davenport iowa

BRIEF OVERVIEW OF THE PROJECT (not a scope of work)
Replace 8 windows and replace from door and storm door.

APPLICANT INFORMATION

Application Name
Joseph Erenberger

Address
713 w 7th st

City | State | Zip
davenport Iowa 52801

Phone
3092922777

Secondary Phone

E-Mail Address
joeerenberger@gmail.com

Acceptance of Applicant

I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for attendance at the meeting as shown on the historic preservation commission calendar. The City reserves the right to require further site studies as necessary.

Joseph Erenberger — Type Applicant's Name as a signature

4/27/2023 — Date

APPLICABILITY PRIOR to any work on applicable Historic Resources:

A Certificate of Appropriateness must be submitted & approved PRIOR to the commencement of the following:

- *Any Building or Sign Permit changing the exterior (except demo)*
- *New construction/Addition or exterior alteration of a structure*
- *Sign installation or alteration*

Demolition of any local or national historic resources shall require a Historic Demolition Request Application

ALL SUBMITTALS SHALL INCLUDE:	***SUBMITTED***
Full Scope of Work (SOW) attached as a .PDF all work & materials shall be described & itemized/listed in detail	☑
Photos or renderings of all existing building/sign façades	☑
Proposed color building/sign elevations to scale rendered showing existing and/or proposed building materials	☑
Material specs: type, dimensions, color & manufacturer	☑

MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*:

- ☐ Dimensioned Site Plan (proposed & existing buildings/site items)
- ☐ Grading Plan with 2 foot intervals (if needed)
- ☐ Mechanical Screening shall be shown
- ☐ Materials Board of sample building materials proposed

* Major Additions & New Buildings may require more extensive information

DEVELOPMENT TEAM

Property Owner
Joseph Erenberger

Address
1540 fairlane drive

Phone
3092922777

Secondary Phone

E-Mail Address
Joeerenberger@gmail.com

Project Manager/Other

Address

Phone

Secondary Phone

E-Mail Address

Application Fee: **NONE**

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 applicant's scheduled meetings.

(2) Scope of Commission's Consideration:
- Only work described in the application may be approved.
- If insufficient information exists to make a proper judgment on the application, the Commission may continue the consideration a maximum of 60 days, excluding applicant's continuances.

(3) Post Commission Ruling:
- An approved Cert. of Appropriateness does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities.
- COA approval expires one year from the date of approval unless a building permit is obtained within such period. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.
- Appeals to determinations are $75 made to City Council and shall be in writing submitted to the Zoning Administrator within 30 calendar days of Commission's decision.

Submit this form with attachments to: planning@davenportiowa.com

REQUEST FOR BID

Client: Joseph D. Erenberger
Telephone: (309)292-2777
Property: 713 W 7th St
Davenport, IA 52802

Bids Due: 04/18/2023

Contact for Information:
ALAN CONNER
CITY OF DAVENPORT

alan.conner@davenportiowa.com
Telephone: (563)888-2001
Fax: (563)328-6714

Materials + Labor

$2380.00
8 windows

1. WINDOWS

Spec: WD07 WD07 8F

WD07 8F PRICE IS EACH INDIVIDUAL WINDOW
REPLACE HOUSE WINDOWS WITH DOUBLE HUNG REPLACEMENT UNITS WITH 1/2" INSULATED GLASS, SCREEN AND NEW STOP.

*** NOTE ***	HOMEOWNER	CONTRACTOR
BRAND OF WINDOW	PELLA	RESERVE	
U-FACTOR OF WINDOW			

USE TEMPERED GLASS WHERE REQUIRED BY CODE

WINDOWS TO BE WOOD REPLACEMENT WINDOWS

NUMBER OF WINDOWS TO BE DETERMINED

$900.00

2. DOOR- FRONT STORM

Spec: DR22 DR22 8B

DR22 8B
INSTALL SOLID CORE ALUMINUM/VINYL STORM DOOR ($350.00 ALLOWANCE FOR THE STORM DOOR).

$1100.00

3. DOOR-FRONT ENTRY

Spec: DR08 DR08 8A

DR08 8A
INSTALL PREHUNG INSULATED METAL DOOR WITH ALL NEEDED MODIFICATIONS TO THE OPENING. INCLUDE NEW LOCKSET, HARDWARE, AND DEAD BOLT LOCK. ($400.00 ALLOWANCE FOR DOOR)
DOOR ONLY, FRAME & TOP LIGHT TO REMAIN

Client — 4/27/23 Date — DS. Contractor — 4-18-23 Date

Rehab Specialist/Inspector — Date — Housing Administrator or Program Coordinator — Date

Materials + Labor

$ 19,900 **Total All Items**

DEPENDS APON NUMBER OF WINDOWS TO REPLACE 8 windows

Client 4/27/23 Date

Contractor D.J. 4-18-23 Date

Rehab Specialist/Inspector Date

Housing Administrator or Program Coordinator Date

Pro Window & Door Guide





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From testing beyond indu delivering continuous inn what meets the eye to mak windows and doors to be project. To learn more, visi

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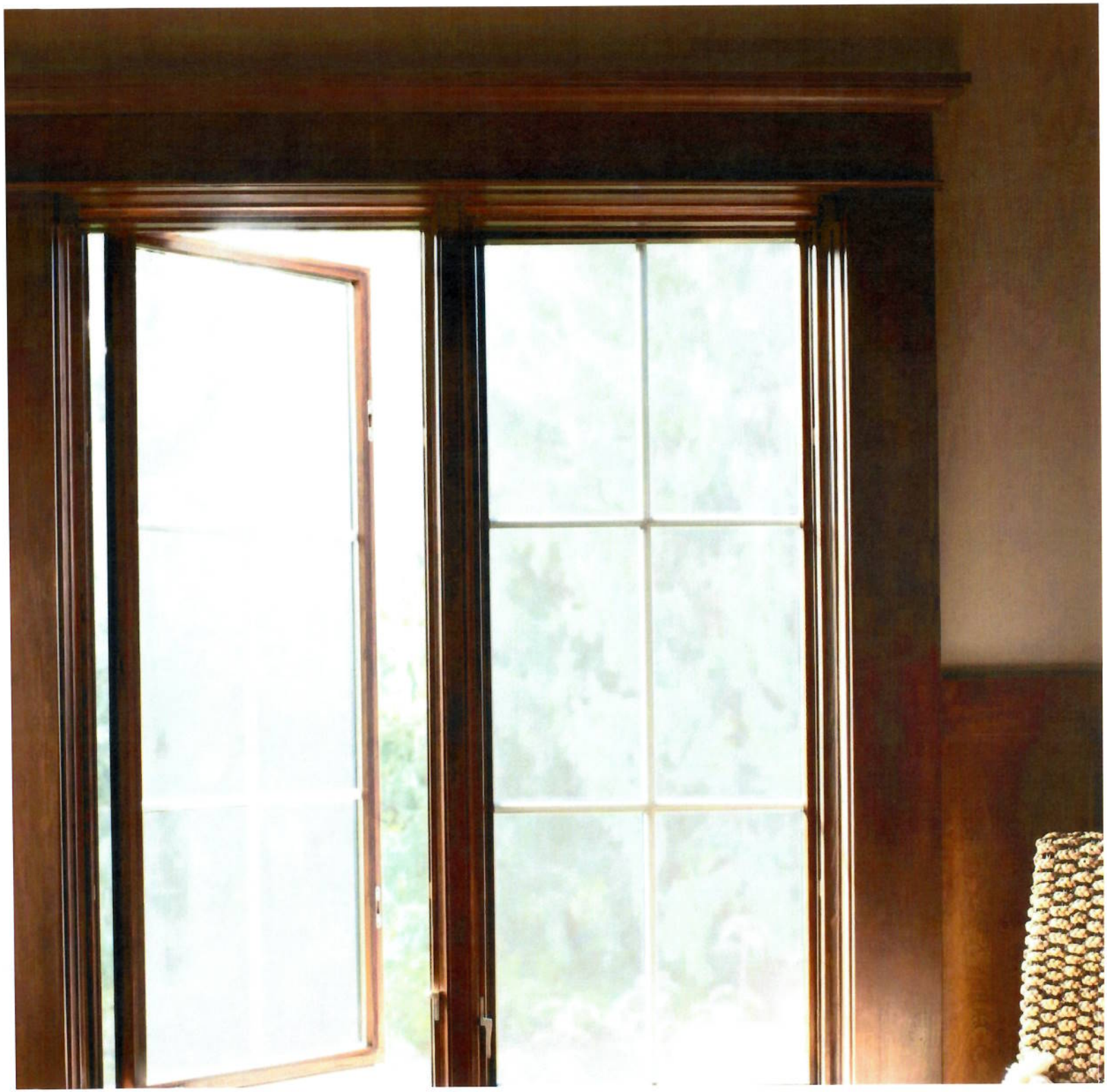
Your Local Go-T
and Door Expe

The expertise of your local Pella
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decide which products will work

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and see which accessories are b
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a tile icon to their home screen f

Why You Can Trust Pella



Wood & C Windows

Get the beauty and warmt customizable designs and Personalize windows and p project with special sizes, s exterior colors and hardwa

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Pella® Reserve™

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Exquisite designs with unparalle

Contemporary

Simple and sophisticated desig of pure, contemporary style.

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Designed to deliver exceptional unique room-by-room solutions and time-tested innovations.

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Authentic designs with uncompromised attention to detail.

Made for the distinction creators, the purists of design, the architectural historians – each window and door is meticulously designed to achieve your vision. We deliver tailor-made solutions and intentional innovations to achieve your unique vision without concessions. From simple yet sophisticated style to historical detailing, anything less simply won't do.





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Wood & Aluminum-Clad Wood

Unparalleled historical detailing

Featuring historic elements with uncompromised attention to detail, including Integral Light Technology® grilles and a historic putty profile.

Authentic hardware

With a historically authentic spoon-lock and our Antiek casement window hardware inspired by period furniture.

Winner of the 2019 Most Innovative Window

From *Window and Door Magazine*, the patented Integrated Rolscreen® appears when you need it and is hidden when you don't.







Exquisitely designed windows and doors with unparalleled historical detailing. Featuring through-stile

Pella® Reserve™
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Aluminum-Clad Wood

Clean lines

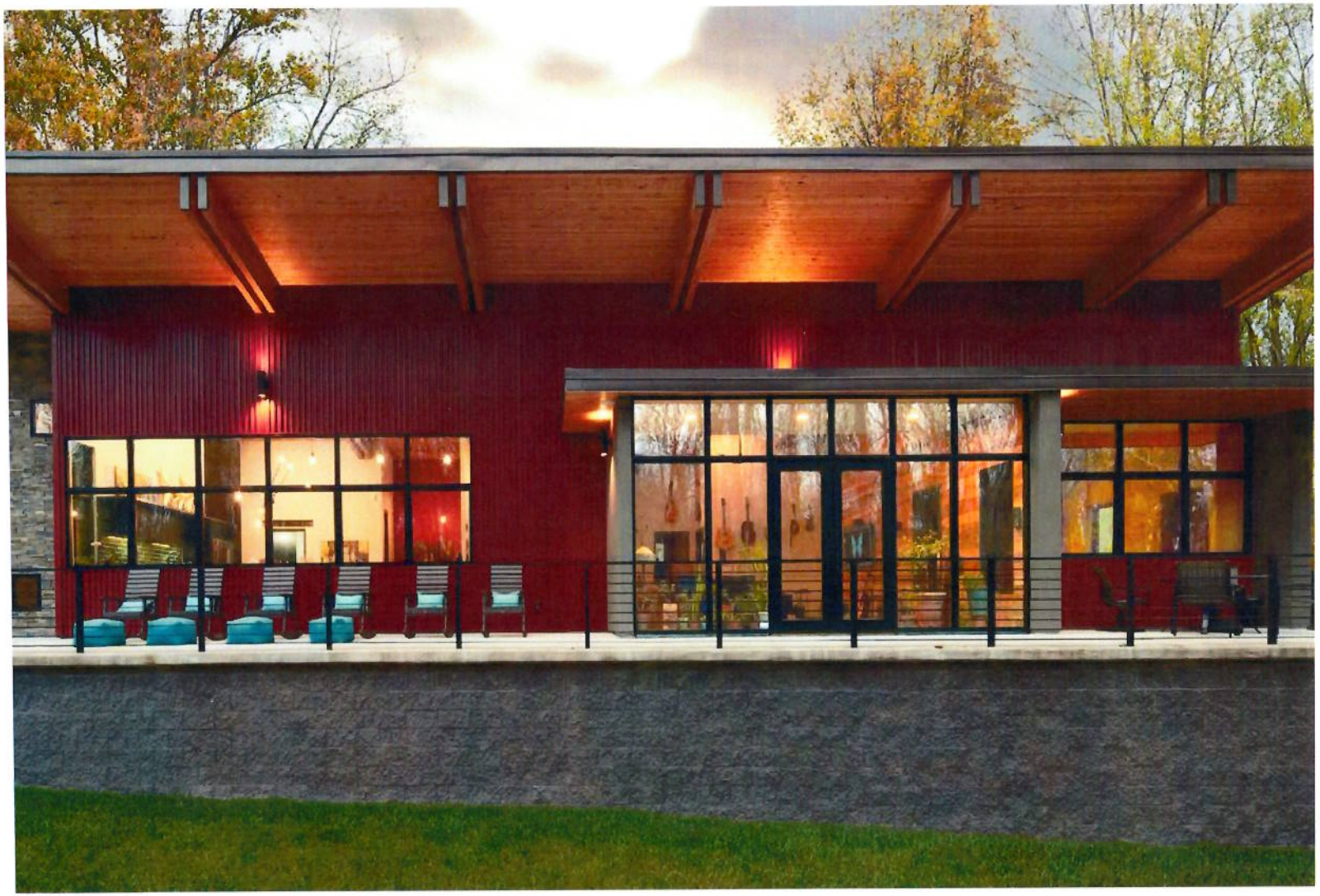
Add sleek, clean lines to your project with industry-leading modern designs.

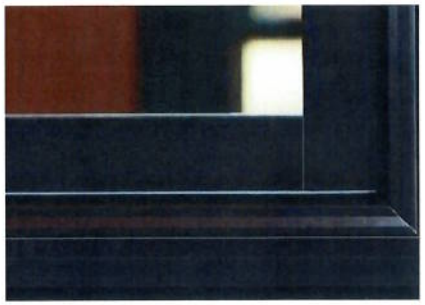
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Pella's patented cladding system delivers a clean sash joint with pure, 90-degree exteriors.

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Our renowned, exclusive hardware features sleek lines. The Saldo foldaway crank adds the perfect finishing touch.









Achieve your unique design vision without concessions with simple and sophisticated

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Colors & Finishes

Wood Types

C T

Choose the wood species that best complements your project's interior.

Custom solutions:

Pine | Douglas Fir | Mahogany | White Oak | Red Oak | Cherry | Maple

Prefinished Pine Interior Colors

C T

When you select pine, we can prefinish in your choice of a variety of paint and stain colors. Unfinished or primed and ready-to-paint are also available.

White | Bright White | Linen White | Natural Stain | Golden Oak Stain | Early American Stain | Provincial Stain | Dark Mahogany Stain

Red Mahogany Stain | Espresso Stain | Charcoal Stain | Black Stain

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Our low-maintenance EnduraClad® exterior finish resists chalking and fading. Take durability further with EnduraClad Plus protective finish, which meets the industry's highest exterior coating standard to defend against chalking and fading.[1] Custom colors are also available.

Black | White | Brown | Fossil

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Soft Linen | Satin Steel | Matte Gray | Wolf Gray | Spice Red | Sage | Frost Blue | Blue Ash

Glass

InsulShield® Low-E Glass[2]

Advanced Low-E insulating dual-pane glass with argon or triple-pane glass with argon[3]

AdvancedComfort Low-E insulating dual-pane glass with argon

C T

NaturalSun Low-E insulating dual-pane glass with argon or triple-pane glass with

SunDefense™ Low-E insulating dual-pane glass with argon or triple-pane glass with

Grilles

Grille Types

Choose the
between-th



Grilles-Betwe



Black

Grille Patterns

In addition t



12-Lite Prairie

T



Diamond

T

Screens[3]

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C T

Rolscreen s
and sliding
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Flat

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Window Hardware

Classic Collection

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Get a timeless look with authentic styles in classic finishes.



Fold-Away Crank
Antiek



Spoon-Style Lock

Finishes:



Champagne

White



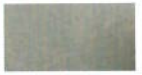
Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel

Satin Brass

Modern Collection

C

Achieve the ultimate contemporary look with exclusive hardware designed by Pella.



Fold-Away Crank
Saldo

Finishes:



Champagne

White



Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel

Polished Chrome

Satin Brass

Rustic Collection

T

Create a distinct and charming look with distressed finishes.



Fold-Away Crank
Antiek



Spoon-Style Lock

Finishes:



Distressed Bronze



Distressed Nickel

Essential Collection

T

Select from popular designs and finishes to suit every style.

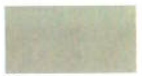


Fold-Away Crank



Cam-Action Lock

Finishes:



Champagne

White



Brown



Matte Black

Patio Door Hardware

Classic Collection

C T

BALDWIN

Choose tim



Hinged & Bifo Patio Door Ha
Virago

Modern Collection

C T

BALDWIN

Achieve the



Hinged & Bifo Patio Door Ha
Spiere

Rustic Collection

C T

BALDWIN

Stand out w



Hinged & Bifo Patio Door Ha
Rustiek

Essential Collection

C T

Elevate you



Compare Window & Patio Door Lines

Review our lines and discover your best fit.

For more information on Pella's window and patio door offering, see your local Pella sales representative or visit pella.com/professionals.









	Pella® Reserve™		Pella Lifestyle Series	Pella Impervia®
Product Line	Traditional	Contemporary		
Material	Wood & Clad-Wood	Clad-Wood	Clad-Wood	Fiberglass
Price	$$$$ – $$$$$	$$$$ – $$$$$	$$ – $$$	$$-$$$
Description	Exquisitely designed windows and doors with unparalleled historical detailing. Featuring through-stile construction, deliberate proportions and intricate profiles to achieve authentic traditional style.	Simple and sophisticated designs with expansive glass, sleek, minimal profiles and through-stile construction embody the tenets of pure contemporary style.	Purposeful innovations delivering room-by-room solutions like integrated blinds, shades and security sensors. Available performance packages offer an unbeatable combination of energy efficiency, sound control and value.[2]	Pella Impervia products are engineered to last. Our proprietary fiberglass material provides unmatched strength and lasting durability with sleek, timeless style.[4] Tested in extremes and designed for every day, these windows and patio doors deliver proven performance.
Available Styles	**Window Styles** A AT B C CO DH F SH PC **Patio Door Styles**	**Window Styles** A AT C CO F PC **Patio Door Styles**	**Window Styles** A B C DH[3] F **Patio Door Styles**	**Window Styles** A AT B C DH F SH SW **Patio Door Styles**

Whole Home Solution
Black Pella® Reserve™ casement windows with traditional grilles and Pella Entry Door.

Additional Solutions

Give your project an invitir





Window & Door Trim Options

Interior Wood Trim

Dramatically reduce installation time with factory-applied and factory-finished trim. Pella's beautiful trim options provide a vast range of choices that are true to your customer's home architectural style and décor.

The trim around Pella® wood, fiberglass or vinyl windows and doors can coordinate with other trim on your project, including baseboards, crown molding and chair rails. Optional accessories to coordinate with trim profiles are available.

Wood Types

Choose the wood species that best complements your project's interior.

Pine Oak

Prefinished Pine Interior Colors

Trim is available prefinished in your choice of several paints and stains. Unfinished or primed and ready-to-paint are also available.



White Bright White Linen White Natural Stain Golden Oak Stain Early American Stain Provincial Stain Dark Mahogany Stain

Red Mahogany Stain Espresso Stain Charcoal Stain Black Stain

Interior Trim Styles

Choose from over 50 styles of prefinished or unfinished wood interior trim to fit your project including these popular styles. Select trim styles available in Oak.



Craftsman Ranch Provincial Colonial Curved

EnduraClad® Exterior Trim

Add distinct low-mainter time and co

Exterior Finish Colors

Our low-ma



Black



Iron Ore

Soft Linen

Exterior Trim Styles

EnduraClad



Monroe

Installation Methods

Pella makes reduce cost

For complet

Give your business the advantage with Pella ProEdge Solutions

Pella ProEdge SOLUTIONS

We're here to help your projects go smoother. This service operates as an extension of your team to help projects run more smoothly while reducing callbacks. With Pella ProEdge Solutions, you can expect:

Your Local Go-To Window and Door Experts

Anytime, Anywhere Communication

Service After the Sale

Pella ProEdge Solutions is here to get your jobs completed faster, get you paid quicker and ultimately get more jobs sooner.

Learn more about Pella ProEdge Solutions at pella.com/proedge.

Pella LIMITED LIFETIME WARRANTY

Pella products are backed by some of the best warranties in the business.

You can be confident in your investment. Pella windows and patio doors are backed by a strong national brand and some of the strongest warranties.

NOTE: Product specifications may change without notice.
Actual colors may vary from those shown and products may vary slightly from illustrations and photos.

ENERGY STAR PARTNER

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Pella® Reserve™
Traditional Wood & Clad/Wood

Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



- **Historical details**
  Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve – Traditional products are the ideal choice for historical renovations and traditional building projects.
- **Authentic hardware**
  Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.
- **Architectural interest**
  Featuring the industry's only foam spacer solution, Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles – providing meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.
- **Virtually unlimited customization**
  If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.
- **Tailor-made solutions**
  From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.
- **Intentional innovation**
  Winner of the 2019 Most Innovative Window from Window and Door Magazine, the Integrated Rolscreen® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window, and rolls away, out of sight, when you close it.
- **Durable interiors and extruded aluminum exteriors**
  To help save you time on the jobsite, interior finish options are available in a variety of paints and stains, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.
- **ENERGY STAR® certified[1]**
  Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.
- **Testing beyond requirements**
  At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.
- **Best limited lifetime warranty[2]**
  Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.[2]

Available in these window and patio door styles:



Special shape windows also available.

[1,2] See back cover for disclosures.

Product Specifications

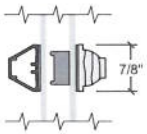
Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
Awning	13-¾"	13-¾"	59"	59"	LC40-CW50	0.25-0.29	0.18-0.47	27-35	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Awning	17"	17"	53"	29"	R45-CW50	0.28-0.32	0.18-0.47	27-30	Pocket Replacement
Casement	13-¾"	13-¾"	47"	108"	R35-CW50	0.25-0.29	0.18-0.47	27-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Casement	17"	17"	35"	73"	R35-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
Fixed Casement	10"	10"	144"	144"	R35-CW50	0.25-0.29	0.18-0.47	27-35	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Fixed Casement	17"	17"	59"	73"	R45-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
Double-Hung	14"	24-⅜"	48"	96"	CW30-CW50	0.25-0.30	0.19-0.53	28-35	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Double-Hung	13-½"	23-¾"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	Pocket Replacement
Monumental Hung	13-¾"	24"	72"	144"	LC25-CW50	0.25-0.30	0.17-0.47	29-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
In-Swing Hinged Patio Door (Single)	18"	36"	48"	199-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
In-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
Out-Swing Hinged Patio Door (Single)	18"	36"	48"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Out-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Sliding Patio Door (O)	30-¾"	74"	60-¾"	119-½"	LC40-LC70	0.29-0.32	0.15-0.42	–	
Sliding Patio Door (OX, XO)	59-¼"	74"	119-½"	119-½"	LC35-LC65	0.29-0.32	0.15-0.42	29-35	
Sliding Patio Door (OXO)	90"	74"	180"	119-½"	LC30-LC45	0.29-0.32	0.15-0.42	–	
Sliding Patio Door (OXXO)	116-⅛"	74"	236-⅛"	119-½"	LC25-LC40	0.29-0.32	0.15-0.42	–	
Multi-Slide Patio Door	40-¼"	50-½"	701-⅝"	119-½"	R15-LC25[3]	0.30 – 0.36	0.15 – 0.46	31	For more info visit PellaADM.com
Bifold Patio Door	31-¾"	55-½"	312"	119-½"	R15-LC25[3]	0.26-0.44	0.13-0.45	–	

Window sizes available in 1/8" increments
Special sizes available. For more information regarding performance, visit pella.com/performance. For more information regarding frame and installation types, visit PellaADM.com.

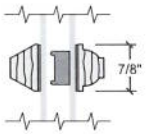
Grilles

Integral Light Technology®

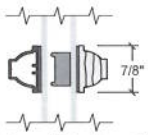
Choose the look of true divided light featuring the industry's only foam spacer.



Putty Glaze Exterior with Ogee Interior[4] 7/8", 1-1/4" or 2"



Putty Glaze Exterior with Ogee Interior[4] 7/8", 1-1/4" or 2"



Ogee Exterior with Ogee Interior[4] 7/8", 1-1/4" or 2"

Window Hardware

Classic Collection

Get a tim



Fold-away Crank
Antiek

Rustic Collection

Create a



Fold-away Crank
Antiek

Essential Collection

Select fro



Fold-away Crank

Patio Door Hardware

Classic Collection

Choose t

BALDWIN



Hinged & B Patio Door
Virago

Colors

Wood Types

Choose the wood species that best complements your project's interior.

Pine

Custom solutions:

Douglas Fir | Mahogany | White Oak | Red Oak | Cherry | Maple

Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.

White | Bright White | Linen White | Natural Stain | Golden Oak Stain | Early American Stain | Provincial Stain | Dark Mahogany Stain

Red Mahogany Stain | Espresso Stain | Charcoal Stain | Black Stain

Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.[7]



Custom colors are also available.

Black | White | Brown | Fossil

Iron Ore | Portobello | Putty | Almond | Classic White | Brick Red | Hartford Green

Pearl Gray | Soft Linen | Satin Steel | Matte Gray | Wolf Gray | Spice Red | Sage

Frost Blue | Blue Ash

Added Peace of Mind

Integrated Security Sensors

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.[8] For more information, go to connectpella.com.



The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.[2]

[1] Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.
[2] Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.
[3] Ratings are contingent on product configurations.
[4] Color-matched to your product's interior and exterior color.
[5] Flush multi-slide handle is a Pella exclusive design.
[6] Flush multi-slide handle is not available in Champagne.
[7] EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.
[8] Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.

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Werderitch, Matt

From: Conner, Alan
Sent: Wednesday, May 3, 2023 12:23 PM
To: Werderitch, Matt; Berkley, Laura
Subject: Erenberger Windows

Categories: Yellow Category

My assessment of the home at 713 W. 7th Street is that the windows are in need of replacement. The windows to be used are from the Pella Reserve Traditional Series and I will submit that information with his HPC application.

ALAN CONNER
Rehabilitation Specialist | Community & Economic Development
City of Davenport

O 563-888-2001 Cell: 563-528-1836
Alan.Conner@Davenportiowa.com

City Hall
226 W 4th St. Davenport, IA 52801

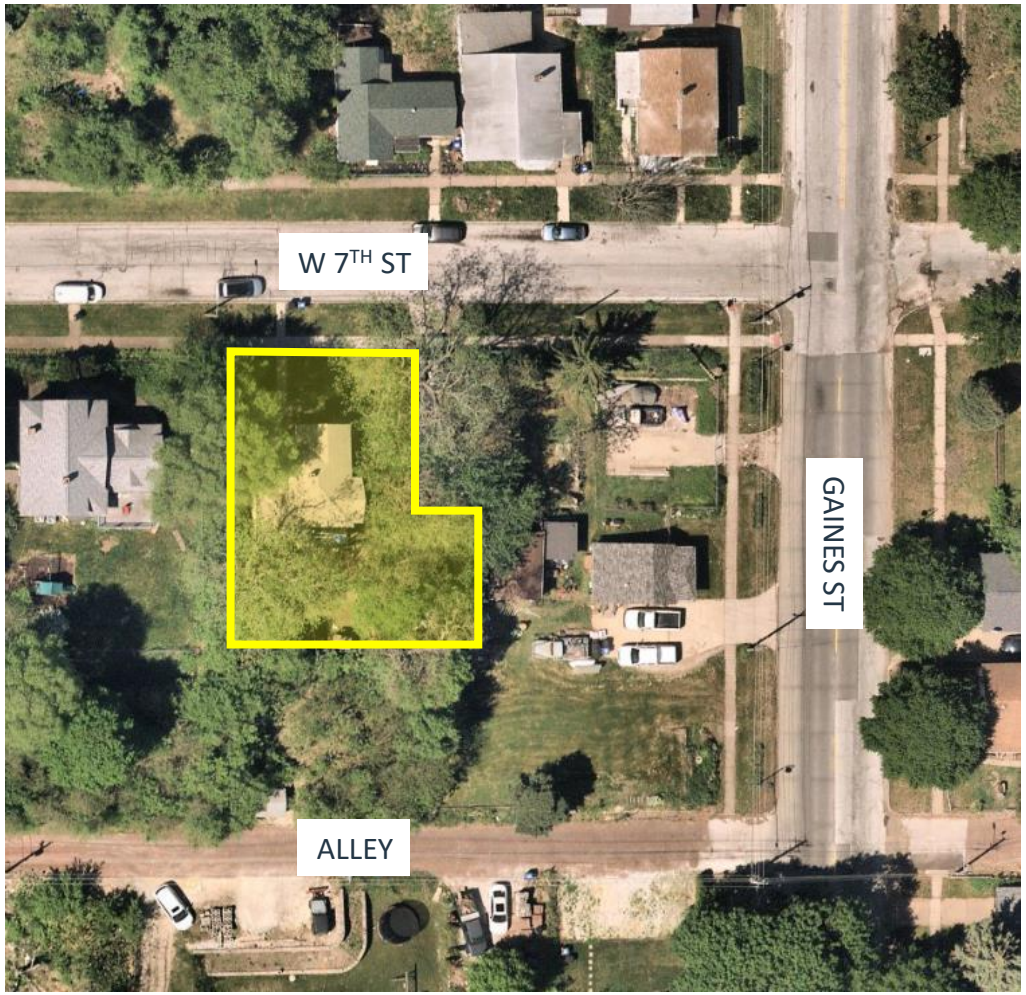
Boldt House

DAVENPORT
IOWA | USA

- Built in 1891
- Queen Anne
- Wood Siding
- Stone Foundation
- Hip/Gable Roof
- Exterior Remains Relatively Intact







Window Replacement

DAVENPORT
IOWA | USA





Request: Replace 8 Windows at the North & East Elevation

Replacement Windows

DAVENPORT
IOWA | USA

Original/Historic Windows:
- 1/1 Pattern
- Wood Windows
- Wood Surrounds

Replacement Windows
- Product: Pella Reserve
- 1/1 Pattern
- Wood Windows
- White Clad Exterior
- Fit Existing Openings





Front Door



Existing 6-Panel Door (Not Original)



6 Panel Metal Door



Aluminum Storm Door

Address ***State #, Map #, FS #*** ***2016 district status*** ***1983 district status***	***Historic Name***	***significant date/s*** ***architectural style/type***	***Materials of walls, foundations, roof***
	History of property (owners/residents, census data including birthplace of self (and parents), Sanborn map info), Current use		***Architectural data (architect/builder, features, modifications), Garage data***
705-707-709-711 Gaines St *Alt: 705-707-709-711 Gaines St* State #82-01838 Map #094 Field Site #F-05 *Parcel #G0045-22* Updated district status: 4 contributing buildings (A) (rowhouses) *1983 NRHP status: Contributing (key)*	**Louis P. Best Apartments (rowhouses)**	c.1905 Craftsman (2 story apts)	Walls: frame - wood Foundation: stone Roof: hip roof - asphalt shingles
	1905 - designed by Clausen & Clausen for Louis P. Best - first one occupied in 1906 - 4 two-story rowhouses originally; 1906-1909 - series of owners: Fred Wernentin Jr, Emma Krombach, Clinton J. Barker 1910 Sanborn map: apartments - 2 story - extant 1910 census: four townhouses/apartments - born in - 1909-1916 - owned by L.R. Walker - 4 units; 1916-1920 - owned by Theresea L. Walker (widow); 1920-1943 - owned by Harry W. Miller - 4 units - then c.1939 split into 8 units 1943-1978 - owned by Adele Hubers - 8 units 1956 Sanborn map: 4 townhouses - 2 units each - 2 story - extant Current use: apartments		Architect/builder: Clausen & Clausen Porch: three porches - square wood columns, wide eaves Windows: 1/1 wood windows, some multi-light, some 6/6 Architectural details: bay windows, dormers, wide eaves Modifications: Historic: -; Non-historic: - Garage: none Other site features: historic concrete retaining wall along Gaines St (6 ft) and W. 7th St (2 ft)
624 Gaines St State #82-01835 Map #095 Field Site #D-18 *Parcel #G0052-41* Updated district status: 1 contributing building (A), 1 non-contributing building *1983 NRHP status: Contributing*	**Ernst and Margaretha Klindt House**	c.1862 Side gable - 1 story, 2 bay (1 story)	Walls: frame - vinyl Foundation: stone Roof: side gable - asphalt shingles
	1860s-1870 - Ernst and Margaretha Klindt (carpenter) (here by 1863), continued to own until 1891 - moved to Lincoln Twp and used this house as a rental 1880 census: rented by Snoor, Doris (40) - born in Germany - Holstein (Germany - Holstein, Germany - Holstein) 1891-1908 - owned by John and Louise Boldt - lived at 713 W. 7th - used this house as rental; 1908-1920 - owned by Louise Boldt - used as rental 1910 Sanborn map: house - 1 story - replaced? 1910 census: rented by Engel, Albert (35, iron worker in car shop) - born in Germany (Germany, Germany); wife: Annie (26) - born in US - IA (Germany, Germany) 1920-1925 - owned by Max and Wilhelmina Harbeck (with 713 W. 7th - lived there) - used as rental; 1925-1945 - owned by William F. Warnebold - used as rental 1945-1960s - Earl and Alice LaVerna Brunk (driver for RI Arsenal) 1956 Sanborn map: house - 1 story - extant Current use: single family house - owner occupied		Architect/builder: Klindt, Ernst (carpenter) (likely) Porch: full porch (added in 1998) Windows: 1/1 windows Architectural details: small house, side gable form indicates early construction Modifications: Historic: -; Non-historic: 1998 - porch, siding Garage: detached - one car Date: c.1960s? Walls: frame - wood Foundation: concrete Roof: gable-front - asphalt shingle Notes: wood garage door Other site features: -
713 W 7th St *Alt: 713 W 6th St* State #82-00630 Map #096 Field Site #D-19 *Parcel #G0052-44A* Updated district status: 1 contributing building (A, C) *1983 NRHP status: Contributing*	**John and Louise Boldt House**	c.1891 Queen Anne (simplified) (2 story)	Walls: frame - wood Foundation: stone Roof: combination hip/gable - asphalt shingles
	1891-1908 - John F. and Louise A. Boldt (painter); 1908-1920 - Louise Boldt (widow), also children Anna (teacher), Otto (house painter), Arnold 1910 Sanborn map: house - 2 story - extant 1910 census: Boldt, Louisa (50, widow) - born in Germany (Germany, Germany) 1920-1925 - Max and Wilhelmina Harbeck; 1925-1945 - owned by William F. Warnebold - used as rental - two units by 1945 1945-1955 - owned by Robert L. Reisacker - used as rental - two units; 1955-1961 - owned by William E. and Ruth Murphy; 1960s - Raymond C. and Beverly Bourquin 1956 Sanborn map: house (2 units) - 2 story - extant Current use: single family house - owner occupied		Architect/builder: - Porch: entry deck Windows: 1/1 wood windows - wood surrounds Architectural details: entry with transom Modifications: Historic: -; Non-historic: 1996 - rear two-story deck added Garage: none Other site features: -

Historic Preservation Ordinance

Section 14.01.060 Certificate of Appropriateness Review Process

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

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

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

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

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **5/9/2023**

Subject:
2023 Preserve Iowa Summit

Recommendation:
Notify City Staff if interested in attending the 2023 Preserve Iowa Summit.

Background:
The Preserve Iowa Summit is the state's premier conference for professionals and volunteers involved in historic preservation. Through expert presentations, workshops and tours, participants will learn new ways to preserve Iowa's past for the future.

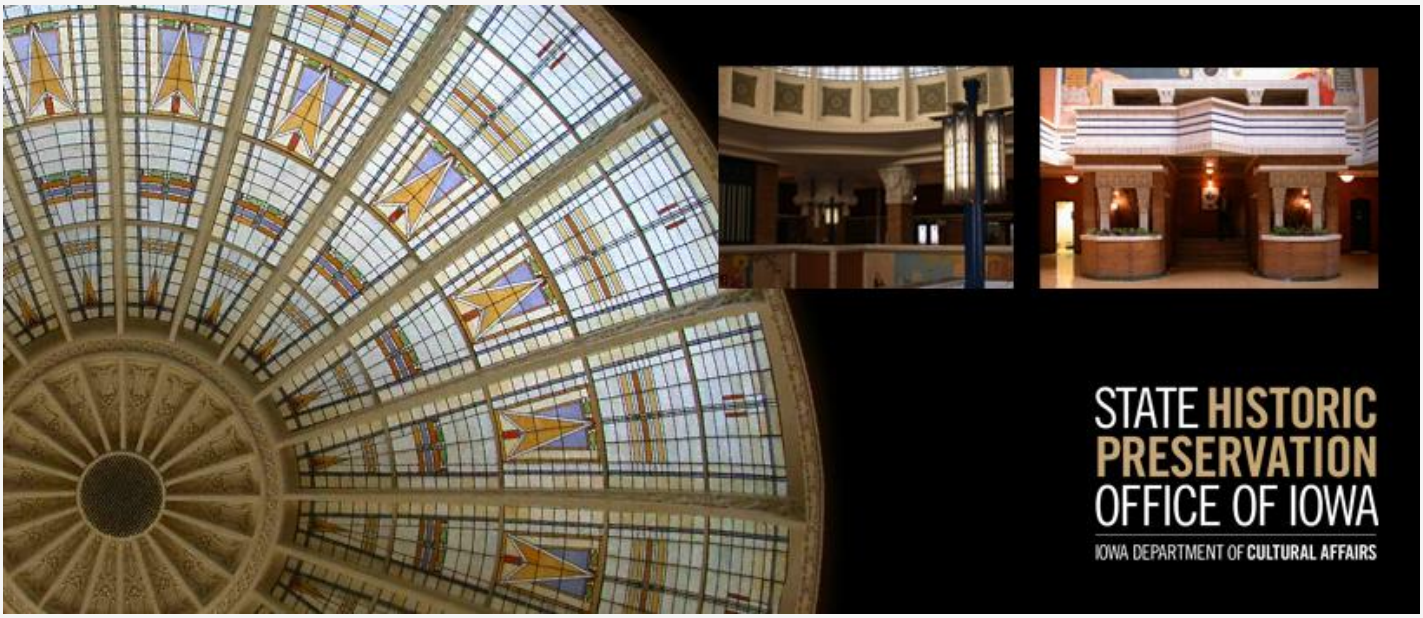
- When: June 1-3
- Where: Sioux City, IA

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Preserve Iowa Summit Information

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	5/5/2023 - 2:38 PM



Preserve Iowa Summit

June 1-3, 2023

The Iowa State Historic Preservation Office is proud to present the 2023 Preserve Iowa Summit!

The Preserve Iowa Summit is the state's premier conference for professionals and volunteers involved in historic preservation. Through expert presentations,

workshops and tours, participants will learn new ways to preserve Iowa's past for the future.

The 2023 summit will take place in Sioux City, where Iowa's rolling prairies meet the Great Plains. The city has a rich and colorful history as a hub for frontier exploration, riverboats, railroads and much more. It's home to the spectacular Woodbury County Courthouse, one of the world's finest examples of Prairie School architecture, as well as the Sergeant Floyd Monument, which honors a member of the Lewis and Clark Expedition and became the country's first National Historic Landmark in 1960.

The three-day program starts Thursday with some inspiration – an awards ceremony to honor the Preservation Projects of Merit, Excellence in Historic Preservation & Archaeology awards, and Preservation Iowa's "Preservation At Its Best" – and wraps up Saturday with a round of how-to sessions specially designed for Iowans who work or volunteer at local historical societies and history museums across the state.

Location

The welcome, keynote and preservation awards session will take place at the Orpheum Theater. All other sessions and the welcome reception will take place at the Warrior Hotel. Several room blocks are available, see the lodging section for more information.

Registration Rates

- $200 for the three-day conference and welcome reception on Thursday evening
- $100 discounted registration for Certified Local Government, Local History Network and Preservation Iowa members
- Please email meg.witt@iowa.gov for scholarship information

Register for the conference here.

Who should attend?

- Historic property owners
- Members of historic preservation commissions
- Historic preservation, planning, interior design and architecture students

- Main Street staff and board members
- Preservation professionals and consultants
- Developers and planning professionals
- Local government officials, community leaders and civic organizations
- Architects

The summit is a coordinated effort of the Iowa Department of Cultural Affairs' State Historic Preservation Office, the city of Sioux City and the Sioux City Historic Preservation Commission. It is funded in part with federal funds from the National Park Service, U. S. Department of the Interior.

Lodging

Several room blocks have been made conveniently within walking distance of all sessions and tours. Make your room reservation by May 1 in order to secure the guest rate. If making reservations by phone, notify the staff that you're with the Preserve Iowa Summit to get the discounted rate.

Warrior Hotel
525 6th St, Sioux City, IA 51101
Group Rate: $119 plus applicable taxes
Book online or call 712-317-1011 to reserve your room.

Schedule at a Glance

Thursday, June 1

8:30 a.m. - 4 p.m.	Registration
9 - 11:30 a.m.	CLG Roundtable
11:30 a.m. - 1 p.m.	Lunch on your own
1 - 4:30 p.m.	Welcome, Keynote Address and Awards Ceremonies at Orpheum Theater
5 - 6:30 p.m.	Welcome Reception at The Warrior Hotel

Friday, June 2

8:30 a.m. - 4 p.m.	Registration
9 - 10:30 a.m.	Breakout sessions at The Warrior Hotel
10:45 a.m. - 12:30 p.m.	Breakout sessions at The Warrior Hotel
12:30 - 2 p.m.	Lunch on your own
2 - 3:30 p.m.	Breakout sessions at The Warrior Hotel
3:45 - 5 p.m.	Breakout sessions at The Warrior Hotel

Saturday, June 3

9 a.m. - 12 p.m.	Lightning Round Sessions at The Warrior Hotel

Detailed schedule coming soon.

Tours & Activities

Registration for summit tours will be provided to registered attendees via email.

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

The views and conclusions expressed during this event are those of the speakers and should not be interpreted as representing the opinions or policies of the U.S. Government. Mention of trade names or commercial products does not constitute their endorsement by the U.S. Government.

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City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **5/9/2023**

Subject:
Party in the Park

Recommendation:
Discuss if the Historic Preservation Commission would like to host a table at a Party in the Park event.

Background:
Party in the Park:
Join the City of Davenport this summer for Party in the Park. The two-hour events are anticipated to run 5:30 p.m. - 7:30 p.m. on select Thursdays June 15 through August 17.

Party in the Park attendees can enjoy food, entertainment, and a variety of activities for the kids! These events are a great opportunity to meet fellow residents, learn more about surrounding neighborhoods, and engage with local elected officials. Members from city staff will be in attendance to discuss concerns and opportunities facing the community and how to can get involved in your neighborhood.

Dates & Locations:
1. June 15th: Lafayette Park, 700 W 4th Street (Adjacent to Hamburg Historic District)
2. June 22nd: Marquette Park, 3200 North Marquette Street
3. August 10th: Garfield Park, 1224 E 29th Street (Miles Collins House)
4. August 17th: Emeis Park, 4500 West Locust Street

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	5/5/2023 - 2:39 PM