HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, APRIL 11, 2023; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

II. Secretary's Report

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

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]

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]

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]

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

VIII. Adjourn

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 **4/11/2023**

Subject:
Consideration of the March 14, 2023 meeting minutes.

Recommendation:
Staff recommend approval of the March 14, 2023 meeting minutes.

Background:
The March 14, 2023 meeting minutes are attached.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Meeting Minutes 3-14-23

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	4/6/2023 - 2:16 PM

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, MARCH 14, 2023; 5:00 PM

DAVENPORT POLICE DEPARTMENT | 416 N HARRISON STREET | COMMUNITY ROOM

I. Call to Order

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

II. Secretary's Report

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

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

III. Communications

A. Upcoming SHPO Presentation: Windows in Historic Buildings

Werderitch announced the Iowa State Historic Preservation Office will visit Davenport on March 21st at 5pm in the City Hall Council Chambers to give a presentation on historic windows.

IV. Old Business

V. New Business

A. Case DNRHP23-03: Request for demolition of the Children's Living Unit (Building F) at 2800 Eastern Avenue. The Children's Living Unit is a non-contributing structure in the Iowa Soldiers' Orphan's Home Historic District. City of Davenport, petitioner. [Ward 5]

Werderitch provided an overview of the request to demolish the noncontributing building. The City performed a Condition Assessment Study at the Annie Wittenmyer Complex. Following the completion of the study, the building's fire suppression system failed causing significant flooding. The structure was under several feet of water, which covered the building's mechanical and electrical equipment. It is estimated that the cost to rehab the building back to its preflood condition is approximately $150,000. This would not cover the improvements identified in the Condition Assessment Study.

If preserved, the building must also be retrofitted to meet current building, fire, mechanical, electrical, and ADA codes. The total costs of rehabilitation are likely to meet or exceed the assessed value of the building.

Gleason addressed Commissioner's questions pertaining to the future use of the Iowa Soldier's Orphan's Home Historic District.

Staff believed there was sufficient evidence to recommend approval of the demolition request. However, if the Commission desired additional information the item could be tabled to the April 11, 2023 Historic Preservation Commission meeting.

Motion by Franken, second by Miranda, to approve Case DNRHP23-03. Motion to approve passed by a roll call vote (5-0).

B. Case DNRHP23-04: Request for demolition of 431 West 8th Street. The Michael J. and Anna Healey House is a non-contributing building in the Hamburg Historic District. City of Davenport, petitioner. [Ward 3]

Staff discussed the Development and Neighborhood Services Department letter issued on February 2, 2018. The Commission reviewed the unresolved violations resulting in the request for demolition. Abutting property owners spoke in favor of the demolition. Commissioners inquired about the timeline for demolition and process.

Staff believed there was sufficient evidence to recommend approval of the demolition request. However, if the Commission desired additional information the item could be tabled to the April 11, 2023 Historic Preservation Commission meeting.

Motion by Hustedde, second by Miranda, to approve Case DNRHP23-04. Motion to approve passed by a roll call vote (5-0).

C. 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 outlined the request to reconstruct the deteriorated front porch, install five new windows, and to replace a rear entry door. The application was missing details on building materials associated with the front porch.

The property owner, Xaveria Mayes, and contractor, Wayne Brewer, were in attendance to answer questions about the project scope and to clarify building materials. Commissioners discussed each element in detail with the petitioner.

Staff recommended approval of the installation of replacement windows identified in the Certificate of Appropriateness at 714 Gaines Street.

Staff recommended tabling the reconstruction of the front porch and installation of the rear door to the April 11, 2023 Historic Preservation Commission meeting to allow the applicant additional time to submit detailed information.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060 C of the Davenport Municipal Code. The installation of new windows 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, approve with one condition, and table the following project components identified in Case COA23-10:

1. Motion to Approve: The installation of five new windows as submitted.
2. Motion to Approve with one Condition: The replacement of the rear entry door, subject to the following condition:
    a. The Commission directed the applicant to select an alternative door that better resembles the design, pattern, or material of the existing door. The alternative door is to be reviewed and approved by City staff.
3. Motion to Table: The reconstruction of the front porch. The purpose is to provide the applicant with additional time to select building materials and clarify construction details. Based on the discussion at the March 14th meeting, the Commission provided the following comments:
    a. The Commission is supportive of PVC porch columns if the massing, scale, size, and visual appearance is consistent with the existing square columns.
    b. The Commission was not opposed to the composite decking floor boards. However, a suggestion was made to select boards without a wood grain pattern.
    c. The Commission suggested floor boards be installed in the same orientation as the existing porch flooring.
    d. The Commission wanted further clarification on the material, style, and dimensions of the porch railings and balusters. To the greatest extent possible, the selected product should match the proportions and dimensions of the existing materials.

Motion to approve, approve with one condition, and table the items as described above passed by a roll call vote (5-0).

D. Case COA23-11: Request to reconstruct the front porch at 729 Western Avenue. The Carl and Minnie (Eldridge) Schlegel House is a contributing building in the Hamburg Local Landmark Historic District. Mary Houston, petitioner. [Ward 3]

Werderitch presented the project scope. The property owner received funding from the DREAM Plus Program to reconstruct the deteriorated front porch. All materials and

characteristics of the porch will be of like kind. The contractor will use evidence from the existing porch to best replicate the proportions, detailing, and materials for the reconstruction.

Commissioners were supportive of the design and building materials.

Staff recommended approval of the Certificate of Appropriateness to reconstruct the front porch at 729 Western Avenue 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. 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 Miranda, second by Franken, to approve Case COA23-11. Motion to approve passed by a roll call vote (5-0).

E. Case COA23-12: Request to install a new roof at 6035 Northwest Boulevard. The John Littig House is a locally listed historic landmark. City of Davenport, petitioner. [Ward 8]

Werderitch described the proposal to install a new asphalt shingle roof at the John Littig House. The replacement shingle will match the existing gray tone shingles on the property. There are no proposed alterations to the fascia, soffit, or gutters. The historic character of the Littig House will remain intact following the reroofing project.

Betsy Tubbs, Parks and Recreation Department, was in attendance to answer questions.

Staff recommended approval of the Certificate of Appropriateness to install a new roof at 6035 Northwest Boulevard in accordance with the submitted material.

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

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

qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence

Motion by Powers, second by Hustedde, to approve Case COA23-12. Motion to approve passed by a roll call vote (5-0).

F. Case COA23-13: Request to install a new roof at 630 East 7th Street. The Antoine LeClaire House is a locally listed historic landmark. City of Davenport, petitioner. [Ward 3]

Werderitch presented the request to install a new roof on the Antoine LeClaire House. The new roof material is standing seam architectural metal. The roofing product is UNA-CLAD UC-14 panel by Elevate. The color 'Terra Cotta' has been selected, since it most closely resembles the existing. There are no proposed alterations to the fascia, soffit, or gutters.

Betsy Tubbs, Parks and Recreation Department, was in attendance to answer questions.

Staff made a recommendation for approval of the Certificate of Appropriateness to install a new roof at 630 East 7th Street in accordance with the submitted material.

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

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

Motion by Powers, second by Franken, to approve Case COA23-13. Motion to approve passed by a roll call vote (5-0).

G. Case COA23-14: Request to install new signage at 131 West 2nd Street. The J.H.C. Petersen and Sons Building is a locally listed historic landmark. Endeavor Management Group LLC, petitioner. [Ward 3]

Werderitch introduced the proposed sign package for a new restaurant and bar occupying the first-floor tenant space. Kendall Deter, applicant, was in attendance to answer questions about the project.

Staff recommended approval of the Certificate of Appropriateness for the installation of new signage at 131 West 2nd Street per Chapter 14.01.060 of the Zoning Ordinance.

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

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

Motion by Hustedde, second by Miranda, to approve Case COA23-14 with the following condition: If the east wall sign is removed, then the property owner shall repair the façade to its original condition prior to installation. Motion to approve Case COA23-14 with the added condition passed by a roll call vote (4-1). Commissioner Powers voting against the motion.

VI. Other Business

A. 2023 Quad Cities Henry Farnam Dinner

The Commission discussed attending the 2023 Quad Cities Henry Farnam Dinner and running a display table. Commissioners will check their availability and confirm interest at the April 11th meeting.

VII. Open Forum for Comment

Commissioner Franken provided an update on the collaboration with the Davenport School District.

Werderitch stated that revising the Historic Preservation Commission Bylaws is included on the Certified Local Government Work Plan for 2023. This is a project that requires coordination with the City's Legal Department. Staff anticipate this taking place in the second half of 2023. Gleason discussed the process of updating bylaws. Commissioners expressed a desire for Bylaws to be reviewed during a work session rather than the regular meeting agenda.

VIII. Adjourn

Motion by Franken, second by Miranda, to adjourn the meeting. Motion passed by a voice vote (5-0). The meeting adjourned at 6:40 pm.

IX. Next Commission Meeting: April 11, 2023

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **4/11/2023**

Subject:
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]

Recommendation:
Based on the feedback provided by the Historic Preservation Commission at the March 14, 2023 meeting, staff recommend 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.

Background:
Project Overview:
The City of Davenport Historic Preservation Commission reviewed exterior alterations to the Postel Rental House at its March 14, 2023 meeting.

The following project component identified in the Certificate of Appropriateness was approved:

1. The installation of five new windows as submitted.

The replacement of the rear entry door was approved, subject to the following:

1. The Commission directed the applicant to select an alternative door that better resembles the design, pattern, or material of the existing door. The alternative door is to be reviewed and approved by City staff.

The Historic Preservation Commission voted to table the reconstruction of the front porch. The purpose is to provide the applicant with additional time to select building materials and clarify construction details. Based on the discussion at the March 14th meeting, the Commission provided the following comments:

1. The Commission is supportive of PVC porch columns if the massing, scale, size, and visual appearance is consistent with the existing square columns.
2. The Commission was not opposed to the composite decking floor boards. However, a suggestion was made to select boards without a wood grain pattern.
3. The Commission suggested floor boards be installed in the same orientation as the existing

porch flooring.
4. The Commission wanted further clarification on the material, style, and dimensions of the porch railings and balusters. To the greatest extent possible, the selected product should match the proportions and dimensions of the existing materials.

Front Porch Reconstruction:
Following the previous meeting, the applicant submitted additional information on the proposed building materials. The intention was to select products that closely replicates the existing porch design. The following revised project scope has been submitted for review:

1. The previously submitted composite decking with the floor boards installed in the same orientation as the existing porch flooring.
2. TimberTech RadianceRail Express Baluster Pack by AZEK: Square balusters in white.
3. The previously submitted PVC square column with standard capital and base.
4. New picture framed lattice to be installed at the base of the porch.

Evidence of the existing front porch will be used to best replicate the proportions, detailing, and materials for the reconstruction. While the proposed materials are not wood, the new features reasonably match the old in design, color, texture, and other visual qualities.

Property Background:
The Postel Rental House is a two-story T-plan structure built in 1895. The building materials consist of aluminum siding, stone foundation, and a cross gable roof with asphalt shingles. There is a full wrap around porch with square wood columns.

The property owner received funding from the DREAM Plus Program to reconstruct the deteriorated front porch, install five new windows, and to replace a rear entry door.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Review Determination Letter 3-14-23
🗋	Backup Material	Application
🗋	Backup Material	Scope of Work
🗋	Backup Material	Background Materials & Photos
🗋	Backup Material	Baluster Specifications
🗋	Backup Material	Decking Specifications
🗋	Backup Material	Porch Column Specifications
🗋	Backup Material	Historic Property Inventory Sheet
🗋	Backup Material	Historic Preservation Ordinance-Review Standards

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	4/4/2023 - 12:15 PM

DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

March 16, 2023

Xaveria Mayes
714 North Gaines Street
Davenport, IA 52802

Re: Historic Preservation Commission Review Determination – Case COA23-10

To Whom It May Concern,

The City of Davenport Historic Preservation Commission reviewed the following case at its March 14, 2023 meeting:

> 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]

The following project component identified in the Certificate of Appropriateness was approved:

1. The installation of five new windows as submitted.

The replacement of the rear entry door was approved, subject to the following:

1. The Commission directed the applicant to select an alternative door that better resembles the design, pattern, or material of the existing door. The alternative door is to be reviewed and approved by City staff.

The Historic Preservation Commission voted to table the reconstruction of the front porch. The purpose is to provide the applicant with additional time to select building materials and clarify construction details. Based on the discussion at the March 14th meeting, the Commission provided the following comments:

1. The Commission is supportive of PVC porch columns if the massing, scale, size, and visual appearance is consistent with the existing square columns.
2. The Commission was not opposed to the composite decking floor boards. However, a suggestion was made to select boards without a wood grain pattern.
3. The Commission suggested floor boards be installed in the same orientation as the existing porch flooring.
4. The Commission wanted further clarification on the material, style, and dimensions of the porch railings and balusters. To the greatest extent possible, the selected product should match the proportions and dimensions of the existing materials.

When additional information on building materials and construction details have been explored and submitted to staff, this item can be brought before the Commission for formal review and approval. The intent is to select products that closely replicate the existing porch design.

Please contact the Building Department at 563-326-7745 to obtain applicable permits.

If you have any questions, please contact me directly at (563) 888-2221 or matt.werderitch@davenportiowa.com.

Sincerely,

m werderitch

Matt Werderitch | AICP
Planner II

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
Xaveria Mayes

ADDRESS
714 N Gaines Street

CITY, STATE, ZIP
Davenport, IA 52802

PHONE
563 676 3655

SECONDARY PHONE
563 343 4384

E-MAIL ADDRESS
Sukimay07a@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.

Xaveria Mayes
Type Applicant's Name

Applicant's Signature — Date: 2/13/23

DEVELOPMENT TEAM

Property Owner
Xaveria Mayes
Address
714 N Gaines Street, Davenport IA
Phone: 563 676 3655 Secondary Phone: 563 343 4384
E-Mail Address
Sukimay07a@gmail.com

Project Manager/Other
Alan Conor
Address

Phone: 563 888 2000 Secondary Phone
E-Mail Address
alan.conor@davenportiowa.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

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

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

REQUEST FOR BID

Client: XaVeria Mayes
Telephone: (563)676-3655
Property: 714 GAINES ST
Davenport, IA 52801

Bids Due: 01/06/2023

Contact for Information:
ALAN CONNER
CITY OF DAVENPORT

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

Materials + Labor

$ _____

1. ELECTRICAL PANEL REPLACEMENT

Spec: EL14 EL14 16

EL14 16
INSTALL NEW 100 AMP 220V SERVICE PANEL AND INCLUDE ALL MODIFICATIONS REQUIRED BY CODE.

PERMIT REQUIRED INCLUDE FEES IN LINE ITEM

$ _____

2. HVAC: AC UNIT

Spec: HV11 HV11 15B

HV11 15B
INSTALL A MINIMUM 15 SEER OR GREATER CENTRAL AIR CONDITION UNIT COMPATIBLE WITH EXISTING FURNACE.

INCLUDE ALL ELECTRICAL MODIFICATIONS AND NEW LINE SETS.

PERMIT REQUIRED

$ _____

3. PORCH REBUILD

Spec: EX65 EX 6

EX 6
CONSTRUCT A NEW FRONT PORCH SYSTEM AND INCLUDE:

1. ENGINEER APPROVED SUPPORT POST FOOTINGS OR A 42" DEEP BY 8" WIDE TRENCH FOOTING WITH 3-#4 REROD BARS RUN HORIZONTALLY SPACED EVENLY FROM TOP TO BOTTOM OR 24" PIER FOOTINGS PER CODE .
2. TREATED LUMBER FLOOR JOISTS WITH TREATED LUMBER SUPPORT POSTS AND THE PREIMETER JOIST WRAPPED WITH WHITE PINE.
3. COMPOSITE DECKING.
4. 6 X 6 ROOF SUPPORT POSTS.
5. GUARD RAILS(HANDRAILS) BUILD WITH SPACE FROM DECKIING TO BOTTOM OF HANRAIL(*NOT SPINDLES ATTACHED TO SKIRTING AND

Client _____ Date
Contractor _____ Date

Rehab Specialist/Inspector _____ Date
Housing Administrator or Program Coordinator _____ Date

Materials + Labor

HANDRAIL*)

6. 42" WIDE STEP WITH RISER AND HANDRAILS ON BOTH SIDES (CONSTRUCTED THE SAME AS THE GUARDRAILS).
7. PICTURE FRAMED LATTICE

**PERMIT REQUIURED

$ _____

4. WINDOW REPLACEMENTS

Spec: WD07 WD07 8F

WD07 8F
REPLACE FIVE (5)WINDOWS WITH DOUBLE HUNG REPLACEMENT UNITS WITH 1/2" INSULATED GLASS, SCREEN AND NEW STOP. INCLUDE ALL MODIFICATIONS NEEDED TO OPENINGS.

*** NOTE ***	HOMEOWNER	CONTRACTOR
BRAND OF WINDOW		
U-FACTOR OF WINDOW		

-MUST MEET CITY U-FACTOR
-TEMPERED GLASS REQUIRED AT LOCATIONS PER CODE

**PERMIT REQUIRED-INCLUDE IN COSTS FOR LINE ITEM

1-STAIRWELL
2-KITCHEN
3-LIVING ROOM
4-LIVING ROOM
5-LIVING ROOM

$ _____

5. DOOR: REAR 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)

Materials + Labor

$ _____

6. DOOR: REAR STORM

Spec: DR22 DR22 8B

DR22 8B
INSTALL SOLID CORE ALUMINUM/VINYL STORM DOOR ($350.00 ALLOWANCE FOR THE STORM DOOR).

$ _____

7. CONCRETE WALK

Spec: EX32 EX32 2A

EX32 2A
REMOVE CEMENT AT REAR WALK(ENTRY TO HOME) AND REPLACE WITH NEW CONCRETE.

$ _____ **Total All Items**

Client Date Contractor Date

Rehab Specialist/Inspector Date Housing Administrator or Program Coordinator Date

N x 80"H Primed Steel 6 Panel Exterior Door System - Right Inswing

enards ® SKU: 4140332

	Primed	Deadbolt Bore
	Primed Steel	Door Style
	Right	Door Thickness
	Primed Wood	Frame Width
	None	Hinge Finish
	Hinges, Sill, Frame, Preassembled Door Slab, Brickmould	Lockset Bore
mension	2-3/8 inch	Manufacturer Warranty
	80 inch	Nominal Door Width
	10	Rough Opening Height
	34-1/4 inch	Sill Finish
	Adjusting	Solar Heat Gain Coefficient
	0.12	Air Leakage (AL) Rating
	Yes	Shipping Dimensions

32"W x 80"H White Self-Storing Midview Storm Door

30 | Menards ® SKU: 4152291

	Cottage Collection	Color/Finish
	1 Closer, Screen Insert	Material
	Easy Hang Installation	Style
	Reversible	Screen Type
	80" to 81" inch	Glass Type
	31-7/8" to 32-3/8" inch	Actual Width
	Limited 10-Year	Actual Height
	Midview Storm Door	Actual Depth
	White	Weight
	84.19 H x 32.81 W x 1.81 D	Shipping Weight
	Regular Return (view Return Policy)	


ADT
714

Proposal - Detailed

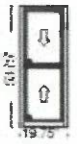
River City Pella Windows and Doors
2830 East 53rd Street
Davenport, IA 52807-3009

Sales Rep Name: Moss, Kevin
Sales Rep Phone: 563-441-1756
Sales Rep E-Mail: kmoss@rivercitypella.com
Sales Rep Fax: 563-441-1760

Customer Information	Project/Delivery Address	Order Information
Iossi Construction 1040 W. 4th Street DAVENPORT, IA 52802 **Primary Phone:** (563) 344-0053 **Mobile Phone:** **Fax Number:** (563) 344-8668 **E-Mail:** davidiossi@iossiconstruction.com **Contact Name:** **Great Plains #:** IOSSICO001 **Customer Number:** 1003176565 **Customer Account:** 1000958071	**714 Gaines st** 714 Gaines st **Lot #** Davenport, Iowa 52802 **County:** **Owner Name:** **Owner Phone:**	**Quote Name:** 714 Gaines st **Order Number:** 108 **Quote Number:** **16465525** **Order Type:** Non-Installed Sales **Wall Depth:** **Payment Terms:** Net 30 Days **Tax Code:** SCOTT CO 2 **Cust Delivery Date:** None **Quoted Date:** 2/7/2023 **Contracted Date:** **Booked Date:** **Customer PO #:**

Customer Notes: This would be a pocket replacement quote.

Line #	Location:	Attributes	Qty
10	stairs	**Architect, Traditional, Replacement Double Hung, 19.75 X 53.75, White**	1



PK # 2128

Viewed From Exterior

Rough Opening: 20 - 1/4" X 54 - 1/4"

1: Traditional, Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 19 3/4 X 53 3/4
General Information: Standard, Style, Clad, Pine, 4 3/4", 3 1/4"
Exterior Color / Finish: Painted, Standard Enduraclad, White
Interior Color / Finish: Golden Oak Stain Interior
Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: Full Screen, Standard EnduraClad, White, Standard, InView™
Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-233-00641-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Clear Opening Width 16.375, Clear Opening Height 22.812, Clear Opening Area 2.594073, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,
Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 147".

Line #	Location:	Attributes	Qty
15	stairs	**Architect, Traditional, Replacement Double Hung, 32.75 X 78.25, White**	1



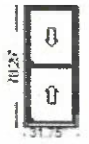
PK # 2128

Viewed From Exterior

Rough Opening: 33 - 1/4" X 78 - 3/4"

1: Traditional, Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 32 3/4 X 78 1/4
General Information: Standard, Style, Clad, Pine, 4 3/4", 3 1/4"
Exterior Color / Finish: Painted, Standard Enduraclad, White
Interior Color / Finish: Golden Oak Stain Interior
Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: Full Screen, Standard EnduraClad, White, Standard, InView™
Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-233-00641-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08|11, Clear Opening Width 29.375, Clear Opening Height 35.062, Clear Opening Area 7.152405, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: No Grille,
Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 222".

Line #	Location:	Attributes	Qty
20	stairs	**Architect, Traditional, Replacement Double Hung, 31.75 X 78.25, White**	3



Viewed From Exterior

Rough Opening: 32 - 1/4" X 78 - 3/4"

PK #
2128

1: Traditional, Non-Standard SizeNon-Standard Size Double Hung, Equal
Frame Size: 31 3/4 X 78 1/4
General Information: Standard, Style, Clad, Pine, 4 3/4", 3 1/4"
Exterior Color / Finish: Painted, Standard Enduraclad, White
Interior Color / Finish: Golden Oak Stain Interior
Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor
Screen: Full Screen, Standard EnduraClad, White, Standard, InView™
Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-233-00641-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08|11, Clear Opening Width 28.375, Clear Opening Height 35.062, Clear Opening Area 6.908918, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: No Grille,
Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 220".

Line #	Location:	Attributes	Qty
25	delivery	**FS - Handling Fee**	1

Thank You For Your Interest In Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at Insynctive.pella.com. By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link https://www.pella.com/california-rights-policy/ at pella.com.

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor **AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS.** You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:
U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC).

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

TERMS & CONDITIONS:

TERMS AND CONDITIONS: Quotes expire in 30 days. Graphics are viewed from outside and are not to scale. The undersigned hereby agrees that this order is correct and final and CANNOT BE CHANGED, RETURNED, CREDITED, OR CANCELLED, in whole or in part unless materials fall within seller's cancellation policy. Only provisions set forth herein in writing and per seller's policy are part of this contract. VERBAL AGREEMENTS ARE NOT VALID. Products are provided as described herein and are not based on plans or specifications. Delivery discrepancies must be reported within 5 days of delivery. Seller is hereby authorized to inquire with a credit bureau or any trade references. If contract is written up to a general contractor, the owner, by signing below agrees to pay the balance due in full if the contractor is in arrears. Customer personally and corporately guarantees payment. Purchaser agrees to pay for materials stored, ordered, or delivered under terms established by seller and, in no event, withhold payment greater than the amount of backordered items. Purchaser agrees to pay a 1-1/2% monthly finance charge and any collection fees required on past due amounts. Purchaser hereby waives any claims against seller for incidental, consequential, liquidated, or delay damages. Seller makes no warranties, express or implied, including all WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Only manufacturer's written limited warranties apply. Glass cleaning and protection from mortar, etc., are not seller's responsibility. Taxes are not included if not shown. If scheduled delivery is delayed more than 2 weeks beyond the original need date by customer, seller will invoice the order. Seller urges the customer to schedule the order need date as accurately as possible when ordering. SAFETY GLAZING AND CODE COMPLIANCE: Claims arising from mis-applicability of building and/or safety glazing codes will be the sole liability of contractor or customer who accepted this order as specified.

Initial_____Prefinished Product: Color samples are only a general representation of the final product. Variations of different batches of stain along with natural differences in absorption rates, grain color, and characteristics of veneers and solid woods can and do affect the final wood color. Such variations will be considered normal and not cause for replacement. We will not accept returns based upon stains not matching samples.

Initial_____River City Pella is a Material Supplier only for this Purchase Agreement. River City Pella only assists in verifying field measurements. The customer is responsible for measuring windows, doors, and other materials and confirming the correct size and opening direction of the product for the order. River City Pella is not responsible for measuring windows and doors, or any other materials or opening directions of the product for orders and will not be liable for the customer's failure to order the correct size. As a Material supplier, River City Pella reviews only those documents or portions of documents related to the materials furnished. River City Pella does not review the contract between the buyer/contractor and owner and is not bound in any way by the contractor other than this Purchase Agreement.

Estimated Delivery Date:_____

Jobsite Directions: (please include the major crossroads)_____

Customer Cell Phone Number (to be used during delivery):_____E-mail:_____

Pre-Pay: $_____Credit Card___Check____

Customer Name (Please print)

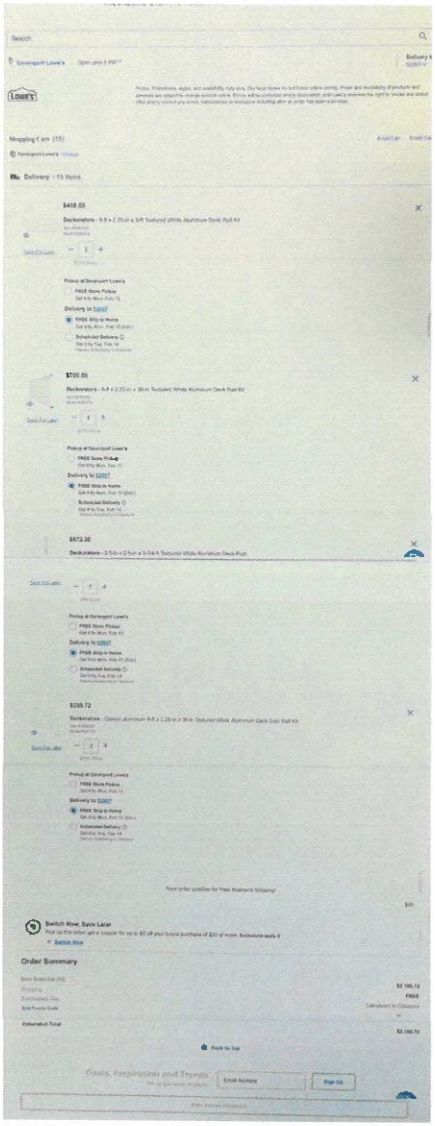
Pella Sales Rep Name (Please print)

Customer Signature

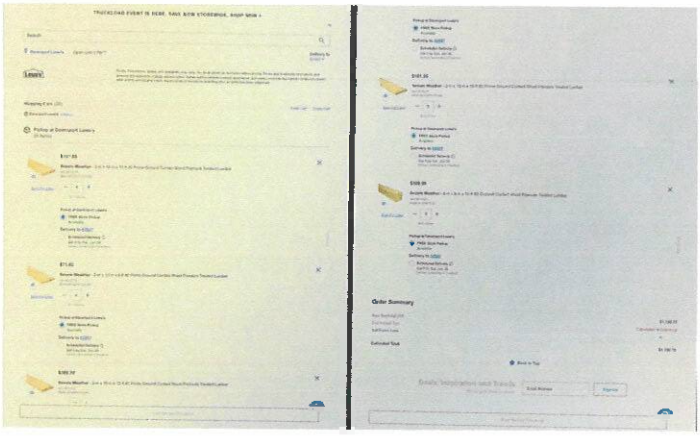
Pella Sales Rep Signature

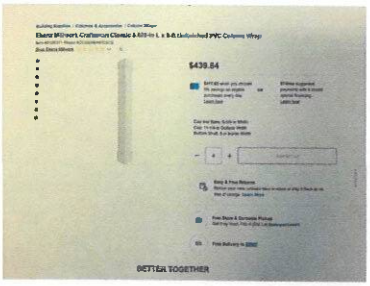
Date

Date








$439.84
BETTER TOGETHER

Postel Rental House

DAVENPORT
IOWA | USA

- Built in 1895
- Building Materials:
  - Asphalt Roof
  - Aluminum Siding
  - Wood Windows
  - Stone Foundation
- Current Use: Single-Family Home





Porch Flooring

Composite decking with the floor boards installed in the same orientation as the existing porch flooring.

- Perpendicular Boards at Front
- Parallel Boards at Side







Columns

DAVENPORT
IOWA | USA

Craftsman Classic Square Non-Tapered Smooth Column with Standard Capital & Base







Balusters



Install New Lattice at Base of Porch



Existing Porch Condition

DAVENPORT
IOWA | USA











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TimberTech RadianceRail Express Baluster Pack by AZEK

4.5 6 Reviews
4 Questions \ 4 Answers


RadianceRail Express Baluster Pack - White








$126.99

COLOR Black

LENGTH
29-3/4 in

PACK SIZE
18 pack

QUANTITY

− 1 + Add to Cart

AVAILABILITY: QUICK SHIP

Estimated Delivery Date: Thursday, April 06

FREE GROUND SHIPPING!
Orders **over $499** qualify.

TAKE YOUR TIME, GET IT RIGHT
365 Day Returns and Exchanges

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We Always Love to Help

DETAILS

RadianceRail Express balusters slide easily into the pre-routed top & bottom rails sold in the rail pack. Balusters can match the rails, or contrast for a fresh look.

SPECIFICATIONS

DecksDirect #	5925
Brand	TimberTech AZEK
Documentation: TimberTech RadianceRail Express Railing Installation (2.07 MB)	
Colors	Black, White, and Kona
Pack Size	18 pack
Baluster Lengths	29-3/4 in (for 36 in level rail) 35-3/4 in (for 42 in level rail, 36 in stair rail, or 42 in stair rail)
Baluster Shape	Square
Material Type	Composite
Dimensions (width x depth x height)	For 36 in rail height: Level rail: 1-1/4 in x 1-1/4 in x **29-3/4 in** Stair rail: 1-1/4 in x 1-1/4 in x **35-3/4 in** For 42 in rail height: Level rail: 1-1/4 in x 1-1/4 in x **35-3/4 in** Stair rail: 1-1/4 in x 1-1/4 in x **35-3/4 in**

Quantity Estimate	6 ft section: 13 balusters 8 ft section: 18 balusters
Included Accessories	none
Warranty	View TimberTech Warranty Information

COMPLETE YOUR PROJECT



TimberTech RadianceRail Express Top & Bottom Rail Pack by AZEK

4.5 ★★★★½ 14 Reviews

$132.99

Choose Options



TimberTech RadianceRail Express Post Cover by AZEK

5.0 ★★★★★ 9 Reviews

$53.99

Choose Options

CUSTOMERS ALSO VIEWED



Baluster Kit for Deckorators CXT Pro Railing

4.5 ★★★★½ 4 Reviews

Out of stock



Square Composite Balusters for Trex Transcend Railing

5.0 ★★★★★ 32 Reviews

$121.99

Choose Options

Trex Select® Composite Decking

Select decking is the perfect pairing of price and minimal maintenance.



High Performance

Trex Select stands up to both weather and weekend mishaps alike, thanks to its high-performance shell. It resists stains and mold better than traditional composites.

Perennial Beauty

Trex Select comes in five nature-inspired colors that pair smartly with any home, and offers a soft, splinter-free finish that's comfortable underfoot.

Sustainable Style

Select decking uses 95% recycled plastic film and reclaimed sawdust, and is backed by our 35-Year Limited Residential Fade & Stain Warranty.



Pebble Grey

Pebble Grey is a light heather grey with an easy-to-maintain, wood-like grain pattern, making it the simple choice.

Read more

12 Inch Composite Deck Board Sample **$5.00**

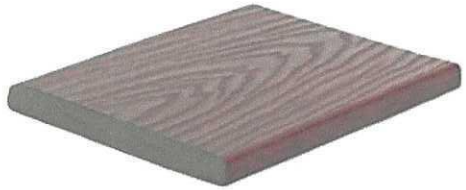
Order a Sample



1” Square Edge Board

.82 in x 5.5 in x 16 ft (20 mm x 140 mm x 487 cm)

.82 in x 5.5 in x 20 ft (20 mm x 140 mm x 609 cm)



1” x 8” x 12’ Fascia

Add a high-performance, luxurious finish to deck edges and stair risers–in all Select colors and Universal White.

Actual Dimensions

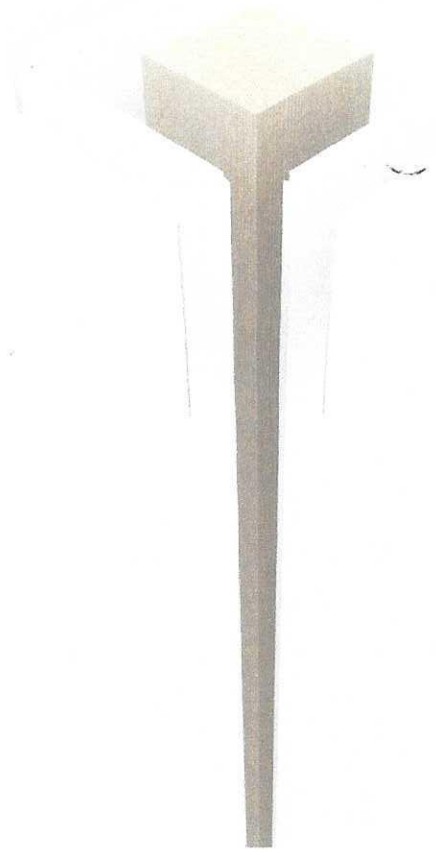
.56 in x 7.25 in x 12 ft (14 mm x 184 mm x 365 cm)

Save an additional 5%
orders over $1,999

Save an additional 10%
orders over $4,999

Save an additional 15%
orders over $9,999

Save an additional 20%
orders over $24,999



QUICK OVERVIEW

The square column, a timeless style is now available in expanded cellular PVC for quick, easy assembly and virtually maintenance-free! Classic Craftsman Series Columns are not prone to the same environmental damage as real wood, such as splitting or cracking. Their E-Z Lock joints will not separate due to disproportionate changes in panel dimensions. When two coats of acrylic latex paint are applied, Classic Craftsman Series Columns will deliver years of service as promised by their Limited Lifetime Warranty against rot, corrosion, and moisture damage.

Cap & Base: 6 5/8" Width

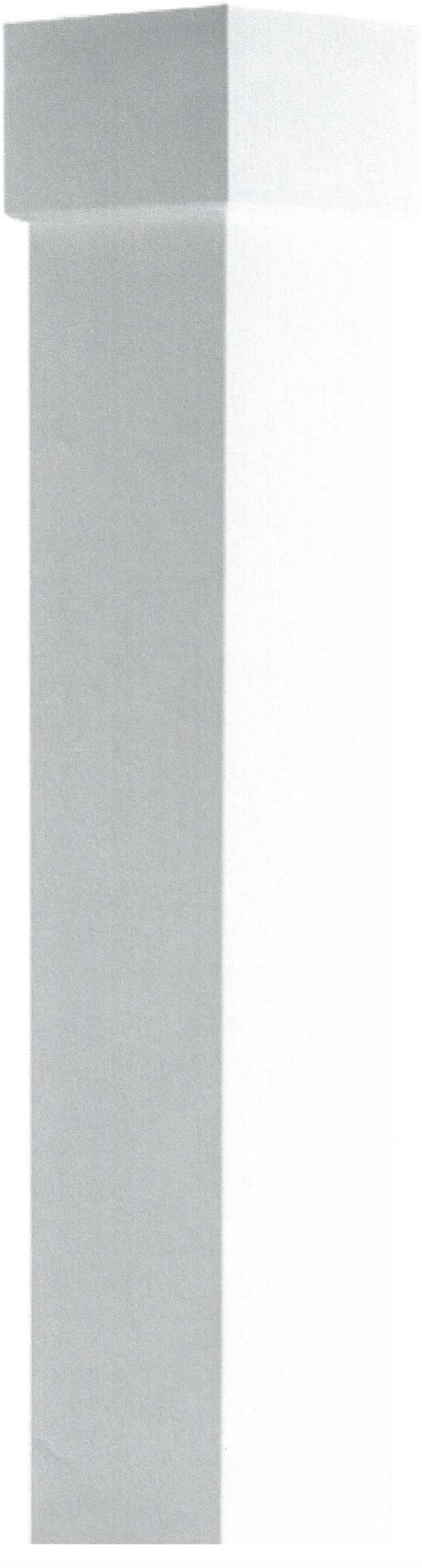
- ✓ Made from expanded cellular PVC
- ✓ Ready for your prime and paint
- ✓ Virtually maintenance-free performance
- ✓ E-Z lock joint design makes installation a breeze
- ✓ Assembles around a structural support
- ✓ Comes with lifetime limited warranty

HELPFUL RESOURCES

Product Warranty
Download manufacturers warranty information.

Installation Instructions
Get step by step installation instructions. View online or print for offline use.

MSDS Sheets
Review this products Material Saftey Data Sheet



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***
714 Gaines St State #82-01841 Map #099 Field Site #F-06 *Parcel #G0045-41* Updated district status: 1 contributing building (A), 1 non-contributing building *1983 NRHP status:* *Contributing*	**Postel Rental House**	c.1895 T-plan (2 story)	Walls: frame - aluminum siding Foundation: stone Roof: cross gable - asphalt shingles
	(earlier one story house on lot) c.1895 - current T-plan house built for Fritz Postel as rental house - lived to north at 720 Gaines - liquor dealer; 1895-1919 - owned by Fritz Postel - used as rental 1910 Sanborn map: house - 2 story - extant 1910 census: rented by Friedholdt, Bernhard C. (50, salesman for drug co) - born in Germany (Germany, Germany); wife: Agnes (51) - born in US - NY (Germany, Germany) 1919-1927 - Jens Wilhelm and Carrie Klindt (pres - Klindt-Hueckstead Co Inc (shoe reprs)) 1928-1952 - owned by L.F. Andresen - used as rental - rented to William and Hertha Hueckstedt by 1935 - willed to Hertha in 1952; 1952-1960s - William and Hertha Hueckstedt (shoe repairer) 1956 Sanborn map: house - 2 story - extant Current use: single family house - owner occupied		Architect/builder: - Porch: wrap-around porch - square wood columns Windows: 1/1 wood windows Architectural details: bay window, picture window with transom, Modifications: Historic: -; Non-historic: siding Garage: detached - one car Date: c.1929 Walls: frame - wide wood Foundation: concrete block Roof: gable-front - asphalt shingles Notes: exposed rafter tails, small wood window Other site features: -
710 Gaines St State #82-01840 Map #100 Field Site #F-07 *Parcel #G0045-40* Updated district status: 1 contributing building (A) *1983 NRHP status:* *Contributing*	**George and Annie Davis House**	c.1866 gable-front - 2 story, 4 bay (2 story)	Walls: frame - aluminum siding Foundation: stone Roof: gable-front - asphalt shingles
	1866-1886 - George and Annie Davis (shoemaker) 1880 census: Davis, George (60, shoemaker) - born in Ireland (Ireland, Ireland); wife: Annie (58) - born in Ireland (Ireland, Ireland) 1886-1918 - owned by Fritz Postel - used as rental - lived two doors to the north at 720 Gaines - liquor dealer 1910 Sanborn map: house - 2 story - extant 1910 census: rented by Kelly, Perry (42, life insurance agent) - born in US - IL (US - KY, US - KY); wife: Mary (44) - born in Ireland (Ireland, Ireland) 1918-1933 - owned by Elise Postal - used as rental - rented to Leroy R. Sievert by 1925 - then bought in 1933 1933-1954 - LeRoy R. and Gladys E. Sievert (pharmacist); 1954-1960 - Fred Jr. and Marian Haut; 1960s - Geraldine R. May 1956 Sanborn map: house - 2 story - extant Current use: single family house - owner occupied		Architect/builder: - Porch: full porch (enclosed with siding/small windows) - square wood columns (c.1920s) Windows: 1/1 windows Architectural details: - Modifications: Historic: c.1920s - porch; Non-historic: c.1950s - porch enclosed, 1977 - aluminum siding Garage: none Other site features: -
708 Gaines St *Alt: 704 Gaines St* State #82-01839 Map #101 Field Site #F-08 *Parcel #G0045-39* Updated district status: 1 contributing building (A) *1983 NRHP status:* *Contributing*	**F. William and Mary Beeck House**	c.1872 gable-front - 1 1/2 story, 3 bay (1 1/2 story)	Walls: frame - wood Foundation: stone (stucco) Roof: gable-front - asphalt shingles
	1867-1874 - lot owned by John B. Lane - not listed here until 1873 1880 census: Beeck, William (40, laborer) - born in Germany - Schleswig (Germany - Schleswig, Germany - Schleswig); wife: Mary (38) - born in Germany - Schleswig (Germany - Schleswig, Germany - Schleswig) 1874-1910s - F. William and Mary C. Beeck (Beck by 1910s) (laborer, milk man, retired); 1910s - Mary C. Beck (widow) 1910 Sanborn map: house - 1 story - extant 1910 census: Beck, Friedrich W. (71, retired) - born in Germany (Germany, Germany); wife: Maria C (69) - born in Germany (Germany, Germany) 1920-1923 - owned by Thomas Agar (real estate) - used as rental; 1923-1941 - Henry W. and Theresa Jess (meat cutter) 1941-1961 - Ernest W. and Helen G. Kyle (guard - RI Arsenal); 1960s - Elizabeth M. Hahn 1956 Sanborn map: house - 1 story - extant Current use: single family house - rental		Architect/builder: - Porch: full porch - square wood columns Windows: 1/1 wood windows Architectural details: square bay window (added) Modifications: Historic: -; Non-historic: shed-roof dormer 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 **4/11/2023**

Subject:
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]

Recommendation:
A recommendation is made to approve 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.

Background:
The Alexander and Fredericke (Tank) Naeckel House was built in 1898. The two-story Queen Anne/foursquare home is currently used as a single-family residence. The building materials consist of wood siding, stone foundation, and asphalt roof. Identifying features include a wrap around porch with square columns on brick piers, a cubical form with rounded corner and cross gable side section, wide eaves, decorative windows, and flared siding at the base of the second story.

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

1. **Mud Beam:** Repair/replace the mud beam at the rear corner of the home. Addressing the failing mud beam will improve the structural integrity of the house.
    - The mud beam is the first layer of wood installed on top of the foundation wall. Mud beams serve as an anchor point for the structure's framing. Since the floor and walls are constructed on top of the beam, it is important that the beam is mounted level, straight, and flat.
2. **Crown/Fascia Molding:** Install new crown molding at areas where missing. The cedar boards will be milled to match the existing. Adding drip molding in missing places will prevent water damage that has caused deterioration of the siding and mud beam.
3. **Replace Siding with Cedar Lap Siding** in the following areas:
    - Replace wood siding where dormer meets roof line (front of house), match as close as possible.
    - Replace missing siding at the bottom of the west side of the home (near PVC exhaust), match as close as possible.
    - Replace missing siding at east side of home (behind porch), match as close as possible.
    - Replace areas of deteriorated siding with matching cedar lap siding.
4. **Paint House:** Paint the exterior of the structure. The project scope includes cleaning,

scrapping, sanding, priming bare wood and two-coats of paint per manufacturer's specifications. The repair and limited replacement of cedar siding preserves the historic character and improves overall curb appeal.

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	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	4/5/2023 - 1:52 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)
SIDING REPAIRS & PAINT ENTIRE EXTERIOR EXCLUDING FRONT & REAR PORCH

APPLICANT INFORMATION

APPLICANT NAME
MIDWEST COMPLETE CONSTRUCTION

ADDRESS
3720 46TH AVE

CITY, STATE, ZIP
ROCK ISLAND IL 61201

PHONE
309-269-7506

SECONDARY PHONE
307-788-6221

E-MAIL ADDRESS
DROWE@MWCOMPLETE.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.

DONALD ROWE
Type Applicant's Name

D.S. R
Applicant's Signature

3-30-23
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
JOAN & DON WAGNER

Address
436 W 7TH ST DAVENPORT

Phone
563-323-2321

Secondary Phone

E-Mail Address

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

PROPOSED MATERIALS HIGHLIGHTED

REQUEST FOR BID

Client: Joan M. & Don E. Wagner
Telephone: (563)323-2321
Property: 436 W 7th 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~~ 529-1836
Fax: (563)328-6714

Materials + Labor

$ 3,000.00

1. EXTERIOR: MUD BEAM(SILL BEAM)

GREEN TREATED MUD BEAM REPAIRS WITH CEDAR 1" X 10" FACE BOARD

Spec: EX53 EX53 6

EX53 6
REPAIR/REPLACE MUD BEAM AT REAR CORNER OF HOME.

PERMIT REQUIRED-INCLUDE PERMIT COST IN LINE ITEM BID

$ 1,000.00

2. EXTERIOR: DRIP MOULDING

CEDAR BOARDS MILLED TO MATCH EXISTING

Spec: EX52 EX52 6

EX52 6
INSTALL NEW DRIP MOULDING AT AREAS WHERE MISSING. MATCH PROFILE AS BEST POSSIBLE.

$ 3,000.00

3. EXTERIOR: REPLACE SIDING

CEDAR LAP SIDING

Spec: EX16 EX16 6W

EX16 6W
1-REPLACE WOOD SIDING WHERE DORMER MEETS ROOF LINE(FRONT OF HOUSE), MATCH EXISTING AS CLOSE AS POSSIBLE.

2-REPLEACE MISSING SIDING AT BOTTOM OF WEST SIDE OF HOME (NEAR PVC EXHAUST), MATCH AS CLOSE AS POSSIBLE.

3-REPLACE MISSING SIDING AT EAST SIDE OF HOME (BEHIND PORCH), MATCH AS CLOSE AS POSSIBLE.

4-REPLACE AREAS OF DETERIORATED SIDING:
- A- 1ST STORY-WEST SIDE CORNER(SMALL PIECE)
- B- 1ST STORY-SE CORNER 5" PIECE
- C- 2ND STORY-NE CORNER 12" PIECE
- D- 3RD STORY-SOUTH SIDE(AT WEST ROOF LINE)- 8 PIECES 18-36"

Client _____ Date _____ Contractor _____ Date 3-8-23

Rehab Specialist/Inspector _____ Date _____ Housing Administrator or Program Coordinator _____ Date _____

Materials + Labor

E- 3RD STORY-SOUTHE SIDE(AT EAST ROOF LINE)- 8 PIECES 18-36"

$38,000.00

4. PAINT: HOUSE ONLY

Spec: PA01 PA01 9I

Oil Primer on all bare wood
Caulk as required
2 coats finish paint
Color Scheme to match existing

PA01 9I

PAINT THE EXTERIOR OF THE STRUCTURE. INCLUDE CLEANING, SCRAPPING, SANDING, PRIMING BARE WOOD AND 2-COATS OF PAINT PER MANUFACTURE'S SPECIFICATIONS.

- HOUSE TO BE PRESSURE WASHED & SCRAPED
- STORM WINDOWS TO BE REMOVED & RESET
- MCL NOT RESPONSABLE FOR ANY ROTTEN/DAMAGED STORM WINDOWS OR SUBSTRATE
- REPLACE/REPAIR OF STORM WINDOWS/SUBSTRATE NOT INCLUDED IN THIS ESTAMATE

$45,000.00 **Total All Items**

D.J. 3-8-23

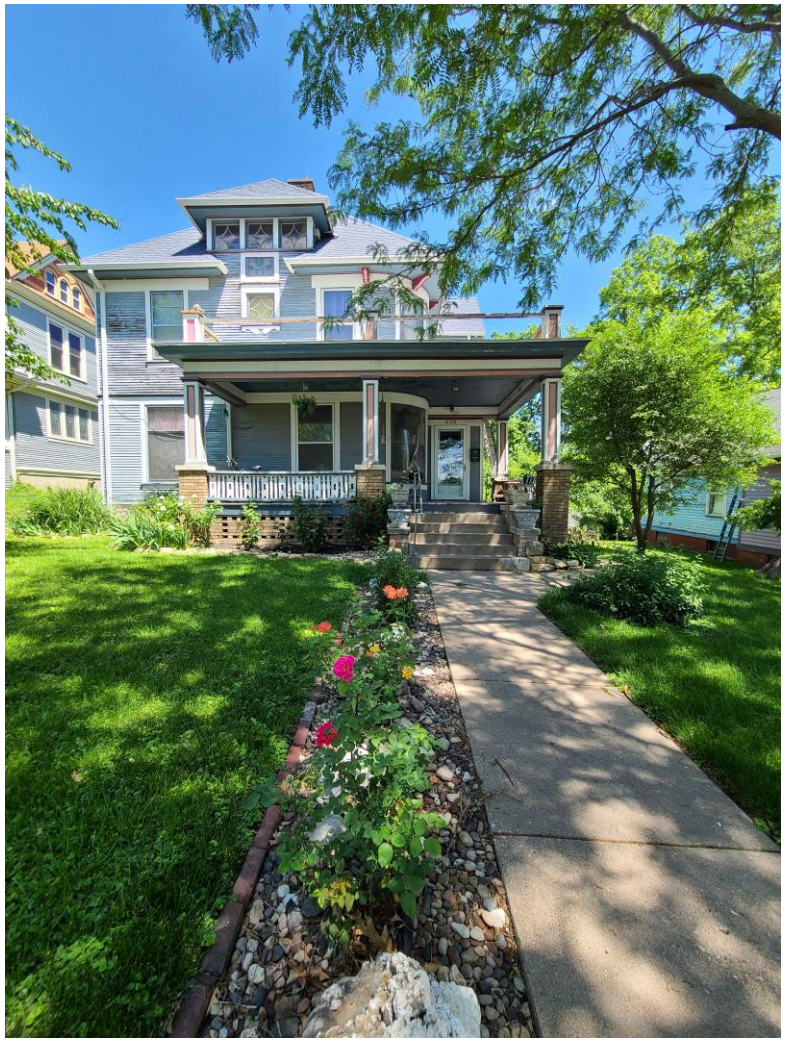
Client Date Contractor Date

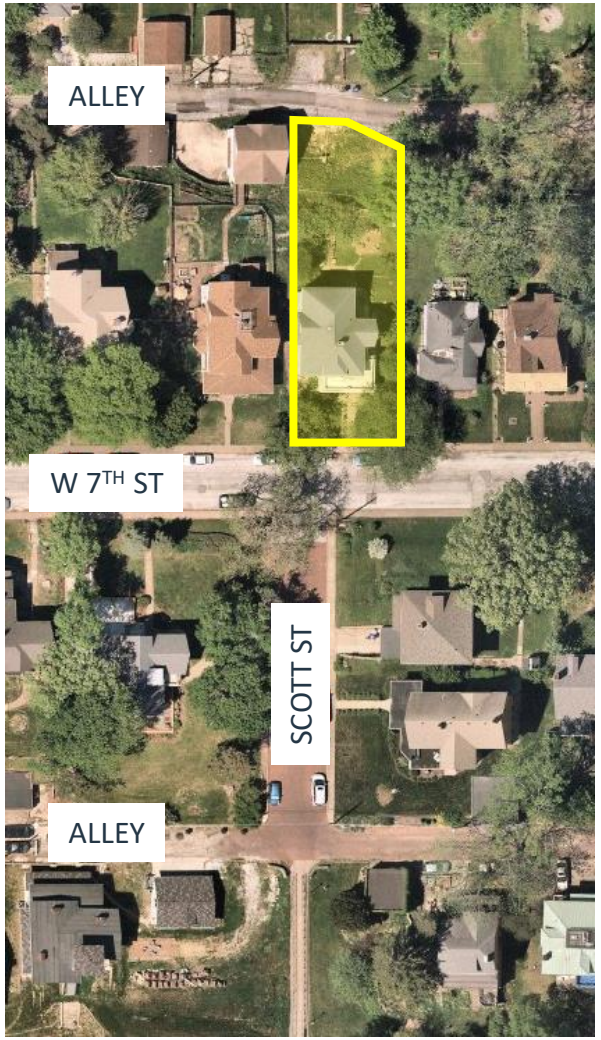
Rehab Specialist/Inspector Date Housing Administrator or Program Coordinator Date

Alexander & Fredericke (Tank) Naeckel House

DAVENPORT
IOWA | USA

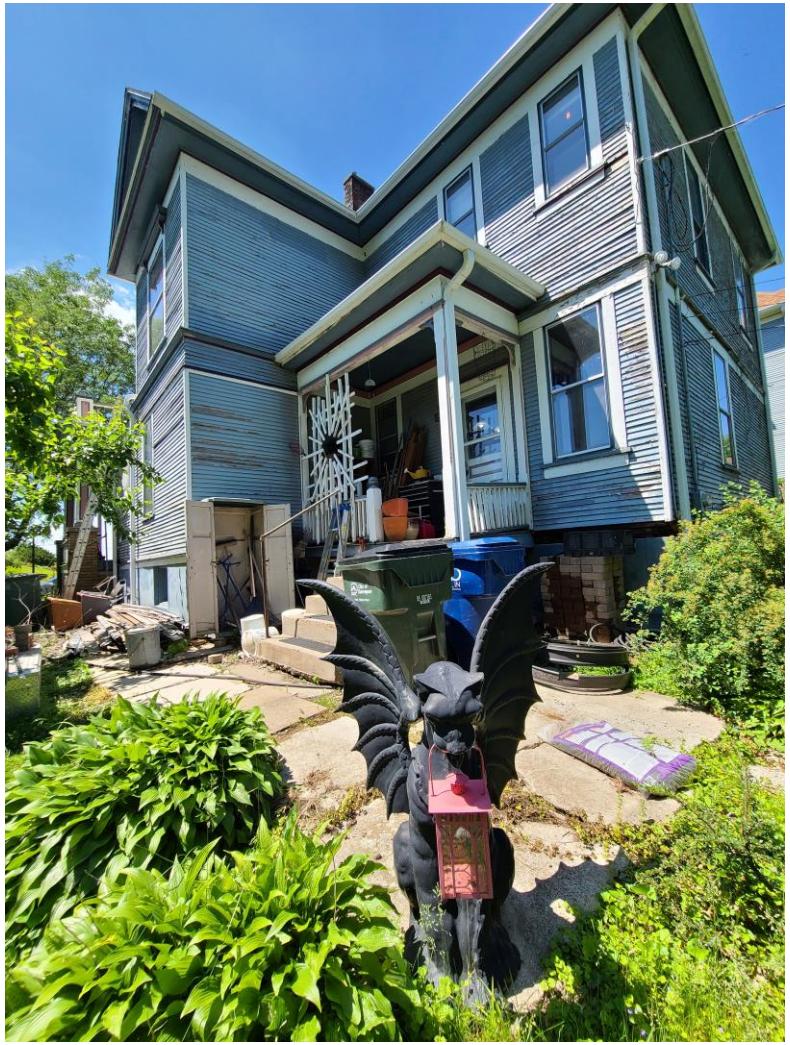
- Built in 1898
- Queen Anne / Foursquare
- Significant Features:
  - Wrap Around Porch
  - Cubical Form w/ Rounded Corner
  - Decorative Windows
- Building Materials:
  - Asphalt Roof
  - Wood Siding
  - 1/1 Wood Windows
  - Stone Foundation
- Current Use: Single-Family Home

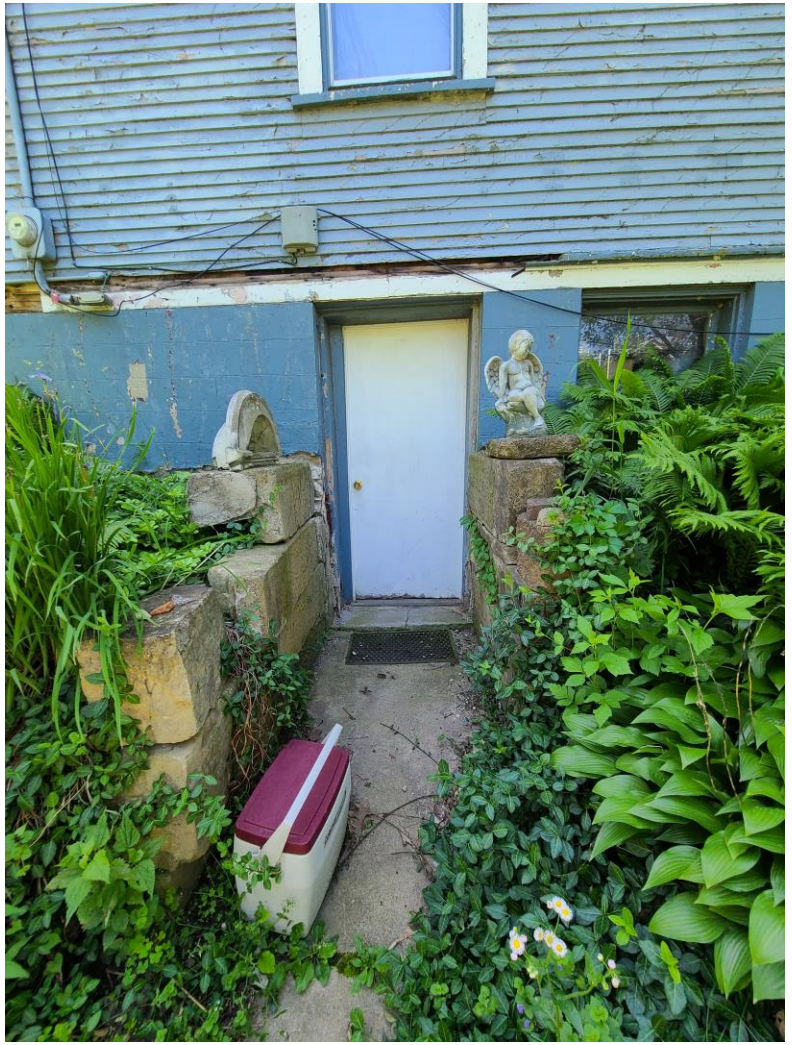




Existing Condition

DAVENPORT
IOWA | USA







Existing Condition

DAVENPORT
IOWA | USA



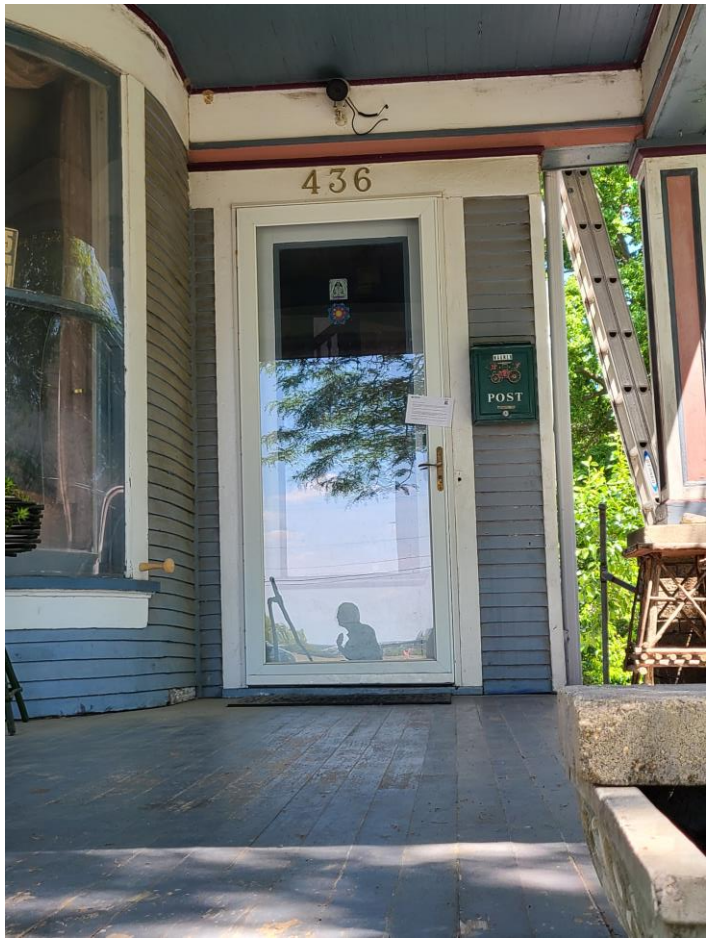




Existing Conditions

DAVENPORT
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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***
424 W 7th St *Alt: 416 W 7th St* State #82-00613 Map #077 Field Site #E-03 *Parcel #G0043-02* Updated district status: 1 contributing building (A, C) *1983 NRHP status:* *Contributing (key)*	**Diedrich J. and Lulu D. (Jammer) Harfst House**	c.1905 Craftsman (2 story)	Walls: brick on 1st, frame/stucco on 2nd Foundation: stone Roof: side gable - asphalt shingles
	(earlier house on lot) 1902-08 - Diedrich (Deat) J. and Lulu D. Harfst House (architect, partner with G.A. Hanssen) (address was 416 W. 7th St in 1900s-10s, then 424 in 1920s) 1910 Sanborn map: house - 2 story - extant 1910 census: Kastlin, Jacob (59, manager of locomotive works) - born in Switzerland (Switzerland, Switzerland); wife: Louise B. (51) - born in US - IA (Germany, Germany) 1908-1932 - Jacob and Louise Kastlin (vp Davenport Locomotive Works, retired); 1932-1939 - Louise Kastlin (widow) 1939-1950 - John J. and Wanda Kastlin; 1950-51 - Margaret R. Danielsen; 1951-1955 - Cloyd T. and Nellie D. Abbott; 1955-1963 - J.R. and Catherine V. Farber 1956 Sanborn map: house (2 units) - 2 story - extant Current use: single family house - owner occupied		Architect/builder: Harfst, Diedrich J. Porch: full porch - square brick columns Windows: 6/6 wood windows, picture windows with transoms Architectural details: brick on first, stuco on 2nd with half timbering, wide eaves, Craftsman decorative front cross gable, decorative multi-light windows, oriel window Modifications: Historic: -; Non-historic: - Garage: none Other site features: -
432 W 7th St *Alt: 428 W 7th St* State #82-00615 Map #078 Field Site #E-04 *Parcel #G0043-01* Updated district status: 1 contributing building (A, C) *1983 NRHP status:* *Contributing*	**Hans and Christina Hansen House**	c.1893 Victorian vernacular (1 story)	Walls: frame - wood Foundation: stone Roof: combination hip/gable - asphalt shingles
	(earlier house on lot) c.1893-1901 - Hans and Christina Hansen (retired, capitalist, born in Denmark/Germany) 1910 Sanborn map: house - 1 story - extant 1910 census: Lerchen, Fannie (60, single) - born in US - MI (Germany, Germany) 1901-1917 - Fannie Lerchen; 1917-18 - Mary A. Foster; 1918-20 - Fred W. Burwell; 1920-1931 - owned by Emma Byrnes and Friedericka Behrens - both listed here in 1925 1931-1955 - owned by Louis and Harry Behrens - used as rental; 1955-1960s - owned by Walter A. Moeller 1956 Sanborn map: house - 1 story - extant Current use: single family house - owner occupied		Architect/builder: - Porch: full porch - square wood columns (early 20th cen) Windows: 1/1 wood windows Architectural details: bay windows, decorative gables Modifications: Historic: -; Non-historic: - Garage: none Other site features: -
436 W 7th St *Alt: 500 W 7th St* State #82-00616 Map #079 Field Site #E-05 *Parcel #G0044-31* Updated district status: 1 contributing building (A, C) *1983 NRHP status:* *Contributing*	**Alexander and Fredericke (Tank) Naeckel House**	c.1898 Queen Anne / Foursquare (2 story)	Walls: frame - wood Foundation: stone Roof: combination hip/gable - asphalt shingles
	(vacant lot) 1898-1928 - Alexander and Friedericke Naeckel (Charles Naeckel & Sons - paints, then Charles Naeckel's Sons) (address is 500 W. 7th St from 1890s-1910s, then 436 in 1920s) 1910 Sanborn map: house - 2 story - extant 1910 census: Naeckel, Alex (51, paint/hardware merchant) - born in US - IA (Germany, Germany); wife: Frederica (48) - born in US - IA (Germany, Germany) 1928-1936 - Alex Naeckel (widower, Charles Naeckel's Sons) 1937-1964 - owned by Albert L. and Violet Offermann (lived to west at 504 from 1939-1945) - used as rental - single family - c.1946-c.1954 - lived here - c.1955-1964 - rental; 1964-1970s - owned by David R. Offermann 1956 Sanborn map: house - 2 story - extant Current use: single family house - owner occupied		Architect/builder: Hanssen, Gustav A. Porch: wrap around porch - square columns on brick piers, second story rail Windows: 1/1 wood windows Architectural details: cubical form with rounded corner and cross gable side section, wide eaves, decorative windows, flared siding at base of second story Modifications: Historic: -; Non-historic: - 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 **4/11/2023**

Subject:
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]

Recommendation:
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 14.01.060Cof 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.

Background:
The John F. Kelly building was constructed in 1910 to accommodate a wholesale grocery warehouse. The large four-story structure anchors the corner of 2nd Street and Pershing Avenue. It is a rectangular brick structure built on a stone foundation with a flat roof. The building lacks detailed ornamentation, which is typical of a manufacturing enterprise. The architecture is focused on functionality of the interior space. Its significance is due to its association with the history of Davenport commerce.

The owners are rehabilitating the structure to include 1st floor commercial space with residential units on the upper floors. The applicant is in the process of applying for state and federal tax credits.

Scope of Work:
The following exterior alterations are proposed:

1. Roof replacement and location of new HVAC roof units to the center and north side of building.
2. Repointing of mortar to varying degrees at all floors.
3. Application of water based silane to address issues of interior efflorescence.
4. Installation of metal anchors to permit mounting of temporary flood gates when needed.
5. Fire separation at current east side window openings in new elevator shaft. DFD requirement.
6. Installation of additional windows on the west elevation at floors 3 and 4.
7. Repair/repainting of existing building signage.
8. Repairs to a loading dock at the east elevation.

Roof Replacement:
The existing flat roof membrane was installed in 2000. Despite being in relatively good condition, the membrane will be replaced with a similar material. The parapet wall along the north, east, and west elevations have a bronze/brown metal cap. However, there are sections missing from the parapet. New parapet caps matching the existing in material, dimension, and color will be installed for a uniform appearance.

The existing rooftop mechanical units are only partially visible from the south elevation, given the lack of a parapet wall on this side of the building. Since new units are being replaced, the equipment will be mounted to the center and north ends of the roof to further reduce visibility from the ground level.

Staff believe the new roof membrane will keep the structure in a good state of repair by preventing further water damage to the masonry. Relocating the rooftop mechanical units will preserve the historic character of the structure.

Masonry:
David Arbogast, Architectural Conservator, conducted a complete masonry analysis of the building by examining the foundation, roof, interior and exterior walls. Based on his observations, the following recommendations were made:

1. Examine the porosity of the brick surface to determine the potential presence of a water repellant.
2. If the exterior brick absorbs water, then a silane water repellant should first be applied.
3. The debris from the efflorescence inside the structure should be completely removed.
4. Drill small holes into the brick masonry in inconspicuous locations to monitor moisture levels from within the masonry.
5. When there is no evidence of moisture within the masonry, then a moisture barrier (silane water repellant) can be applied to the interior wall surfaces. This will repel any moisture generated from within the building that may escape through the brick causing exterior damage.

In addition, the Architectural Conservator conducted a mortar analysis using a sample collected by Bi-State Masonry. The mortar analysis was conducted using the acid digestion testing procedure. The procedure uses acid digestion, filtration, and microscopic analysis of the fines and aggregate. The purpose is to determine the three components of historic mortar: the binder, fines, and the sand/aggregate. The result from the test indicated a mortar consisting of lime and sand only.

Bi-State Masonry will use the masonry and mortar analysis to clean and tuckpoint the structure. City staff concur with the masonry and mortar analysis submitted by the applicant as well as the proposed

scope of work.

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

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

Windows:
New residential units will be added on the west side of the building in floors three and four. Since the upper floors are above the adjacent roofline, the applicant received permission from the State Historic Preservation Office to install a series of windows on the west elevation. The windows will match the size, appearance, and material of the windows on the east elevation. To reduce impact to the historic character of the building, the windows openings are setback 34 feet from the front/north elevation.

Staff believe the window design is compatible with the size, massing, scale, color, material, and character of the property. The windows will have minimal visibility from ground-level on 2nd Street. This exterior alteration will not detract from the original architecture of the John F. Kelly Building.

Signage:
There are three types of signs on the building:

1. A metal projecting sign on the north elevation.
2. A wall sign mounted to the buildings north elevation.
3. Two rectangular wall signs with decorative swirls, one on the east and south elevation.

The applicant requests permission to retain the projecting sign and wall sign on the north elevation. Each sign will be repainted to reflect the new name of the property, which has yet to be determined.

The property owner is requesting an option to either retain or remove the wall signs on the east and south elevation. If retained, they would be repainted to reflect the new name for the building.

Given the uncertainty of the proposed signage, staff recommend a separate Certificate of Appropriateness Application be submitted for review and approval by the Commission if there are any changes to the placement, dimension, material, illumination, or other substantial modification to the existing signage that impacts the character of the property.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Application
🗋	Backup Material	Photos

Backup Material	Exterior Work
Backup Material	Floor Plans & Building Elevations
Backup Material	Masonry Proposal
Backup Material	Mortar Analysis
Backup Material	Mortar Analysis-Drawing 2
Backup Material	Masonry Cleaning Product
Backup Material	Window Specs
Backup Material	Historic Property Inventory Sheet
Backup Material	Historic Preservation Ordinance-Review Standards
Backup Material	NPS-Masonry Brief

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	4/6/2023 - 11:25 AM

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

HPC Meeting Calendar | 2023

HISTORIC PRESERVATION COMMISSION | CITY OF DAVENPORT IOWA

The Applicant and/or their representatives are required to attend the HPC Meeting

Meetings are generally held the 2nd Tuesday of each month

Submittal

Friday (12:00 PM)

Email application to: planning@davenportiowa.com

or deliver application to: Planning | Public Works

1200 E 46th St | Davenport IA 52807

Meeting

Tuesday (5:00 PM)

Meeting Appearance is REQUIRED at:

Council Chambers | City Hall

226 W 4th St | Davenport IA 52801

General Business Requests

(certificates, demolition reviews, national nominations)

12/30/22	01/10/23
02/03/23	02/14/23
03/03/23	03/14/23
03/31/23	04/11/23
04/28/23	05/09/23
06/02/23	06/13/23
06/30/23	07/11/23
07/28/23	08/08/23
09/01/23	09/12/23
09/29/23	10/10/23
11/03/23	11/14/23
12/01/23	12/12/23

Local Landmark Requests

11/25/22	01/10/23
12/30/22	02/14/23
01/27/23	03/14/23
02/24/23	04/11/23
03/24/23	05/09/23
04/28/23	06/13/23
05/26/23	07/11/23
06/23/23	08/08/23
07/28/23	09/12/23
08/25/23	10/10/23
09/29/23	11/14/23
10/27/23	12/12/23

** Date changed due to observed holiday | Any and all Date/Location/Time are subject to change*

Contact planning@davenportiowa.com to submit completed applications or to confirm meeting date/time

Phone Contact: 563.326.6198

PART: COA APPLICATION
PHOTO #:1
DATE: 6/1/2021
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA,
VIEW: Looking NW, roof.





PART: COA APPLICATION
PHOTO #: 2
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA,
DATE: 6/1/2021

VIEW: Looking NE at parapet missing bronze flashing. Generally good condition of parapet cap.

PART: COA APPLICATION
PHOTO #: 3
DATE: February 2023
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA,
VIEW: Looking N, roof from one block away. No visible HVAC.





PART: COA APPLICATION
PHOTO #: 4
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA,
DATE: February 2023

VIEW: Looking N to S elevation. At the river...two blocks away, HVAC begins to appear.

PART: COA APPLICATION
PHOTO #: 5
DATE: February 2023
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA,
VIEW: Looking SW, roof, two blocks away. No HVAC visible.





PART: COA APPLICATION
PHOTO #: 6
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA,
DATE: February 2023

VIEW: Looking SW, roof, one block away. No HVAC visible.

PART: COA APPLICATION
PHOTO #: 7
DATE: February 2023
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA,
VIEW: Looking S, roof, two blocks away. No HVAC visible.



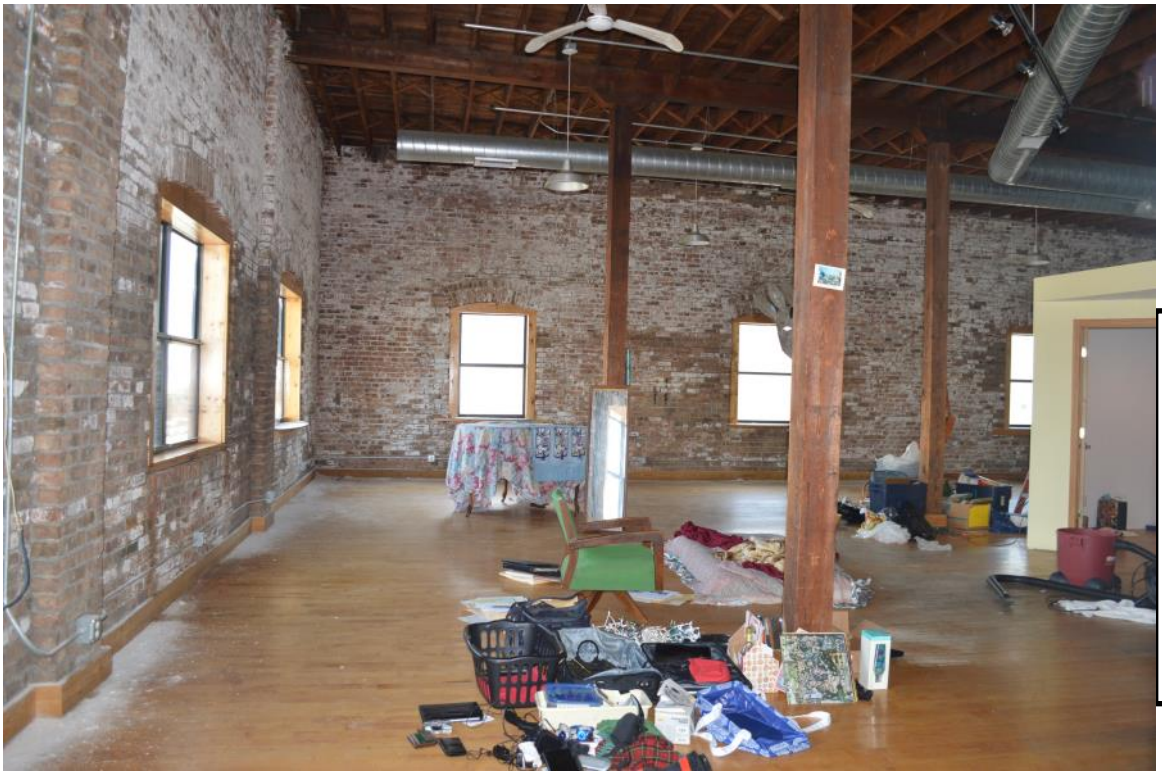


PART: COA APPLICATION
PHOTO #: 8
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA,
DATE: February 2023

VIEW: Looking SE, roof, no visible HVAC. Building not visible from this angle two blocks away.

PART: COA APPLICATION
PHOTO #: 9
DATE: 10/23/2020
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA,
VIEW: Looking S, 4th floor, efflorescence. Most severe case in the building is in this area.





PART: COA APPLICATION
PHOTO #: 10
DATE: 10/23/2020
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA
VIEW: Looking E to N ann E wall of 4th floor. This is a chronic issue existing prior to new ownership.

PART: COA APPLICATION
PHOTO #: 11
DATE: 6/1/2021
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA,
VIEW: Looking to ground, E elevation, 4th floor mortar from roof.





PART: COA APPLICATION
PHOTO #: 12
DATE: 6/1/2021
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA
VIEW: Looking to ground, E elevation, 4th floor mortar from roof.

PART: COA APPLICATION
PHOTO #: 13
DATE: 6/1/2021
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA,
VIEW: Looking down, N Elevation, mortar at 4th floor.

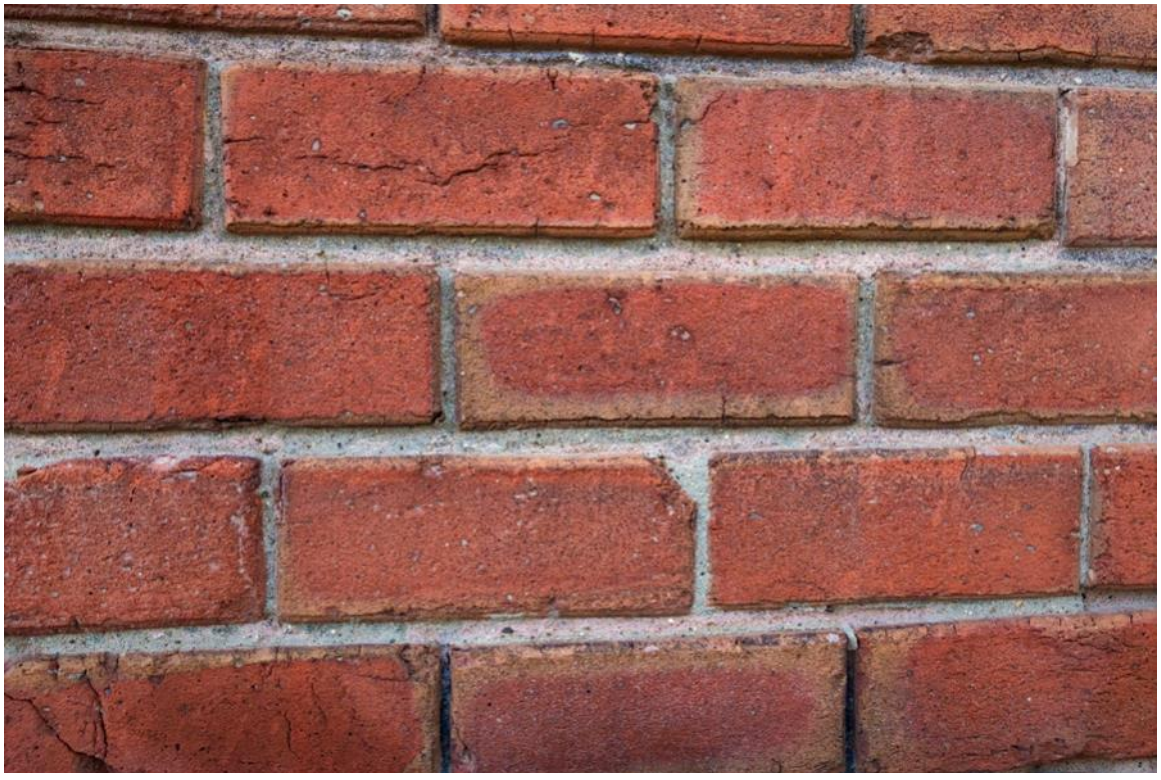




PART: COA APPLICATION
PHOTO #: 14
DATE: 10/21/2020
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA,
VIEW: Looking S. N elevation, as found brick at floors 2-4.

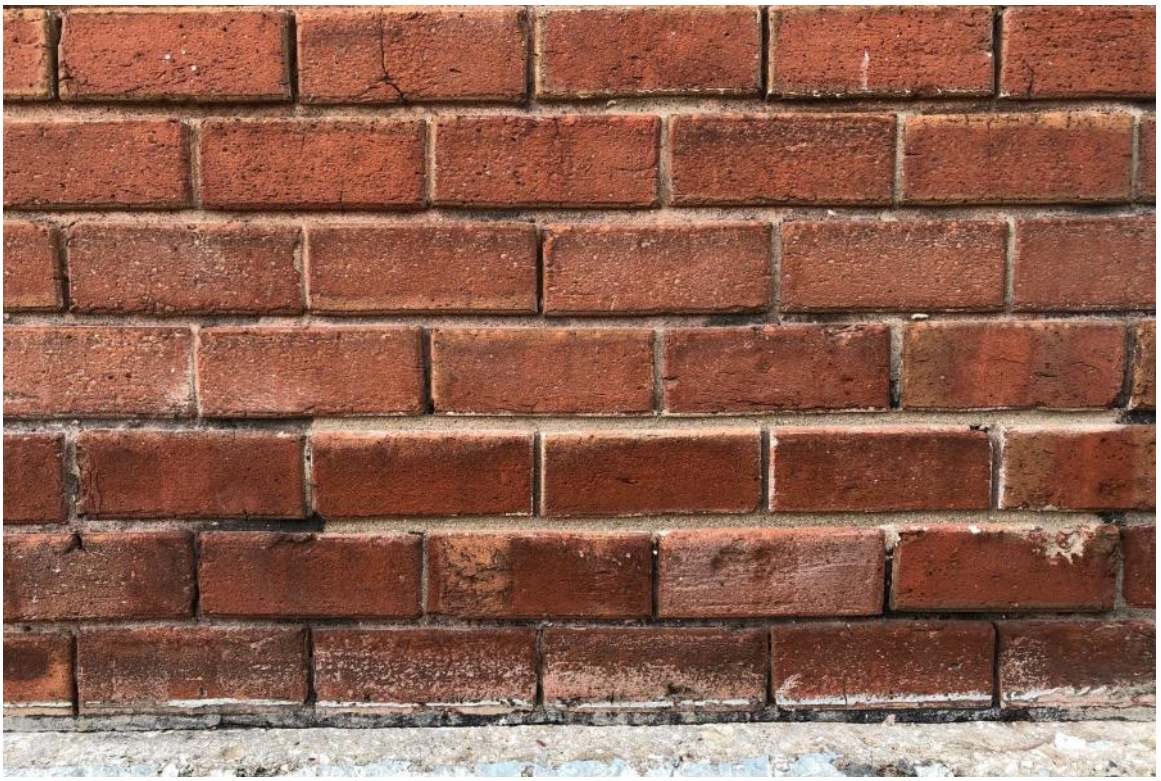
PART: COA APPLICATION
PHOTO #: 15
DATE: 6/1/2021
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA,
VIEW: Looking W, E elevation. a variety of mortar colors exists around the building. Original mortar has concave joints which will be retained in new work.





PART: COA APPLICATION
PHOTO #: 16
DATE: 6/1/2021
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA,
VIEW: Looking W, E elevation. Variety of colors of mortar is typical across elevations.

PART: COA APPLICATION
PHOTO #: 17
DATE: 6/1/2021
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA,
VIEW: Looking W, E elevation, sample of warm taupe color selected for mortar replacement with sand with defined aggregate.





PART: COA APPLICATION
PHOTO #: 18
DATE: 6/1/2021
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA,
VIEW: Looking N, E elevation typical condition of painted concrete foundation. Paint finish is more crazed than it appears in the photo. Damaged corner at old basement window opening occurs in a few locations.

PART: COA APPLICATION
PHOTO #: 19
DATE: 6/1/2021
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA,
VIEW: Looking S,E elevation, concrete foundation. Gas meters located here must stay.





PART: COA APPLICATION
PHOTO #: 20
DATE: 6/1/2021
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA,
VIEW: Looking SW, N elevation, concrete foundation. Also note mortar repairs here using shades lighter than found in some other elevations.



PART: COA APPLICATION
PHOTO #: 21
DATE: 10/21/2020
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA
VIEW: From the across street, looking SE at location where new east side windows will be installed. Note that no windows are located in the first bay. Street impact/view will be minimal.



PART: COA APPLICATION
PHOTO #: 22
DATE: 6/1/2021
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA
VIEW: Looking W, E elevation.

PART: COA APPLICATION
PHOTO #: 23
DATE: 10/21/2020
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA,
VIEW: Looking NW, E and S elevations. Location of windows and doors requiring flood gates.

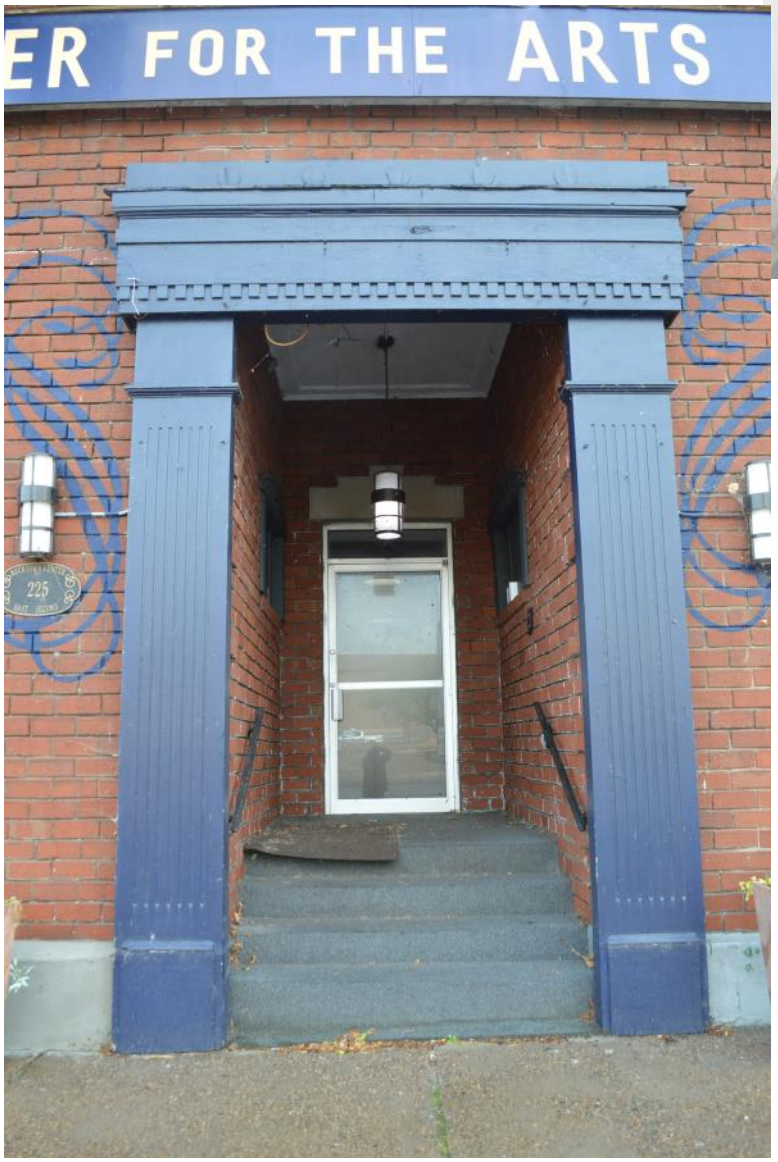




PART: COA APPLICATION
PHOTO #: 24
DATE: 6/1/2021
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA,
VIEW: Looking W, E elevation. Door at street level requiring temporary flood gate proposed to be steel panel with sealing gasket. Anchors permanently mounted through mortar will hold gate using bolts. This is generally the proposed solution for all openings requiring by city code to have this protection during flooding.

PART: COA APPLICATION
PHOTO #: 25
DATE: 6/1/2021
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA,
VIEW: Looking E from 1st floor east side staircase to E entrance.





PART: COA APPLICATION
PHOTO #: 26
DATE: 11/4/2020
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA
VIEW: Looking S, N elevation, main entrance also requiring a lower flood gate during flood events.

PART: COA APPLICATION
PHOTO #: 27
DATE: 10/21/2020
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA,
VIEW: Looking N, S elevation. Two openings requiring flood gates during flood events.





PART: COA APPLICATION
PHOTO #: 28
PDATE: 2/3/2021
ROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA,
VIEW: Looking N, S elevation, roll up door. Also gas meters to remain.

PART: COA APPLICATION
PHOTO #: 29
DATE: 10/21/2020
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA
VIEW: Looking N, S elevation. S entrance.





PART: COA APPLICATION
PHOTO #: 30
DATE: 6/1/2021
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA,
VIEW: Looking W, E elevation, roll up door.

PART: COA APPLICATION
PHOTO #: 31
DATE: 6/1/2021
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA
VIEW: 1st floor, looking E, roll up door.





PART: COA APPLICATION
PHOTO #: 32
DATE: 6/1/2021
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA
VIEW: Looking W, E elevation, opening concreted in at elevator location to allow elevator.

PART: COA APPLICATION
PHOTO #: 33
DATE: 6/1/2021
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA
VIEW: Looking SW, another view, opening at elevator with concrete block, as found. Deteriorated wood and metal sill.





PART: COA APPLICATION
PHOTO #: 34
DATE: 6/1/2021
PROPERTY NAME: JOHN F. KELLY BLDG, DAVENPORT IA
VIEW: Looking SE, metal sign, bar sign at N elevation.

Number: 1	Feature: Overview	Date of Feature: N/A

The John F. Kelly Building, named for the first tenant, was constructed in 1910 on the parcel where "Brick" Munro's Pavilion and Summer Garden was once located. John F. Kelly obtained a 25-year lease for his wholesale grocery business. The company failed in 1932.In the years that followed, the building housed a variety of businesses in the years that followed. About 2000, it was purchased by MidCoast Fine Arts and converted to first floor gallery/office/shop/studio spaces with living spaces on floors 3 and 4. MidCoast sold the building to the current owners, Y & J Properties, in 2015.

When the building was restored in 2000, it did not use historic tax credit incentives; however, the owners did an overall good job of retaining historic elements on its exterior and interior. The building is a contributing structure in the 2019-listing National Register Davenport Motor Row and Industrial District. In 2017, previous to that designation, it was locally landmarked by Davenport's HPC. It is that local landmark status that brings the building before the HPC today.

Y & J Properties owns several NR buildings in the downtown area including Peterson Paper at 301 E 2nd Street, the Andressen Flats at 602 W. 3rd Street, the Halligan Lofts at 402 E 4th Street, and Gordon-Van Tine Lofts at 736 Federal St, whose adaptive reuse was funded in part through state and federal historic tax credits. Rehabilitation of the Kelly Building will also receive state and federal tax credits. Currently, the project has an approved Part 2 with Conditions for its federal and state historic tax credit applications.

The circa 2000 rehab included a central hallway on all floors and both finished and unfinished spaces in keeping with the building's front office and rear warehouse configuration.
Y & J will be retaining the first floor commercial space and converting all space in the upper floors into apartments. The two-story building to the east does not permit any fenestration along the west wall of the Kelly Building. For that reason, the interior second floor hallway will be moved to the west side of the building so that the residential units can take advantage of existing windows on the north, east and south elevations. The existing interior central hallways at floors, 1, 3, and 4 will be retained.
During the earlier rehab, former owners were permitted to install new bronze/brown metal windows at all floors; they retained monumental wood store windows at the north and part of the east elevation on floor 1. New window openings are proposed for floors 3 and 4.

Work impacting the exterior includes:
-Roof replacement and location of new HVAC roof units to the center and north side of building.
-Repointing of mortar to varying degrees at all floors.
-Application of water based silane to address issues of interior efflorescence.
-Installation of metal anchors to permit mounting of temporary flood gates when needed.
-Fire separation at current east side window openings in new elevator shaft. DFD requirement.
-Installation of additional windows on the west elevation at floors 3 and 4.
-Repair/repainting of existing building signage.
-Repairs to a loading dock at the east elevation.

Photos: 3, 8, 21, 22, 23, 27	Drawings: G001, G002, A001R, A002R, A100R, A103R

Number: 2	Feature: Roof , HVAC placement, exterior mechanicals	Date of Feature: 2000

The existing membrane roof was installed circa 2000. It is in fair condition but will be replaced. Some of the bronze/brown colored metal caps at the parapet have been damaged or are missing.

The new roof will be a membrane roof similar to the existing one. Parapet caps matching existing caps will be installed.

Current rooftop HVAC units are not visible from the east, north, or west elevations where parapets are located. However at the south elevation, where there is no parapet, some existing units are visible and do not meet the 2-block clear view now required by SHPO/NPS. A few units are currently visible from two blocks away, the standard now used by NPS and SHPO for rooftop HVAC units.

Since units are being replaced, they will be located to the center and north end of the building so as not to be visible from any ground location. All venting will go to the roof and not be visible from ground locations.

Electrical boxes, now generally required to be on building exteriors, are located appropriately at the south, alley side elevation. These will remain in place. The existing gas connection is located at the east elevation. There are no plans to move this; SHPO and NPS have permitted it to remain at its current location.

Photos: 1, 2, 3, 4, 5, 6, 7, 8	**Drawings: A003, A102**

Number: 3	**Feature: Repointing and foundation repair**	**Date of Feature: 1910 and later work**

Describe existing feature and its condition:

The building was sandblasted sometime in the past, damaging the outer surface of the exterior brick. Either because of this incorrect treatment or other issues, efflorescence in present on the interior of the building; it is severe in some areas on the 3rd and 4th floors. The condition is caused because water from the exterior is now able to penetrate the brick and exit on the interior. There have been repeated episodes of white powder appearing on interior walls, at times leaving residue on the floor.
The building has, inexplicably, what appears to be a different color brick on floor 4. It's also very clear from looking at the building that the concave mortar profile at the 4th floor does not match the raked, or recessed, 3/16" profile found on all other floors. There are also examples of inappropriate mortar repairs on floors 1-3.
Mortar on the 4th floor is in good condition and no replacement is planned; SHPO has approved its retention. While the building will not undergo a complete mortar removal and repointing, there will be substantial repointing at various floors. Mortar samples, with color and content based on the mortar analysis have been conducted. The mortar selected will be used to repoint floors 1 through 3 based on areas of mortar loss. New mortar on these elevations will match the 3/16" recess of historic mortar.

Architectural historian Dave Arbogast was hired to analyze the mortar and to make recommendations to address the issues with efflorescence.
Water-based silane product is most often used to treat bricks who have lost their exterior surface to reduce the penetration of moisture to the interior. Mr. Arbogast's recommendation was to apply water-based silane to the exterior at all elevations. Other types of silane are not recommended as they are not breathable and can trap moisture inside the brick. After the exterior application, any remaining moisture in the brick will exit through the interior face of the brick. The moisture on the interior face of the brick will be monitored. When the brick is sufficiently dry, silane will be applied to the interior brick faces.

The application of silane will not change the color of the brick. The application should protect the brick from water incursion for about ten years. The product selected is Protectosil® CHEM-TRETE® 40 VOC.

The building's concrete foundation has been painted in the past and the paint is peeling. It appears that at the southeast corner one small section was inappropriately overcoated with concrete repair material. Painting old concrete that was designed to be unpainted and overcoating old concrete is not approved by SHPO/National Park Service. However, the overcoated section will be retained as found. The concrete foundation will be stripped of its paint and damaged areas will be repaired with concrete patching material that matches the color of the original foundation. The foundation will not be repainted.

Photos: 11 - 20	**Drawings: Drawing 1, Drawing 2, Drawing 3, Drawing 4 Mortar Analysis, Masory Analysis, Masonry Proposal, Masonry Product**

Number: 4	**Feature:** Flood Protection	**Date of Feature: New**

Describe existing feature and its condition:
After the flood of 2019 the city of Davenport implemented new requirements for buildings in the floodplain. While the Kelly building did not suffer water in it in it in its upper floors it did receive water in its basement during the 2019 event. Due to its location, the city of Davenport is now requiring flood protection at all entrances when flood conditions warrant them. At the Kelly building this will consist of a series of removable flood gates mounted on the building at the doors on the South east and north entrances during flood major flood events. The floodgates will consist of aluminum panels with compression gaskets. Mounting the panels will require installation of permanent anchors on each side of the openings. During flooding the gates will be mounted and secured to the building by bolts set into these anchors. Under normal conditions, the gates will be removed and stored. The anchors will be set through building mortar and not brick 2 protect historic masonry. So the only change to the exterior of the building will be those anchors.

Photos: 22-33	**Drawings: G003R**

Number: 5	**Feature: New elevator shaft**	**Date of Feature: 2000**

Describe existing feature and its condition:
Rehabilitation of the building will include installation of a new elevator at the location of the current elevator on the east side of the building. Requirements have changed since the existing elevator was installed and there must be a fire separation between the elevator shaft and the window openings on the exterior of the shaft. This will be accomplished by mounting drywall to the interior of the window openings. The drywall will be mounted through mortar and not brick and will include ventilation holes at the top and bottom to allow for moisture to escape on the exterior side. Per SHPO direction, the drywall will be painted a medium gray so as to read as a neutral from the outside.

Photos: 23, 32	**Drawings:A501**

Number: 6	**Feature: New Windows at the West elevation on floors 3 & 4**	**Date of Feature: New**

Since residential units will be located on the West side of the central hallway on floors 3 & 4, and since the building rises above the roof line of the adjacent building to the east, applicants have requested and received permission from SHPO/NPS to install a series of windows on the West elevation at those floors. The window openings will match the size of corresponding upper floor windows on the east elevation. Since during the circa 2000 rehab, upper floor windows were converted to bronze/brown metal units, SHPO/NPS have approved installation of metal windows at the new openings and a change to one added west elevation window to match the proposed size of the new windows. To minimize the impact of these windows SHPO/NPS have required that window openings begin no less than 34' from the front, north elevation.

The manufacturer selected for the new Windows is Iowa based company Gerkin Windows and Doors. The proposed windows are from their series 5900 single hung units. For new windows, SHPO/NPS requires clear, uncoated, non-tinted glass with a light transmission of at least 72%. The glass for the Kelly Building windows will be specified to be insulated, clear, uncoated, non-tinted Cardinal Glass. The light transmission of this product at 82% will exceed historic requirements.

Photos: 23	**Drawings: A201R, A202R, A203, A204, A205. Drawing 5-Proposed Windows and Cardinal Glass Specs**

Number: 7	**Feature: Signs**	**Date of Feature: Unknown**

Describe existing feature and its condition:

There are three signs on the property:

1. A dimensional, metal, projecting sign is located at the N elevation. This has been repainted to identify the building as being Midcoast's Bucktown Center for the Arts. This sign appears to predate Bucktown at the site. It is deteriorated.
2. A bar sign, apparently mounted to the building at the N elevation, age unknown, also identifies the building as Bucktown Center for the arts.
3. Rectangular signs with swirls at each side at the E and S elevations, also promoting Bucktown appear to date from the MidCoast Fine Arts ownership.

Y & J want to retain the projecting sign and the bar sign on the N elevation, repainting them to reflect the new name of the property which is TBA.

Y&J would like the option of retaining/or removing the other two signs. If retained, they would be repainted to reflect the new name for the building.

Photos: 34, 23, 27	**Drawings: No Drawings**

Number: 8	**Feature: East Elevation Loading Docks**	**Date of Feature: 1910**

Describe existing feature and its condition:

There are two loading door openings along the east elevation at the first floor. One opening is located along the elevator shaft. The opening has been filled with painted concrete block. The other opening is filled with a functional modern painted aluminum garage door, painted brown on the exterior. The steel framing around the right side of the functional opening is missing. Wooden bumpers are either missing (functional opening) or severely deteriorated (filled opening.)

New steel framing match existing will be installed on the right side of the opening. New wood bumpers will be installed at both openings.

Photos: 23, 30, 33	**Drawings: No Drawings**

Project Information

PLANS SUBMITTED BY: BRACKE HAYES MILLER ARCHITECTS
1465 41st STREET
MOLINE, IL 61265

BUILDING OWNER: Y&J PROPERTIES

DAVENPORT, IOWA

PROJECT: THE KELLY BUILDING
225 EAST SECOND STREET
DAVENPORT, IOWA 52802

CODE : IBC 2015TYPE
TYPE OF CONSTRUCTION : III-B
NUMBER OF STORIES : 4 STORIES + BASEMENT
TOTAL BUILDING AREA : 8,996 SF/FLOOR (44,980 SF-ALL FLOORS)
TOTAL HEIGHT OF BUILDING : 54' (TOP OF PARAPET)
MAXIMUM ALLOWABLE HEIGHT : 55' (M) 75' (R)

BUILDING FLOOR AREA AND OCCUPANCY:

BASEMENT: 8263 SF -SPRINKLERED
FIRST FLOOR: GROUP M OCCUPANCY 8263 SF -SPRINKLERED
SECOND FLOOR: GROUP R-2 OCCUPANCY 8263 SF - SPRINKLERED
THIRD FLOOR: GROUP R-2 OCCUPANCY 8263 SF - SPRINKLERED
FOURTH FLOOR: GROUP R-2 OCCUPANCY 8263 SF - SPRINKLERED

ALLOWABLE FLOOR AREA BY OCCUPANCY:

BUILDING TYPE	ALLOWABLE AREA	HEIGHT
M	37,500 SF	3 STORIES
R-2	48,000 SF	5 STORIES

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW, WAS PREPARED BY ME OR BY A PERSON UNDER MY DIRECT OBSERVATION AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED ARCHITECT UNDER THE STATE LAWS OF IOWA.

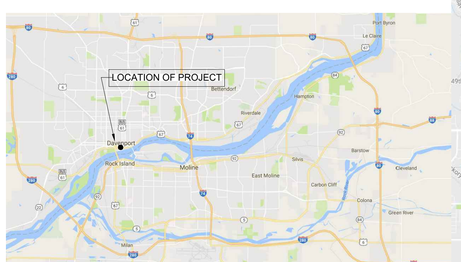
JOHN A. MAHON, AIA #05093

Key

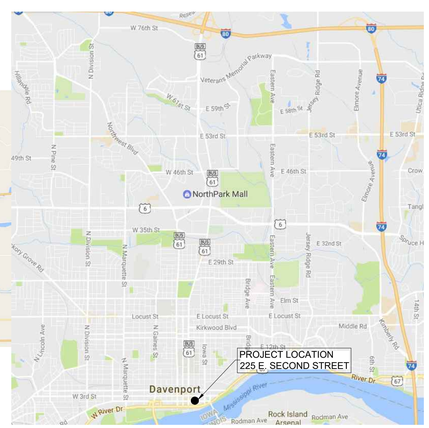
TWO HOUR FIRE RATED WALL

ONE HOUR FIRE RATED WALL

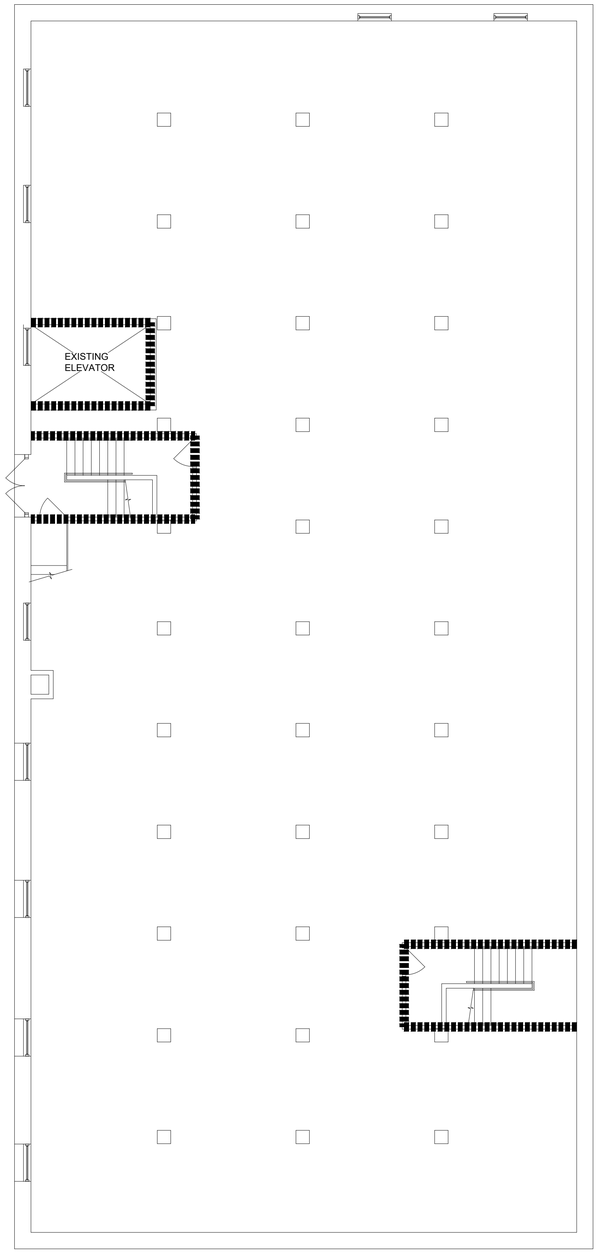
ONE HALF HOUR FIRE RATED WALL



AREA MAP
N.T.S.



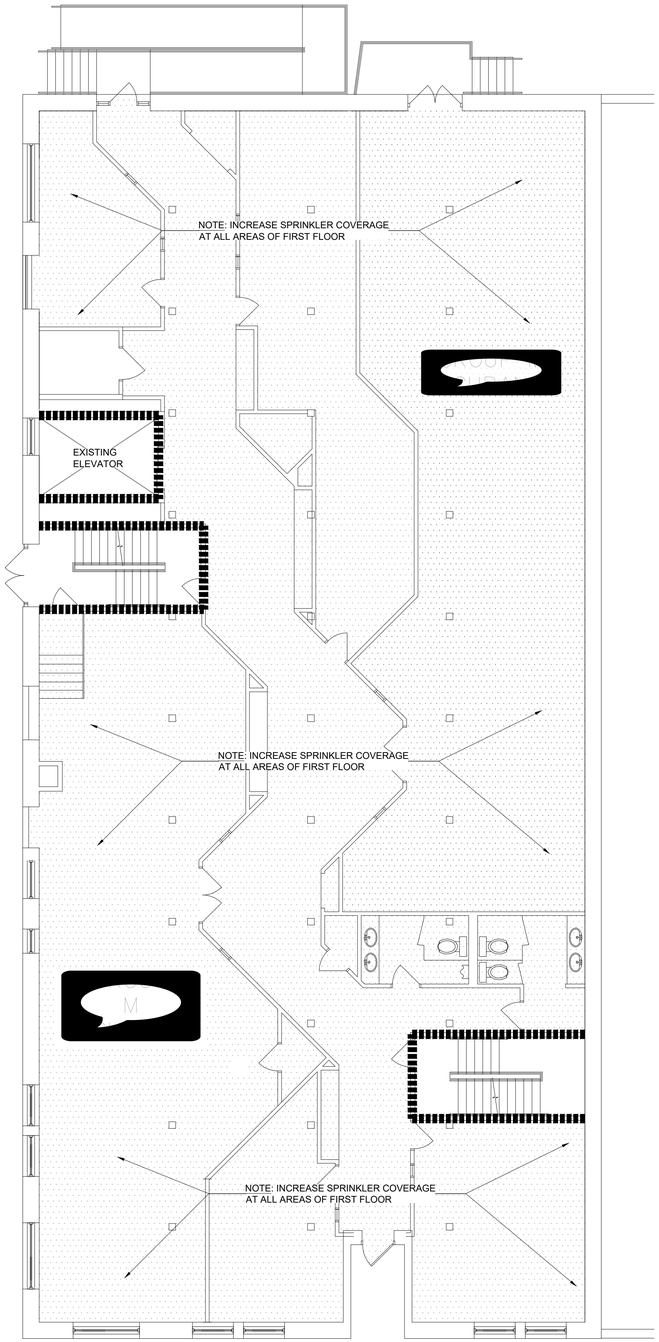
PROJECT LOCATION PLAN
N.T.S.



BASEMENT FLOOR :
*GROUP M OCCUPANCY- FULLY SPRINKLERED

BASEMENT PLAN
Scale: 1/8" = 1'-0"

NORTH



FIRST FLOOR :
*GROUP M OCCUPANCY- FULLY SPRINKLERED

FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

NORTH

BHMM

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REDEVELOPMENT PROJECT
FOR
Y&J Properties LLC
225 EAST 2ND STREET
DAVENPORT, IOWA 52802

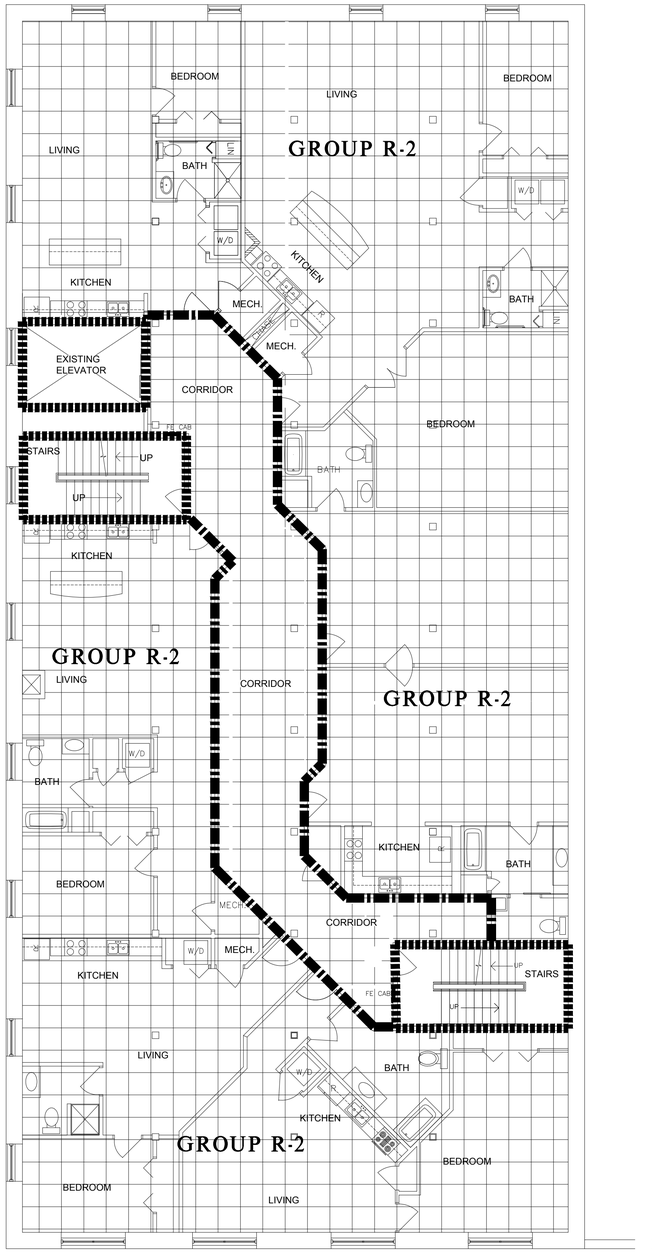
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1621

GENERAL
PROJECT
INFORMATION

G001

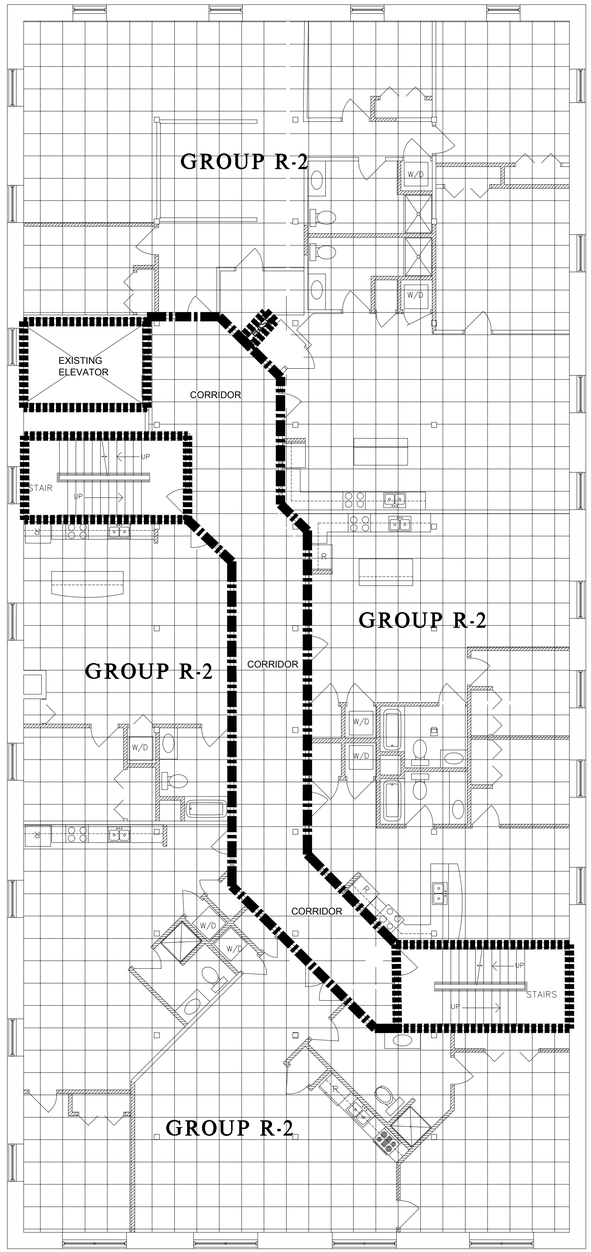


SECOND FLOOR :
*GROUP R-2 OCCUPANCY- FULLY SPRINKLERED

SECOND FLOOR PLAN

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

NORTH

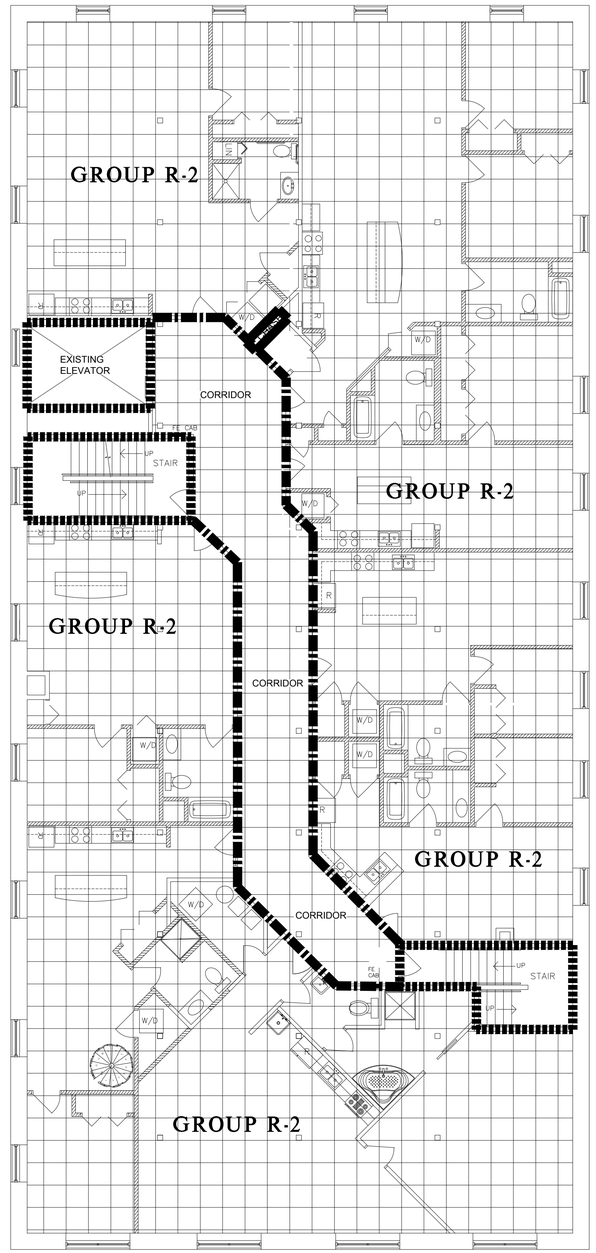


THIRD FLOOR :
*GROUP R-2 OCCUPANCY- FULLY SPRINKLERED

THIRD FLOOR PLAN

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

NORTH



FOURTH FLOOR :
*GROUP R-2 OCCUPANCY- FULLY SPRINKLERED

FOURTH FLOOR PLAN

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

NORTH

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Hayes
Miller
Mahon,
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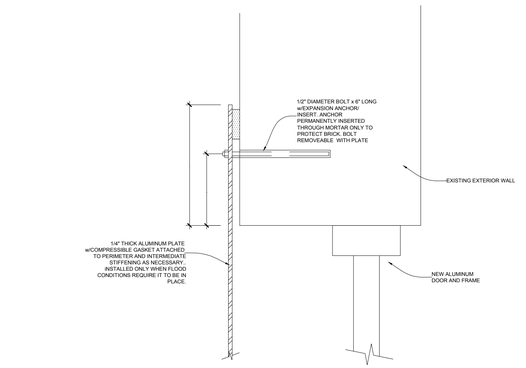
Project No. 1621

GENERAL
PROJECT
INFORMATION

G002

of

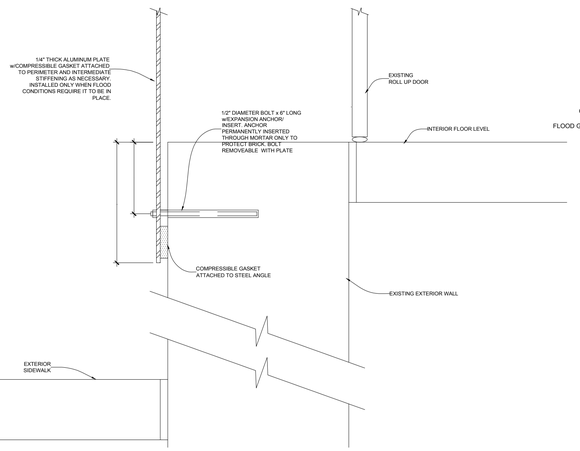
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JAMB DETAIL
FLOOD GATE AT DOOR OPENING

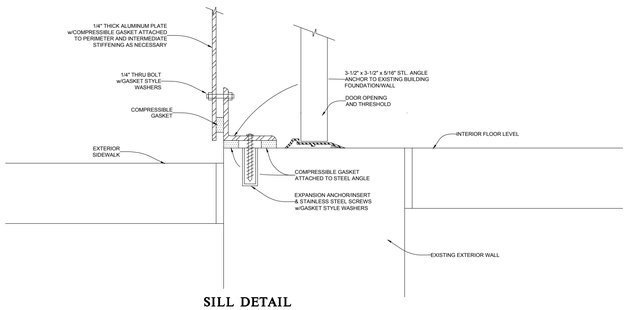
SCALE: 3" = 1'-0"

Plan view, typcal for shorties 1-on each side for tall
2-3 each side put through mortar



SILL DETAIL
FLOOD GATE AT DOOR OPENING

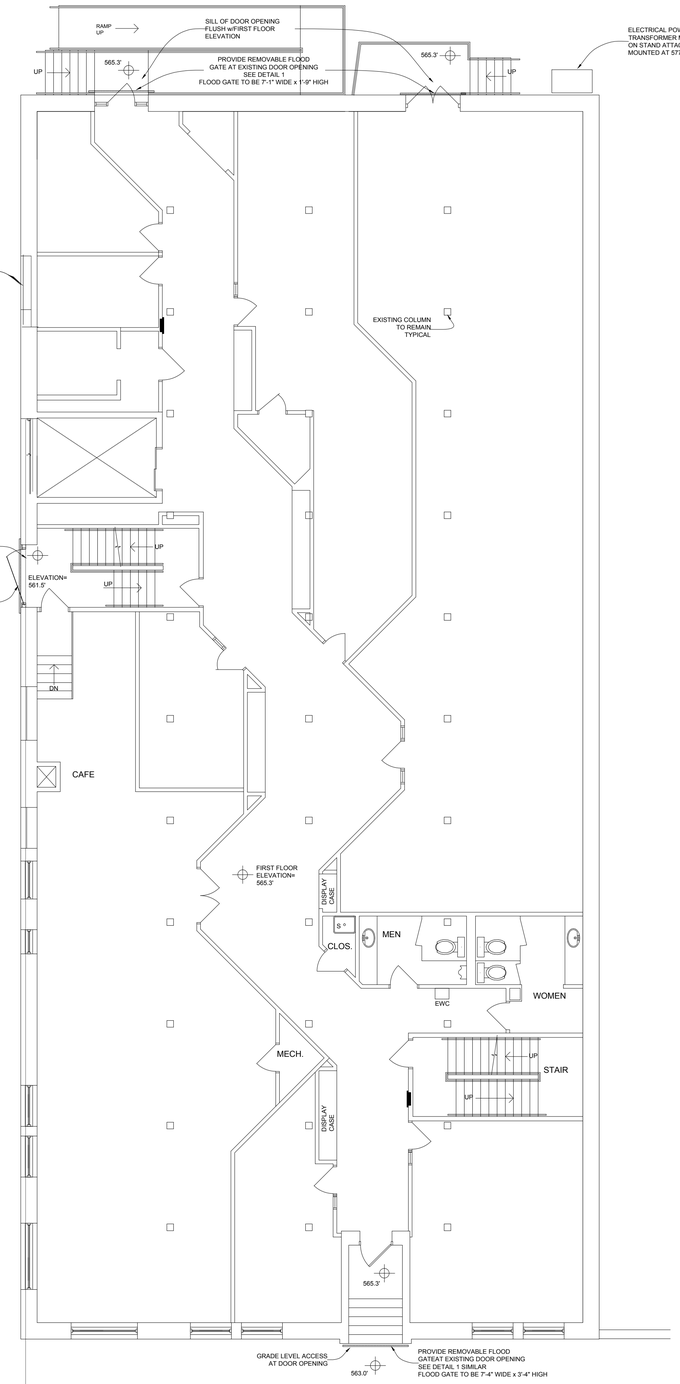
SCALE: 3" = 1'-0"



SILL DETAIL
FLOOD GATE AT DOOR OPENING

SCALE: 3" = 1'-0"

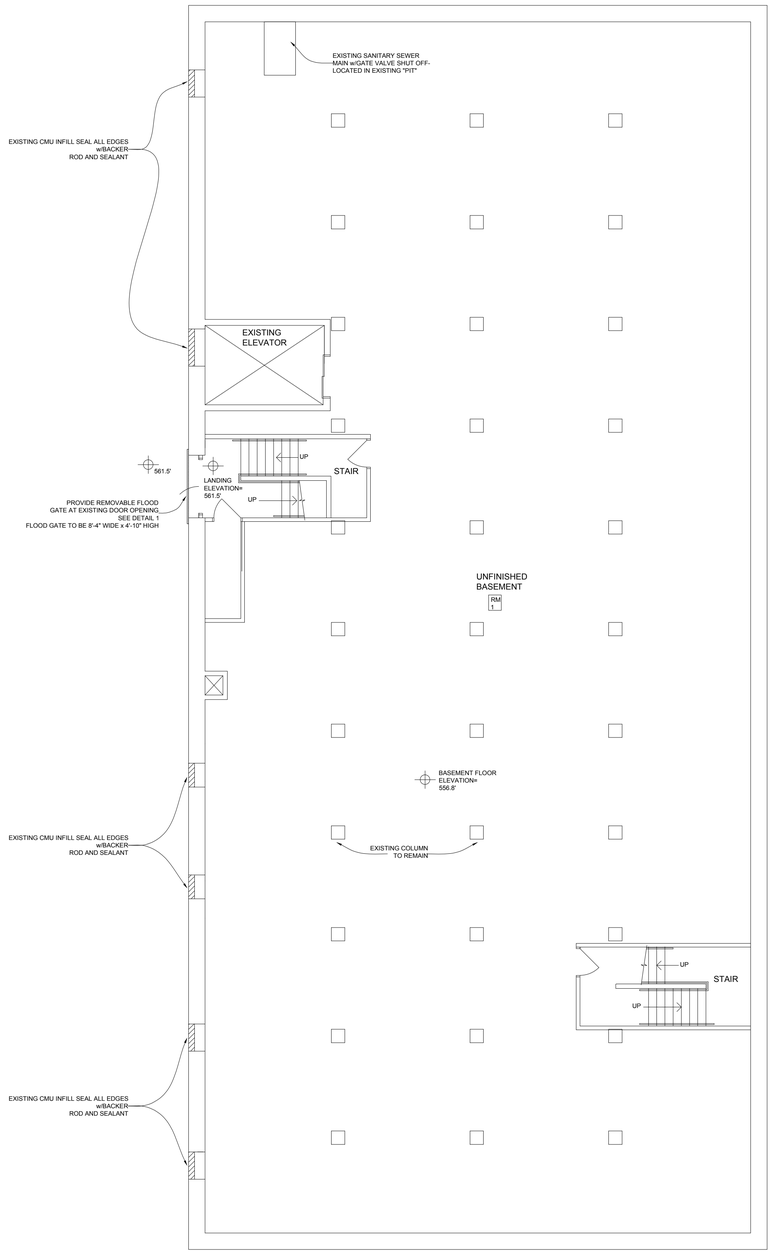
South elevation roll up door



MAIN FLOOR FLOOD PLAN

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

NORTH



BASEMENT FLOOR FLOOD PLAN

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

NORTH

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FLOOD
PROTECTION
PLAN

G 003R

of

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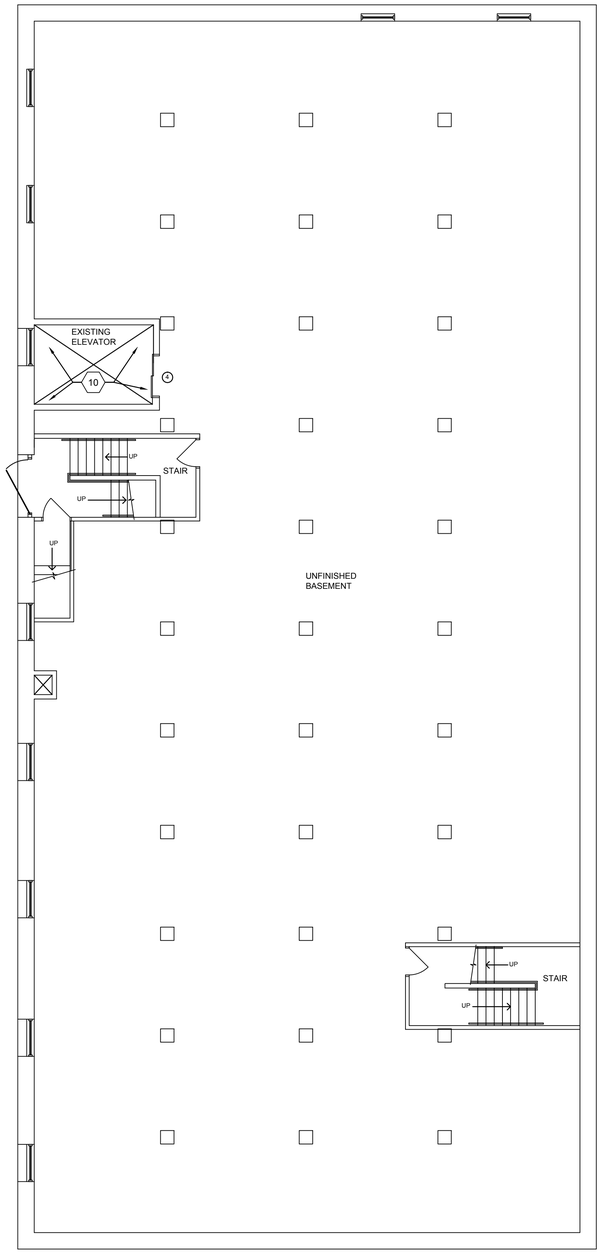
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DEMOLITION NOTES:

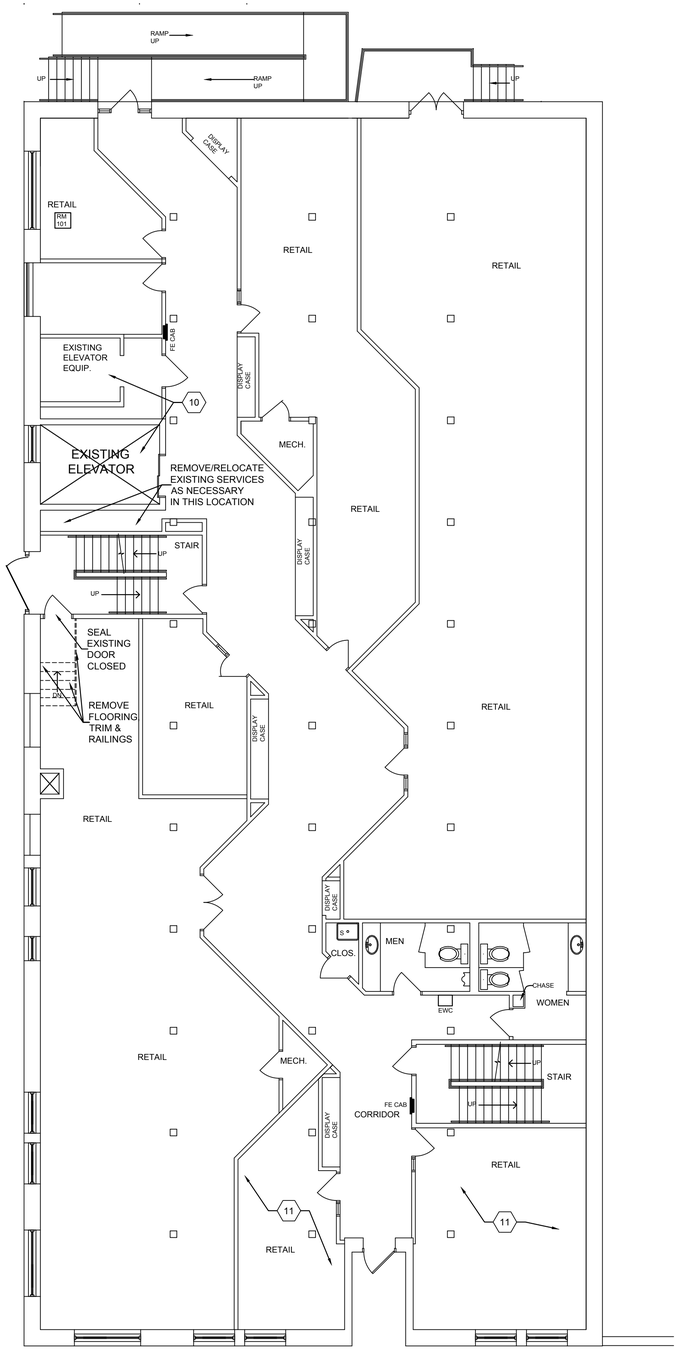
1. CONTRACTOR TO VERIFY ALL QUANTITIES, DIMENSIONS, ARRANGEMENTS AND CONDITIONS.
2. ALL WORK IS BASE BID UNLESS NOTED AS AN ALTERNATE.
3. F.V. MEANS FIELD VERIFIED BY CONTRACTOR.
4. REMOVE EXISTING WALLS, FLOORS, DOORS, & FRAMES, CEILINGS, CABINETRY, SIGNS, TACK BOARDS, MECHANICAL EQUIPMENT, ETC. AS NOTED.
5. AT NEW OPENINGS IN BEARING WALLS, INSTALL NEW LINTELS AS NOTED.
6. REFER TO & COORDINATE w/MECHANICAL & ELECTRICAL CONTRACTORS FOR EXTENT OF CUTTING, REMOVAL & REPAIR OF EXISTING CONSTRUCTION.
7. PATCH EXISTING CONCRETE SLAB AT ALL REMOVED WALLS, DOORS, FIXTURES OR EQUIPMENT.

KEYED DEMOLITION NOTES:

1. COMPLETELY REMOVE ALL WALLS, FLOORING, LIGHTING FIXTURES & DEVICES, EQUIPMENT, CABINETS, PLUMBING FIXTURES, & FINISH MATERIALS; COMPONENTS TO BE DEMOLISHED MUST BE CAREFULLY & CLEANLY DISCONNECTED FROM AREAS TO REMAIN; PATCH ALL MODIFIED AREAS AS REQUIRED TO CREATE FINISHED APPEARANCE.
2. COMPLETELY REMOVE ALL WALLS & CEILINGS, ALL ASSOCIATED DOORS & FRAMES, LIGHTING, FIXTURES, & FINISH MATERIALS; ALL COMPONENTS TO BE DEMOLISHED MUST BE CAREFULLY & CLEANLY DISCONNECTED FROM AREAS TO REMAIN. PATCH AS REQUIRED TO CREATE FINISHED APPEARANCE.
3. SAW CUT AND REMOVE EXISTING WALLS, DOORS, FRAMES, SHOWN AS DASHED
4. SAW CUT & REMOVE EXISTING WALL FOR NEW WINDOW, PROVIDE LINTEL, PATCH HEAD, JAMB, & SILL AS NECESSARY.
5. SAW CUT & REMOVE EXISTING FLOOR &/OR SUB FLOOR AS NEEDED FOR NEW PLUMBING WORK; SEE MECHANICAL/ELECTRICAL FOR FULL EXTENT OF CUTTING & PATCHING.
6. NOT USED
7. DISCONNECT & REMOVE EXISTING PLUMBING FIXTURES, PARTITIONS, & ACCESSORIES. REMOVE ALL MIRRORS, DISPENSERS, GRAB BARS, ETC.
8. DISCONNECT & REMOVE EXISTING LIGHTING FIXTURES, COORDINATE w/ELECTRICAL.
9. REMOVE DOOR, FRAME & HARDWARE. PATCH HEAD, JAMB & SILL AS NECESSARY.
10. REMOVE EXISTING ELEVATOR CAB, MACHINE, DOOR, & FRAME AS NECESSARY FOR NEW ELEVATOR.
11. REMOVE EXISTING LIGHT FIXTURES, MECHANICAL OR ELECTRICAL FIXTURES &/OR EQUIPMENT AS NECESSARY FOR NEW CEILING INSTALLATION.
12. REMOVE EXISTING WINDOW; PATCH EXISTING OPENING AS NECESSARY.
13. REMOVE &/OR MODIFY EXISTING MECHANICAL DUCTWORK, DAMPERS, DIFFUSERS, &/OR EQUIPMENT. COORDINATE w/MECHANICAL.



EXISTING BASEMENT PLAN
Scale: 1/8" = 1'-0"
NORTH



EXISTING FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"
NORTH

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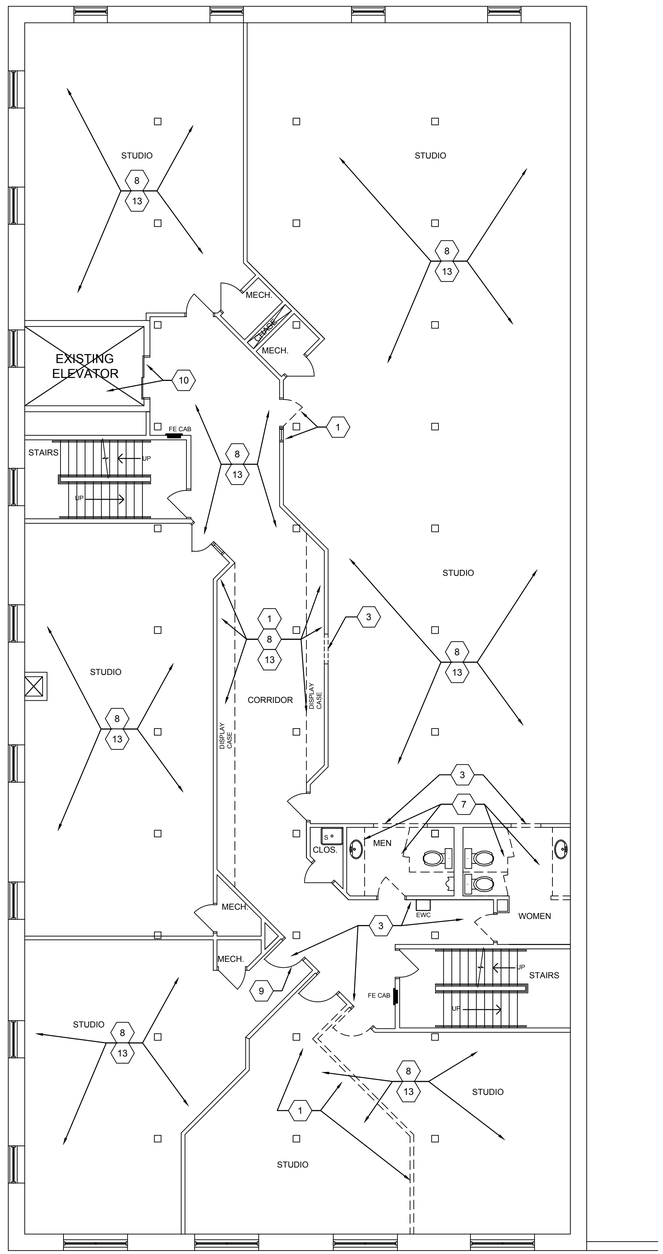
EXISTING BASEMENT & FIRST FLOOR PLAN

A001R

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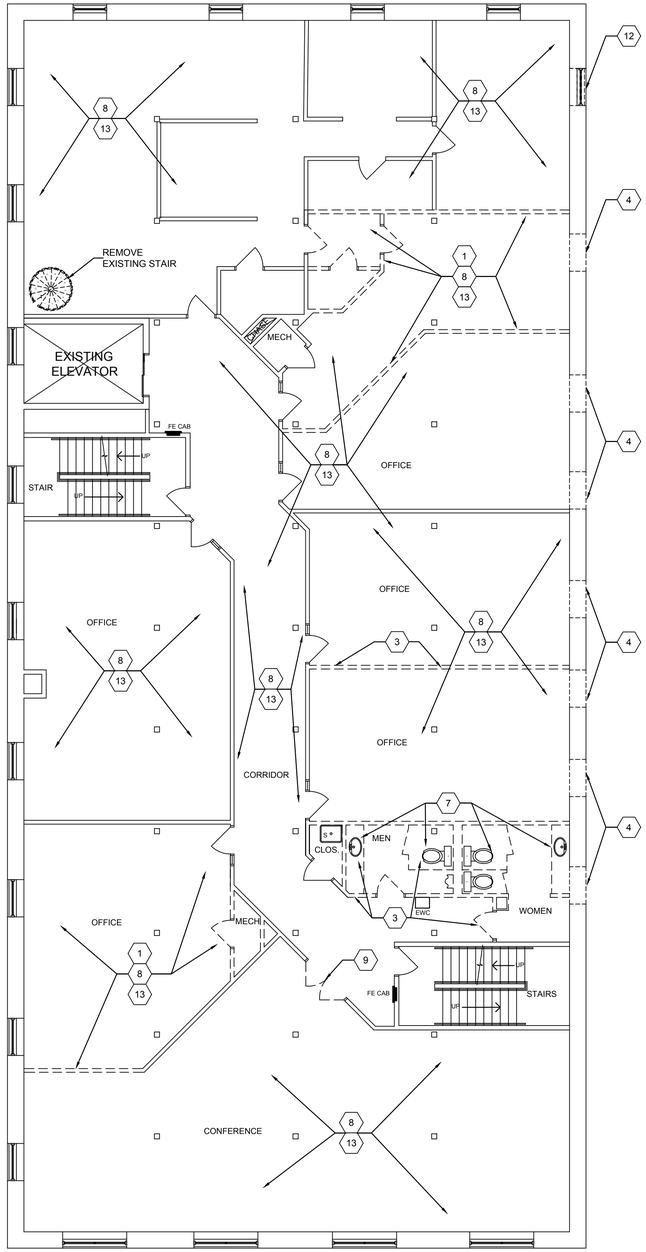
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EXISTING SECOND FLOOR PLAN

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

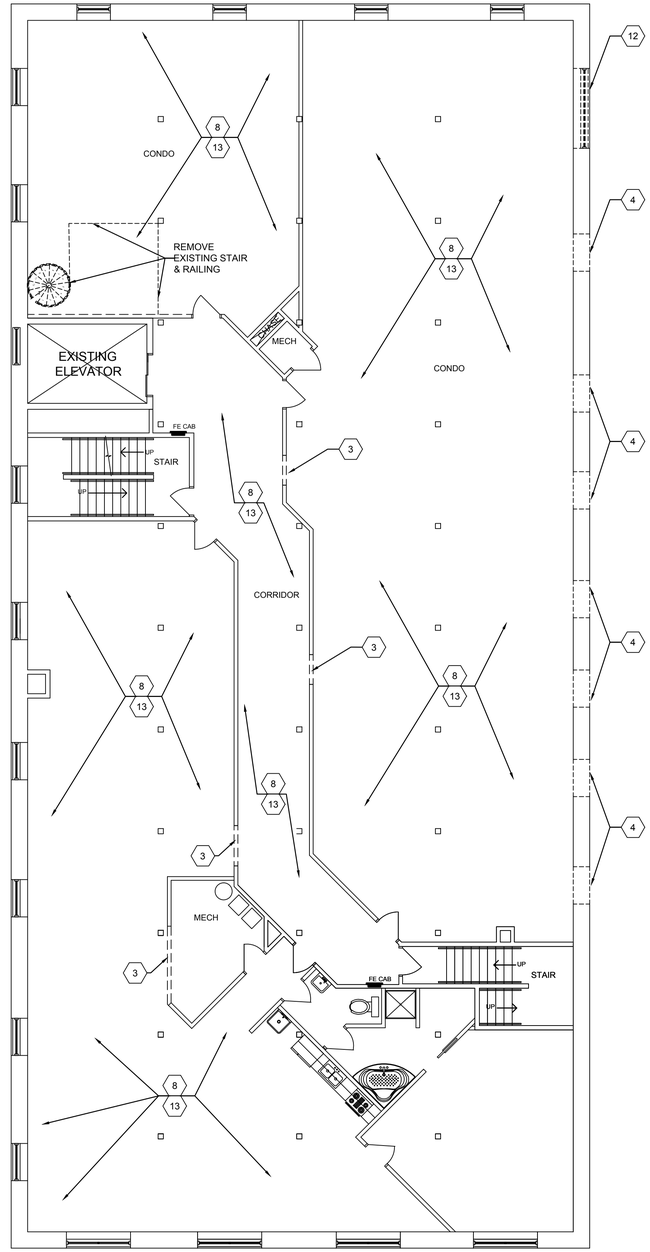
NORTH



EXISTING THIRD FLOOR PLAN

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

NORTH



EXISTING FOURTH FLOOR PLAN

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

NORTH

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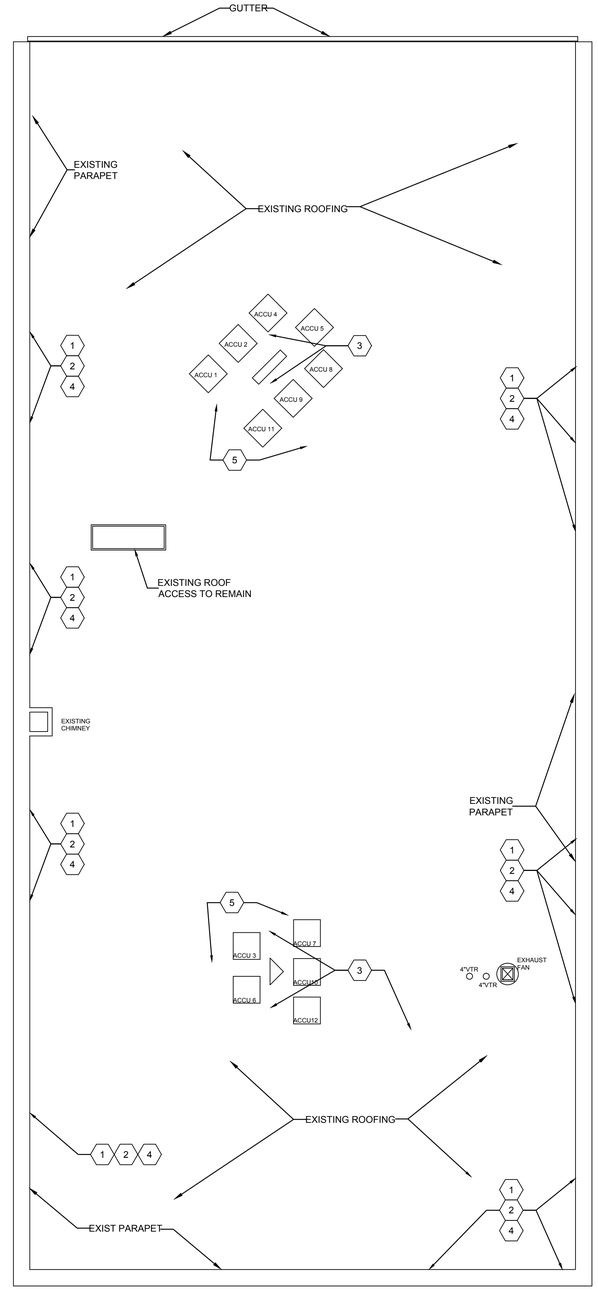
EXISTING SECOND, THIRD, & FOURTH FLOOR PLANS

A002

of

KEYED ROOFING DEMOLITION NOTES:

1. REMOVE EXISTING PARAPET COPING THIS LOCATION.
2. REMOVE EXISTING FLASHING AS NECESSARY.
3. EXISTING ROOF MOUNTED EQUIPMENT TO REMAIN; PROTECT.
4. EXTEND EXISTING FLASHING, OR RE-SEAL EXISTING FLASHING, UP & OVER TOP OF EXISTING WALL.
5. CUT & REMOVE EXISTING ROOFING, INSULATION, & DECKING, AS NECESSARY FOR NEW ROOF MOUNTED EQUIPMENT AND/OR PENETRATIONS THROUGH ROOF. REFER TO MECHANICAL.



EXISTING ROOF PLAN

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

NORTH

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EXISTING ROOFING PLAN

A003

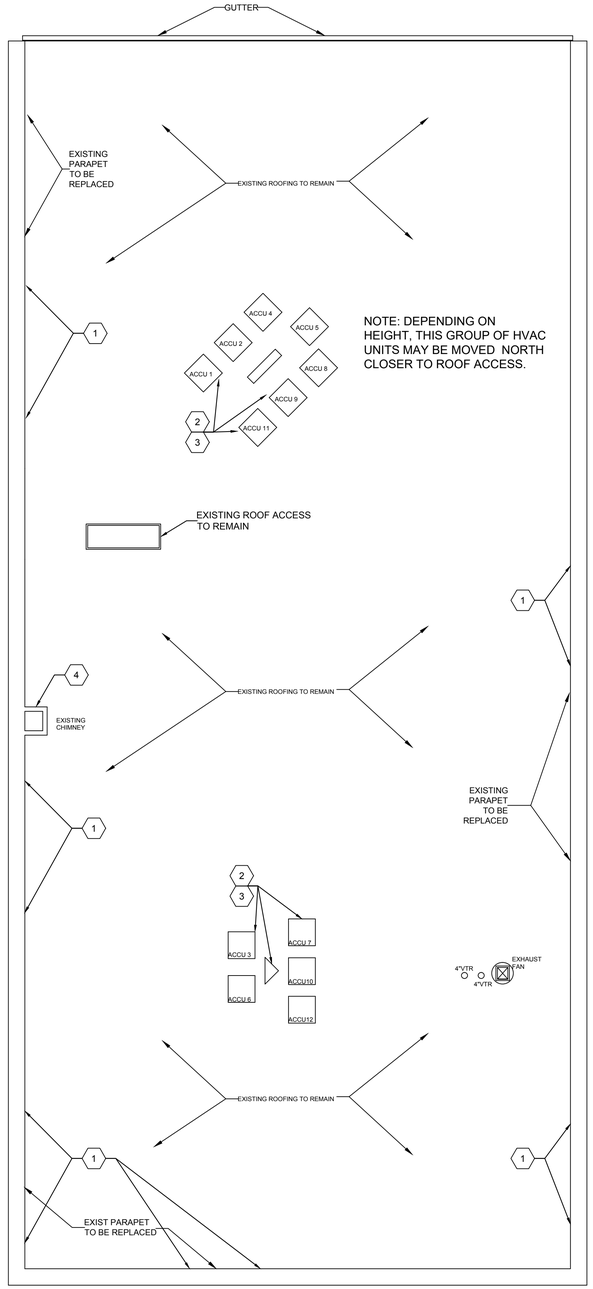
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KEYED REVISED ROOFING NOTES:

1. EXTEND SINGLE PLY FLASHING UP & OVER TOP OF WALL & INSTALL NEW PARAPET COPING. NEW COPING TO BE COLORED METAL w/CONCEALED CLEAT.
2. PATCH EXISTING ROOF MEMBRANE AS NECESSARY FLASH ALL PENETRATIONS & EQUIPMENT WATERTIGHT.
3. INSTALL NEW SERVICE WALK PAD.
4. INSTALL NEW COLORED METAL CAP @ EXISTING CHIMNEY.



REVISED ROOF PLAN

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

NORTH

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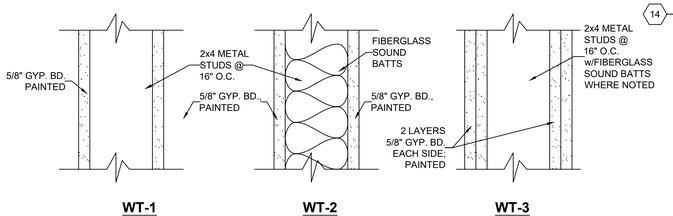
REVISED
ROOF PLAN

A102

of

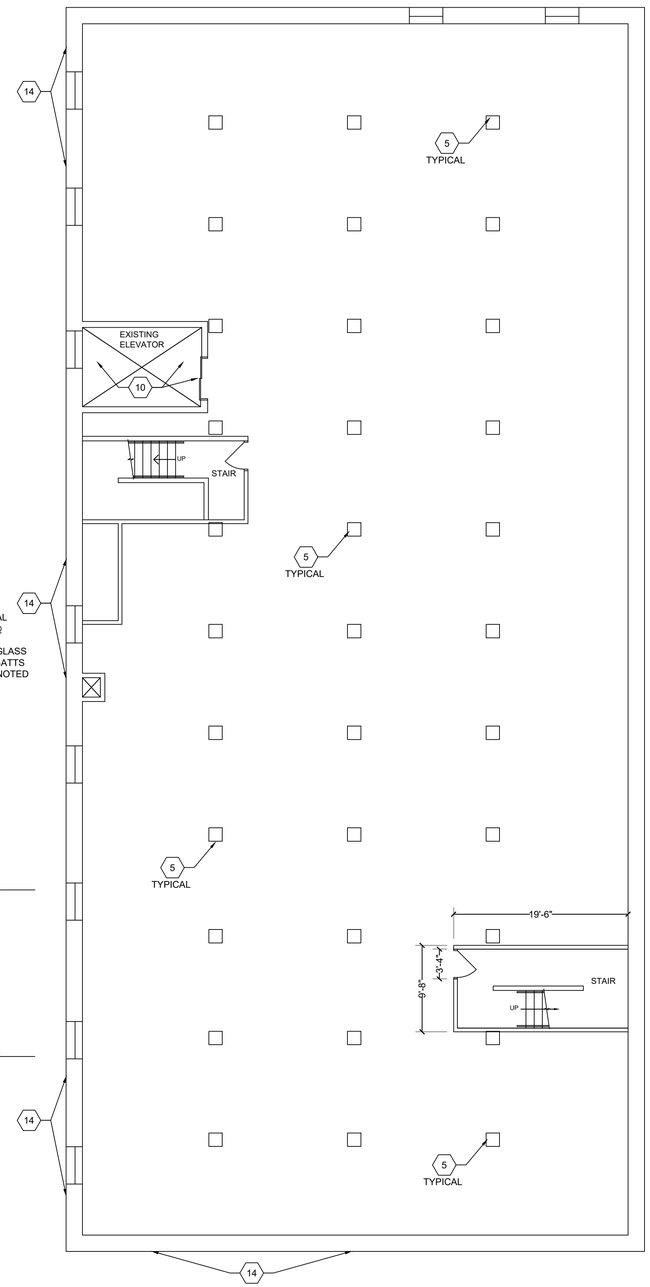
KEYED REVISED NOTES:

1. NEW 2x4 OR 2x6 STUDS @ 16" O.C. w/5/8" GYP. BD. EACH SIDE.
   NOTE: INSTALL FIBERGLASS SOUND BATTS @ ALL CORRIDOR WALLS, BATHROOM WALLS & WALLS BETWEEN DWELLING UNITS.
2. INFILL EXISTING OPENING w/2x4 OR 2x6 STUDS @ 16" O.C. w/5/8" GYP. BD. EACH SIDE. FINISH TO MATCH ADJACENT SURFACES.
3. INSTALL NEW DOOR, FRAME & HARDWARE. PATCH HEAD, JAB & SILL AS NECESSARY.
4. INSTALL NEW WINDOW. PATCH HEAD, JAMB, & SILL AS NECESSARY. REFER TO ELEVATIONS & DETAILS.
5. EXISTING TIMBER COLUMN TO REMAIN, PROTECT.
6. EXISTING EXPOSED MASONRY WALL TO REMAIN; PROTECT.
7. INSTALL NEW CABINETS, COUNTERTOPS, & APPLIANCES. COORDINATE w/OWNER.
8. EXISTING EXPOSED TIMBER FRAMING, BEAMS, JOISTS TO REMAIN; PROTECT.
9. EXISTING WALL TO REMAIN; PROTECT.
10. INSTALL NEW ELEVATOR CAB, EQUIPMENT & DOOR.
11. INSTALL NEW FINISH FLOORING OVER EXISTING WOOD FLOOR.
12. NEW OPENING @ EXISTING WALL; PATCH HEAD, JAMB & SILL TO MATCH ADJACENT SURFACES; RE-FINISH.
13. SAW CUT EXISTING MASONRY FOR NEW WINDOW OPENING. INSTALL LINTEL. INSTALL NEW WINDOW & TRIM. TOOTH IN BRICK AT OPENING WHERE RE-BRICKING IS REQUIRED. MATCH EXISTING BRICK & MORTAR.
14. PATCH & REPAIR EXISTING PARGING @ EXISTING EXTERIOR WALL.
15. INSTALL NEW TIMBER LOADING DOCK BUMPER TO MATCH EXISTING.
16. INFILL EXISTING OPENING w/MULTI-WYTHE FACE BRICK; INFILL TO MATCH EXISTING WALL THICKNESS. MATCH EXISTING BRICK & MORTAR. TOOTH IN BRICK @ JAMBS.
17. REFER TO STRUCTURAL FOR MECHANICAL MEZZANINE @ REST ROOM. PROVIDE 24x36 ACCESS DOOR @ WALL OF MEZZANINE.
18. INFILL EXISTING FLOOR @ EXISTING OPENING. REFER TO STRUCTURAL. INSTALL NEW WOOD DECK & JOISTS TO MATCH EXISTING.
19. REFER TO STRUCTURAL FOR MEZZANINE FRAMING. SEE DETAILS FOR GUARDRAIL & STAIR.



WALL TYPES

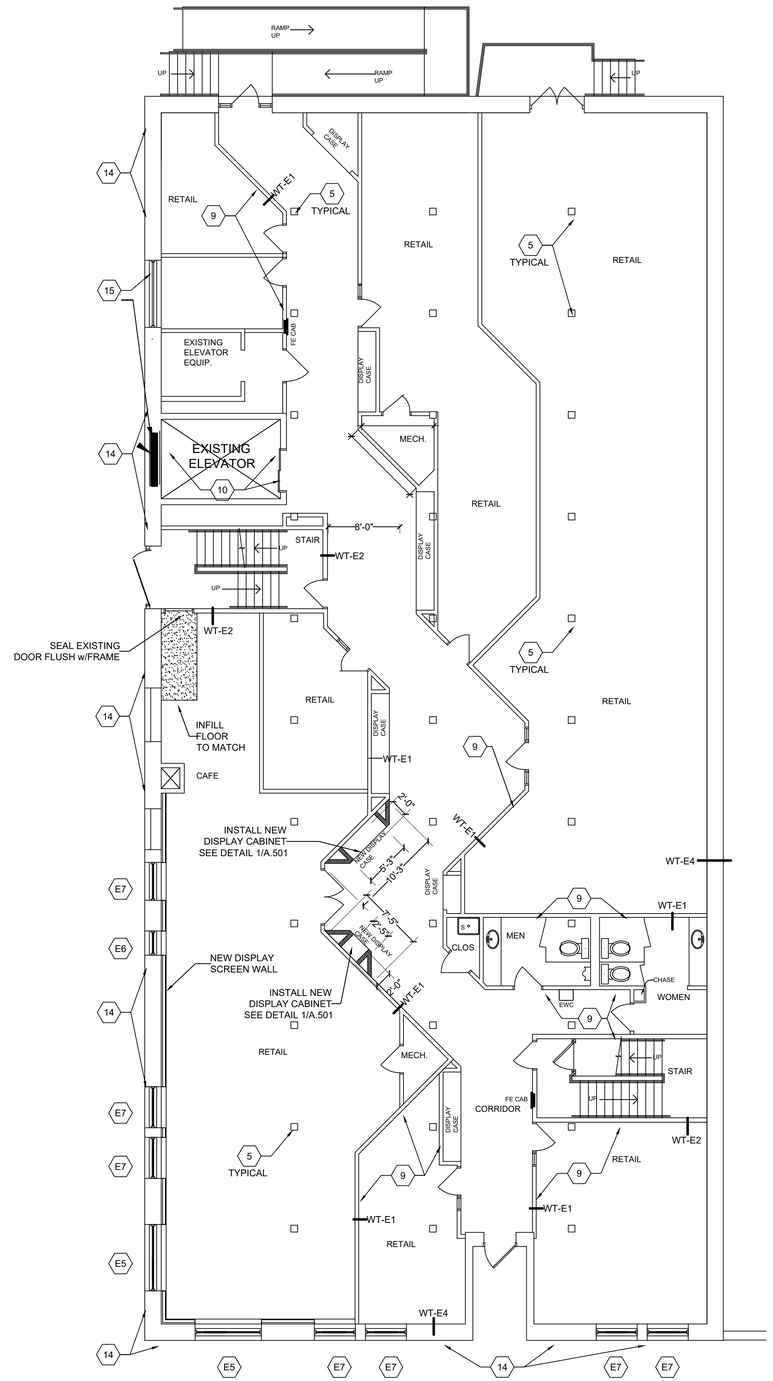
Scale: 3" = 1'-0"



REVISED BASEMENT PLAN

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

NORTH



REVISED FIRST FLOOR PLAN

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

NORTH

NOTES:

1. CONTRACTOR TO VERIFY ALL QUANTITIES, DIMENSIONS, ARRANGEMENTS AND CONDITIONS.
2. ALL WORK IS BASE BID UNLESS NOTED AS AN ALTERNATE.
3. F.V. MEANS FIELD VERIFIED BY CONTRACTOR.
4. PATCH FLOORS, WALLS, CEILINGS, AS REQUIRED FOR WORK UNDER THIS PROJECT.
5. ALL NEW WALLS EXTEND TO STRUCTURE ABOVE- FULL HEIGHT.
6. COORDINATE NEW CHASE AND SIZES w/MECHANICAL CONTRACTOR.
7. REFER TO AND COORDINATE WITH MECHANICAL AND ELECTRICAL FOR EXTENT OF CUTTING, REMOVAL AND PATCHING/REPAIR OF EXISTING CONSTRUCTION.
8. AT ALL NEW OPENINGS IN BEARING WALLS, INSTALL NEW LINTELS PER SCHEDULE OR AS NOTED.

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BHMM

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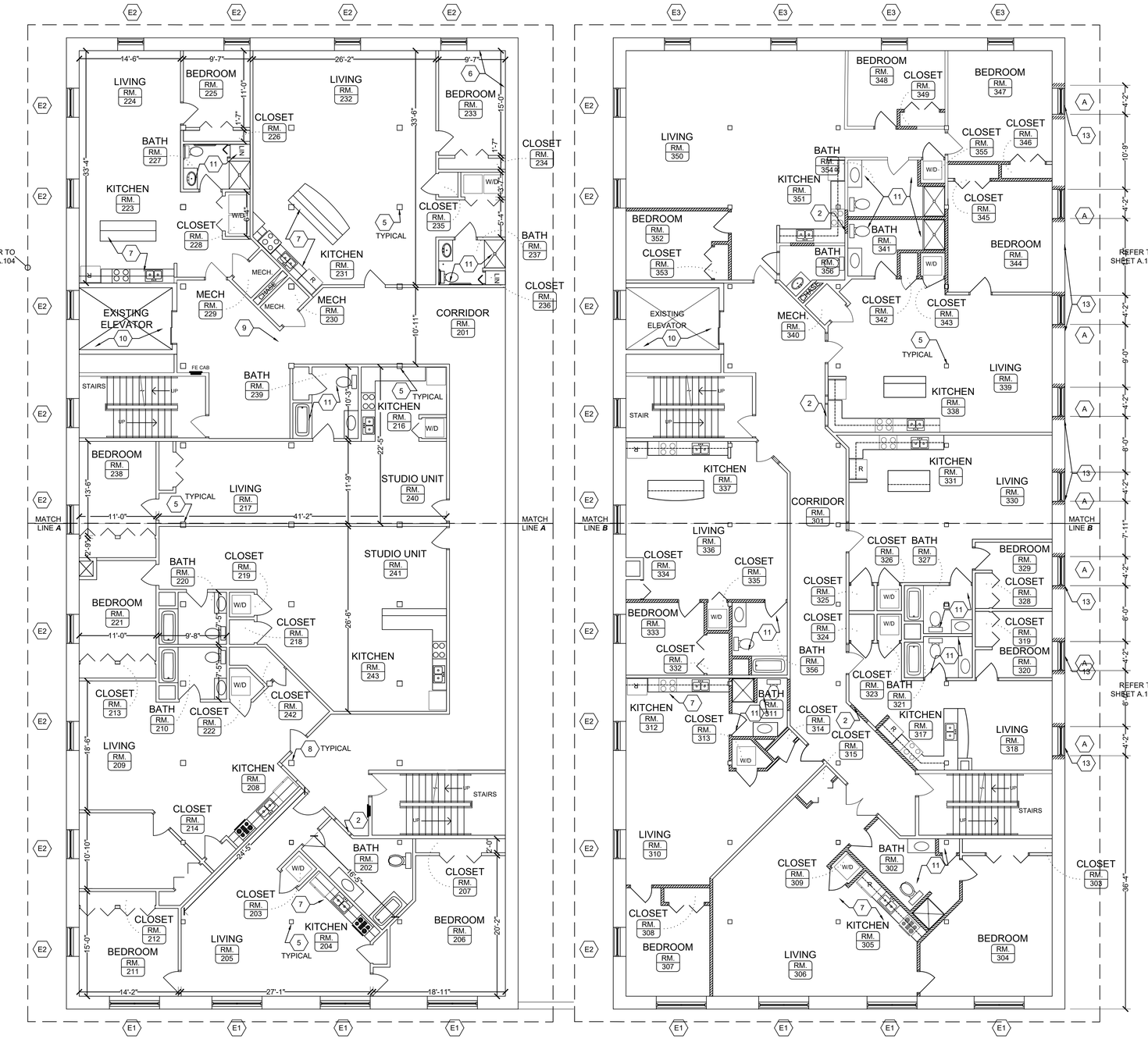
2-9-18

2018

1621

REVISED BASEMENT & FIRST FLOOR PLANS

A100R



REVISED 3-10-20

REVISED SECOND FLOOR PLAN

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

NORTH

REVISED THIRD FLOOR PLAN

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

NORTH

REVISED FOURTH FLOOR PLAN

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

NORTH

PLAN NOTES :
*REFER TO SHEE A.100 FOR KEYED NOTES
*SEE PLAN SHEETS A.104-A.109 FOR ENLARGED FLOOR PLANS
*DO NOT DRILL OR FASTEN THRU EXISTING BRICK; ALL DEVICES, CONDUITS, ITEMS ETC. SHALL BE FASTENED TO EXISTING MORTAR

NOTES:

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BHMM

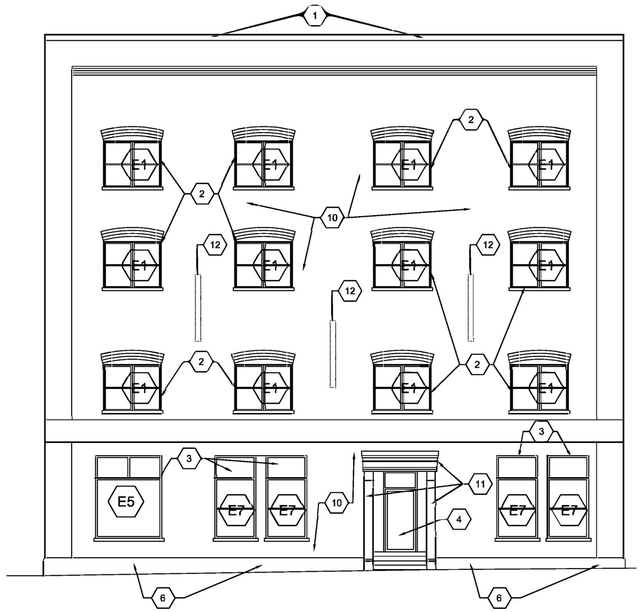
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DAVENPORT, IOWA 52802

REVISED 3-10-20
2-8-18
DRAWN 2018
PROJECT 1621

REVISED OVERALL SECOND, THIRD, & FOURTH FLOOR PLANS

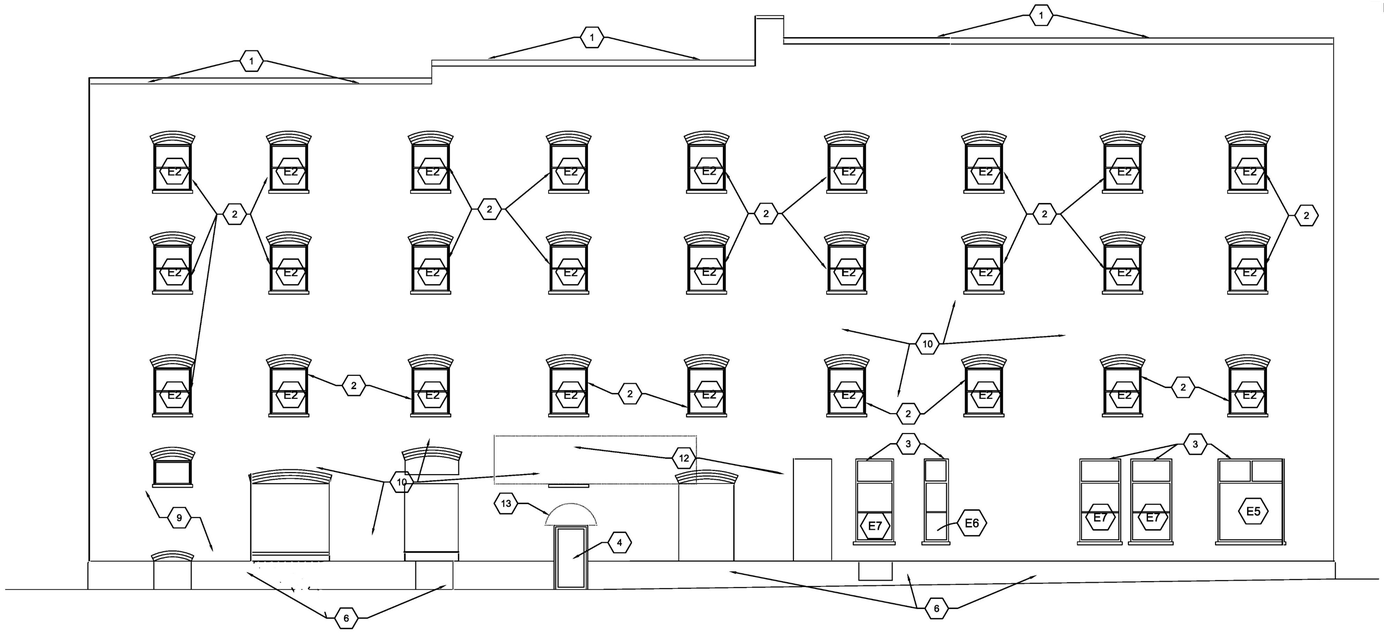
A103R

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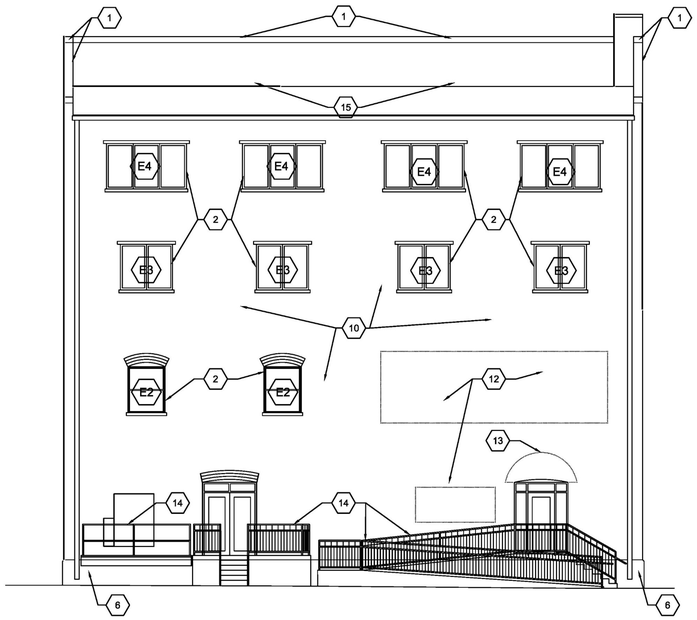
EXISTING NORTH ELEVATION

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



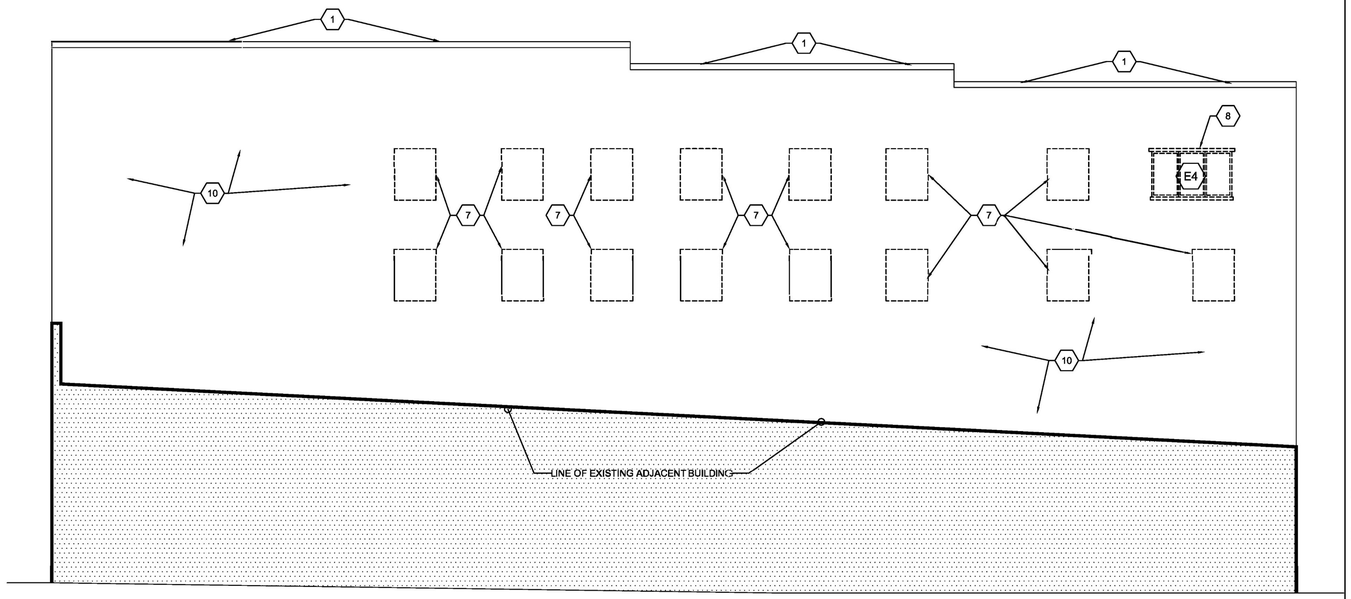
EXISTING EAST ELEVATION

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



EXISTING SOUTH ELEVATION

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



EXISTING WEST ELEVATION

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

KEYED EXISTING ELEVATION NOTES:

1. CAREFULLY REMOVE EXISTING COLORED METAL COPING; REFER TO ROOF PLAN FOR ASSOCIATED ROOFING WORK
2. EXISTING WINDOW TO REMAIN; PROTECT
3. EXISTING WINDOW; SCRAPE & REPAIR EXISTING WOOD; RE-PAINT EXTERIOR & INTERIOR.
4. EXISTING DOOR TO REMAIN; PROTECT
6. REMOVE EXISTING LOOSE PARGE COAT FROM EXISTING STONE/MASONRY
7. SAW CUT & REMOVE EXISTING BRICK FOR NEW WINDOW OPENING. INSTALL NEW STEEL LINTEL. PATCH EXISTING HEAD, JAMB, & SILL. TOOTH IN BRICK AT JAMBS.
8. SAW CUT & REMOVE EXISTING WINDOW; PATCH HEAD, JAMB, & SILL.
9. REMOVE EXISTING SIDING @ INFILL.
10. EXISTING BRICK TO REMAIN; SPOT TUCKPOINT & REPAIR WHERE NECESSARY.
11. EXISTING WOOD TRIM; SCRAPE & REPAIR AS NECESSARY & REPAINT
12. EXISTING SIGN TO REMAIN; PROTECT
13. EXISTING CANOPY TO REMAIN; PROTECT
14. EXISTING RAILING TO REMAIN; PROTECT
15. EXISTING GUTTER & DOWNSPOUTS TO REMAIN; PROTECT

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309.762.0511

1315 East 11th Street
Davenport, Iowa 528
563.323.8484

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FOR
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2-8-18

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EXISTING
EXTERIOR
ELEVATIONS

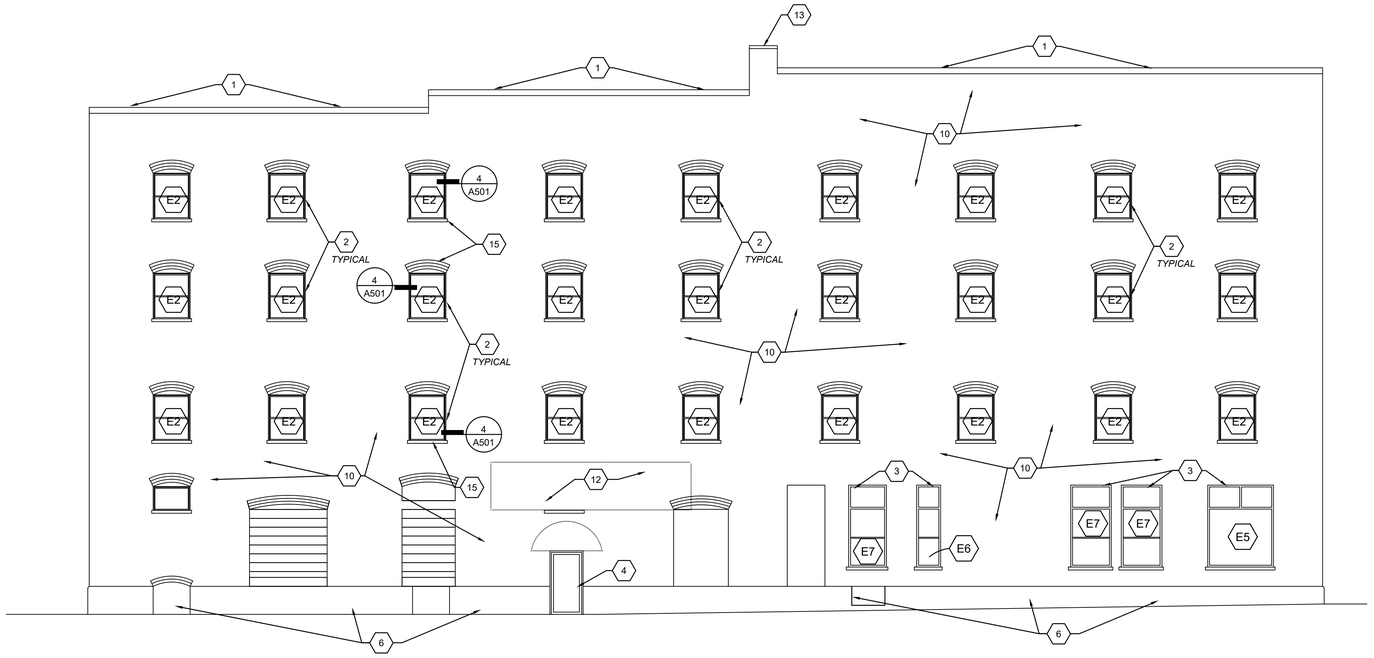
A201R

of

KEYED REVISED ELEVATION NOTES:

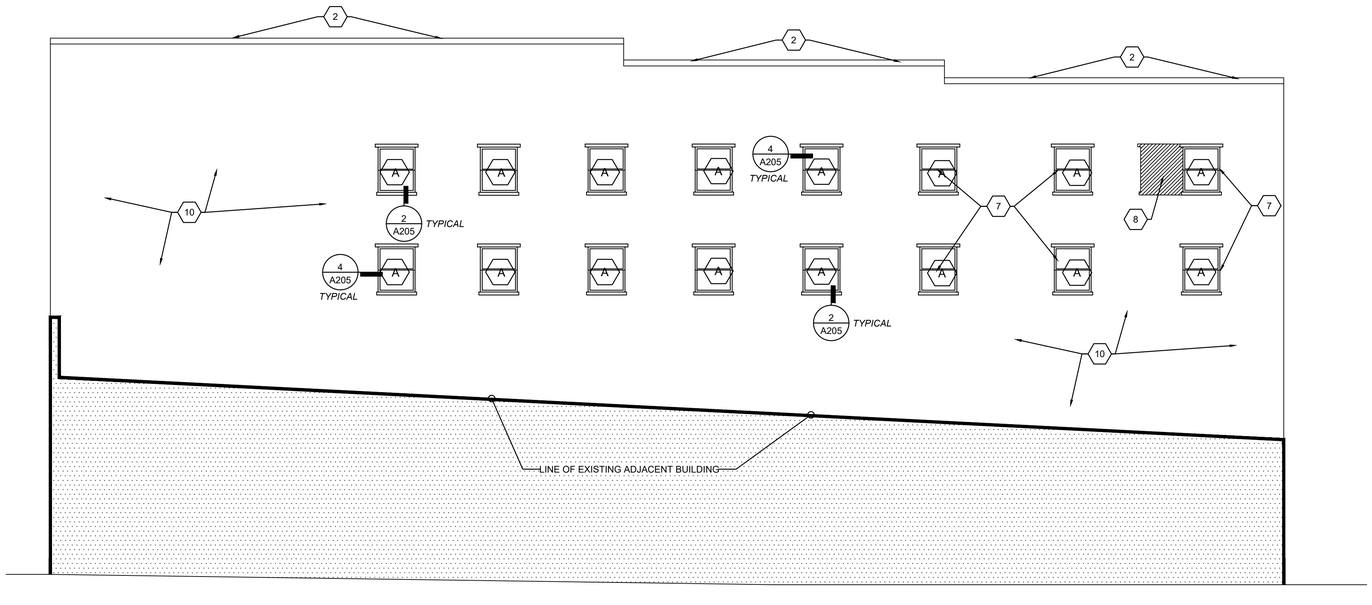
1. INSTALL NEW COLORED METAL COPING. REFER TO ROOF PLAN FOR ASSOCIATED ROOFING WORK.
2. EXISTING WINDOW TO REMAIN; PROTECT
3. EXISTING WINDOW; SCRAPE & REPAIR EXISTING WOOD; RE-PAINT EXTERIOR & INTERIOR.
4. EXISTING DOOR TO REMAIN; PROTECT
5. INSTALL NEW 3"x12" WOOD LOADING DOCK BUMPER. SEAL WOOD w/EXTERIOR WEATHER RESISTANT SEALER.
6. RE-PARGE EXISTING STONE/CONCRETE
7. INSTALL NEW SINGLE HUNG ALUMINUM WINDOW TO MATCH EXISTING. INSTALL NEW LINTEL & PATCH BRICK AT HEAD, JAMB, & SILL. REFER TO DETAILS.
8. INFILL EXISTING OPENING @ REMOVED WINDOW. INSTALL NEW FACE BRICK, TOOTH IN TO MATCH ADJACENT BRICK. MATCH EXISTING BRICK & MORTAR.

10. EXISTING BRICK TO REMAIN; PROTECT (SPOT TUCK POINT WHERE NECESSARY)
11. REPAINT EXISTING WOOD TRIM
12. EXISTING SIGN TO REMAIN
13. INSTALL NEW COLORED METAL CHIMNEY CAP; SEAL WATER TIGHT
14. EXISTING GUTTER & DOWNSPOUTS TO REMAIN.
15. INSTALL PAINTED GYPSUM BOARD @ INTERIOR OF WINDOW OPENING. SEE DETAILS.



REVISED EAST ELEVATION

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



REVISED WEST ELEVATION

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

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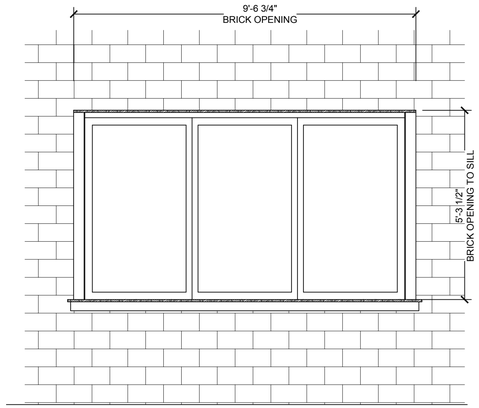
2018

1621

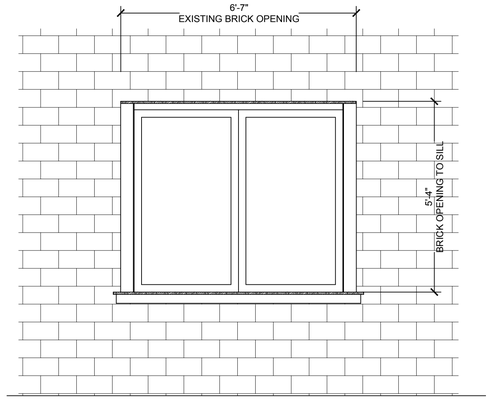
REVISED EXTERIOR ELEVATIONS

A202R

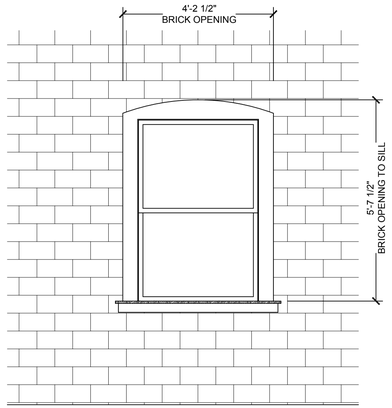
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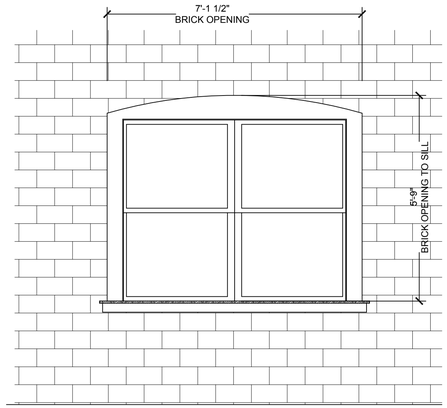
E4



E3



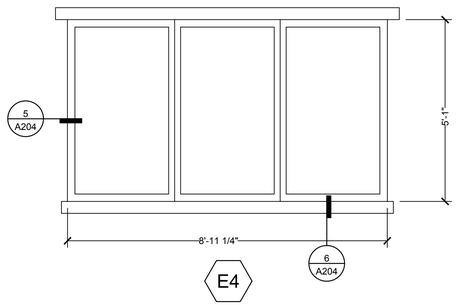
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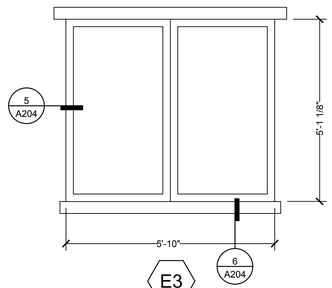
E1

EXISTING WINDOW TYPES - INTERIOR ELEVATION VIEW

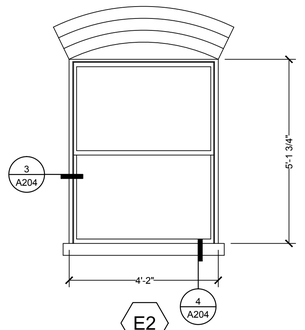
SCALE: 1/2" = 1'-0"



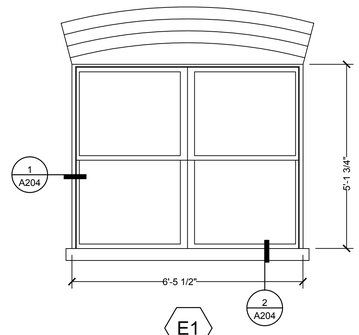
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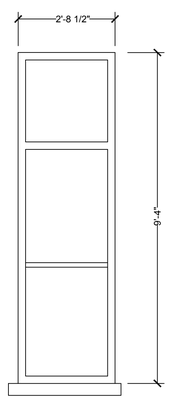
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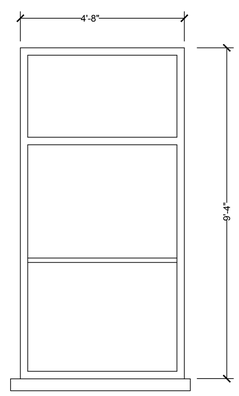
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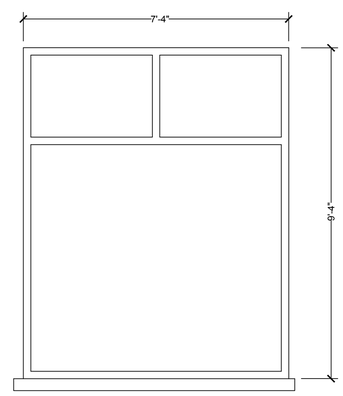
E1



E7



E6



E5

EXISTING WINDOW TYPES - EXTERIOR ELEVATION VIEW

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

NOTE: REFER TO A201 & A202 FOR LOCATIONS

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EXISTING
WINDOW
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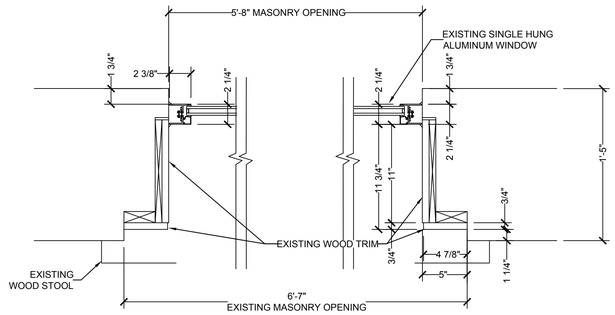
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of

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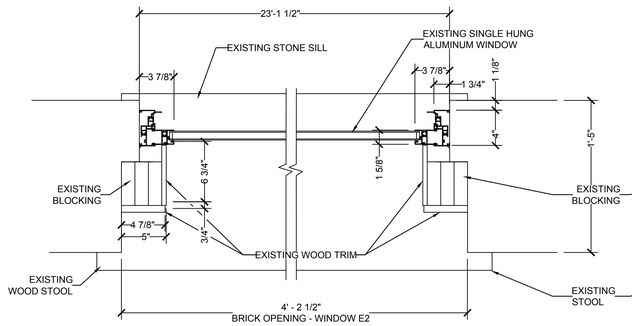
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EXISTING WINDOW E3 HORIZONTAL SECTION

5 / A204

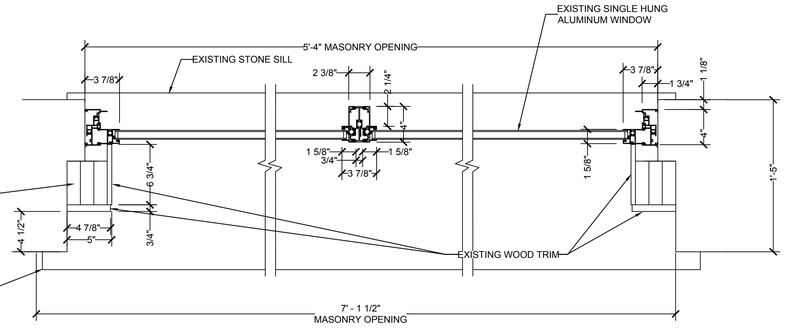
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EXISTING WINDOW E2 HORIZONTAL SECTION

3 / A204

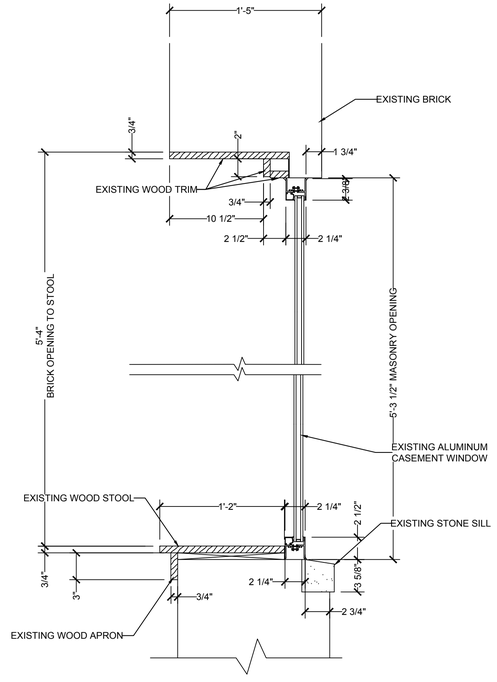
SCALE: 1-1/2" = 1'-0"



EXISTING WINDOW E1 HORIZONTAL SECTION

1 / A204

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

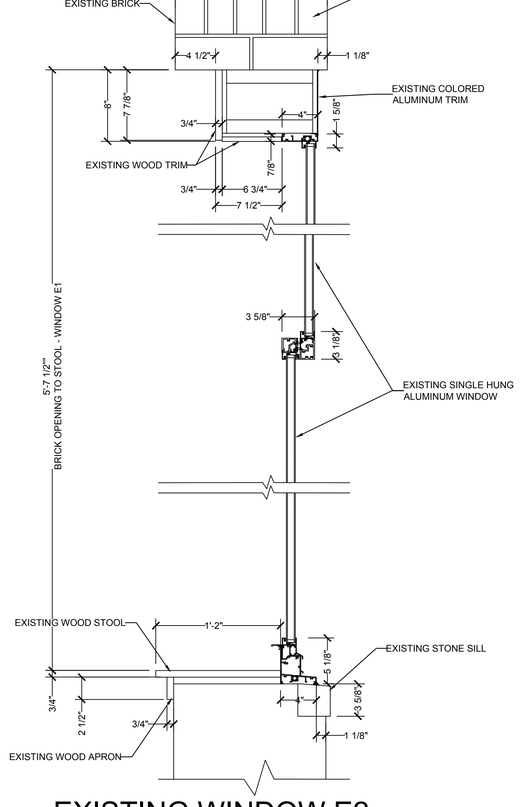


SILL

EXISTING WINDOW E3 VERTICAL SECTION

6 / A204

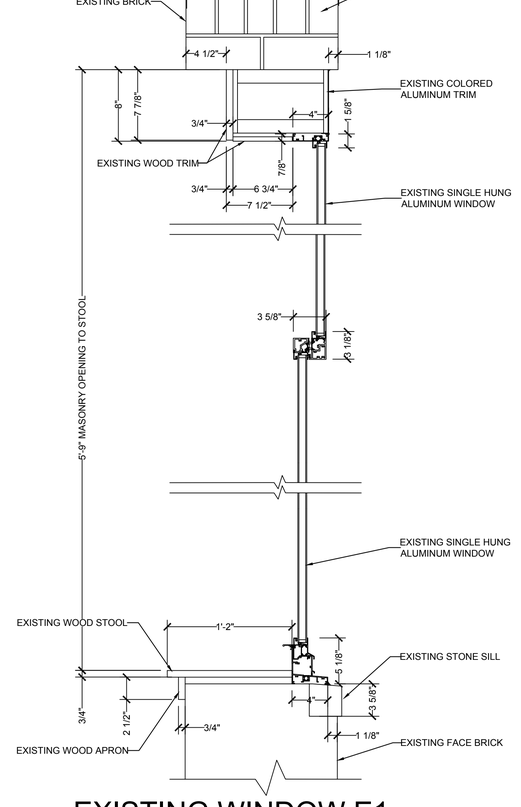
SCALE: 1-1/2" = 1'-0"



EXISTING WINDOW E2 VERTICAL SECTION

4 / A204

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



EXISTING WINDOW E1 VERTICAL SECTION

2 / A204

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

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EXISTING WINDOW DETAILS

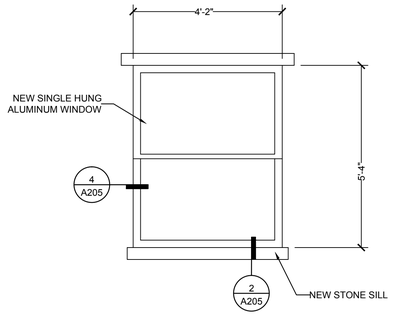
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of

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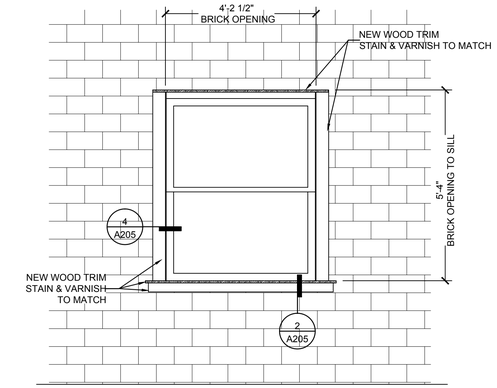
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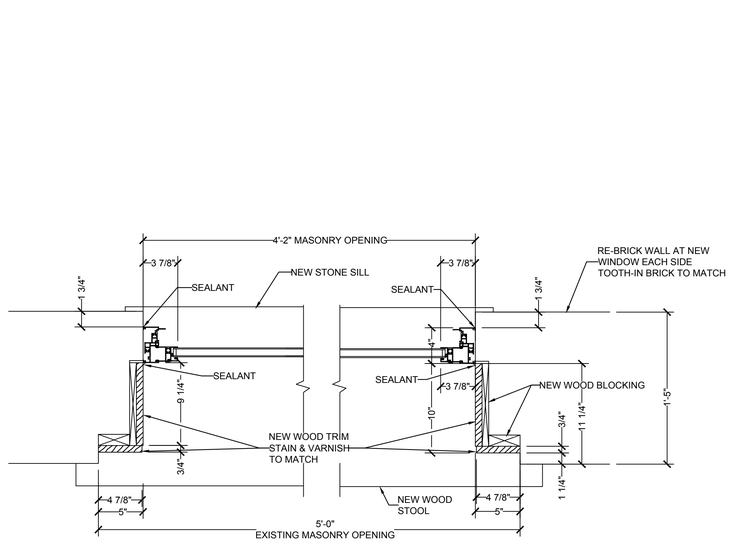
3 A205 REVISED WINDOW EXTERIOR ELEVATION VIEW



A

1 A205 REVISED WINDOW INTERIOR ELEVATION VIEW

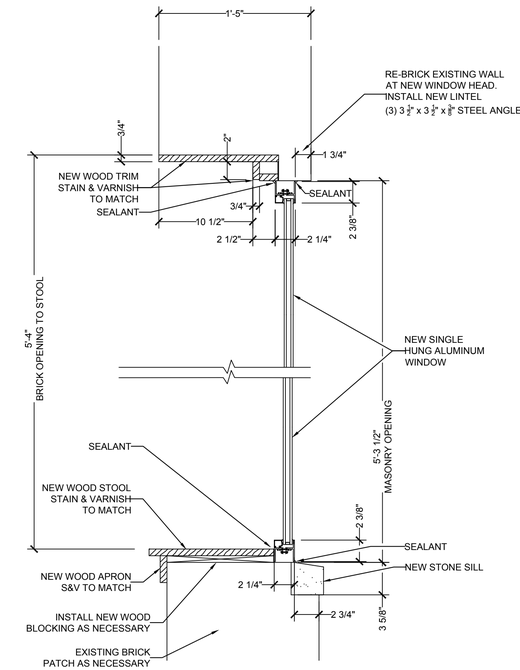
SCALE: 1/2" = 1'-0"



REVISED WINDOW A HORIZONTAL SECTION

4 A205

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



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REVISED WINDOW A VERTICAL SECTION

2 A205

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

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REVISED WINDOW ELEVATIONS AND DETAILS

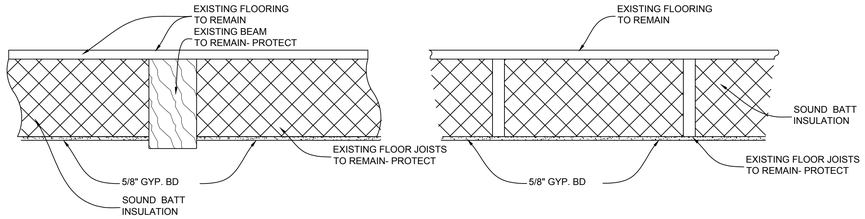
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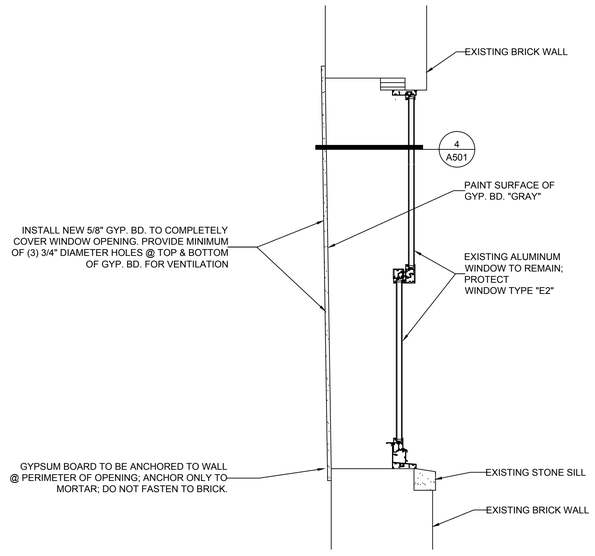
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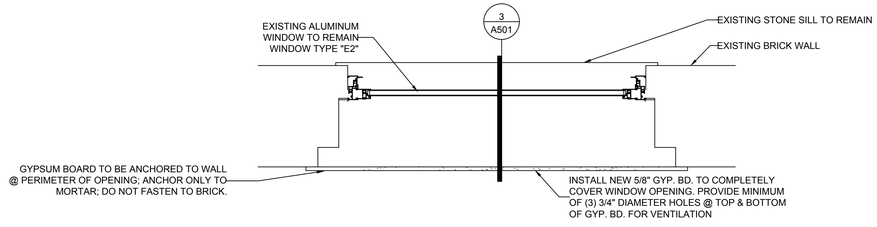
2 A501 **CEILING DETAIL**

Scale: 1" = 1'-0"



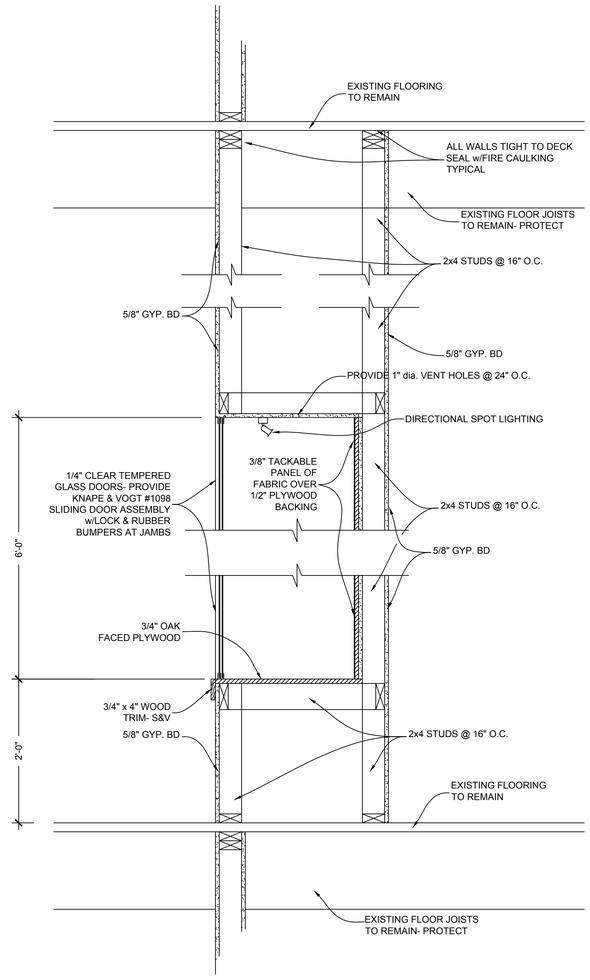
3 A501 **WINDOW AT ELEVATOR SHAFT - SECTION**

Scale: 1" = 1'-0"



4 A501 **WINDOW AT ELVATOR SHAFT - PLAN**

Scale: 1" = 1'-0"



1 A501 **DISPLAY CASE DETAIL**

Scale: 1" = 1'-0"

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DETAILS

A.501

of

X:\ACADFILE\2016\1621-KELLY BUILDING\1621-A501 - DETAIL.DWG

Drawing 1

3511 8th St
Rock Island, IL 61201
Phone: (309) 786-8800
Fax: (309) 786-8801

Date: February 14, 2022
2021-040 Bucktown.docx CJB

Proposal Submitted to:

Y and J Properties
736 Federal St.
Davenport, IA 52803

Project Location:

The Bucktown
225 E 2nd St.
Davenport, IA 52803

Project Contact:

Joe Erenberger
563-424-1310
309-292-2777

We hereby propose to furnish all labor, equipment, materials, supervision, And insurance necessary for the completion of the work described below. Revised 3-30-2023

Scope of Work:

Exterior-North

- Tuck point 100% of the 2nd and 3rd floor from the 3rd floor window head to the 2nd floor windowsills. This will be done to the original depth of mortar (approximately 3/8" raked joint).
- Spot Tuck point 10% of the first floor. This will include all missing or deteriorated joints.
- Install Chem Trete Siloxane water repellent.
- Remove paint from concrete foundation.
- Patch all spalled areas at the base of the building with fine cementitious concrete patch.
- Clean and coat all steel lintels with Sherwin Williams Pro paint series.

Exterior-East

- Tuck point 100% of the 2nd and 3rd floor from the 3rd floor window head to the 1st floor window head. This will be done to the original depth of mortar (approximately 3/8" raked joint).
- Spot Tuck point 10% of the first floor. This will include all missing or deteriorated joints.
- Install Chem Trete Siloxane water repellent.
- Patch all spalled areas at the base of the building with fine cementitious concrete patch.
- Remove paint from concrete foundation.
- Replace steel corner bracket at loading dock.
- Clean and coat all steel lintels with Sherwin Williams Pro paint series.

Exterior-South

- Tuck point 100% of the 1st floor from the foundation to the 2nd floor windowsill. This will be done to the original depth of mortar (approximately 3/8" raked joint).

- Spot Tuck point 5% of the 2nd-4th floors. This will include all missing or deteriorated joints.
- Install Chem Trete Siloxane water repellent.
- Patch all spalled areas at the base of the building with fine cementitious concrete patch.
- Remove paint from concrete foundation.
- Replace 8 deteriorated bricks.

Exterior-West

- Spot Tuck point 10 SF at top of wall.
- Replace 25 deteriorated bricks.
- Demo and install 15 window openings with lintels. Jambs to be left unfinished.
- Windows to be installed by others.
- Window perimeters to be sealed with Sika 15LM commercial grade sealant.

Interior-North, East, South Elevation
At interior walls-Clean efflorescence and install Prosoco Consolidation treatment @ 3rd and 4th floors North, South, and East elevations only.

Mortar samples to be harvested and analyzed prior to work. Mortar to match existing composition.

We appreciate the opportunity to quote this work for you and look forward to working with you!

Respectfully submitted,

Chris Belser
Bi-State Masonry Inc.
C. (563) 529-4951
E. chris@bsmqc.com

Any alteration or deviation from above specifications involving extra costs will be executed as a Change Order and will be added to the contract amount stated above. Upon issuance of Sub-Contract for pricing listed above constitutes acceptance of specified scope of work as listed above. Additional scope of work that may be added via Sub-Contract language shall be charged as a Change Order. No hot/cold weather provisions or protection from the elements are included in this proposal unless stated otherwise. We are a Merit Shop. No provisions for Davis-Bacon or Prevailing Wage Labor Rate Determinations have been included in our proposal unless stated elsewhere. Union Laborers will be supplied if required. All agreements are contingent upon strikes, accidents or delays beyond our control. Applicable taxes shall be added if required. All payments will be Net 30 Days unless otherwise stated or agreed upon.

Note -- This proposal may be withdrawn by Bi-State Masonry if not accepted within 60 days

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Issuance of Purchase Order constitutes acceptance of terms stated above. Payments will be made as outlined above.

Signature: _____ Company: _____

Print Name: _____ Date: _____

1803 Pineacre Avenue
Davenport, Iowa 52803
November 30, 2022

Marion Meginnis
624 West Sixth Street
Davenport, Iowa 52803

Dear Marion:

Enclosed, please find the masonry analysis and an invoice from the Bucktown Center for the Arts/Kelly Building in Davenport, Iowa. I trust you will find all to be in order.

Thanks you for the opportunity to assist in, hopefully, solving this perplexing problem. As always, please feel free to contact me if you have any comments or questions.

Sincerely,

David Arbogast

Enclosures

Masonry Analysis

Bucktown Center for the Arts/Kelly Building

225 East Second Street
Davenport, Iowa
November 30, 2022



On Wednesday, November 30, 2022, David Arbogast, architectural conservator, of Davenport, Iowa received met with Marion Meginnis, Joe Erenberger, Owner, and Chris Belser, Estimator of Bi-State Masonry in Rock Island, Illinois. The purpose of the meeting was to examine the Bucktown/Kelly Building and determine a proposed course of action regarding conservation of the brick masonry exterior walls.

The brick masonry shows evidence of multiple interventions, primarily in the form of spot repointing and complete repointing of the fourth floor. There is also evidence of sandblasting which has left the surface of the hydraulic pressed bricks eroded and rough. Nothing has been done to the brick masonry by the current owner, Joe Erenbergerl, during the past two or three years of his ownership. It is believed that a silane water repellant was applied to the exterior of the masonry, but it has been so long ago that no visual evidence remains. Either an examination of the masonry during a rainstorm or spraying with the building with water ought to confirm if any water repellant remains active on the exterior surface of the brick masonry.

The examination commenced at the roof level. Typically, masonry damage comes either through rising damp in the foundation or from water penetration from above. Given the fact that there was no evidence of rising damp, the roof area was examined as a potential source for the water. The roof slopes gently from the north to the south and has a relatively new membrane roof which appears to be in excellent condition. Apart from minor leakage around a vent pipe there is no evidence on the exterior or the interior of any water penetration from the roof itself. The brick chimney near the center of the east elevation is in surprisingly very fine condition and has been capped with a sheet metal covering which is in very good to excellent condition.

The roof is surrounded by a parapet wall which is capped with limestone which has, unfortunately, been cut with a perfectly flat and level surface. To prevent water infiltration through the limestone parapet cap the same sheet metal covering was used as on the chimney. Some sections of this covering were blown off in the derecho of 2020. Interior deterioration of the masonry does not correlate with the possibility of water infiltration of the missing areas of the parapet cap.

Following the roof examination, the interior surfaces were examined. Virtually all of the interior surface of the brick masonry is exposed and appears to have never been covered with the exception of a few surfaces of the east and south walls on the upper floors which retain a single coat of paint of recent origin and areas of the north and east walls of the first floor which are plastered. There are very significant areas of efflorescence on most of the exposed brick masonry of the walls. There is considerably less efflorescence on the interior of the west wall and no efflorescence on the interior of the west wall where it abuts the building to its west on the lower two floors. The efflorescence has developed on the faces of the bricks and is less evident on the mortar joints.

It appears that the probable source for the water to infiltrate the brick masonry is through the vertical face of the exterior brick masonry. The building is completely empty and unused at this time, but is heated. There is no possible source of moisture from within the building. The heat is probably slowly and effectually drawing moisture from the exterior walls. The rough surface of the bricks probably absorbs water from rain events which then passes through the masonry to find its way to the interior surfaces of the brick masonry where it dries, leaving salts on the surface as evidenced by the efflorescence. On the floor surfaces beneath the brick masonry there are bits of brick with brick powder and efflorescence which has fallen from the brick masonry. It has not been removed since the current owner acquired the building, so the rate of damage is unknown at this time.

Based on these observations, the following recommendations are made:

1. When the outdoor weather permits, either by means of a rainstorm or with warmer weather where the wall can be sprayed with water, examination of the porosity of the brick masonry surfaces should be undertaken to determine the possible presence of a water repellant.

2. If the exterior brick masonry does prove to absorb water, then a silane water repellant should be applied to it following any other work, such as repointing. Although the top floor is visually different because of its repointing, the bricks match those of the lower floors. In the unlikely event that the exterior of the top floor evinces water repellancy but the exterior of the lower floors does not, then the upper floor will probably need only to be monitored for ongoing water repellancy. Given the severity of the internal efflorescence and the apparent success in the new roof and parapet cap to resist water penetration, then all of the exterior brick masonry surface should be treated to prevent water infiltration through capillary action of the brick surface – if the brick surface does prove to be absorbent.

3. The debris from the efflorescence inside the building should be completely removed as well as all efflorescence of the brick which can be removed without causing further damage to the bricks.

4. Small holes should be drilled into the brick masonry in inconspicuous areas of the interior to determine moisture levels of the interior of the walls. If these prove to be relatively dry then the interior of the walls should be monitored for any continuing

evidence of efflorescence. If they prove to have high levels of moisture, then the wood plugs in the holes should be monitored until a stable level of moisture is obtained.

5. When a stable level is achieved in the brick masonry with no evidence of moisture within the walls or evidence of on-going efflorescence on the interior of the brick masonry, then a moisture barrier, typically in the form of a silane water repellant, can be applied to the interior surface of the walls to repel any moisture generated within the building which might find its way through the walls and cause exterior damage.

Drawing 5

Mortar Analysis

Bucktown Center for the Arts

225 East Second Street
Davenport, Iowa
September 18, 2021



On Tuesday, September 14, 2021, David Arbogast, architectural conservator, of Davenport, Iowa received a mortar sample from David Belser, Estimator of Bi-State Masonry in Rock Island, Illinois. The sample was collected from the Bucktown Center for the Arts in Davenport, Iowa and was submitted for analysis to determine its composition.

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

The sample was black and was extremely soft in its composition. Additionally, there was a very thin gray skim coat that was not necessary to remove because it was so thin. It had a fast and bubbly reaction that resulted in a moderately large water displacement. The filtrate color was smoky, which is quite unusual. Some of the black fines found their way through the filter paper and into the filtrate with the heavier portions settling on the bottom. Without the black fines the filtrate color probably would have been the typical yellow-green. The proportion of fines was small and their color was black. They were undoubtedly residue of the colorant used to tint the mortar. All of the aforementioned factors indicate a mortar consisting of lime and sand only. The sand sieve analysis revealed moderately coarse sand. All of it passed through the largest sieve with a tiny bit more than 7/10% remaining in the second largest sieve. Nearly exactly 5 1/4% was stopped in the third largest sieve with a smidgeon more than 41 2/5% caught in the fourth largest sieve. Somewhat less than 46 1/2% was trapped in the finest sieve with approximately 6 1/7% collected in the base.

Mortar/Plaster/Stucco Analysis Test Sheet

Sample No. 1
Building: Bucktown Center for the Arts, 225 East Second Street, Davenport, Iowa
Location: Unidentified
Sample Description: Black with very thin gray skim coat, extremely soft, fast and bubbly reaction, very rapid filtering

Test No. 1 – Soluble Fraction

Data:

1.	212.9 Container A weight	8.	No Hair or fiber type
2.	232.9 Container A and sample	9.	2.9 Fines and paper weight
3.	763.53 Barometric pressure	10.	2.7 Filter paper weight
4.	23 Temperature	11.	228.1 Sand and Container A weight
5.	0.88 Liters of water displaced	12.	8.9 cc. of sand
6.	smoky Filtrate color	13.	20.3 Weight of graduated cylinder and sand
7.	black Fines color	14.	5.1 Weight of graduated cylinder

Computations:

15.	20.0	Starting weight of sample: No. 2 – No. 1
16.	0.2	Weight of fines: No. 9 – No. 10
17.	15.2	Weight of sand: No. 11 – No. 1
18.	.585526315	Sand density: No. 12 divided by (No. 13 – No. 14)
19.	4.6	Weight of soluble content: No. 15 – (No. 16 + No. 17)
20.	0.0389285	Mols. Of CO_2: No. 5 x No. 3. x 0.016 divided by (No. 4 + 273.16 C.)
21.	3.89	Gram weight of $CaCO_3$: 100 x No. 20
22.	0.71	Gram weight of $Ca(OH)_2$: No. 19 – No. 21
23.	0.0095945	Mols. of $Ca(OH)_2$: No. 22 divided by 74
24.	3.59	Gram total weight of $Ca(OH)_2$: 74 x (No. 20 + No. 23)
25.	1.71	Gram weight CO_2: No. 20 x 44
26.	2.14	Gram weight total possible CO_2: 44 x (No. 20 + No. 23)
27.	79.91	%CO_2 gain: No. 25 divided by No. 26

Conclusions:

28.	18.29	Gram weight of sample: No. 15 – No. 25
29.	1.09	Fine parts/volume: No. 16 divided by No. 28
30.	48.66	Sand parts/volume: (No. 17 divided by No. 28) x No. 18
31.	21.59	Lime parts/volume: (No. 24 divided by No. 28) x 1.1

Cement (if present)

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

Test No. 2 – Sand Sieve Analysis

No. 4	158.3	158.3	0.0	0.00
No. 8	140.5	140.1	0.4	0.72
No. 16	135.3	132.4	2.9	5.24
No. 30	146.0	123.1	22.9	41.41
No. 50	138.6	112.9	25.7	46.47
Base	73.9	70.5	3.4	6.15

Perspectives

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Protectosil®

Product Data and Test Information

PROTECTOSIL® CHEM-TRETE® 40 VOC

Water Repellent

PRODUCT DESCRIPTION

Protectosil® CHEM-TRETE® 40 VOC is a clear, penetrating, breathable water repellent for use on exterior above-grade concrete, brick masonry, concrete masonry units and some natural stones. This product penetrates the surface to chemically bond to the substrate, resulting in a permanent attachment of the water repellent molecule.

Protectosil® CHEM-TRETE® 40 VOC is not a coating and as a result will not discolor or change the surface appearance in any way. By reducing the amount of water entering the substrate, **Protectosil® CHEM-TRETE® 40 VOC** reduces the intrusion of waterborne contaminants such as salt and dirt, and reduces the deteriorating effects of these contaminants, such as rebar corrosion, spalling, scaling, efflorescence, leaching and staining.

APPROPRIATE APPLICATIONS

For use on concrete, to protect the reinforcing steel from corrosion due to the effects of water, deicing salts and other waterborne chemicals. For use on brick masonry, to protect against the ingress of wind-driven rain. For use on concrete pavement for highways, parking decks and airport runways, to reduce scaling due to deicer chemicals. Reduces the effects of mildew, efflorescence and stains on vertical concrete and masonry buildings. Imparts water repellency to a substrate for an extended time.

ADVANTAGES

Protectosil® CHEM-TRETE® 40 VOC is an isobutyltrialkoxysilane in an alcohol carrier. The silane is designed to penetrate deep into the substrate and impart a high level of water and chloride ion screening. This provides the substrate with long-lasting protection. Due to the purity of **Protectosil® CHEM-TRETE® 40 VOC**, it will not leave a residue on nonporous substrates such as glass windows, metal frames and painted surfaces.

Protectosil® CHEM-TRETE® 40 VOC meets the volatile organic content regulations in numerous states. It does not contain exempt solvents (such as 1,1,1 trichloroethane) that may be hazardous. For the proper VOC regulations in your specific location, contact your Protectosil® representative.

The **Protectosil® CHEM-TRETE® 40 VOC** product line has an unprecedented track record in protecting concrete, masonry and natural stone structures from deterioration due to water and waterborne contaminants. Structures treated in the 1970s are still protected, and these results are documented by state, federal and private agencies. Byincorporating **Protectosil® CHEM-TRETE® 40 VOC** into your integrated design, you can earn vital Leadership in Energy & Environmental Design (LEED) credits for both new and existing construction projects.

The main benefits of the product are:

- High resistance to wind-driven rain
- Excellent resistance to chloride ion ingress
- 100% Moisture vapor transmission
- Reduced efflorescence
- Breathable system
- Deep penetration into substrate
- No change in surface appearance
- No masking of windows necessary
- High resistance to alkali attack
- Long service life
- Keeps substrates cleaner

LIMITATIONS

Not intended for below-grade waterproofing. Should not beapplied if the surface temperature is below 20°F (-7°C) or above 100°F (40°C), if rain is expected within 2 hours following application, or if high winds or other conditions prevent proper application. If rain has preceded the application, the surface should be allowed to dry for at least 24 hours. Caution should be taken with specialty coated glass, asphaltic materials and plastic windows. Check compatibility before application. Shrubbery and plant life should be protected from overspray.

TECHNICAL DATA

Protectosil® CHEM-TRETE® 40 VOC is a clear, colorless liquid containing isobutyltrialkoxysilane in alcohol.

Color	water white
Active Substance	isobutyltrialkoxysilane
Active Content	>50% by weight
Solvent	denatured ethyl alcohol
Flash Point	54°F
Density	7.0 lb/gal
VOC	590 g/l

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TEST DATA

NCHRP #244 (@200 ft²/gal)	
Series II	86% reduction in water absorption
Series II	87% reduction in chloride absorption
Series IV	99% reduction in chloride absorption
ASTM C 672 "Deicer Scaling"	
100 cycles	(non-air-entrained concrete) 0 rating
ASTM E 303 "Skid Resistance"	
Dry Surface	No change
Wet Surface	No change
Alberta DOT Penetrating Sealers Type 1b	
Initial water repellency	84.3%
After abrasion	85.1%
ASTM E 514 "Water Permeance of Masonry"	
Untreated leakage	5.5 l/hr (1.5 gal/hr)
Treated leakage	0.0 l/hr (0.0 gal/hr)
Reduction in leakage	100%
ASTM C 642 "Water Absorption of Concrete"	
24 hours	98% effective
5 days	91% effective
ASTM D 1653 Water Vapor Transmission	
75.8 g/ft²/24 hours	100% breathable

INSTALLATION

Concrete must be allowed to cure for a minimum of 28 days. All repointing must be completed and allowed to cure for at least 3 days. Concrete repair and replacement must be completed prior to application of **Protectosil® CHEM-TRETE® 40 VOC.** Patching materials, caulking, sealing materials and traffic paint must be fully cured before applying **Protectosil® CHEM-TRETE® 40 VOC**.
All surfaces must be cleaned to remove all traces of dirt, dust, efflorescence, mold, salt, grease, oil, asphalt, laitance, curing compounds, paint, coatings and other foreign materials. Acceptable surface cleaning methods include shotblasting, sandblasting, waterblasting, and using chemical cleaners. Check with your Protectosil® representative to verify that surface preparation is adequate.

Protectosil® CHEM-TRETE® 40 VOC should be applied using low-pressure (15 to 25 psi) pumping equipment with a wet fan type spray nozzle. Alternate methods include using either a power roller with a 1" nap or a brush. Do not alter or dilute the material. Do not apply to a wet or damp substrate. A test patch should be applied to the substrate by a Protectosil® representative to verify coverage rate and application conditions.

On vertical surfaces, apply **Protectosil® CHEM-TRETE® 40 VOC** in a flooding application from the bottom up, so the material runs down 6 to 8 inches below the spray pattern. On horizontal surfaces, the liquid material should pond on the surface for at least 5 seconds before being absorbed. Coverage rates on horizontal concrete surfaces are typically between 150 and 250 ft²/gal. Coverage rates on vertical surfaces depend on the type of material to be treated. Your Protectosil® representative can give an exact coverage rate for your particular project. Please refer to the "**Protectosil® CHEM-TRETE® 40 VOC** Application Instructions" for more detailed information.

Precautions: **Protectosil® CHEM-TRETE® 40 VOC** is a flammable liquid and should be kept away from heat, sparks, open flame and other sources of ignition. **Protectosil® CHEM-TRETE® 40 VOC** containers should be kept closed when not in use and should be stored at temperatures between 0°F and 120°F (-18°C and 50°C), away from rain and standing water. When working in an enclosed area, an air respirator should be used. Please refer to the material safety data sheet for more detailed information.

AVAILABILITY

Protectosil® CHEM-TRETE® 40 VOC is available in 5-gallon pails and 55-gallon drums. Shipped F.O.B. throughout the United States and Canada. Contact your local Protectosil® representative or your regional manager for specific cost information. You can obtain their contact information on our website, www.protectosil.com, or by calling us at 1 (800) 828-0919.

TECHNICAL SERVICE

Technical service engineers and scientists are available to answer questions about product performance, application methods and compatibility with other building materials. You can speak to one of our engineers or scientists directly by calling our toll-free number, 1 (800) 828-0919, and selecting option 1.

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For more information, SDS and the most updated product information, and to find your local representative, go to www.protectosil.com

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5900

ALUMINUM SINGLE HUNG WINDOW









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5900

ALUMINUM SINGLE HUNG WINDOW

DECADES OF PROVEN PERFORMANCE

This single hung offers great performance with a smooth operation. The 5900 is highlighted by block and tackle balances, a tilt-in sash, recessed tilt latches, automatic sill locks and dual pull rails. Our air infiltration is an amazingly low .03! This great performance is enhanced by features like a sloped sill, dual weatherstripping and a center interlock.

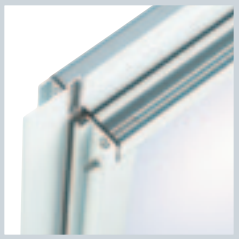




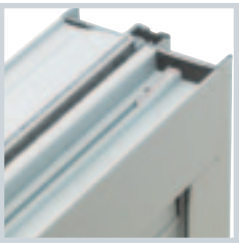


5900 | ALUMINUM SINGLE HUNG WINDOW

5900 SINGLE HUNG | FEATURES



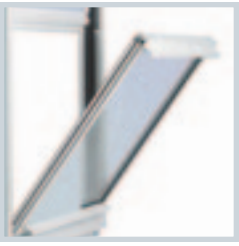
2 3/8" Thermally Broken Frame Depth:
We use a thermally broken frame and sash for improved thermal efficiency.



Polyethylene Seal Pads:
Gerkin ensures a tight fit at all sash and frame corners to seal out light, air and water.



Nail Fin:
Nail fins are a standard feature for this window. The corners are closed which allows for full perimeter flashing. As an option, Gerkin will remove the nail fin for masonry or subframe installations.



Easy Tilt-in Sash:
The operating sash uses attractive flush mount tilt latches for easy cleaning.



Self-Latching Locks:
For safety and convenience, the operating sash locks automatically at the sill when closed. The latches are concealed from plain sight. They are easily activated by lifting up.



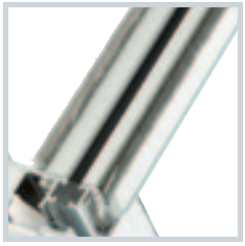
Sloped Sill:
This feature eliminates the need for weeps under the sash. Air infiltration performance is enhanced due to this feature.



Window Balances:
The 5900 features a smooth block and tackle balance system. The block and tackle balance is one of the most reliable and long lasting balances available. This balance allows for an easy operation.



Mullion Interlock:
The use of a mullion interlock helps to reduce deflection and creates a snug fit. The structure of the window is enhanced and air infiltration is reduced.



Dual Weatherstripping:
This window features heavy wool pile weatherstripping with a Mylar fin on two locations of the sash. A bulb seal at the sill and interlock seals make this window one of the tightest single hungs available.

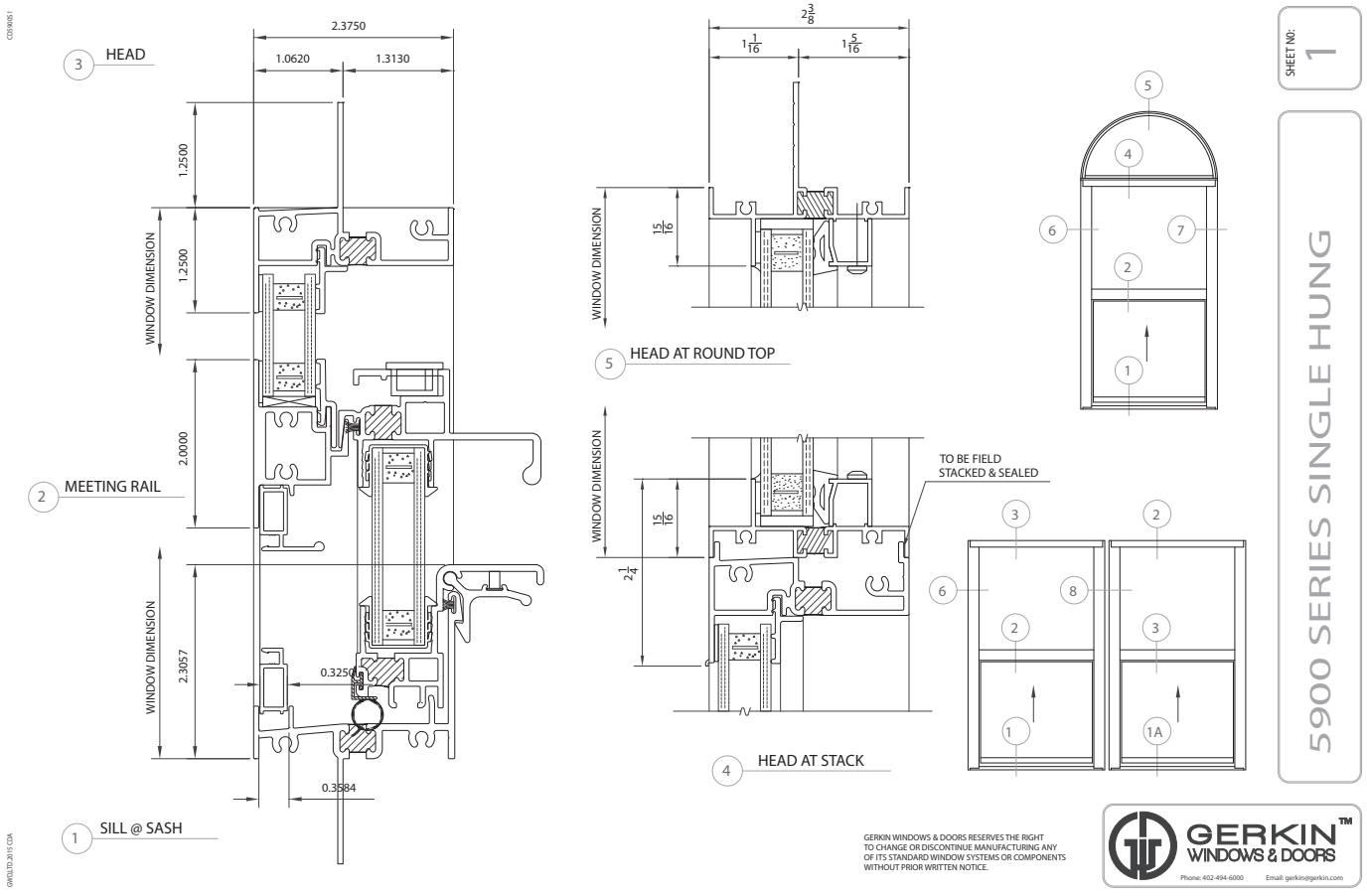


Extruded Screen Frames:
The strength of extruded screens is a major maintenance cost advantage for Gerkin over easily damaged roll form screens.

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5900 | ALUMINUM SINGLE HUNG WINDOW

5900 SINGLE HUNG | DETAILS



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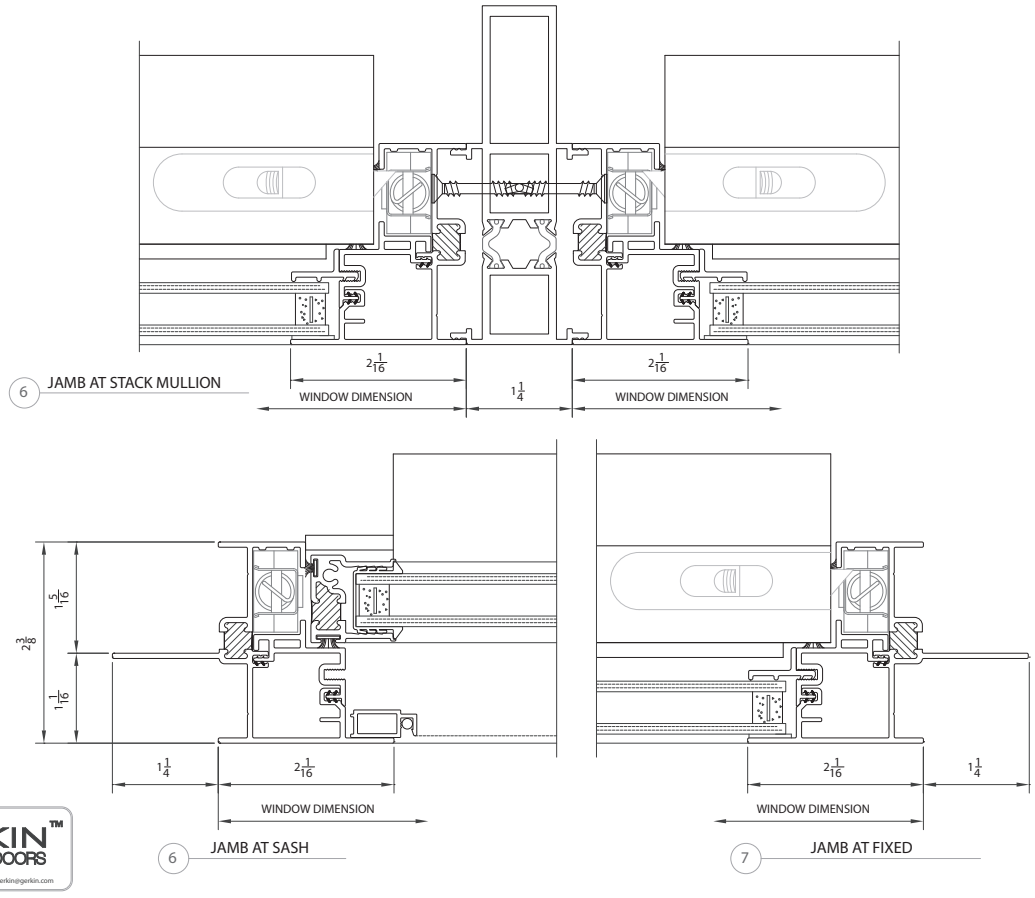
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5900 SINGLE HUNG | DETAILS

SHEET NO: 2

5900 SERIES SINGLE HUNG



6 JAMB AT STACK MULLION

6 JAMB AT SASH

7 JAMB AT FIXED

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GERKIN™ WINDOWS & DOORS

5900 | ALUMINUM SINGLE HUNG WINDOW



5900 SINGLE HUNG | TEST RESULTS

NOTE: KELLY WINDOWS WILL NOT USE THIS TYPE OF GLASS. INSTEAD, GLASS WILL BE CLEAR/CLEAR WITH NO COATING AND NO TINT. SEE ATTACHED CARDINAL GLASS LIGHT TRANSMITTANCE SPECS.

NFRC | TEST RESULTS

U-Value w/LoÉ^3/Argon	.38
Solar Heat Gain Coefficient	.24
Visible Transmittance	.53
Condensation Resistance	48
U-Value Air Only*	.43

AAMA | TEST RESULTS

Test Window | 54" x 90"	
Class	LC-PG50-H
Air Infiltration	.03 cfm/sq.ft.
Water	7.50 psf
Structural Wind Load	75.0 psf
U-Value w/LoÉ^3/Argon	.38
Solar Heat Gain Coefficient	.24
Visible Transmittance	.53
Condensation Resistance	48
Indoor/Outdoor Sound Transmission Class	28
Sound Tranmission Class (w/ 1/4 LAM X 1/8 A)	31
U-Value Air Only*	.44

*U-Values for our windows with 1/8" 366 LoÉ3 glass, air only, 1/8" clear glass, no muntins or argon in the air space.

Tested and Certified to AAMA/WDMA/CSA 101/I.S.2 A440-08

U-Value/SHGC/VT/CRF Tested to NFRC 100/200/500



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Glass Performance Data | Cardinal Glass Industries

Product			Visible Light			Fade Transmission		Solar	U-Factor	
Panes	Configuration	Airspace (mm)	Transmittance	Ext Reflectance	Int Reflectance	UV	Tdw-ISO	Heat Gain Coefficient	Air	Argon
2	Clear/Clear	6.5	82%	15%	15%	58%	75%	0.78	0.55	0.51
2	Clear/Clear	8.0	82%	15%	15%	58%	75%	0.78	0.52	0.48
2	Clear/Clear	9.8	82%	15%	15%	58%	75%	0.78	0.50	0.47
2	Clear/Clear	11.5	82%	15%	15%	58%	75%	0.78	0.49	0.46
2	Clear/Clear	13.0	82%	15%	15%	58%	75%	0.78	0.48	0.46
2	Clear/Clear	14.5	82%	15%	15%	58%	75%	0.78	0.48	0.46
2	Clear/Clear	16.0	82%	15%	15%	58%	75%	0.78	0.48	0.46
2	Clear/Clear	17.5	82%	15%	15%	58%	75%	0.78	0.48	0.46
2	Clear/Clear	19.5	82%	15%	15%	58%	75%	0.78	0.49	0.46
2	Clear/Di89	6.5	79%	14%	14%	53%	70%	0.69	0.33	0.28
2	Clear/Di89	8.0	79%	14%	14%	53%	70%	0.70	0.30	0.26
2	Clear/Di89	9.8	79%	14%	14%	53%	70%	0.70	0.28	0.24
2	Clear/Di89	11.5	79%	14%	14%	53%	70%	0.71	0.26	0.23
2	Clear/Di89	13.0	79%	14%	14%	53%	70%	0.71	0.26	0.23
2	Clear/Di89	14.5	79%	14%	14%	53%	70%	0.71	0.26	0.23
2	Clear/Di89	16.0	79%	14%	14%	53%	70%	0.71	0.26	0.23
2	Clear/Di89	17.5	79%	14%	14%	53%	70%	0.71	0.26	0.24
2	Clear/Di89	19.5	79%	14%	14%	53%	70%	0.71	0.27	0.24
2	Clear/E180	6.5	79%	15%	15%	29%	63%	0.68	0.41	0.34
2	Clear/E180	8.0	79%	15%	15%	29%	63%	0.68	0.37	0.30
2	Clear/E180	9.8	79%	15%	15%	29%	63%	0.68	0.33	0.27
2	Clear/E180	11.5	79%	15%	15%	29%	63%	0.68	0.31	0.26
2	Clear/E180	13.0	79%	15%	15%	29%	63%	0.69	0.31	0.26
2	Clear/E180	14.5	79%	15%	15%	29%	63%	0.69	0.31	0.27
2	Clear/E180	16.0	79%	15%	15%	29%	63%	0.69	0.31	0.27
2	Clear/E180	17.5	79%	15%	15%	29%	63%	0.69	0.32	0.27
2	Clear/E180	19.5	79%	15%	15%	29%	63%	0.69	0.32	0.28
2	Clear/E180ESC	6.5	80%	15%	15%	25%	62%	0.70	0.41	0.34
2	Clear/E180ESC	8.0	80%	15%	15%	25%	62%	0.70	0.37	0.30
2	Clear/E180ESC	9.8	80%	15%	15%	25%	62%	0.70	0.33	0.27

Name of Property __ J.F. Kelly Wholesale Grocery Warehouse _____ County ___ Scott _____

Address _____ 225 E. 2nd Street _____ City _____ Davenport _____

SITE DESCRIPTION

The J.F. Kelly Wholesale Grocery Warehouse is situated on Block 62, Lot 6 of LeClaire's Second Addition.

The structure is sited on the southwest corner of the intersection of E. 2nd and Pershing Streets; its primary façade faces north. Historically, as today, the building anchored the east end of a contiguous line of commercial structures. An east-west alley is located immediately to the south of the building.

A public sidewalk runs the perimeter of the block and flush to the building on the north and the east, providing access to the building's primary and secondary entrances.

PROPERTY DESCRIPTION

The J.F. Kelly Wholesale Grocery Warehouse is a large, four-story orange-red brick structure constructed on a concrete foundation. The structure is rectangular in form, with the flat roof typical of commercial structures.

Like the Nash Finch building situated on the southwest corner of this block, this structure reads as a light industrial or manufacturing building. This characterization is a result of the use of small, but abundant windows, spaced evenly across the plane of both the north and east elevations. The windows are simple in form and decoration – relying on turned bricks rather than the highly ornate hoods of its neighbor to the west, the Knostman building. The building on the whole is lacking in applied ornament. Only the cornice is treated decoratively; using stepped brickwork to add weight and finality to the upper wall.

This lack of applied ornament, in tandem with the spare, rectangular form creates a solid sense that this building is all about the functionality of its interior space, typical of manufacturing enterprises. It should be noted that the pedimented entrance is a relatively recent addition.

Condition

As a masonry structure, the greatest concern for this building is the condition of its brick. A visual inspection from street level indicates that this structure is in generally good condition, with no obvious signs of deterioration except in an area of the east wall near the alley side. In this location there is some joint loss and effervescence, both indications of moisture issues.

Generally speaking, the J.F. Kelly Wholesale Grocery Warehouse retains a reasonable level of historic integrity; breached only by the retrofitting of the windows and the introduction of non-historic details around the primary entrance

PROPERTY HISTORY

Two residential buildings were the first recorded structures on the site of the present Bucktown Center for the Arts (Sanborn 1886). Common to the fringes of the Davenport downtown area, the site remained occupied by residences through the end of the nineteenth century.

Name of Property __ J.F. Kelly Wholesale Grocery Warehouse _____ County ___ Scott _____

Address _____ 225 E. 2nd Street _____ City _____ Davenport _____

The building at 225 E. 2nd Street was constructed in 1910 by John Kelly to accommodate the J.F. Kelly Wholesale Grocery Warehouse. The structure housed wholesale grocers for much of its history, including Western Grocer Co. and Jack Sprat Foods in the1940s.

STATEMENT OF SIGNIFICANCE

The J.F. Kelly Wholesale Grocery Warehouse is considered individually eligible for listing in the National Register of Historic Places under Criterion A in its association with the history of Davenport commerce, the wholesale grocery industry specifically.

In addition, it is considered a contributing resource to a potential National Register historic district, should a case for such a district be made.

Name of Property __ J.F. Kelly Wholesale Grocery Warehouse _____ County ___ Scott _____

Address _____ 225 E. 2nd Street _____ City _____ Davenport _____



View of the building in the context of its streetscape; looking southwest across Pershing Street.

(SOURCE: AKAY Consulting – November 2004)

Name of Property __ J.F. Kelly Wholesale Grocery Warehouse _____ ___ County ___ Scott _____

Address _____ 225 E. 2nd Street _____ City _____ Davenport _____



View of the primary (north) and east elevations, looking southwest across the intersection of E. 2nd and Pershing Streets.

(SOURCE: AKAY Consulting – November 2004)

Name of Property __ J.F. Kelly Wholesale Grocery Warehouse __ _____ County ___ Scott _____

Address _____ 225 E. 2nd Street _____ City _____ Davenport _____



Detail view of the façade at street level.

(SOURCE: AKAY Consulting – November 2004)

Name of Property __ J.F. Kelly Wholesale Grocery Warehouse _____ County ___ Scott _____

Address _____ 225 E. 2nd Street _____ City _____ Davenport _____



This 1940s view of East Second Street, looking southeast from between Brady and Perry Streets, documents the J.F. Kelly Wholesale Grocery Warehouse within the context of its mid-century streetscape.

(SOURCE: Putnam Museum of History and Natural Science. Davenport, Iowa.)

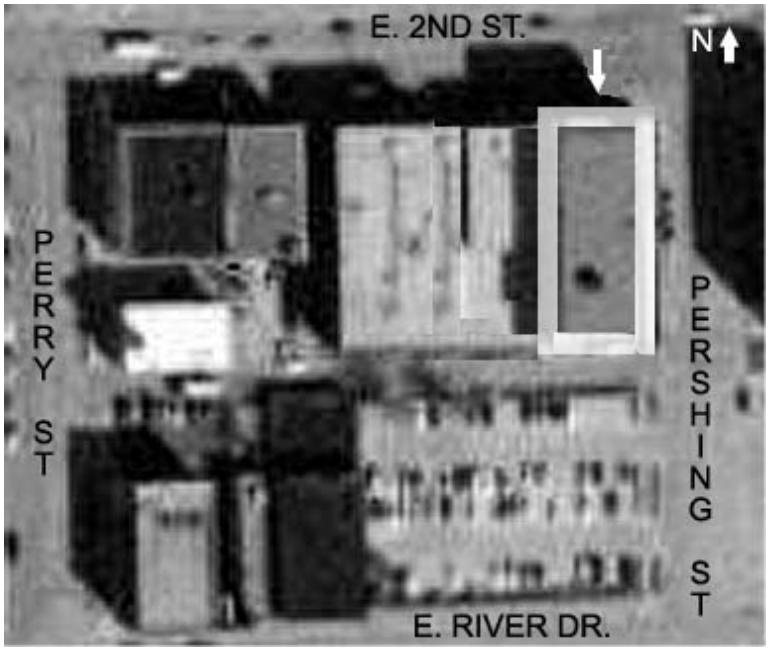
Name of Property __ J.F. Kelly Wholesale Grocery Warehouse _____ County ___ Scott _____

Address _____ 225 E. 2nd Street _____ City _____ Davenport _____



This 1940s view of East Second Street, looking west from Pershing Street, documents the J.F. Kelly Wholesale Grocery Warehouse (at left) during its occupation by the Western Grocer Co./Jack Sprat Foods.

(SOURCE: Putnam Museum of History and Natural Science. Davenport, Iowa.)



The arrow indicates the location of the J.F. Kelly Wholesale Grocery Warehouse.

(SOURCE: City of Davenport – Planning Department – 1/2005)

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Historic Preservation Ordinance

Section 14.01.060 Certificate of Appropriateness Review Process

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

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

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

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

2 PRESERVATION BRIEFS

Repointing Mortar Joints in Historic Masonry Buildings



Robert C. Mack, FAIA
John P. Speweik

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

Heritage Preservation Services

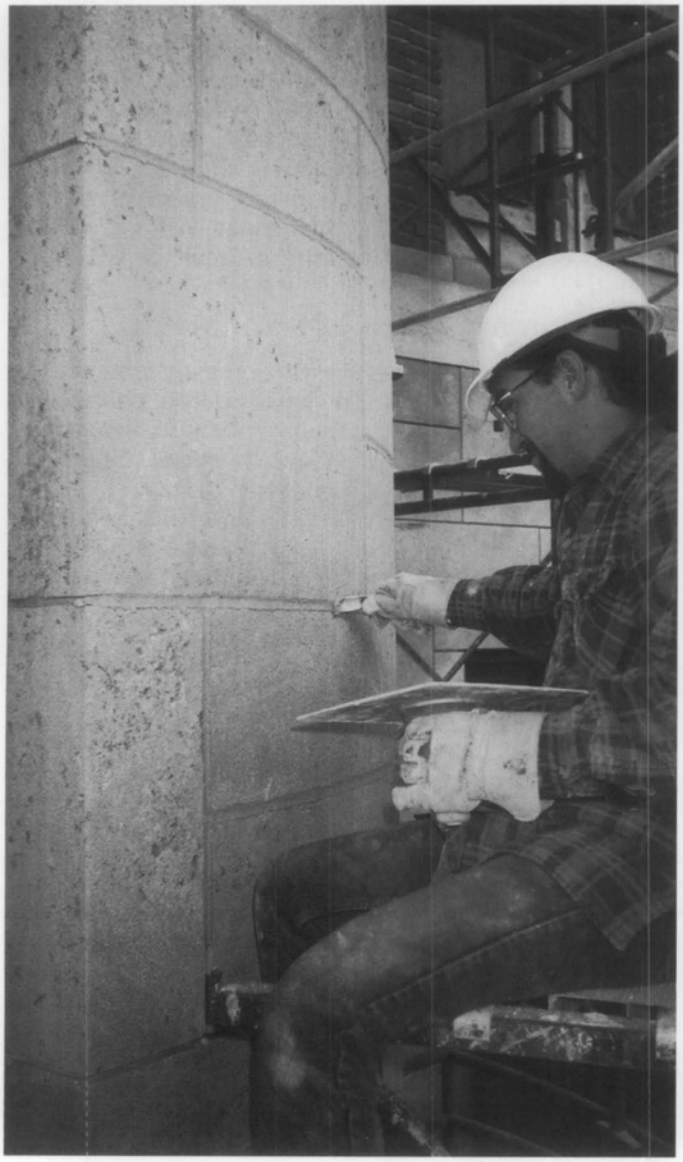


Figure 1. After removing deteriorated mortar, an experienced mason repoints a portion of this early-20th century limestone building. Photo: Robert C. Mack, FAIA.

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

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

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

Historical Background

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

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

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

Identifying the Problem Before Repointing

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

Use of Consultants. Because there are so many possible causes for deterioration in historic buildings, it may be desirable to retain a consultant, such as a historic architect or architectural conservator, to analyze the building. In addition to determining the most appropriate solutions to the problems, a consultant can prepare specifications which reflect the particular requirements of each job and can provide oversight of the work in progress. Referrals to preservation consultants frequently can be obtained from State Historic Preservation Offices, the American Institute for Conservation of Historic and Artistic Works (AIC), the Association for Preservation Technology (APT), and local chapters of the American Institute of Architects (AIA).

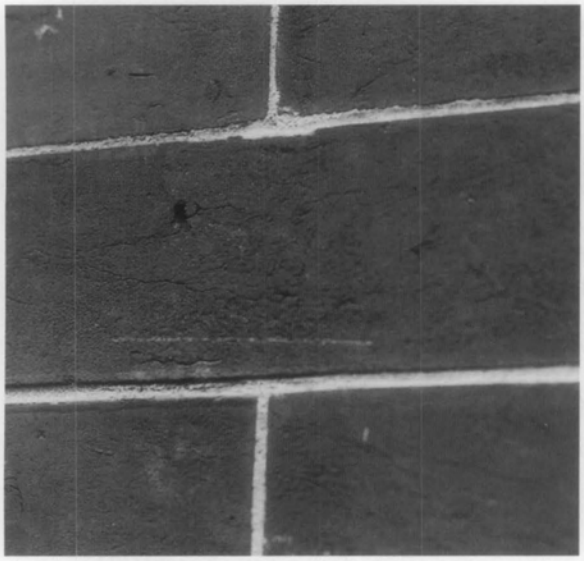


Figure 2. Much of the mortar on this building has been leached away by water from a leaking downspout. The downspout must be replaced and any other drainage problems repaired before repointing. Photo: Robert C. Mack, FAIA.

Finding an Appropriate Mortar Match

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

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



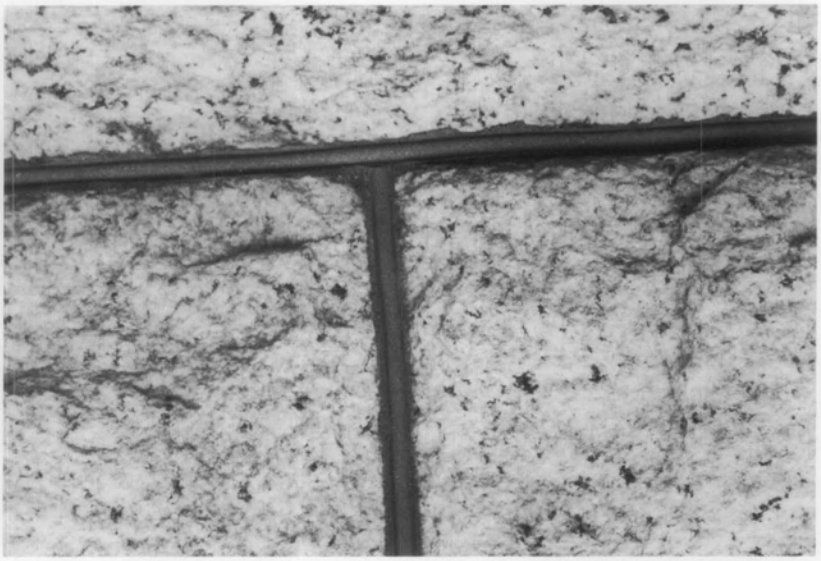


Figure 3. Good-quality repointing closely replicates the original in composition, texture, joint type and profile on this 19th century brick building (left), and on this late-19th century granite on H.H. Richardson's Glessner House in Chicago (right). Photos: Charles E. Fisher: Sharon C. Park, FAIA.

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

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

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

- The sand must match the sand in the historic mortar. (The color and texture of the new mortar will usually fall into place if the sand is matched successfully.)

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

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

Properties of Mortar

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

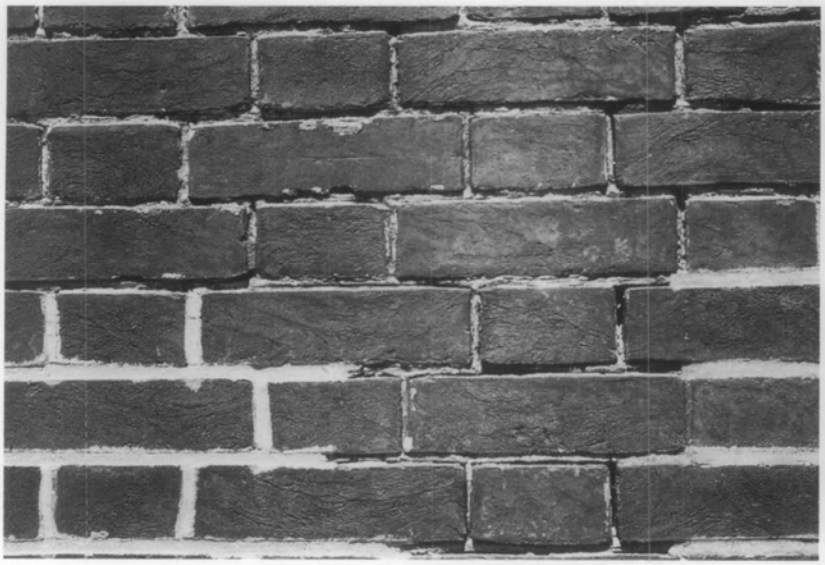




Figure 4. (left) The poor quality of this repointing–it appears to have been "tooled" with the mason's finger–does not match the delicacy of the original beaded joint on this 19th-century brick wall. (right) It is obvious that the repointing on this "test patch" is not an appropriate replacement mortar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

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

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

Components of Mortar

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



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

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

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

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

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

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

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

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

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

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

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

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

MORTAR ANALYSIS

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

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

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

Lorraine Schnabel.

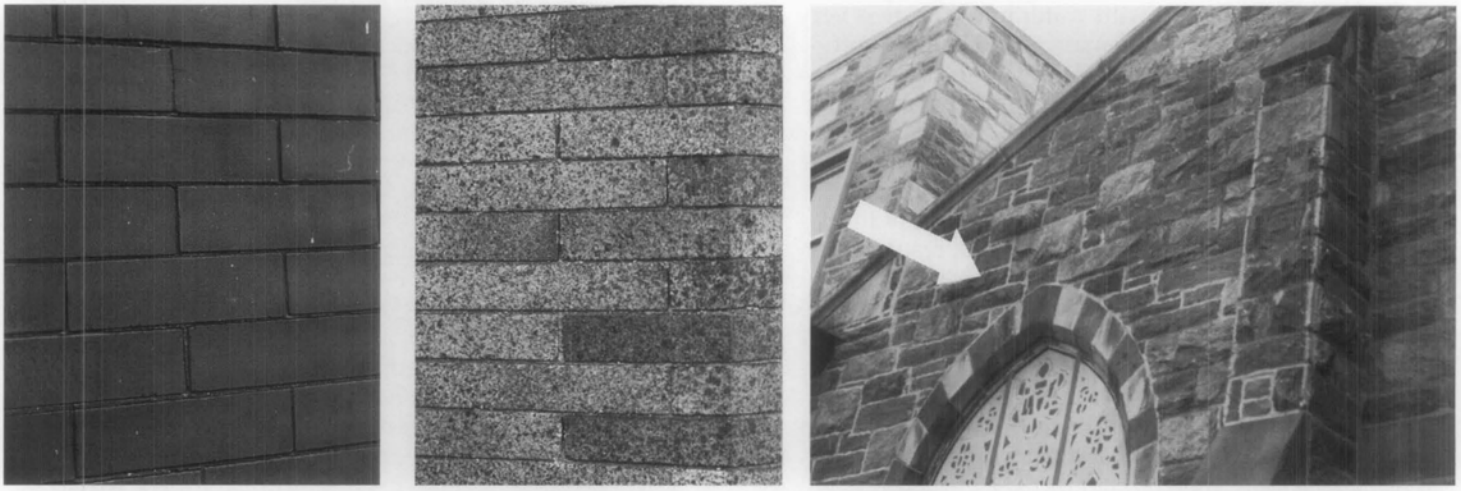


Figure 6. Tinted mortar. (left)Black mortar with a beaded joint was used here on this late-19th century hard pressed red brick and, (center) a dark brown tinted mortar with an almost flush joint was used on this early-20th century Roman brick. (right) When constructed at the turn-of-the-century, this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

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

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

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

Other Components

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

Replicating such unique or individual mortars will require writing new specifications for each project. If possible, suggested sources for special materials should be included. For example, crushed oyster shells can be obtained in a variety of sizes from poultry supply dealers.

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

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

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

Mortar Type and Mix

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

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

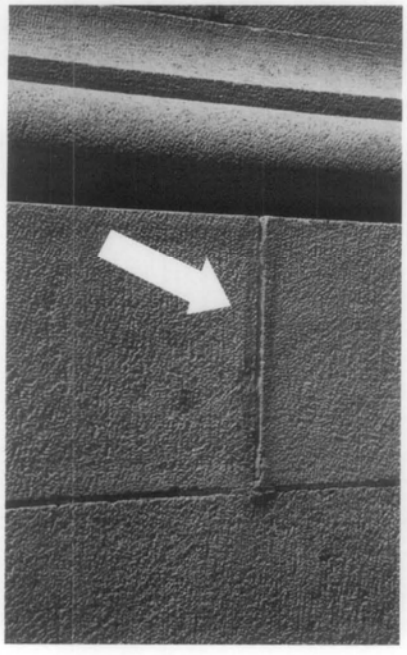


Figure 7. The dark stain on either side of the vertical joint on this sandstone watertable probably resulted from the use of a bonding agent that was not properly cleaned off the masonry after repointing. Photo: Anne Grimmer.



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

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

Budgeting and Scheduling

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

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

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

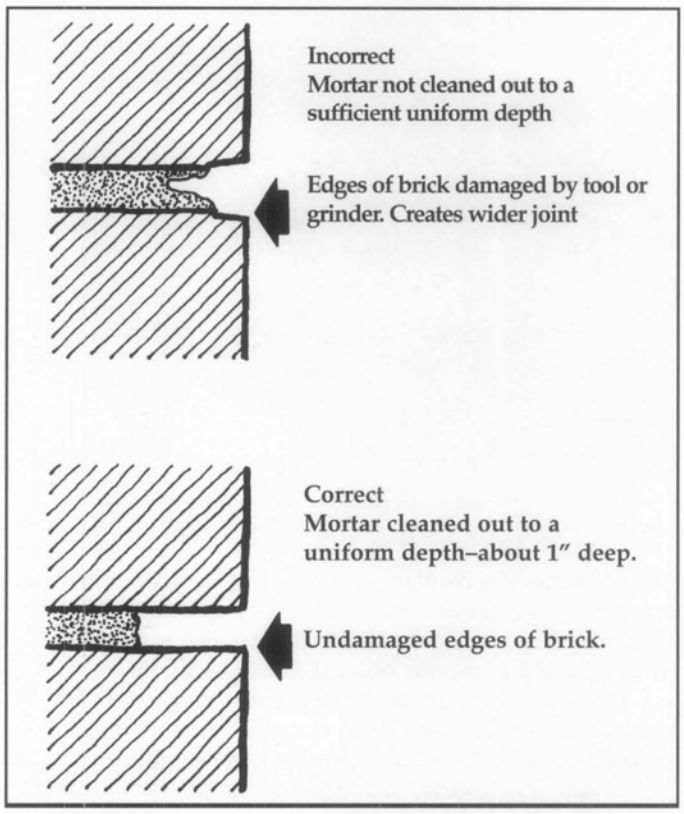


Figure 9. Comparison of incorrect and correct preparation of mortar joints for repointing. Drawing: Robert C. Mack, FAIA, and David W. Look, AIA.

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

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

Contractor Selection

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

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

Execution of the Work

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



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

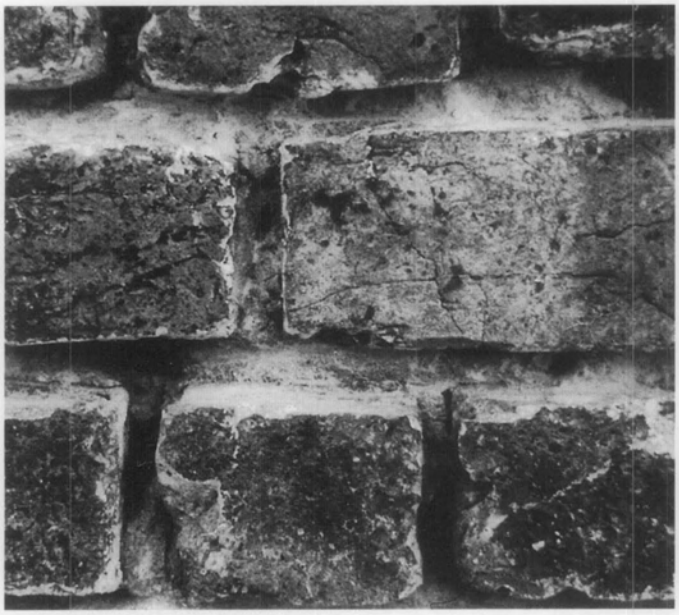


Figure 11. The damage to the edges and corners of these historic bricks was caused by using a mechanical grinder to rake out the joints. Note the overcutting of the head joint and the damage to the arises (corners) of the bricks. Photo: Lee H. Nelson, FAIA.

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

Joint Preparation. Old mortar should be removed to a minimum depth of 2 to 2- $^1/_2$ times the width of the joint to ensure an adequate bond and to prevent mortar "popouts" (Fig. 8). For most brick joints, this will require removal of the mortar to a depth of approximately $^1/_2$ to 1 inch; for stone masonry with wide joints, mortar may need to be removed to a depth of several inches. Any loose or disintegrated mortar beyond this minimum depth also should be removed (Fig. 9).

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

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

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



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

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



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

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

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

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

Mortar Preparation. Mortar components should be measured and mixed carefully to assure the uniformity of visual and physical characteristics. Dry ingredients are measured by volume and thoroughly mixed before the addition of any water. Sand must be added in a damp, loose condition to avoid over sanding. Repointing mortar is typically pre-hydrated by adding water so it will just hold together, thus allowing it to stand for a period of time before the final water is added. Half the water should be added, followed by mixing for approximately 5 minutes. The remaining water should then be added in small portions until a mortar of the desired consistency is reached. The total volume of water necessary may vary from batch to batch, depending on weather conditions. It is important to keep the water to a minimum for two reasons: first, a drier mortar is cleaner to work with, and it can be compacted tightly into the joints; second, with no excess water to evaporate, the mortar cures without shrinkage cracks. Mortar should be used within approximately 30 minutes of final mixing, and "retempering," or adding more water, should not be permitted.

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

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

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

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



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

application may extend along the wall for several feet. As soon as the mortar has reached thumb-print hardness, another ¼ inch layer of mortar—approximately the same thickness—may be applied. Several layers will be needed to fill the joint flush with the outer surface of the masonry. It is important to allow each layer time to harden before the next layer is applied; most of the mortar shrinkage occurs during the hardening process and layering thus minimizes overall shrinkage.

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

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

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

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

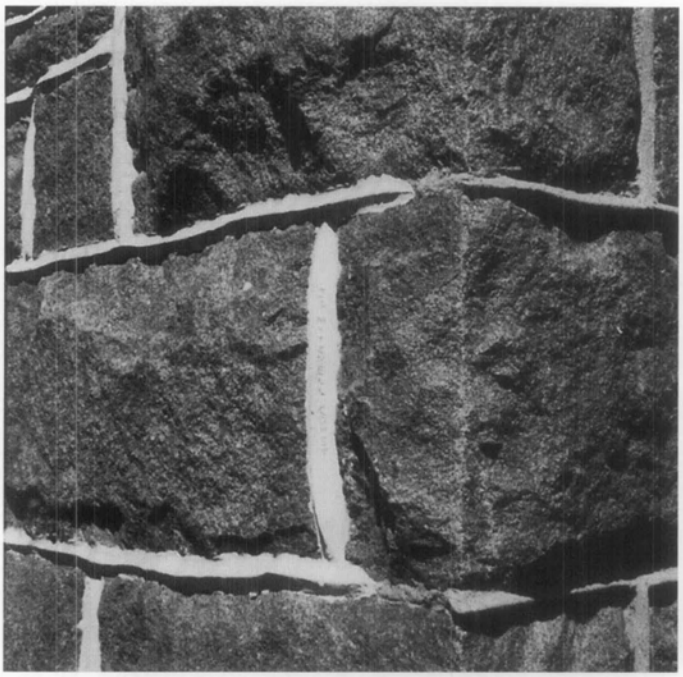


Figure 15. The profile of the repointed joints on the left replicate the historic joints around the corner to the right on the front of this stone building in Leesburg, VA. The contractor's pride in the repointing work is evident by the signature in the vertical joint. Photo: Anne Grimmer.

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

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

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

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

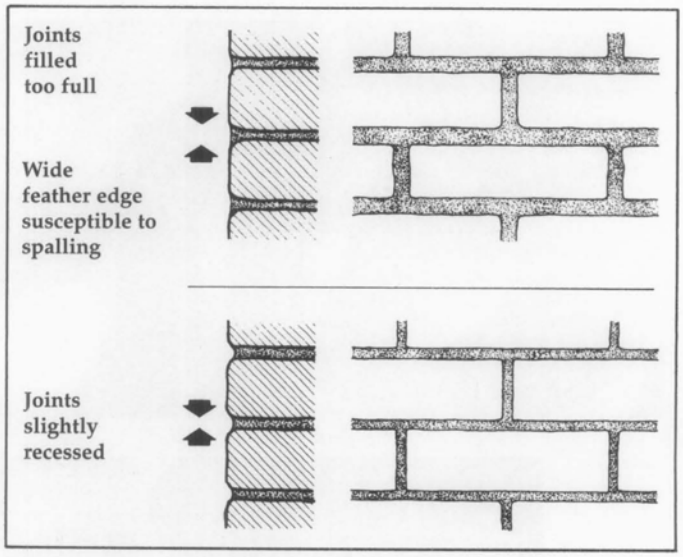


Figure 16. Comparison of visual effect of full mortar joints vs. slightly recessed joints. Filling joints too full hides the actual joint thickness and changes the character of the original brickwork. Drawing: Robert C. Mack, FAIA.

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

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



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

Mortar Types			
(Measured by volume)			
Designation	Cement	Hydrated Lime or Lime Putty	Sand
M	1	1/4	3 - 3 3/4
S	1	1/2	4 - 4 1/2
N	1	1	5 - 6
O	1	2	8 - 9
K	1	3	10 - 12
"L"	0	1	2 1/4 - 3

Suggested Mortar Types for Different Exposures			
	Exposure		
Masonry Material	Sheltered	Moderate	Severe
Very Durable: granite, hard-cored brick, etc.	O	N	S
Moderately Durable: limestone, durable stone, molded brick	K	O	N
Minimally Durable: soft hand-made brick	"L"	K	O

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

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

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

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

Summary

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

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

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

Visually Examining the Mortar and the Masonry Units

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

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

1) Remove with a chisel and hammer three or four unweathered samples of the mortar to be matched from several locations on the building. (Set the largest sample aside—this will be used later for comparison with the repointing mortar). Removing a full representation of samples will allow selection of a "mean" or average mortar sample.

2) Mash the remaining samples with a wooden mallet, or hammer if necessary, until they are separated into their constituent parts. There should be a good handful of the material.

3) Examine the powdered portion—the lime and/or cement matrix of the mortar. Most particularly, note the color. There is a tendency to think of historic mortars as having white binders, but grey portland cement was available by the last quarter of the 19th century, and traditional limes were also sometimes grey. Thus, in some instances, the natural color of the historic binder may be grey, rather than white. The mortar may also have been tinted to create a colored mortar, and this color should be identified at this point.

4) Carefully blow away the powdery material (the lime and/or cement matrix which bound the mortar together).

5) With a low power (10 power) magnifying glass, examine the remaining sand and other materials such as lumps of lime or shell.

6) Note and record the wide range of color as well as the varying sizes of the individual grains of sand, impurities, or other materials.

Other Factors to Consider

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



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

Pointing Style. Close examination of the historic masonry wall and the techniques used in the original construction will assist in maintaining the visual qualities of the building (Fig. 18). Pointing styles and the methods of producing them should be examined. It is important to look at both the horizontal and the vertical joints to determine the order in which they were tooled and whether they were the same style. Some late-19th and early-20th century buildings, for example, have horizontal joints that were raked back while the vertical joints were finished flush and stained to match the bricks, thus creating the illusion of horizontal bands. Pointing styles may also differ from one facade to another; front walls often received greater attention to mortar detailing than side and rear walls (Fig. 19). **Tuckpointing** is not true repointing but the

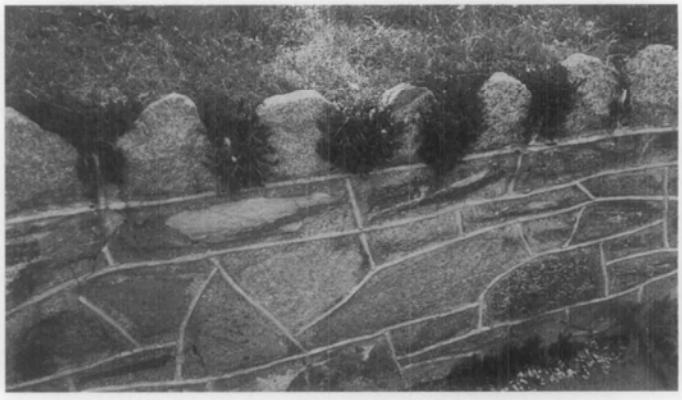
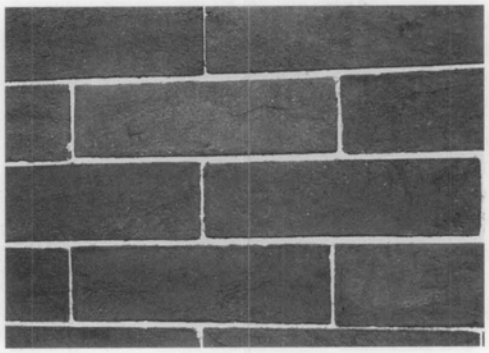


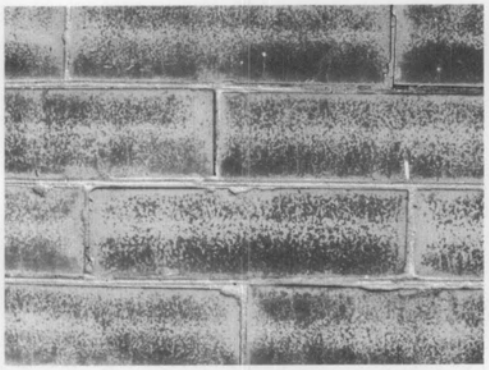
Figure 20. This stone garden wall was tuckpointed to match the tuckpointing on the c. 1920s house on the property. Photo: Anne Grimmer.



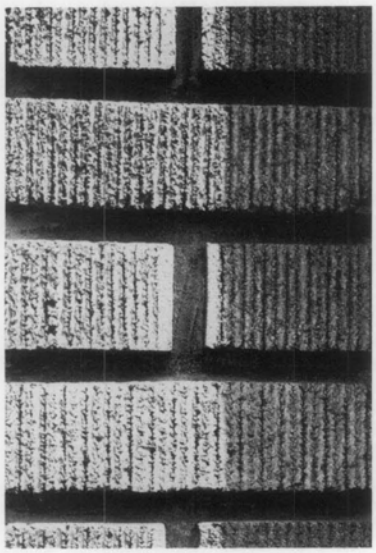
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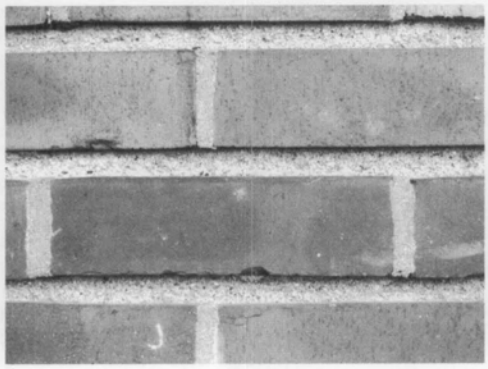
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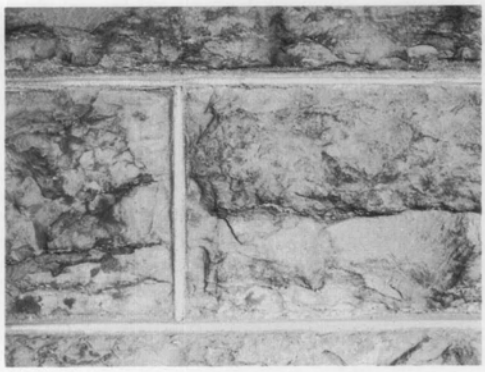
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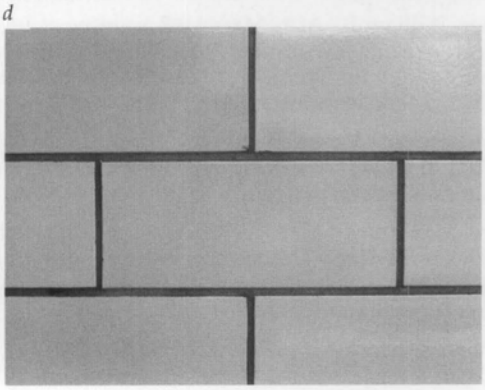
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Figure 18. A cross-section of mortar joint types. (a) Grapevine joints on a mid-18th century brick building; (b) flush joints on a mid-to-late 19th century brick building; (c) beaded joints on a late-19th century brick building; (d) early-20th century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

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

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

Matching Color and Texture of the Repointing Mortar

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

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

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

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

Conclusion

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

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"Bonds and Patterns in Brickwork." 30 Reissued. September 1988.

Useful Addresses

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

Portland Cement Association
5420 Old Orchard Road
Skokie, IL 60077

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

Acknowledgments

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

The authors and the editor wish to thank the following for the professional and technical review they provided: Mark Macpherson and Ron Peterson, Masonry Restoration Contractors, Macpherson-Towne Company, Minneapolis, MN; Lorraine Schnabel, Architectural Conservator, John Milner Associates, Inc., Philadelphia, PA; Lauren B. Sickels-Taves, Ph.D., Architectural Conservator, Biohistory International, Huntington Woods, MI; and the following National Park Service professional staff, including: E. Blaine Cliver, Chief, Historic American Buildings Survey/Historic American Engineering Record; Douglas C. Hicks, Deputy Superintendent, Historic Preservation Training Center, Frederick, MD; Chris McGuigan, Supervisory Exhibits Specialist, Historic Preservation Training Center, Frederick, MD; Charles E. Fisher, Sharon C. Park, FAIA, John Sandor, Technical Preservation Services Branch, Heritage Preservation Services, and Kay D. Weeks, Heritage Preservation Services.

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

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

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

ISSN:0885-7016 *October 1998*

City of Davenport
Historic Preservation Commission

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

Date
4/11/2023

Subject:
Historic Preservation Commission Training

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	4/5/2023 - 11:05 AM

City of Davenport
Historic Preservation Commission

Department: DNS **Date**
Contact Info: Matt Werderitch 563.888.2221 **4/13/2021**

Subject:
Timeline for Updating Commission Bylaws

Recommendation:
No formal action required.

Background:
The Historic Preservation Commission Bylaws were last amended on March 13, 2001. The current version online are the most up-to-date.

The City adopted a new Zoning Ordinance in 2019, which caused several reference errors embedded in other sections of the Municipal Code. Staff are correcting reference errors when encountered. Reference errors can be ignored until updates are made as the Commission continues to operate in compliance with the Historic Preservation Ordinance and Chapter 2.65 of the Municipal Code.

City staff propose the following timeline for revising and adopting Bylaws:

1. **April Meeting**: Distribute existing Bylaws and relevant code sections to Commissioners.
2. **April-May**: City staff will draft corrections to the Bylaws and review with the Legal Department.
3. **June Meeting**: Staff will provide a draft to Commissioners for discussion. Commissioners can submit comments and recommendations to staff for further revision.
4. **July Meeting**: Review final draft of Bylaws.
    - If no additional revisions are warranted, the Commission may take formal action approving the Bylaws.
    - If additional edits are desired, then staff can further revise the Bylaws for formal action at the August 8, 2023 meeting.

ATTACHMENTS:

Type	Description
Backup Material	Historic Preservation Commission Bylaws
Backup Material	Chapter 2.65 of the Municipal Code
Backup Material	Title 14-Historic Preservation Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	4/5/2023 - 11:03 AM

HISTORIC PRESERVATION COMMISSION
City of Davenport, Iowa

"Bylaws" *

ARTICLE I

General Rules

The Commission shall be governed by the terms of the Historic Preservation Ordinance as contained in Section 17.23 of the 1990 Municipal Code of the City of Davenport, Iowa and by the terms of the Code of Iowa, Chapter 303, as amended time to time.

ARTICLE II

Membership

The Commission shall consist of nine (9) members and be governed by the provisions contained in Section 17.23.040 of the 1990 Municipal Code.

ARTICLE III

Officers

The Commission shall elect by secret ballot from its membership a Chairperson and Vice-Chairperson. The officers' duties and terms of office shall be those described in Section 17.23.040(I) of the 1990 Municipal Code.

The Commission Secretary shall provide staff support to the Commission in accordance with the provisions contained in section 17.23.040(J) of the 1990 Municipal Code. The Commission may assign the Commission Secretary other duties and responsibilities at its discretion.

ARTICLE IV

Meetings

The Commission shall conduct regularly scheduled meetings and special meetings pursuant to Sections 17.23.040(G) and 17.23.040(H) of the 1990 Municipal Code.

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*as amended 03/13/01

Voting on formal applications before the Commission will be by voice roll call, called by the Commission Secretary, and will be recorded by yeas and nays or present, which will act as neither a yea or a nay. Members shall be physically present at the meeting in order to exercise their vote. Proxy voting and voting by mail or telephone are prohibited.

Prior to formal consideration of a request for demolition of a designated local landmark or a property located within a designated local or national historic district, the Commission shall meet with the petitioner in an informal work session. The purpose of this work session is to discuss the criteria to warranting demolition as stipulated in the City Code, and to discuss viable alternatives to demolition.

Conflict of Interest

In accordance with the provisions contained in Section 17.23.040(K) of the 1990 Municipal Code, a member of the Commission must abstain from participating in a matter before the Commission when the member has a conflict of interest or an appearance of impropriety. Conflict of interest shall mean a direct and personal interest in the outcome of the proceedings. An appearance of impropriety shall mean an apparent conflict of interest based on objective standards. A member of the Commission shall declare their conflict or appearance of impropriety as soon as the matter comes before the Commission for discussion or as soon thereafter as the member becomes aware of the appearance of the impropriety or conflict. Thereafter, the member shall take no part in the discussion or vote on the matter.

Ex Parte Communications

No member of the Commission is qualified to speak for the Commission or to give public expression, including news releases, of the opinion, attitude or action of the Commission on any matter, unless specifically directed to do so by motion of the Commission. The right of a member of the Commission as a citizen to his/her personal opinion, written or spoken, is not denied.

It is the policy of the Historic Preservation Commission that members not attend private meetings whose principal purpose is to discuss business that is before or will come before the Commission, unless such attendance is approved by the Commission by motion prior to the private meeting.

Ex Parte means communication between a Commission member(s) and a party or third party outside of duly scheduled meetings on an issue pending before the Commission or that will be brought before the Commission. Ex Parte communications should be avoided because they raise the issue of due process fairness. In the event a situation arises where they occur, the member shall place on the public record the sum and substance of the communication to enable interested persons to rebut the communications.

ARTICLE V

Powers and Duties of the Commission

The Commission shall have the powers and duties granted in Section 17.23.050 of the 1990 Municipal Code, as amended time to time.

ARTICLE VI

Rules of Order

Roberts Rule of Order, Revised, will govern the Commission meetings in all cases where these rules to not provide for the procedures to be followed.

The foregoing bylaws, or any part thereof, may be amended at any regular or specially-called meeting of the Commission where not less than three (3) days notice and a copy of the proposed amendment has been provided to all members of the Commission. A vote of not less than six (6) members approving said amendment shall be required. An affirmative vote on the motion to amend the bylaws cannot be reconsidered.

Chapter 2.65
HISTORIC PRESERVATION COMMISSION

2.65.010. Creation. [Ord. No. 2019-02 § 3]

The historic preservation commission of the City of Davenport is hereby established. The word "commission", when used in this chapter, means the historic preservation commission.

2.65.020. Eligibility. [Ord. No. 2019-02 § 3]

All members of the commission shall be legal residents of the City of Davenport or own a property within the City of Davenport, which is a designated Local Landmark or is listed on the National Register of Historic Places.

2.65.030. Composition. [Ord. No. 2019-02 § 3]

The commission shall consist of seven members. Members shall demonstrate positive experience or interest in historic preservation and/or cultural resource management. Members shall include, but are not limited to, architects, urban designers, urban planners, architectural historians, landscape architects, civil or structural engineers, real estate development professionals and contractors.

2.65.040. Compensation. [Ord. No. 2019-02 § 3]

Members shall serve without compensation.

2.65.050. Method of appointment. [Ord. No. 2019-02 § 3]

Members shall be appointed by the Mayor, with the approval of the City Council.

2.65.060. Terms. [Ord. No. 2019-02 § 3]

Members shall serve terms of three years, provided however that all members shall hold over until their successors are appointed and approved. Appointments shall be staggered such that no more than three members are appointed and approved each year. Appointments for non-reappointed members shall begin from the date of the expired term of the non-reappointed member. Vacancies occurring on the commission, other than those due to the normal expiration of term of office, shall be filled only for the unexpired portion of the former member's term.

2.65.070. Forfeiture of appointment. [Ord. No. 2019-02 § 3]

A member shall forfeit his or her appointment to the commission if he or she changes their legal residence to outside the City's corporate limits, no longer owns a property within the City of Davenport, which is a designated Local Landmark or is listed on the National Register of Historic Places or fails to attend in person at least two- thirds of all regularly scheduled meetings during the calendar year.

2.65.080. Meetings. [Ord. No. 2019-02 § 3]

Meetings shall be held at regularly scheduled times and location as determined by the commission. All meetings shall be open to the public. Special meetings may be called by the chairperson or upon written request by three members of the commission. Special meetings shall be held at the time and location as determined by the chairperson or three requesting members of the commission. All meetings shall be in accordance with Iowa Open Meetings Law, Iowa Code, Chapter 21.

A public record of meetings shall contain the minutes, attendance records, voting results and summaries of all pertinent action of the commission. A copy shall be filed with the City of Davenport community planning and economic development department for public review.

2.65.090. Quorum. [Ord. No. 2019-02 § 3]

The presence of a majority of the official members of the commission shall constitute a quorum to legally transact commission business.

2.65.100. Powers and duties. [Ord. No. 2019-02 § 3]

The commission shall have and exercise all the powers and privileges and shall perform the duties and conduct as established by state law, or as same may be from time to time amended and the provisions thereof being incorporated herein by reference, and such other powers and duties as may from time to time be conferred by or imposed upon it by law.

The historic preservation commission shall have the following powers and duties:

A. To adopt its own administrative and procedural guidelines; and

B. To maintain an ongoing survey designed to identify structures and districts potentially qualifying for local designation. The commission may initiate the nomination process and shall

respond to a petition by the owner(s) of record for local landmark or historic district designation and placement onto the local register; and

C. To maintain an ongoing survey designed to identify structures and districts potentially qualifying for the National Register of Historic Places. The commission may initiate the nomination process, and review and comment on a petition for nomination from any person, group or association for the National Register of Historic Places. This subsection is not to be interpreted as meaning that all structures, sites, objects and districts identified as eligible for the National Register of Historic Places shall be automatically approved by the City Council and accepted onto the local register; and

D. To recommend to the City Council for consideration and adoption, ordinances designating architecturally and historically significant structures and areas as local landmarks and historic districts; and

E. To maintain records of all studies and inventories for public use. This will include listings of all structures and districts that have been listed on the National Register of Historic Places and all structures and districts that have been designated as local landmarks and historic districts by the City Council. This latter list will be known as the Davenport Register of Historic Properties; and

F. To hold public meetings to consider any action officially before the commission; and

G. To review and take action on applications for a certificate of appropriateness, a certificate of economic hardship and a certificate of public hazard; and

H. To call upon City staff and/or outside experts for technical advice; and

I. To promote and conduct public education and interpretive programs on local history, including the City's inventory of architecturally and historically significant structures and districts; and

J. To periodically review and make recommendations to the City Council proposed revisions to the Historic Preservation chapter of the City's comprehensive plan and to assist in the development of policies and procedures under the ordinance for Securing of Abandoned Buildings; and

K. To testify before all boards and commissions on any matter involving a local landmark or designated historic district, such as but not limited to proposed zoning amendments, applications for special use or applications for zoning variances; and

L. To develop and recommend to the City Council for adoption, individual design guidelines for designated landmarks and historic districts in Addition to the guidelines contained in the historic preservation ordinance. This includes design guidelines appropriate for rehabilitation, reconstruction and infill development specific to each individual designated historic district; and

M. To provide information upon request to the owners of local landmarks or to residents in designated historic districts pertaining to the appropriate preservation, rehabilitation and reuse options and the available financial assistance programs for the rehabilitation of designated property; and

N. To make recommendations to the City Council regarding the appropriate streetscape improvements, with adequate technical and public input, for designated historic districts. This also includes the system of signs used to announce the designated historic district and the plaques used to identify individual structures.

The commission shall adopt its own rules of procedure not in conflict with this Chapter or with the Iowa Code.

2.65.110. City officers and employees to assist. [Ord. No. 2019-02 § 3]

It shall be the duty of all City officers and employees of the City to provide assistance to the commission and its members as this will enable the board to most effectively perform its duties. City officers and employees of the City are authorized and directed to furnish to the commission, upon its request, records, documents, other information which the commission may need for its consideration in connection with its duties.

Title 14

HISTORIC PRESERVATION

Chapter 14.01
HISTORIC PRESERVATION

14.01.010. Short title. [Ord. No. 2019-02 § 4]

This chapter shall be known as the "Historic Preservation Ordinance" of the City of Davenport, Iowa.

14.01.020. Purpose. [Ord. No. 2019-02 § 4]

The purpose of this chapter is to promote the educational, cultural, aesthetic, economic and general welfare of the City of Davenport by:

A. Providing a mechanism for the community to identify, protect and enjoy the distinctive historical and architectural characteristics of Davenport which represent a visual legacy of the City's cultural, social, economic, political and architectural heritage; and

B. Fostering civic pride, through public education, by formally recognizing and honoring the notable accomplishments of past citizens as represented in the City's historic structures, sites, objects and districts; and

C. Stabilizing and/or increasing property values by encouraging the conservation, through sympathetic rehabilitation and/or reuse, of historically or architecturally significant properties; and

D. Preserving and enhancing the City's attractiveness to potential home buyers, tourists, businesses wanting to relocate and other visitors, thereby supporting and promoting commercial development and economic benefit to the City's economy; and lastly,

E. Encouraging the stabilization, rehabilitation and conservation of the existing building stock, including the prevention of needless demolition of structurally-sound buildings, in order to strengthen the City's neighborhoods and to prevent future urban blight.

14.01.030. Definitions. [Ord. No. 2019-02 § 4]

A. ALTERATION – Means any activity requiring a building, sign or demolition permit which materially or visually changes the exterior architectural features, elements and appearance of a structure. This includes, but is not limited to, construction, reconstruction, rehabilitation, relocation and demolition, in whole or in part.

B. APPURTENANT FIXTURE – Means something that belongs to or is attached to something else, either physically or legally.

C. ARCHITECTURAL FEATURE – Means and includes the exterior elements of a structure or site and their arrangement which define a particular architectural style, character and/or uniqueness. These elements include, but are not limited to, the following: facade materials,

windows, doors, mill-work, roof-cresting, fences, gates, light fixtures, signs, and all other appurtenant fixtures.

D. ARCHITECTURAL SIGNIFICANCE – Means a structure possessing any of the following characteristics is said to have architectural significance:

1. The structure is the work of or is associated with a noted architect, builder, craftsman or architectural firm; and/or

2. The structure is an exceptional example of a particular architectural design or style (whether local or typical) in terms of detail, material and workmanship; and/or

3. The structure is one of the few remaining examples of a particular use or is an example which does not clearly represent a major style but has a high degree of integrity, as defined herein; and/or

4. The structure is one of a contiguous grouping that provide a sense of cohesiveness expressed through a similarity of design, style, time period or method of construction and adding to the unique character of the area; and/or

5. The detail, material and workmanship can be valued in and of themselves as reflective of or similar to those of the majority of the other visual elements in the area.

E. BUILDING – Means a structure created to shelter any form of human activity, such as a house, garage (or carriage house), warehouse, factory, barn, church, hotel or similar structure. Buildings may refer to a historically-related grouping of structures such as a courthouse and jail or a house and barn. This term is a subset of "structure" as defined in this section.

F. CERTIFICATE OF APPROPRIATENESS – Means a document issued by the local historic preservation commission indicating its approval of work plans prior to a proposed change in the exterior architectural appearance, material or character of a designated landmark or a structure located within a designated historic district through alteration, rehabilitation, restoration, construction and reconstruction. It shall be required only for activities covered by the building and sign permit procedure.

G. CERTIFICATE OF ECONOMIC HARDSHIP – Means a certificate issued by the historic preservation commission, or by the City Council upon appeal, based on financial and economic criteria, authorizing the demolition, in whole or in part, of a designated structure.

H. CERTIFICATE OF PUBLIC HAZARD – Means a certificate issued by the historic preservation commission for the partial or complete demolition of a structure because it poses an immediate, definite and serious threat to the life, health and safety of the general public.

I. COMPATIBLE – Means to coexist with harmony and consistency.

J. CONSTRUCTION – Means building activity which physically attaches new floor space, walls and/or ceiling(s) to an existing structure or erects a new principal or accessory structure on a parcel of land.

K. DEMOLITION – Means any act requiring a building or demolition permit which removes or destroys, in whole or in part, any exterior architectural feature of a local landmark or a structure within a designated historic district.

L. DESIGN CRITERIA – Means a standard of appropriate and permissible work that will retain and preserve the architectural and historic character of a designated structure and/or district.

M. DESIGNATED – Means the status officially assigned to a structure or district by the City Council, based on a recommendation of the historic preservation commission, due to its architectural and/or historical significance, as defined herein.

N. DESIGNATED PROPERTY – Means the short term for a designated landmark, a designated district or a structure located within a designated district.

O. DISTRICT – Means an area of historical significance designated by ordinance of the City Council, as provided in Chapter 303.34 of the Iowa State Code.

P. EXTERIOR ARCHITECTURAL APPEARANCE – Means and includes the architectural treatment and general arrangement of all exterior elements of a structure. This includes, but is not limited to, the color, texture and kind of materials, and the type and size of all windows, doors, roof details, light fixtures, signs and appurtenant fixtures.

Q. HISTORICAL SIGNIFICANCE – Means structures or districts which possess any of the following traits are said to have historical significance:

1. Are significant in American history, architecture, archaeology and culture; and/or

2. Possess integrity of location, design, setting, materials, skill, feeling and association; and/or

3. Are associated with events that have been a significant contribution to the broad patterns of our history; or

4. Are associated with the lives of persons significant in our past; or

5. Embody the distinctive characteristics of a type, period, method of construction, represent the work of a master, possess high artistic values, represent a significant and distinguishable entity whose components may lack individual distinction; and

6. Have yielded, or may be likely to yield, information important in prehistory and history.

R. IMPROVEMENT – Means any structure, object, parking facility, fence, gate, wall, walkway, work of art, landscape feature or other item constituting a physical betterment of real property.

S. IMPROVEMENT PARCEL – Means the unit of land, which may contain an improvement as defined in this section and which is treated as a single entity for the purpose of levying real estate taxes.

T. INFILL DEVELOPMENT – Means new construction and/or other physical improvement of vacant land within a designated historic district.

U. INTEGRITY TAKEN AS A WHOLE, – Means the degree in which a structure, site, object or district retains its original design, materials, configuration or character.

V. LOCAL LANDMARK – Means a structure or district identified by the historic preservation commission and designated by the City Council as satisfying the criteria as architecturally and/or historically significant, as defined herein. Structures and districts officially receiving local landmark status shall hereby be regulated by this chapter and shall be listed on the "Davenport Register of Historic Properties".

W. LOCAL REGISTER – Means the short term for the Davenport Register of Historic Properties.

X. NOMINATED PROPERTY – Means a structure and/or district that is officially before the historic preservation commission and the City Council for review of eligibility for designation.

Y. NUISANCE – Means a building or structure found to be in substantial violation of City building, fire and/or housing codes.

Z. OWNER(S) OF RECORD – Means the person(s), corporation or other legal entity listed as owner(s) of real property for taxation purposes in the records of the Scott County, Iowa, Recorder of Deeds.

AA. REHABILITATION – Means the act of returning a property to a state of utility which makes possible a contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values. Re-habilitation activities require a building permit.

BB. RELOCATION – Means the removing of a structure, in whole or in part, from its original site to be situated or reconstructed on another site.

CC. REPAIR – Means any maintenance of a structure that does not require a building permit.

DD. REPLACEMENT-IN-KIND – Means the act of replacing an architectural feature of a designated structure so as not to alter its visual appearance and character. This is accomplished by using replacement materials that replicate the previous historic feature in design, size, texture and visual appearance.

EE. RESTORATION – Means the act or process of accurately recovering the form and details, using documentary evidence, of a structure and/or a district and its setting, as it appeared at a particular period of time, by means of the removal of later work, repair or by replacement-in-kind of missing historic architectural features.

FF. SCALE IN A STRUCTURE – Is the relationship of vertical, horizontal and depth dimensions. With a district, it is the comparative relationship of the massing of the buildings, open spaces and landscape features.

GG. STRUCTURE – Means anything constructed or erected, the use of which requires permanent or temporary location on or in the ground, including but not limited to: buildings, fences, bridges, gazebos, fountains, statuary, advertising signs, billboards, backstops for tennis courts, radio and television antennas (including supporting towers and satellite dishes) and swimming pools.

14.01.040. Commission designation process. [Ord. No. 2019-02 § 4]

A. Application process. The legal owner(s) of record or the commission, may nominate a single structure for designation as a local landmark or an area as a historic district. Upon application, the commission secretary shall inform the applicant of the information needed by the commission to adequately consider the nomination.

To nominate a district for designation by the legal owners of record, a petition requesting nomination must be signed and submitted by the owners of record representing at least 51% of the total area of the proposed district, excluding public rights-of-way. After the names on the petition are verified as legal real property owners within the proposed district, the commission secretary shall notify the applicant(s) that the nomination process may continue. A copy of the petition shall also be submitted to the State Historical Society of Iowa for its review and recommendation.

B. Designation criteria. 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:

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

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

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

C. Notification of nomination. Upon receipt of a properly completed application for designation, the commission shall place the nomination on the agenda within 60 calendar days. A notice shall be placed in a newspaper of general circulation not less than four nor more than 20 calendar days prior to the scheduled meeting stating the commission's intent to consider an application for designation. It shall contain, at the minimum, the nominated property's address, legal description and the date, time and location of the public meeting. If a district is nominated, in addition to the published public notice, a letter explaining the proposed designation shall be sent by regular mail to the owner(s) of record of real property within the proposed historic district. The commission's meeting agenda shall also be posted on the first floor City hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting.

D. Designation - public meeting. Upon submittal of a complete application, the commission shall conduct a public meeting to consider the designation of the nominated structure and/or district. Any interested person, group of persons or organization may submit oral and/or written testimony concerning the significance of the nominated property. The commission may also consider staff reports, and request and/or hear expert testimony.

E. Burden of documentation. The nominator(s) shall have the burden of proof to provide sufficient evidence and documentation that the nominated structure and/or district is worthy of local landmark status.

F. Recommendation by the commission. To recommend the designation of local landmarks or historic districts, the commission must pass by a simple majority vote of the members present, a vote in the affirmative. In the case of a proposed historic district, when owners of more than 33 1/3% of the proposed district's area, excluding public rights-of-way and other publicly-owned property, state their disapproval in writing on an owner comment on designation form before or during the commission's first public meeting conducted to formally consider the nomination, a super-majority vote of three-fourths of the commission members present shall be required to recommend designation as a local historic district.

The commission's recommendation for approval of the designation shall be forwarded to the City Council for final review and consideration. If the commission determines that the nominated property does not satisfy the criteria for designation, the nomination process shall cease. However, a property denied designation as part of a proposed historic

district may seek individual local landmark status at any time following the commission's or City Council's first denial. An individual structure denied designation as a local landmark may be considered for the Local Register as part of a nominated historic district at any time following its initial denial.

G. Documentation of recommendation. All commission recommendations shall be adopted by vote in a public meeting and shall be accompanied by a report stating the following information:

1. A map showing the location of the nominated structure and/or the boundaries of the proposed district; and

2. An explanation of the architectural and/or historical significance of the nominated structure and/or district as it relates to the designation criteria listed in Section 17.23.060B; and

3. An inventory of the significant exterior architectural features and property improvements that should be protected from inappropriate alterations; and

4. In the case of a designated district, a brief statement of the architectural and/or historical significance and character unique to the neighborhood that should be preserved for future generations. This statement may include design guidelines for new construction or infill development, signage, parking regulations and streetscape design or any other development issues affecting the physical appearance and use of the district.

H. Interim permit process. No building, sign or demolition permit for exterior work shall be issued for the alteration, construction, reconstruction, relocation or demolition of a nominated local landmark or for a property located within a nominated historic district from the date of filing an application for nomination with the commission until final disposition of said nomination by the commission and/or City Council. The commission shall, however, establish and exercise procedures allowing for the review and approval of emergency repairs during this process. In no event shall this limitation on permits apply for more than 120 calendar days without permission of the owner(s) of record of the property.

I. Nonapplicability. This section nor this chapter is in no way intended to and shall not prevent the demolition of a structure or object that the City housing, building, fire or legal department or the City Council had identified as being an immediate threat to the life, health and safety of the general public pursuant to the Uniform Housing Code, is a fire hazard pursuant to Uniform Fire Code or is a nuisance under state or City law.

This section or this chapter shall have no effect on and shall not prevent demolition of any building already documented as being in substantial

violation of the City's building, fire and/or housing codes before the date this chapter is adopted.

14.01.050. Designation by City Council. [Ord. No. 2019-02 § 4]

A. Action by City Council. The City Council may vote to approve with modifications or deny the ordinance for a proposed landmark or historic district designation. If the City Council denies local landmark status for the property and/or district, the same nominated property(s) may not be reconsidered by the commission for designation during the twenty-four-month period following the date of denial by the City Council, except pursuant to the exceptions stated in Section 14.01.040G.

B. Notification of decision. The commission secretary shall notify the nominator(s) by regular mail, of the City Council's determination. The notification letter shall be postmarked no later than 15 business days after the date of the City Council's ruling on said designation. If the property is designated, the commission shall pay for and cause said designation to be recorded on the property's chain of title by the Scott County, Iowa Recorder of Deeds.

C. Amendments or rescissions. The designation of any landmark or historic district may be amended or rescinded through the same procedure utilized for the original designation.

14.01.060. Certificate of appropriateness review process. [Ord. No. 2019-02 § 4]

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

B. Notification about application. The commission secretary shall inform the owner(s) of record of the date, time and location of the commission meeting at which the application will be considered. The commission secretary shall also post the commission's agenda on the first floor City hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting.

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

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

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

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

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

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

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

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

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

E. Determination by the commission. The commission shall review a completed application for a certificate of appropriateness within 60 calendar days to determine if the proposed activity will change any exterior architectural features of the designated property. The commission shall accept, review and request additional evidence and testimony from the applicant during the public hearing. The commission shall work closely with the applicant and recognize the importance of finding an appropriate way to meet the current needs of the applicant. In addition, the commission shall recognize the importance of approving plans that will be reasonable for the applicant to carry out. The applicant may modify his/her plans as a result of the discussions with the commission and resubmit them for approval. If the

commission finds, by a simple majority, that the proposed activity conforms to the standards for review, as defined herein, then a certificate of appropriateness shall be issued approving said activity. If the commission fails to decide on an application within the specified time period, the application shall be deemed approved. If the commission denies the certificate of appropriateness, the applicant shall have the right of appeal to the City Council pursuant to Section 14.01.040I.

F. Notification of determination. The commission secretary shall notify the owner(s) of record within 15 business days of the commission's action. If the commission denies the certificate of appropriateness, the notification letter shall contain the reasons for denial and inform the applicant of his/her right to appeal.

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

G. Appeal of commission determination. The owner(s) of record may appeal the commission's decision to the City Council by filing a written appeal with the City Clerk's office within 30 calendar days of the postmark date of the notification of determination.

If no written appeals are submitted with the City Clerk's office within 30 calendar days, the commission's determination shall be the final action by the City.

H. Appeal fee. A fee of $75 shall be paid by the petitioner at the time of filing a written appeal to said determination with the City Clerk.

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

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

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

J. Appeal — Public meeting. The City Council shall, by simple majority of the members present, approve or disapprove the issuance of the certificate of appropriateness based upon the appeal criteria described in Section 14.01.040I.

14.01.070. Commission's demolition review process. [Ord. No. 2019-02 § 4]

The demolition of a designated local landmark or a property within a designated historic district shall be prohibited unless, upon application for and approval of, the commission issues a certificate of economic hardship allowing said demolition. The owner(s) of record or the City may apply for a demolition permit for designated properties.

A. Demolition application process. Demolition applications shall be made to the office of construction code enforcement. The office of construction code enforcement shall forward all demolition permit requests for local landmarks and properties within designated historic districts to the commission secretary within two business days of their receipt. No demolition permits shall be issued for local landmarks or properties within designated historic districts prior to the commission, or the City Council upon appeal, issuing a certificate of economic hardship, excluding the circumstances described in Section 14.01.090 of this chapter.

B. Criteria for demolition request. The commission shall request and receive from the applicant all information it deems necessary to adequately consider the demolition of a designated property. This may include, but is not limited to, the following:

1. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the building(s) on the property, their suitability for rehabilitation, and possible new uses for the property; and

2. The assessed value of the land and improvements thereon according to the two most recent assessments; and

3. The real estate taxes paid during the previous two years; and

4. All appraisals obtained by the owner or applicant in connection with his purchase, financing or ownership of the property; and

5. Any listing of the property for sale or rent, price asked and offers received, if any; and

6. All building, fire and housing code violations which have been listed on the property for the past two years; and

7. Any federal, state or local citation(s) which have determined the building to be a nuisance under applicable law; and

8. Estimated market value of the property after completion of the proposed demolition and after renovation of the existing property for reuse; and

9. If the property is income-producing;

a. Annual gross income from the property for the previous two years; and

b. Itemized operating and maintenance expenses for the previous two years; and

c. Annual cash flow, if any, for the previous two years; and

d. Proof that efforts have been made by the owner to obtain a reasonable return on his investment.

C. Notification of proposed demolition. The commission agenda shall be posted on the first floor City hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting and shall serve as notice to the general public of the pending meeting.

D. Commission review process. The commission shall review all the evidence and information submitted by the applicant and receive testimony from other interested parties. If the commission finds that the building substantially violates the City building, fire and/or housing codes or the property owner cannot obtain a reasonable economic return therefrom, then the commission shall issue the demolition permit. The commission shall act on each application within 60 days after the receipt of a complete application.

E. Notification of determination. The commission secretary shall notify the owner(s) of record by regular mail within 15 business days of the commission's decision. The office of construction code enforcement shall be notified within two business days of the commission's action. If the certificate of economic hardship is issued, the commission secretary shall inform the chief building official of said approval. If the certificate of economic hardship is denied, the chief building official shall be instructed to withhold the demolition permit pending possible appeal of the commission's determination.

Notified parties will be informed of their right to appeal the commission's decision.

14.01.080. Appeal of commission's decision on demolition. [Ord. No. 2019-02 § 4]

A. Application to appeal. The owner may appeal the commission's determination regarding a proposed demolition of a local landmark. A written appeal must be submitted to the City Clerk's office within 30 calendar days of the commission's decision.

B. Appeal fee. A fee of $75 shall be paid by the petitioner to the City Clerk at the time of filing a written appeal.

C. Notification of appeal. The City Clerk shall notify the commission secretary within three business days of the filing of a written appeal. The commission secretary shall inform the office of construction code

enforcement of the pending appeal and instruct the chief building official to withhold the demolition permit until the City Council has ruled on same. The commission secretary shall also inform the owner(s) of record of the subject property of the date, time and location of the City Council meeting scheduled to hear the appeal. The City Council agenda shall serve as notice to the general public of the appeal and shall be posted on the first floor City hall bulletin board used for such purposes no less than one calendar day prior to the scheduled time of the meeting.

D. Review process. The City Council, within 30 calendar days of the filing of a written appeal or at a later time at the request of the petitioner, shall either accept or reject the commission's determination. In considering the commission's determination, the City Council may receive and review all relevant information, testimony and/or evidence submitted for its consideration, including that reviewed by the commission, and any additional material.

E. Notification of decision. The owner(s) of record shall be notified by regular mail of the City Council's decision within 15 business days. The office of construction code enforcement shall be notified within two business days of the City Council's decision. The publishing of the City Council meeting minutes shall serve as notice to the general public. The City Council's decision shall be the final City action.

14.01.090. Exclusions. [Ord. No. 2019-02 § 4]

A designated property may be altered, relocated, demolished or secured and maintained under the following circumstances and shall not be subject to any of the terms of this chapter.

A. Certificate of public hazard. If emergency circumstances affect a designated property which requires immediate relief, including demolition, the fire marshal and chief building official shall certify that such conditions exist and said conditions shall be eliminated as quickly as is practicable. Emergencies are defined as life or health-threatening conditions requiring immediate attention. A certificate of public hazard may be issued after the fact documenting the reasons for loss of the designated property. This section shall apply only in cases where it is impractical for the commission to consider a certificate of economic hardship prior to demolition.

B. Conflict with other regulations. The clauses and sections in other City Council-adopted codes and regulations which address life-safety, fire safety and legal nuisances, shall be excluded from the standards and provisions herein. In the event the City's legal, fire, housing or building officials determine that a structure or portion thereof is a life-safety hazard, a fire safety hazard or a nuisance, the fire, housing and building codes shall supersede this chapter.

C. Ordinary repair and maintenance. This chapter is not meant to prevent ordinary repair and maintenance activities of private property not requiring a building or sign permit.

14.01.100. Historic structure demolition review process. [Ord. No. 2019-02 § 4]

A. If the owner(s) of record or agent applies for a demolition permit to a building or structure listed on the National Register of Historic Places, which to date has not been designated as a local landmark, the office of construction code enforcement shall not issue the permit but instead shall direct the applicant to the commission secretary. Once the office of construction code enforcement refers the matter to the commission secretary, all demolition activity shall stop, if started, until after the commission or the City Council acts on the matter. The commission secretary shall place the demolition request on the agenda for the commission's next meeting.

B. In making its determination on whether to recommend continuance of the demolition stoppage and consideration by the City Council for designation as a local landmark, the commission shall consider the criteria as stated in Section 14.01.070B of this chapter. The commission, by a three-fourths vote of its members present may request the City Council to review a proposed demolition permit for a structure listed on the National Register of Historic Places which has not, to date, been designated as a local landmark. In the event the commission votes to delay demolition, the commission shall have staff prepare an individual property nomination for designation as a local landmark as outlined in Section 14.01.040. Said nomination shall be considered by the commission in a timely manner.

In the event the commission vote to nominate the property as a local landmark fails, the demolition permit may be issued and the matter does not proceed to the City Council.

In the event the commission votes first to delay demolition and then to nominate the property for designation as a local landmark, the commission shall submit written documentation to the City Council that the building is presently on the National Register of Historic Places, that the criteria for designation as a local landmark as listed in Section 14.01.040 have been met and that the provisions of Section 14.01.090 of the chapter are not applicable, as well as forward any application material submitted by the petitioner or prepared by staff relevant to either the demolition request or the landmark nomination.

C. The City Council shall give appropriate notice that a public hearing will be held on the demolition application and nomination for landmark designation.

At the public hearing, the City Council shall hear all written and oral statements of the interested parties. The City Council shall base its

decision on all relevant evidence presented at the public hearing, including whether Section 14.01.090 of the chapter is applicable.

The City Council shall determine by a majority of the entire Council either to allow the structure to be demolished or to approve the structure for local landmark status. If the local landmark status is approved the owner shall not be issued a demolition permit by the City.

Every effort shall be made by all parties to complete the designation process in the most timely fashion. The City Council shall act either allowing the structure to be demolished or designating it a local landmark within 120 days from the date of the commission's first public hearing.

14.01.110. Penalty. [Ord. No. 2019-02 § 4]

A. In the event work is being performed without the required certificate of appropriateness or the certificate of economic hardship, the commission or the commission secretary shall ask that a stop work order be issued. In the event work is being performed which is not in accordance with its certificate of appropriateness, the commission shall also ask that a stop work order be issued. In addition to other penalties and remedies, the City shall issue a stop work order, and all work shall cease on the designated property. No additional work shall be undertaken as long as such stop work order is in effect.

B. In the event work has been completed without the required certificate of appropriateness or certificate of economic hardship, the owner, the tenant, if a participating party to said work, and the person(s) performing such work shall be guilty of a misdemeanor or municipal infraction. Every day each such violation shall continue to exist shall constitute a separate violation.

C. Enforcement. The City's director of community and economic development department, or his/her designee, shall be responsible for the enforcement of the provisions of this chapter.

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **4/11/2023**

Subject:
Work Session: Election Procedures & Bylaws

Recommendation:
Hold discussion. No formal action required.

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Werderitch, Matt	Approved	4/10/2023 - 12:42 PM

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **3/14/2023**

Subject:
2023 Quad Cities Henry Farnam Dinner

Recommendation:
Hold Discussion.

Background:
Displays for the 2023 Quad Cities Henry Farnam Dinner

The 16th Annual Farnam Dinner will celebrate rail development: From Low Speed to High Speed, The 1856 Mississippi River Rail Bridge and the Future of High Speed Rail in the Midwest

This year marks the 17th Annual Henry Farnam Dinner. Since 2004 we met once a year, until 2020 when we took a multi year COVID break. In 2023 we will meet again, hoist a toast to Henry Farnam and explore some aspect of the Mississippi River, railroads, bridges, the environment, our region, and how our local area affected the nation. This year, we will celebrate not only the original 1856 Mississippi River Rail Bridge, but also explore the modern expansion of high speed rail to and across Ol' Man River to the West.

Local engineer Bill Ashton will discuss the construction and technical specifications of the original wooden 1856 bridge. Next, Richard Harnish, Executive Director of the High Speed Rail Alliance will discuss the future of high speed rail from Chicago to the Mississippi and beyond.

Date: Thursday, April 20, 2023

Place: Bally's Casino and Hotel, Rock Island

Schedule: 5:00 p.m. Viewing Displays, Cash Bar, Raffle Ticket Sales; 6:15 Dinner; 7:30 Program; 8:45 teardown.

Cost: $45 per person or $400 for a table of 10

Cost to Display: No cost to display. We do ask you to purchase at least one dinner ticket per display.

The tables available for display are 6ft. Please indicate if you need a whole table or a half table.

Set-up must occur prior to the cocktail hour and take-down after the main speaker.

Displays are to be for information only - no vending is permitted.

Requests for space should include the name of your organization and point(s) of contact; whether you require a whole or half table space; and whether you need power cords.

RSVP No later than - 4:00 P.M. April 12, 2023

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	4/4/2023 - 12:22 PM