

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Wednesday, July 17, 2024; 10:00 AM

City Hall | 226 West 4th Street | Council Chambers

I. Call to Order

II. Secretary's Report

1. Consideration of the June 11, 2024 meeting minutes.

III. Communications

IV. Old Business

V. New Business

1. Case COA24-08: Request for the installation of a new roof, tuckpointing, and brick replacement at 613 West 6th Street. Isaac and Mary Farber House is located in the Local Hamburg Historic District. Lenny DeSantiago, petitioner. [Ward 3]
2. Case COA24-09: Request for exterior alteration at 517 Ripley Street. The Nesbit Rental House is a contributing structure in the Hamburg Local Landmark Historic District. Alex Bock, petitioner. [Ward 3]
3. Case COA24-10: Request for the installation of a new roof at 520 Western Avenue. The Petersen Carriage House and Rental House is a contributing structure in the Hamburg Local Landmark Historic District. Community of Christ, petitioner. [Ward 3]
4. Case COA24-11: Request to install a new freestanding sign in the Iowa Soldiers' Orphans' Home Historic District. QC PastPort, petitioner. [Ward 5]
5. Case COA24-12: Request to install a new freestanding sign at 630 East 7th Street. The Antoine LeClaire House is a locally listed historic landmark. QC PastPort, petitioner. [Ward 3]
6. Case COA24-13: Request to replace exterior doors and damaged lintels at 1607 West 12th Street. Walsh Hall is a non-contributing structure in the Marycrest College Local Landmark Historic District. WSR, LLC, petitioner. [Ward 3]
7. Case COA24-14: Request for the installation of a new window at 712 West 8th Street. The August and Fredrika (Wittenberg) Warnebold House is a contributing structure in the Hamburg Local Landmark Historic District. Matt and Ellie McClean, petitioner. [Ward 3]

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Meeting: August 13, 2024

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
7/17/2024

Subject:
Consideration of the June 11, 2024 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The June 11, 2024 meeting minutes are attached.

Attachments:
1. Meeting Minutes 6-11-24

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

TUESDAY, JUNE 11, 2024; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

Chairperson Hustedde called the meeting to order.

Present: McGivern, Miranda, Hustedde, Powers, Franken, Kretz

Absent: Bierman

Staff Present: Berkley, Werderitch

II. Secretary's Report

A. Consideration of the April 9, 2024 meeting minutes.

Motion by Powers, second by Franken, to approve the April 9, 2024 meeting minutes.
Minutes were unanimously approved by voice vote (6-0).

III. Communications

Werderitch provided an update on the upcoming Party in the Park dates as well as the Heart of Downtown Davenport Walking Tours.

IV. Old Business

V. New Business

A. Case COA24-06: Request to reconstruct the front yard retaining wall at 714 West 6th Street. The retaining wall is located within the Hamburg Local Landmark Historic District. Jeremy Keninger, petitioner. [Ward 3]

Werderitch presented an overview of the request to reconstruct the retaining wall along the sidewalk using Kodah Modular Block. This wall is located entirely on private property. The wall supports the historic Emanuel Rothschild House, which is sited on a sloped property. The overall height of the reconstructed wall will be increased to approximately four feet in height to adequately retain the soil behind. The property owner selected Kodah Modular Block for the reconstruction. The natural appearance of Kodah Blocks is derived from its rough, quarried stone texture that replicates historic limestone. In addition, the proposed wall design will reestablish the existing staircase, providing access from the sidewalk up to the home.

Staff recommended approval of the Certificate of Appropriateness to reconstruct the front yard retaining wall at 714 West 6th Street as presented.

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

1. 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.

Jeremy Keninger, property owner, was in attendance to answer questions.

Motion by McGivern, second by Kretz, to approve Case COA24-06 as submitted. Motion to approve passed by a roll call vote (6-0).

- B. Case COA24-07: Request for the installation of a new roof and siding at 708 West 6th Street. The Louis and Mary Rehling House is located in the Hamburg Local Landmark Historic District. Matthew Rhomberg, petitioner. [Ward 3]

Werderitch provided an overview of the Certificate of Appropriateness. The owner is requesting permission to cover the deteriorated wood siding with LP Smart Siding. The replacement siding is an engineered wood product. LP Smart Siding is a high quality material that can replicate a wood finish, while providing better durability and less maintenance. The applicant intends to replicate the board widths and colors with the new material. Staff advise the dimensions of the frieze board and trim be reproduced with the LP Smart Siding material. In addition, there are several windows on the rear elevation that are lacking trim. These missing elements should be addressed through this project. The applicant also submitted plans to reroof the home with a replacement asphalt shingle roof to match the existing material.

Staff recommended approval of the Certificate of Appropriateness for exterior alteration at 708 West 6th Street in accordance with the submitted material and subject to the following conditions:

1. The profile of the horizontal LP Smart Siding shall match the profile of the existing wood siding.
2. The dimensions of the frieze board and trim shall be reproduced with the LP Smart Siding material.

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

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

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

Matthew Rhomberg, property owner, was in attendance to answer questions. He agreed to the staff recommended conditions.

Motion by Powers, second by Kretz, to approve staff recommendation and conditions in Case COA24-07. Motion to approve passed by a roll call vote (6-0).

VI. Other Business

A. QC PastPort Presentation

Linda Anderson and Natalie Linville-Mass of QC PastPort gave a presentation to the Commission on the regional wayfinding project. The intention is to install signage at the Annie Wittenmyer Complex and the LeClaire House to promote the history of these landmarks. The Commission discussed the information presented on each sign, durability of the sign material, and historical context. Commissioner McGivern recommended the organization contact local neighbors to obtain feedback on the placement of the signs prior to installation.

B. Congressional Historic Preservation Caucus

The Chairperson proposed the Commission send a letter to US Representative Mariannette Miller-Meeks to encourage her to consider joining the Congressional Historic Preservation Caucus. The Historic Preservation Caucus, formed in 2003, brings together members of Congress who understand the value of America's historic places as definers of our national character. Its members support and encourage preservation and thoughtful economic development in their states, districts, and territories as a matter of national policy. Despite Iowa having one of the largest Certified Local Government Programs in the country, Iowa is currently one of eleven states not represented in this caucus.

Motion by Hustedde, second by Franken, to send a letter to Representative Miller-Meeks encouraging her to consider joining the Congressional Historic Preservation Caucus. Motion passed by a roll call vote (6-0).

C. Preserve Iowa Summit

Chairperson Hustedde shared his experience at the Preserve Iowa Summit in Mount Pleasant. Next year's conference will be held in Muscatine, Iowa.

VII. Open Forum for Comment

A member of the public, Judith Lee, spoke about items discovered at River Heritage Park. She presented materials to the Commission found at the site, which were unearthed during recent excavation work.

VIII. Adjourn

Motion by McGivern, second by Miranda, to adjourn the meeting. Motion passed by a voice vote (6-0). The meeting adjourned at 6:16 pm.

IX. Next Commission Meeting: July 9, 2024

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
7/17/2024

Subject:

Case COA24-08: Request for the installation of a new roof, tuckpointing, and brick replacement at 613 West 6th Street. Isaac and Mary Farber House is located in the Local Hamburg Historic District. Lenny DeSantiago, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness for exterior alteration at 613 West 6th Street in accordance with the submitted material and subject to the following conditions:

1. The cleaning of masonry surfaces shall be performed using the gentlest method possible. Sandblasting is prohibited.
2. A mortar analysis shall be submitted for review and approval by City staff prior to tuckpointing.
3. Replacement masonry shall replicate the old in material, design, color, texture, and other visual qualities.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060 C of the Davenport Municipal Code. The re-roofing 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.

The property owner did not comply with the following standard when sandblasting was performed on sections of the building. However, with the proposed conditions, the below standard can be met:

1. 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.

Background:

The Isaac and Mary Farber House is listed as a contributing structure within the revised

boundary for the Hamburg Historic District. The structure was built around 1868 as a one-story brick home. The second floor addition was completed in 1921, which created two additional dwelling units. The stucco addition sits atop the brick base and features a gable roof and dormer. It is unclear when the masonry was painted. By 1950, the house was further remodeled to create a total of seven apartment units.

2022 Certificate of Appropriateness:

The Historic Preservation Commission granted a Certificate of Appropriateness for the following case at its October 11, 2022 meeting:

Case COA22-14: Request for exterior alteration at 613 West 6th Street. Isaac and Mary Farber House is located in the Local Historic Hamburg District. Lenny DeSantiago, petitioner. [Ward 3]

The project request included the following scope of work:

1. Replace rotted wood soffit and fascia with new treated wood.
2. Install new white aluminum gutters.
3. Paint the building's exterior.

The approval was in accordance with submitted specifications and plans and subject to the following conditions:

1. Soffit and fascia boards shall be repaired rather than replaced where possible. Replacement boards shall be sized to match the existing soffit and fascia dimensions.
2. Remove damaged or deteriorated masonry paint only to the next sound layer using the gentlest method possible (e.g., handscraping) prior to repainting.
3. Apply compatible paint coating systems following proper surface preparation.
4. Repaint with colors that are historically appropriate to the building and district.

2024 Certificate of Appropriateness:

On May 6th, City Staff were notified a contractor was sandblasting the paint from the brick facade. While the Commission approved the removal of paint from the surface, it was under the condition that the gentlest method possible be done. Since sandblasting is prohibited under the Historic Preservation Ordinance (due to its ability to deteriorate historic masonry), staff issued a Stop Work Order. However, paint has been removed from several portions of the brick on the north and south facades due to the non-permitted sandblasting.

The property owner indicated the project scope had expanded from the 2022 application to include tuckpointing and brick replacement. Staff provided the applicant with a Certificate of Appropriateness Application as well as the Secretary of the Interior's Standards for Rehabilitation: Masonry Brief.

Requests: There are two separate projects proposed at the Isaac and Mary Farber House:

1. Install a new roof.
2. Remove paint, tuckpoint, and replace brick.

Project Review: Roof

Scope of Work: Installation of a new roof. The proposed replacement product is Owens Corning TruDefinition Duration Shingles.

1. Tear off one layer, approximately 24 square feet.
2. Patch several holes caused by animals.
3. Install new asphalt shingle roof.
4. Install synthetic paper, ice guards, continuous vent, and 30-year architectural shingle.

The historic property inventory sheet identifies the roofing material as asphalt shingle. Based on prior building permits, the existing roof appears to be asphalt shingle. The benefits of the proposed architectural shingle include enhanced durability, better wind resistance, improved waterproofing capabilities, and a more dimensional appearance for added curb appeal. The proposed replacement color is black. Staff consider the installation of an architectural shingle to be a replacement in-kind, which is defined in the Historic Preservation Ordinance as, "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." Reroofing the home keeps the structure in a good state of repair and has minimal impact on the historic characteristics of the home.

Project Review: Masonry

RA Masonry is proposing the following work on the Isaac and Mary Farber House:

1. Lintel Replacement: Cut out and demo lintels above windows and doors that are swelled or rusty. When installing new lintels, add drip edge, water barrier flashing and weep ropes for water. Install historic brick on the lintel. Wash the brick with SureKlean Vena Trol.
2. Tuckpointing: Grind out any missing or cracked mortar around the entire exterior of the building. Tuckpoint everything that is grinded out. Wash the walls with acid SureKlean Vena Trol.
3. Brick Replacement: Cut out any cracked or broken brick around the exterior of the building. Replace brick with historic brick. Wash the walls with SureKlean Vena Trol.

The scope of work provided by RA Masonry does not include paint removal. When staff issued the Stop Work Order in May, the on-site contractor was from a sand blasting company. The method of paint removal is a concern to city staff as it can have major implications on the condition of the brick and structural integrity of the home. Staff recommend a condition that strictly prohibits sandblasting.

Davenport's Historic Preservation Ordinance and the Secretary of the Interior's Standards for Rehabilitation both recommend the cleaning of masonry surfaces be performed using the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes. The following is generally not recommended:

1. Sandblasting brick surfaces using dry or wet grit or other abrasives. These methods of cleaning permanently erode the surface of the material and accelerate deterioration.

2. Using a cleaning method that involves water or liquid chemical solutions when there is any possibility of freezing temperatures.
3. Cleaning with chemical products that will damage masonry or leaving chemicals on masonry surfaces.
4. Applying high pressure water cleaning methods that will damage historic masonry and the mortar joints.
5. Removing paint that is firmly adhering to, and thus protecting masonry surfaces.
6. Using methods of removing paint which are destructive to masonry, such as sandblasting, application of caustic solutions, or high pressure water blasting.

Staff recommend a mortar analysis be performed prior to tuckpointing the brick facade. The purpose of a mortar analysis is to determine the three components of historic mortar: the binder, fines, and the sand/aggregate. Using improper mortar can result in brick spalling. The applicant indicated a mortar analysis would be conducted by RA Masonry prior to the start of work.

The work write-up indicates deteriorated brick will be replaced with historic brick. However, additional information on the type, dimensions, color, or texture of the replacement brick has not been submitted for review. Therefore, staff recommend the replacement brick visually matches the existing masonry units.

The Secretary of the Interior's Standards for Rehabilitation recommends the following practices for tuckpointing and brick replacement:

1. Replacing in kind an entire masonry feature that is too deteriorated to repair - if the overall form and detailing are still evident - using 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.

Attachments:

1. Application-Roof Project
2. Application-Masonry Project
3. Background Material & Photos
4. Historic Property Inventory Sheet
5. Historic Preservation Ordinance Review Standards
6. Lintel Informational Sheet
7. The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings-Masonry

8. National Park Service-Masonry Brief



CITY OF DAVENPORT
Development & Neighborhood
Services — Planning
1200 E. 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
		7/11/24

SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME
613 W 6th St

BRIEF OVERVIEW OF THE PROJECT (not a scope of work)
Roof tear off & replacement

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:

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

APPLICANT INFORMATION

Application Name
Lenny DeSantiago IA 52803

Address
613 W 6th St, Davenport

City | State | Zip
563-676-1396

Phone
563-391-3300

Secondary Phone
lennysplumbing84@gmail.com

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.

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.

By checking this box and typing my name below, ☒ I am electronically signing this application.

Lenny DeSantiago 7/11/24
Type Applicant's Name here to serve as a signature Date

DEVELOPMENT TEAM

Property Owner

Address

Phone Secondary Phone

E-Mail Address

Project Manager/Other

Address

Phone Secondary Phone

E-Mail Address

Formal Procedure Application Fee: NONE

(1) Application:
• Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
• The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. 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 not vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities.
• 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

Development and Neighborhood Services
1200 East 46th St, Davenport, Iowa 52807

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS
revised Jan. 2024

Date: May 8th, 2024

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control

Werderitch, Matt

From: Lenny DeSantiago <lennysplumbing84@gmail.com>
Sent: Friday, June 14, 2024 12:24 PM
To: Werderitch, Matt
Subject: [EXT] Historical Society Application for 7/11/24 Meeting
Attachments: Franco Enterprises Roof Estimate.pdf; Roof Application.pdf

Categories: Yellow Category

ATTENTION: This is an external email.

Hi Matt,

Here is the roof application along with the contractors estimate. I have included a 2 links for the shingle. Please let me know if you have any questions or need anything else as I need to make sure this will be in the July 11th meeting today.

<https://www.owenscorning.com/en-us/roofing/duration-series-shingles>
<https://www.owenscorning.com/en-us/roofing/shingles?colors=black>

Lenny's Plumbing & Drain Cleaning

613 W 6th St Apt#3
Davenport, IA 52803
563-391-3300 / 563-676-1396



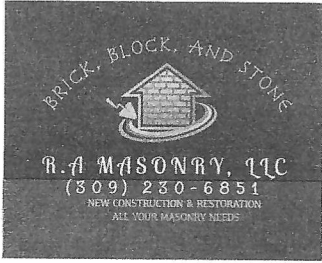
CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th St
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS
HISTORIC PRESERVATION COMMISSION

APPLICANT INFORMATION		RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE
Application Name Lenny DeSantiago			6/25/24	7/9/24
Address 613 W 6th St, Dav, IA 52803		SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME 613 W 6th St Dav IA 52803		
City State Zip 563-391-3300 Office		BRIEF OVERVIEW OF THE PROJECT (not a scope of work) Spot pointing, brick replacement		
Phone 563-676-1396 Lenny		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		
Secondary Phone lennysplumbing84@gmail.com		Demolition of any local or national historic resources shall require a Historic Demolition Request Application		
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. 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. By checking this box and typing my name below, I am electronically signing this application. ☒ Lenny DeSantiago Type Applicant's Name here to serve as a signature Date 6/25/24		ALL SUBMITTALS SHALL INCLUDE: 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		Formal Procedure Application Fee: NONE		
Property Owner Address Phone Secondary Phone E-Mail Address		(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.		
Project Manager/Other Address Phone Secondary Phone E-Mail Address		(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. - 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		

ESTIMATE



Prepared For

Lenny Ds Plumbing
615 W 6th St
Davenport , IA

R.A Masonry

2418 15th St
Moline, Il 61265
Phone: (309) 230-6851
Email: rafael.almanza@hotmail.com
Web: RAMASONRYLLC.COM

Estimate # 343
Date 06/21/2024

Description

LENTIL REPLACEMENT

\$6,300.00

LENTIL

1. CUT OUT AND DEMO LENTILS ABOVE WINDOWS AND DOORS THAT ARE SWELLED, OR RUSTY.
2. WHEN INSTALLING NEW LENTILS ADD DRIP EDGE, WATER BARRIER FLASHING AND WEEP ROPES FOR WATER TO FIND ITS WAY OUT
3. INSTALL HISTORIC BRICK ON LENTIL
4. WASH BRICK WITH SUREKLEAN VENATROL

SPOTPOINTING

\$9,100.00

SPOTPOINTING

1. GRIND OUT ANY MISSING OR CRACKED MORTAR AROUND ENTIRE EXTERIOR OF BUILDING
2. TUCKPOINT EVERYTHING THAT WAS GRINDED OUT.
3. WASH WALL WITH ACID SUREKLEAN VENATROL

BRICK REPLACEMENT

\$10,850.00

BRICK REPLACEMENT

1. CUT OUT ANY CRACKED OR BROKEN BRICK AROUND THE EXTERIOR OF THE BUILDING.
2. REPLACE BRICK WITH HISTROIC BRICK.
3. WASH WALL WITH SUREKLEAN VENATROL

Subtotal	\$26,250.00
Total	\$26,250.00
Deposit Due	\$13,125.00

By signing this document, the customer agrees to the services and conditions outlined in this document.

Rafael Almanza

Lenny Ds Plumbing

613 W 6th Street

DAVENPORT
IOWA | USA



Isaac & Mary Farber House

- Built in 1868 as a 1-story brick home
- 1921: 2nd story addition. Home was converted to a 3-unit dwelling.
- 1945: Converted into 5 apartments
- 1950: Remodeled to 7 apartments
- 2023: COA to reconstruct front porch



Northeast Elevation



South Elevation



Photo from 1981/1982 Survey

Roof Replacement

- **Existing Material:** Asphalt Shingle
- **Proposed Material:** Architectural Asphalt Shingle
- **Product:** Owens Corning TruDefinition Duration Shingles



Masonry Project: Scope of Work

DAVENPORT
IOWA | USA

1. Lentil Replacement

- Demo lentils above doors & windows where damaged.
- Install historic brick on lentil.

2. Tuckpointing

- Grind out deteriorated mortar.
- Tuckpoint where needed.

3. Brick Replacement

- Remove any damaged bricks.
- Replace with historic bricks.

4. Clean Masonry

- Use SureKlean Vena Trol to clean surfaces where work is performed.



Paint Removal

DAVENPORT
IOWA | USA



Before



After

Paint Removal

DAVENPORT
IOWA | USA



Iowa Site Inventory Form

State Historic Preservation Office

(July 2014)

State Inventory Number: 82-00552 ☐ New ☒ Supplemental

9-Digit SHPO Review & Compliance (R&C) Number: _____

☐ Non-extant Year: _____

Read the Iowa Site Inventory Form Instructions carefully, to ensure accuracy and completeness before completing this form. The instructions are available on our website: <http://www.iowahistory.org/historic-preservation/statewide-inventory-and-collections/iowa-site-inventory-form.html>

• Property Name

A) Historic name: Isaac and Mary Farber House

B) Other names: Field site #A-25, NRHP Map #038

• Location

A) Street address: 613 W 6th St

B) City or town: Davenport (☐ Vicinity) County: Scott

C) Legal description:

Rural: Township Name: _____ Township No.: _____ Range No.: _____ Section: _____ Quarter: _____ of Quarter: _____

Urban: Subdivision: Original Town Block(s): 29 Lot(s): 6

• Classification

A) Property category: *Check only one*

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of:

1 Contributing — Noncontributing

— Buildings —

— Sites —

— Structures —

— Objects —

1 **Total** —

If non-eligible property, enter number of:

— Buildings

— Sites

— Structures

— Objects

— **Total**

C) For properties listed in the National Register:

National Register status: ☒ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:

- ☒ Property contributes to a National Register or local certified historic district.
☐ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: Hamburg Historic District Historic district site inventory number: 82-00027

E) Name of related project report or multiple property study, if applicable:

MPD title

Historical Architectural Data Base #

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions

01A01: Domestic / residence

B) Current functions

01A01: Domestic / residence

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification

07E02: Craftsman

B) Materials

Foundation (visible exterior): 03: Brick

Walls (visible exterior): 03: Brick 06: Stucco

Roof: 08A: Asphalt shingles

Other: _____

C) Narrative description ☒ **SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED**

Site Number: 82-00552 Address: 613 W 6th St City: Davenport County: Scott District Number: 82-00027

• **Statement of Significance**

A) Applicable National Register Criteria: Mark your opinion of eligibility after applying relevant National Register criteria

Criterion A: Property is associated with significant events.

☒ Yes ☐ No ☐ More research recommended

Criterion B: Property is associated with the lives of significant persons.

☐ Yes ☒ No ☐ More research recommended

Criterion C: Property has distinctive architectural characteristics.

☒ Yes ☐ No ☐ More research recommended

Criterion D: Property yields significant information in archaeology/history.

☐ Yes ☐ No ☐ More research recommended

B) Special criteria considerations: Mark any special considerations; leave blank if none

☐ A: Owned by a religious institution or used for religious purposes.

☐ E: A reconstructed building, object, or structure.

☐ B: Removed from its original location.

☐ F: A commemorative property.

☐ C: A birthplace or grave.

☐ G: Property less than 50 years of age or achieved significance within the past 50 years.

☐ D: A cemetery

C) Areas of significance

Enter categories from instructions

Community development / Social history

Architecture

D) Period(s) of significance

E) Significant dates

Construction date

c. 1868 ☒ check if circa or estimated date

Other dates, including renovations

c. 1921

F) Significant person

Complete if Criterion B is marked above

G) Cultural affiliation

Complete if Criterion D is marked above

H) Architect/Builder

Architect

Builder/contractor

I) Narrative statement of significance ☒ SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

• **Bibliography** ☒ See continuation sheets for the list of research sources used in preparing this form

• **Geographic Data** Optional UTM references ☐ See continuation sheet for additional UTM or comments

Zone	Easting	Northing	NAD	Zone	Easting	Northing	NAD
1				2			
3				4			

• **Form Preparation**

Name and Title: Ryan Rusnak, Planner III

Date: September 29, 2016

Organization/firm: Davenport Historic Preservation Commission

E-mail: rrusnak@ci.davenport.ia.us

Street address: City Hall, 226 W. 4th Street

Telephone: 563-888-2022

City or Town: Davenport

State: Iowa

Zip code: 52801

• **ADDITIONAL DOCUMENTATION** Submit the following items with the completed form

A) For all properties, attach the following, as specified in the Iowa Site Inventory Form Instructions:

1. Map of property's location within the community.

2. Glossy color 4x6 photos labeled on back with property/building name, address, date taken, view shown, and unique photo number.

3. Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.

4. Site plan of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

☐ Yes ☐ No ☐ More research recommended

☐ This is a locally designated property or part of a locally designated district.

Comments: _____

SHPO authorized signature: _____

Date: _____

Iowa Site Inventory Form

State Historic Preservation Office

Continuation Sheet

Site Number: 82-00552
 Related District Number: 82-00027

Page 1

Isaac and Mary Farber House	Scott
Name of Property	County
613 W 6 th St	Davenport
Address	City

This Iowa Site Inventory form has been prepared to supplement and document research for the amended Hamburg Historic District nomination project. Research was completed in 2014-16 by Ryan Rusnak, Rebecca Lawin McCarley, interns with the City of Davenport, and members of the Davenport Historic Preservation Commission. Research was reviewed by Rebecca Lawin McCarley and incorporated into the amended nomination with the information on the table below. The table below summarizes the research and architectural notes for this property. Additional information and final determinations of eligibility may also be found in the amended NRHP nomination (McCarley 2016). This project was funded by a FY2015 Historic Resource Development Program grant, through the State Historical Society of Iowa, with matching funds and staff hours contributed by the City of Davenport.

Address State #, Map #, FS # 2016 district status 1983 district status	Historic Name	significant date/s architectural style/type	Materials of walls, foundations, roof
	<i>History of property (owners/residents, census data including birthplace of self (and parents), Sanborn map info), Current use</i>		<i>Architectural data (architect/builder, features, modifications), Garage data</i>
613 W 6th St State #82-00552 Map #038 Field Site #A-25 Parcel #G0052-14 Updated district status: 1 contributing building (A, C) 1983 NRHP status: Contributing	Isaac and Mary Farber House 1868-1904 - one-story brick house of Otto Albrecht (cigar manufacturer) - wife Sophia in 1870s 1880 census: Albrecht, Otto (53, tobacco dealer) - born in Germany - Holstein (Germany - Holstein, Germany - Holstein); wife: Sophia (43) - born in Germany - Mecklenberg (Germany - Mecklenberg, Germany - Mecklenberg) 1904-1924 - owned by Emma Hartz et al - vacant in 1921; 1921 - permit to remodel issued to Isaac Farber - second story added, first story remodeled; 1920s - three families living here 1910 Sanborn map: house - 1 story - extant 1910 census: rented by Walker, Robert (47, agent for cigar co) - born in US - KY (US - KY, US - KY); wife: Gertrude (36) - born in US - IA (Ireland, Ireland) 1924-1938 - owned by Isaac and Mary Farber - lived in upper unit - rented two lower units 1938-1960s - owned by Alex Berge - rental - five units by 1945, seven units in 1950 1956 Sanborn map: flats (apartment) (6 units) - 2 story - extant Current use: apartments (7 units)	c.1921 (c.1868 base) Craftsman (2 story)	Walls: brick/frame - stucco Foundation: brick Roof: side gable - asphalt shingles Architect/builder: - Porch: entry hood - gable roof, rafter tails, brackets; concrete steps with brick walls Windows: 4/1 wood windows - no lintel detail Architectural details: some older segmental arch openings remain/filled, brick walls on basement/1st story, stucco on second story Modifications: Historic: c.1921 - second story added to house, first story openings modified to Craftsman style/windows, converted to three family dwelling; Non-historic: 1950 - remodeled from six to seven apartments Garage: none Other site features: -

Narrative Description

This is a two-story Craftsman house built around 1868 for Otto Albrecht and modified by Isaac Farber c. 1921. The combination brick/stucco house sits on a brick foundation. The side gable roof is clad in asphalt shingles. The house features some older segmental arch opening, brick walls on the first and basement floor and stucco on the second floor. The house was previously noted as contributing in the original Hamburg Historic District in 1983.

The façade is the north elevation of the house, facing West 6th Street. The non-historic entry is accessed from concrete steps with brick wall, which is covered with a gable roof entry hood containing rafter tails. The north elevation contains a grouping of two four-over-one light double-hung wood windows and one grouping of two – one four-over-one light and one one-over-one light – double-hung wood windows on the first floor. The north elevation also contains a grouping of two four-over-one light

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00552
Related District Number: 82-00027

Page 2

Isaac and Mary Farber House	Scott
Name of Property	County
613 W 6 th St	Davenport
Address	City

double-hung wood windows and two groupings of two one-over-one light double-hung wood windows on the second floor and a grouping of two one-over-one light double-hung wood windows on the dormer, all with wood surrounds. The east elevation contains three one-over-one light double-hung wood windows on the first floor, three one-over-one light single-hung vinyl windows in modified openings on the second floor, a grouping of two one-over-one light double-hung wood windows on the gable and two four-over-one light double-hung wood windows with segmental arch on the basement floor. The south elevation contains two non-historic entries, two four-over-one light double-hung wood windows and four one-over-one light double-hung windows on the first floor, two non-historic entries, one four-over-one light double-hung wood window, two one-over-one light double-hung wood windows, three one-over-one single-hung vinyl windows in modified openings and one non-historic entry, two one-over-one light single-hung vinyl windows in a modified opening on the dormer. The unmodified window openings on the second floor contain wood surrounds. The west elevation contains three one-over-one light double-hung wood windows on the first floor, three one-over-one light double-hung wood windows on the second floor, a grouping of two one-over-one light double-hung wood windows on the gable and one four-over-one light double-hung wood windows with segmental arch on the basement floor. The window openings on the second floor and gable contain wood surrounds.

Narrative Statement of Significance

The Isaac and Mary Farber House is noted as contributing historically under Criterion A and C within the revised boundary for the Hamburg Historic District in Davenport. The house was previously noted as contributing in the original Hamburg Historic District in 1983.

Developmental history of the property

City directories list Otto Albrecht – O.A. and Company at West 6th Street south side one west of Western Avenue in 1868. City directories list Otto Albrecht – Albrecht and Company at 613 West 6th Street in 1877. The 1880 Federal census lists the Albrecht family at 613 West 6th Street, including (Otto – 53 – tobacco dealer – born in Holstein), his wife Sophia (43 – born in Mecklenburg) and their children Emma – 22 - born in Iowa, United States), Mima (19 - born in Iowa, United States), Dara (17 - born in Iowa, United States), Robert (13 - born in Iowa, United States), Meta (11 - born in Iowa, United States), Otto (9 - born in Iowa, United States) and Paul (4 - born in Iowa, United States). City directories Otto Albrecht - Cigar & tobacco manufacturers, wholesalers and retail - Otto Albrecht and Company, Otto Jr. – clerk and Paul R. – cigar maker at 613 West 6th Street in 1892. The 1892 Sanborn map depicts a one-story house (two story at the rear (south)) and a two-story porch at the rear (south). Ancestry.com records indicate that Otto Albrecht died February 1904. On March 7, 1904, Otto Albrecht willed Lot 6 (Block 29) to Emma Hartz, et.al. City directories list Gerald L. Wendt and Mrs. Dora A. Wendt at 613 West 6th in 1906. City directories list Robert M. Walker – salesman and his wife Gertrude M. at 613 West 6th Street in 1910. The 1910 Federal census lists the Walker family at 613 West 6th Street including Robert (47 – works as agent at Cigar Company - born in Kentucky, United States – rents house, his wife Gertrude (36, female – born in Iowa, United States) and their children Vivian (15) Harrold (8) and Florence (13). The 1910 Sanborn map depicts the same basic footprint as the 1892 map.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00552
 Related District Number: 82-00027

Page 3

Isaac and Mary Farber House

Scott

Name of Property

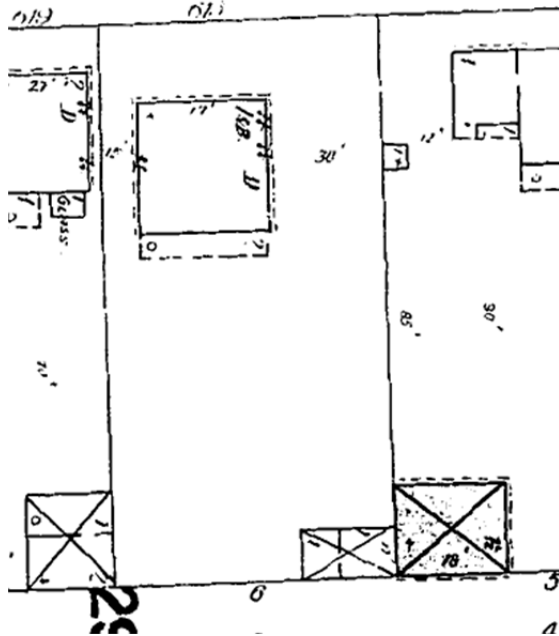
County

613 W 6th St

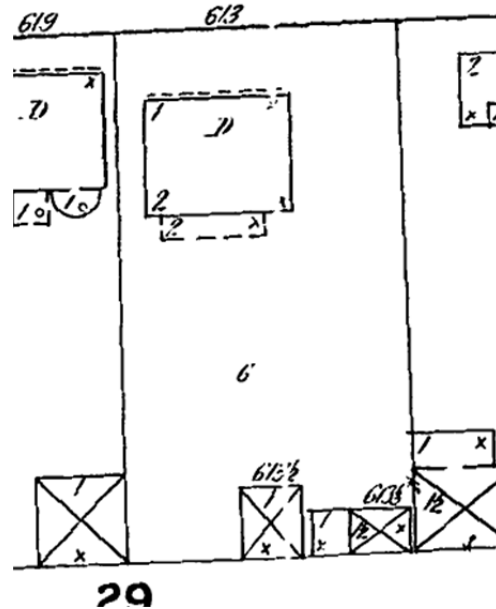
Davenport

Address

City



1892 Sanborn Map



1910 Sanborn map

City directories list Charles Stone, Meyer Stone, Jennie Stone – stenographer at John Ochs Sons Company at 613 West 6th Street and Elmer R. Sley – carpenter, his wife Elizabeth, Thomas U. Cox – blacksmith at 613 1/2 West 6th Street in 1914. On September 21, 1921 a permit was issued to M. Farber for remodeling. On January 7, 1924, Emma A. Hartz, widow, transferred Lot 6 (Block 29) to Isaac Farber. City directories list Heramn Farber – salesman at Farber Grocery Company, Clifford W. Blunt – salesman at Duane J. Leamer and Company, his wife Josephine, Walter C. Lawrenz – carpenter, his wife Florine J., Walter McMann – machine operator at Bettendorf Company, his wife Marie, Emma C. pepper – clerk at YMCA Cafeteria and Hans H. Pepper at 613 West 6th Street and Isaac Farber – Farber Grocery Company – 116 Perry Street, his wife Mary, Lester Farber – salesman at Farber Grocery Company, Anna B. Farber – stenographer, Orman Farber at 613 1/2 West 6th Street in 1925. City directories list Harry V. Haigh – driver at White Line Motor Freight Company, Inc., his wife Genevieve, George O. Taylor – roofer at Davenport Roofing Company, his wife Mamie H. and Frank Ziegler at 613 West 6th Street and Isaac Farber – Farber Grocery Company, his wife Mary, Herman Farber – assistant manager at Farber Grocery Company, his wife Esther, Charles Farber – student, Mathew Farber, Sarah J. Farber, Benjamin Simon – salesman at Simon and Landauer, Inc., his wife Anna at 613 1/2 West 6th Street in 1935. On February 5, 1938, Isaac Farber and wife transferred Lot 6 (Block 29) to Alex Berge. City directories list Thomas D. Hartshorn – U.S. Navy, his wife Betty R., Bernice Kelly – assistant department manager at Scharff's, Walter A. Magnuson, his wife Maxine, Martin E. Meinert – U.S. Navy, his wife Frieda and John S. Stockman – machinist at Arsenal at 613 West 6th and Moritz Bletz, his wife Blanch and David Miller – Miller's Junk Yard at 613 1/2 West 6th Street in 1945.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00552
Related District Number: 82-00027

Page 4

Isaac and Mary Farber House

Scott

Name of Property

County

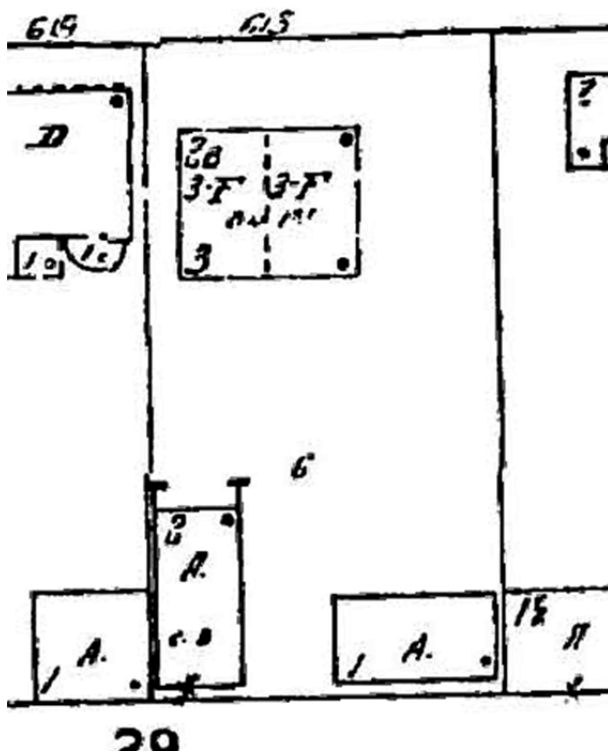
613 W 6th St

Davenport

Address

City

The 1956 Sanborn map depicts the same basic footprint as the 1910 map except a floor was added to the house and the porch was removed.



1956 Sanborn Map

On December 9, 1975 a permit was issued to Paul Berger to repair fire damage. New twin window unit in bedroom. The property is currently configured as an apartment building.

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00552
Related District Number: 82-00027

Page 5

<u>Isaac and Mary Farber House</u>	<u>Scott</u>
Name of Property	County
<u>613 W 6th St</u>	<u>Davenport</u>
Address	City

Bibliography

Bowers, Martha H. "Historical and Architectural Resources of Davenport, Iowa," Multiple Resource Application, National Register of Historic Places nomination form. Dennett, Muessig & Associates, Iowa City, Iowa. Revised July 1983. Listed on May 29, 1984.

Bowers, Martha H. "Hamburg Historic District," part of Historical and Architectural Resources of Davenport, Iowa, Multiple Resource Application, National Register of Historic Places nomination form. Dennett, Muessig & Associates, Iowa City, Iowa. January 1982. Listed on May 5, 1983.

Building permits. Building Department, City of Davenport, Public Works, 1200 E. 46th Street, Davenport, Iowa.

Census records, federal and Iowa. Researched online through Ancestry.com.

City directories, Davenport, Iowa. Special Collections, Davenport Public Library, Davenport, Iowa, and also online through Ancestry.com.

Deed and transfer book records. Auditor's Office and Recorder's Office, Scott County Administration Building, Davenport, Iowa.

McCarley, Rebecca Lawin. "Hamburg Historic District (amendment, increase, decrease)," National Register of Historic Places nomination form. SPARK Consulting Davenport, Iowa. Draft nomination, April 2016.

Oszuscik, Philippe. "A History of the Architecture and Urbanization of Nineteenth Century Davenport, Iowa." Ph.D. Dissertation, University of Iowa, 1979.

Sanborn Map Company. "Davenport, Iowa," fire insurance maps. New York: Sanborn Map Company, 1886, 1892, 1910, 1956.

Svendsen, Marlys and Martha H. Bowers. *Davenport: Where the Mississippi Runs West*. Davenport: Department of Community Development, 1982.

Iowa Site Inventory Form

State Historic Preservation Office
Continuation Sheet

Site Number: 82-00552
Related District Number: 82-00027

Page 6

Isaac and Mary Farber House
Name of Property

Scott
County

613 W 6th St
Address

Davenport
City

Location map



Field site numbers, initial coding by date: Z99 - built by 1930 Z99 - built since 1930 Z99 - moved since 1930
(Hamburg Historic District - 1982 nomination - period of significance c.1848-c.1932)

0 100 200 400 Feet

Iowa Site Inventory Form

State Historic Preservation Office
Continuation Sheet

Site Number: 82-00552
Related District Number: 82-00027

Page 7

Isaac and Mary Farber House
Name of Property

613 W 6th St
Address

Scott
County

Davenport
City

Revised district map



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00552
Related District Number: 82-00027

Page 8

Isaac and Mary Farber House
Name of Property

613 W 6th St
Address

Scott
County

Davenport
City

Site plan (from Scott County GIS website)



0 5 10 20 Feet
A scale bar with markings for 0, 5, 10, and 20 feet.

2014 Aerial Photograph



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00552
Related District Number: 82-00027

Page 9

Isaac and Mary Farber House

Scott

Name of Property

County

613 W 6th St

Davenport

Address

City

Building plan (from assessor's website)



Historic images

None identified during this project

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00552
Related District Number: 82-00027

Page 10

Isaac and Mary Farber House

Name of Property

Scott

County

613 W 6th St

Address

Davenport

City

Photograph from 1981-82 survey/nomination project



Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00552
Related District Number: 82-00027

Page 11

Isaac and Mary Farber House

Name of Property

Scott

County

613 W 6th St

Address

Davenport

City

Digital photographs



Photograph 82-00552-001 - House, looking southwest (April 2015)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00552
Related District Number: 82-00027

Page 12

Isaac and Mary Farber House

Name of Property

Scott

County

613 W 6th St

Address

Davenport

City



Photograph 82-00552-002 - House, looking southeast (April 2015)

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 82-00552
Related District Number: 82-00027

Page 13

Isaac and Mary Farber House

Name of Property

Scott

County

613 W 6th St

Address

Davenport

City



Photograph 82-00552-003 - House, looking northwest (April 2015)

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.

Timberwise Specialist Property Care and Preservation



For a Quote or Free Advice
call us on

**0800 288
8660**

What is a Lintel and What Are the Different Types of Lintels?

30 November 2021

A lintel is something you might not have heard of before but it is in fact an essential part of a building's infrastructure. In this article, we explain what exactly a lintel is, the different types of lintels that can be used.

What Exactly Is a Lintel?

Simply put a lintel is a beam that is usually placed above windows and doors. The lintel's main job is to support the load from the structure above it. Both doors and windows are not constructed to structurally withstand massive loads by themselves. Lintels are mainly found in masonry or brick structures.

What Are the Different Types of Lintels?

There is a range of lintels that can be used for all types of properties. The type of lintel used can vary on the cost of the material and the availability of the material at the time of construction. The main types of lintels are: Brick lintel, timber lintel, steel lintel and concrete lintel.

Concrete Lintels

Concrete lintels are one of the most common types of lintels used in construction. The reason why concrete lintels are often used is that they are able to support heavy loads and larger spans.

One of the biggest advantages of using concrete lintels in the construction of your building is that they can adapt to any size and shape to fit above your windows and doors. Other advantages include that they are economical as well as durable.

Even with these benefits, this type of lintel can be susceptible to failure. If there is a horizontal crack within the concrete lintel, then this will need to be dealt with as soon as possible. If there is a crack in the lintel then over time it can allow water into the crack that can cause the steel reinforcement within the concrete to rust.

If rusting does occur within a concrete lintel, it might be worth either using a different concrete product or having it replaced altogether.

Timber Lintels

Timber lintels are mainly used in parts of the country where timber is most accessible and are most commonly used in barn conversions. Most properties now often replace timber lintels with modern materials.

Welcome to Timberwise.

Let's start



There are a few problems that can arise from having timber lintels. One of the main problems is that they tend to be structurally weak and be less durable than other types of lintels. One of the biggest issues is with problems relating to dampness. When timber is affected by damp this can lead to rotting issues forming. There is also the possibility of a woodworm infestation attacking the timber.

When timber lintels are affected, this can mean the structural integrity of the building is vulnerable. It is important that the timbers are treated or removed as soon as possible. We would always recommend a specialist inspect the property to determine what the damp and timber problem is and then detail the type of treatment that is needed to rectify the issue.

Stone Lintels

A stone lintel is a common type of lintel and is used where the stone is easily accessible. They are not often used in buildings based in mountainous areas due to the fact they weigh too much.

This type of lintel is often used in areas of the country where stone materials are easily accessible. There are several problems with stone lintels. They can be high in cost, vulnerable to transverse stress (bending) and difficult to transport due to their weight.

Steel Lintels

Steel lintels are used when the load above is heavy and the opening gaps are large as well. Unlike concrete lintels, they are much less affected by rust and erosion meaning after installation, they can prove to be reliable for many years.

Steel lintels are less labour intensive than installing more lintels within your building and is much more practical to manoeuvre.

Brick Lintels

Brick lintels are mainly used in properties where there is a light loading above and the opening gap is less than 1m. When the brick lintels that are frog filled with mortar provides shear resistance to the end joints than the standard blocks that are normally used.

Reinforced Brick Lintels

Reinforced brick lintels are used where there are heavy loadings, and the span length may be a problem for brick lintels. Reinforced brick lintels provide more support than brick lintels.

How Can a Lintel Be Repaired?

If you have damaged lintels within your building they should be rectified as soon as possible before they lead to further structural issues. The quicker the lintel failure is identified and the lintel is repaired or replaced then the less expense you will have to pay in the future. Each type of lintel can be repaired differently.

However, if the wrong repairs are carried out for your type of lintel, then this will lead to further problems that could have been resolved sooner.

Leave a Reply

Your email address will not be published. Required fields are marked *

Technical Preservation Services

Brick, Stone, Terra Cotta, Concrete, Adobe, Stucco and Mortar

Building Exterior **Masonry**

Identify | Protect | Repair | Replace | Missing Feature | Alterations/Additions

< HOME >

Standards
GuidelinesMasonry
Wood
Metals
Roofs
Windows
Entrances/Porches
StorefrontsStructural Systems
Spaces/Features/Finishes
Mechanical SystemsSite
SettingEnergy
New Additions
Accessibility
Health/Safety

The longevity and appearance of a masonry wall is dependent upon the size of the individual units and the mortar.

Stone is one of the more lasting of masonry building materials and has been used throughout the history of American building construction. The kinds of stone most commonly encountered on historic buildings in the U.S. include various types of sandstone, limestone, marble, granite, slate and fieldstone. **Brick** varied considerably in size and quality. Before 1870, brick clays were pressed into molds and were often unevenly fired. The quality of brick depended on the type of clay available and the brick-making techniques; by the 1870s--with the perfection of an extrusion process--bricks became more uniform and durable. **Terra cotta** is also a kiln-dried clay product popular from the late 19th century until the 1930s. The development of the steel-frame office buildings in the early 20th century contributed to the widespread use of architectural terra cotta. **Adobe**, which consists of sun-dried earthen bricks, was one of the earliest permanent building materials used in the U.S., primarily in the Southwest where it is still popular.



1880s brick building with terra-cotta trim.

Mortar is used to bond together masonry units. Historic mortar was generally quite soft, consisting primarily of lime and sand with other additives. After 1880, portland cement was usually added resulting in a more rigid and non-absorbing mortar. Like historic mortar, early **stucco** coatings were also heavily lime-based, increasing in hardness with the addition of portland cement in the late 19th century. **Concrete** has a long history, being variously made of tabby, volcanic ash and, later, of natural hydraulic cements, before the introduction of portland cement in the 1870s. Since then, concrete has also been used in its precast form.

While masonry is among the most durable of historic building materials, it is also very susceptible to damage by improper maintenance or repair techniques and harsh or abrasive cleaning methods.

Masonry

....Identify, retain, and preserve



recommended.....



Materials and craftsmanship illustrated in stone wall.

Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and details such as tooling and bonding patterns, coatings, and color.

not recommended.....

Removing or radically changing masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Replacing or rebuilding a major portion of exterior masonry walls that could be repaired so that, as a result, the building is no longer historic and is essentially new construction.

Applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance.

Removing paint from historically painted masonry.

Radically changing the type of paint or coating or its color.

Masonry**....Protect and Maintain****recommended.....**

Chemical cleaning to remove dirt from granite.

Protecting and maintaining masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.

Cleaning masonry only when necessary to halt deterioration or remove heavy soiling.

Carrying out masonry surface cleaning tests after it has been determined that such cleaning is appropriate. Tests should be observed over a sufficient period of time so that both the immediate and the long range effects are known to enable selection of the gentlest method possible.

Cleaning masonry surfaces with the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes.

Inspecting painted masonry surfaces to determine whether repainting is necessary.

Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., handscraping) prior to repainting.

Applying compatible paint coating systems following proper surface preparation.

Repainting with colors that are historically appropriate to the building and district.



Evaluating the overall condition of the masonry to determine whether more than protection and maintenance are required, that is, if repairs to the masonry features will be necessary.

Removing felt-tipped marker graffiti with poultice.

not recommended.....

Failing to evaluate and treat the various causes of mortar joint deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action, or extreme weather exposure.

Cleaning masonry surfaces when they are not heavily soiled to create a new appearance, thus needlessly introducing chemicals or moisture into historic materials.

Cleaning masonry surfaces without testing or without sufficient time for the testing results to be of value.



Historic brick damaged by sandblasting.

Sandblasting brick or stone surfaces using dry or wet grit or other abrasives. These methods of cleaning permanently erode the surface of the material and accelerate deterioration.

Using a cleaning method that involves water or liquid chemical solutions when there is any possibility of freezing temperatures.

Cleaning with chemical products that will damage masonry, such as using acid on limestone or marble, or leaving chemicals on masonry surfaces.

Applying high pressure water cleaning methods that will damage historic masonry and the mortar joints.

Applying high pressure water cleaning methods that will damage historic masonry and the mortar joints.

Removing paint that is firmly adhering to, and thus protecting, masonry surfaces.

Using methods of removing paint which are destructive to masonry, such as sandblasting, application of caustic solutions, or high pressure waterblasting.

Failing to follow manufacturers' product and application instructions when repainting masonry.

Using new paint colors that are inappropriate to the historic building and district.

Failing to undertake adequate measures to assure the protection of masonry features.

Masonry

....**Repair**



recommended.....

Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls, or damaged plasterwork.

Removing deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry.

Duplicating old mortar in strength, composition, color, and texture.

Duplicating old mortar joints in width and in joint profile.

Repairing stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.

Using mud plaster as a surface coating over unfired, unstabilized adobe because the mud plaster will bond to the adobe.

Cutting damaged concrete back to remove the source of deterioration (often corrosion on metal reinforcement bars). The new patch must be applied carefully so it will bond satisfactorily with, and match, the historic concrete.



Preparation for stucco repair.



Replacement stones tooled to match original.

Repairing masonry features by patching, piecing-in, or consolidating the masonry using recognized preservation methods. Repair may also include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes such as terra-cotta brackets or stone balusters.

Applying new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.

not recommended.....

Removing nondeteriorated mortar from sound joints, then repointing the entire building to achieve a uniform appearance.

Using electric saws and hammers rather than hand tools to remove deteriorated mortar from joints prior to repointing.

Repointing with mortar of high portland cement content (unless it is the content of the historic mortar). This can often create a bond that is stronger than the historic material and can cause damage as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

Repointing with a synthetic caulking compound.

Using a "scrub" coating technique to repoint instead of traditional repointing methods.

Changing the width or joint profile when repointing.



Loss of the historic character due to insensitive repointing.

Removing sound stucco; or repairing with new stucco that is stronger than the historic material or does not convey the same visual appearance.

Applying cement stucco to unfired, unstabilized adobe. Because the cement stucco will not bond properly, moisture can become entrapped between materials, resulting in accelerated deterioration of the adobe.

Patching concrete without removing the source of deterioration.

Replacing an entire masonry feature such as a cornice or balustrade when repair of the masonry and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the masonry feature or that is

physically or chemically incompatible.

Applying waterproof, water repellent, or non-historic coatings such as stucco to masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive, and may change the appearance of historic masonry as well as accelerate its deterioration.

Masonry

....Replace



recommended.....

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 as a model to reproduce the feature. Examples can include large sections of a wall, a cornice, balustrade, column, or stairway. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

not recommended.....

Removing a masonry feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Design for Missing Historic Features

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

recommended.....

Designing and installing a new masonry feature such as steps or a door pediment when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation;

or be a new design that is compatible with the size, scale, material, and color of the historic building.

not recommended.....

Creating a false historical appearance because the replaced masonry feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new masonry feature that is incompatible in size, scale, material and color.



[Home](#) | [Next](#) | [Previous](#)

2 PRESERVATION BRIEFS

Repointing Mortar Joints in Historic Masonry Buildings

Robert C. Mack, FAIA
John P. Speweik



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

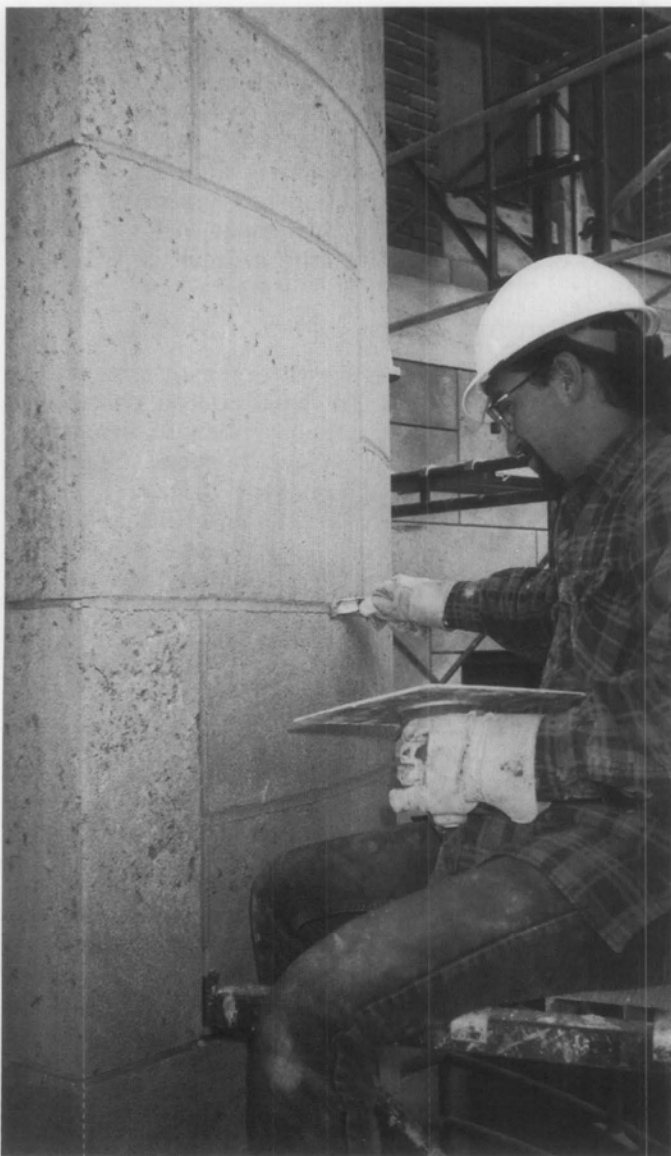


Figure 1. After removing deteriorated mortar, an experienced mason repoints a portion of this early-20th century limestone building. Photo: Robert C. Mack, FAIA.

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

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

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

Historical Background

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

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

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

Identifying the Problem Before Repointing

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

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



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

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

Finding an Appropriate Mortar Match

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

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

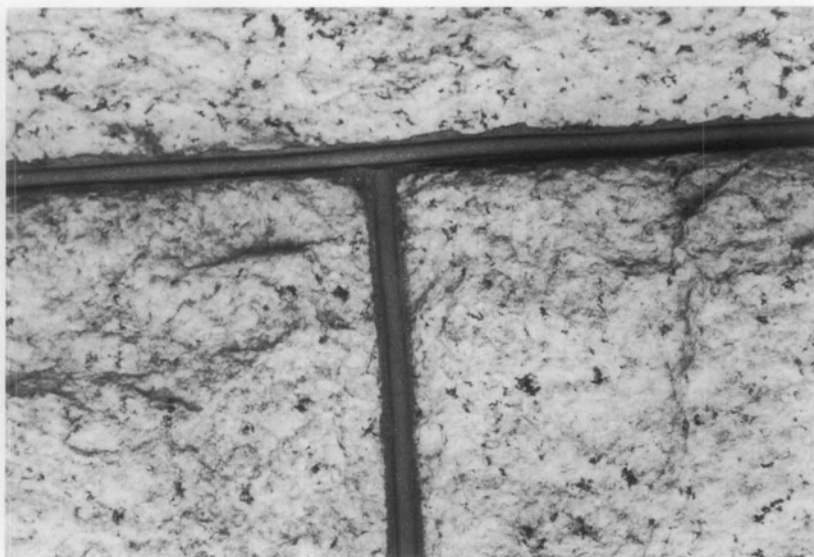
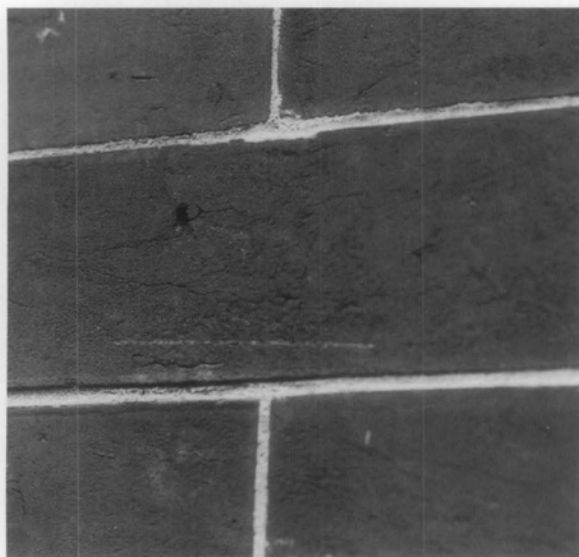


Figure 3. Good-quality repointing closely replicates the original in composition, texture, joint type and profile on this 19th century brick building (left), and on this late-19th century granite on H.H. Richardson's Glessner House in Chicago (right). Photos: Charles E. Fisher; Sharon C. Park, FAIA.

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

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

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

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

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

Properties of Mortar

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

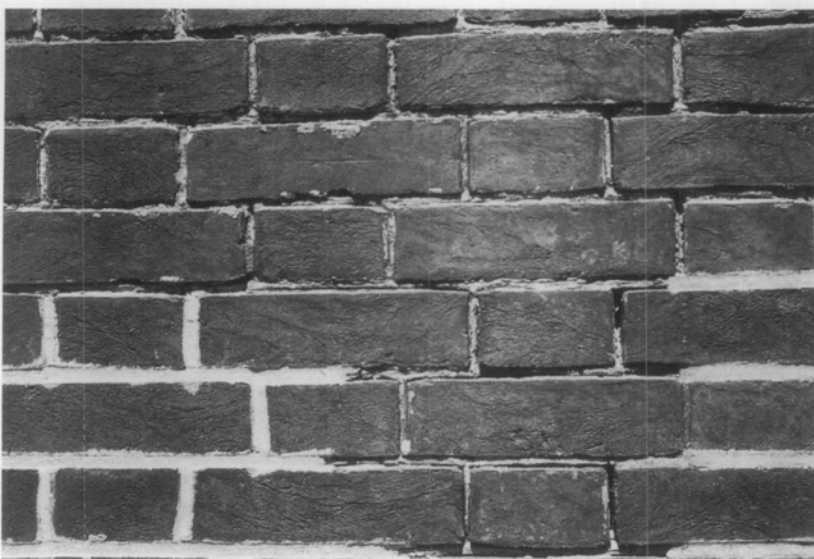


Figure 4. (left) The poor quality of this repointing—it appears to have been “tooled” with the mason’s finger—does not match the delicacy of the original beaded joint on this 19th-century brick wall. (right) It is obvious that the repointing on this “test patch” is not an appropriate replacement mortar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

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

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

Components of Mortar

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



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

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

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

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

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

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

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

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

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

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

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

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

MORTAR ANALYSIS

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

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

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

Lorraine Schnabel.

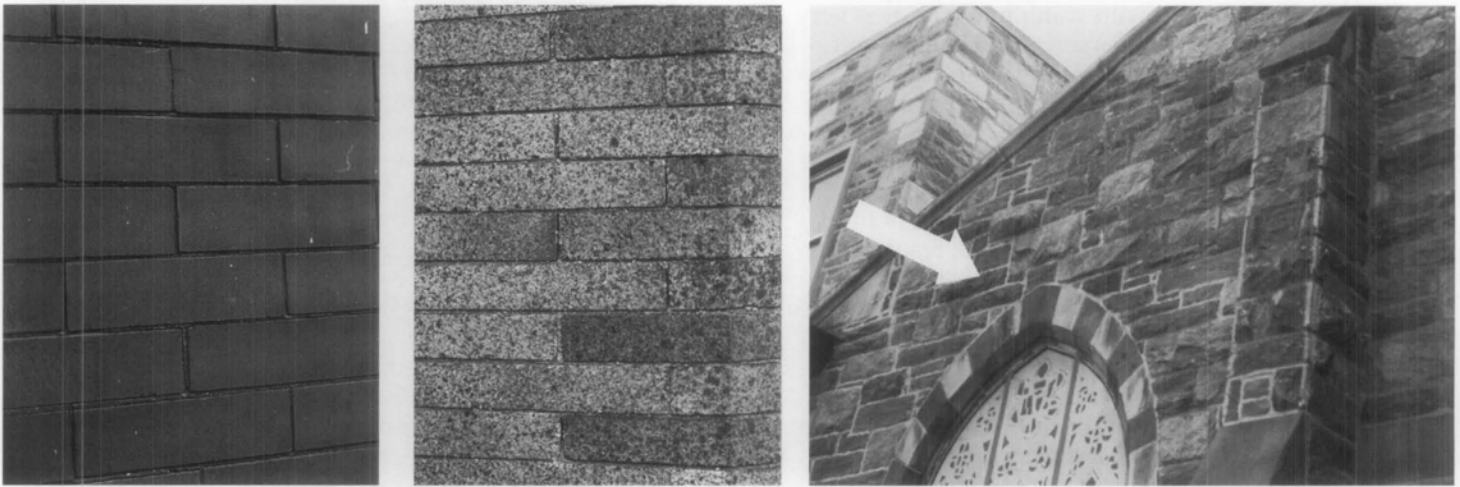


Figure 6. Tinted mortar. (left) Black mortar with a beaded joint was used here on this late-19th century hard pressed red brick and, (center) a dark brown tinted mortar with an almost flush joint was used on this early-20th century Roman brick. (right) When constructed at the turn-of-the-century, this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

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

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

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

Other Components

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

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

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

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

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

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

Mortar Type and Mix

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

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



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

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

Budgeting and Scheduling

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

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

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

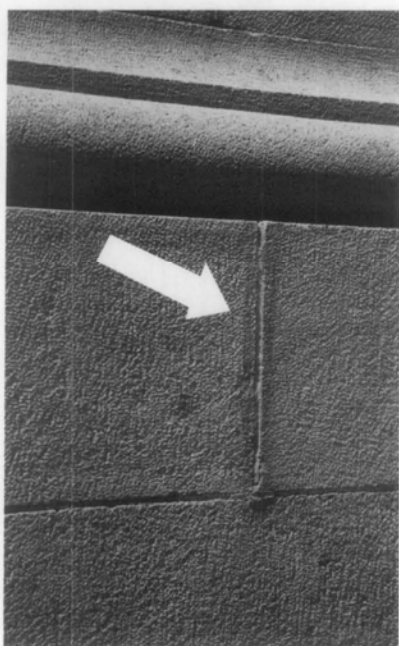


Figure 7. The dark stain on either side of the vertical joint on this sandstone watertable probably resulted from the use of a bonding agent that was not properly cleaned off the masonry after repointing. Photo: Anne Grimmer.

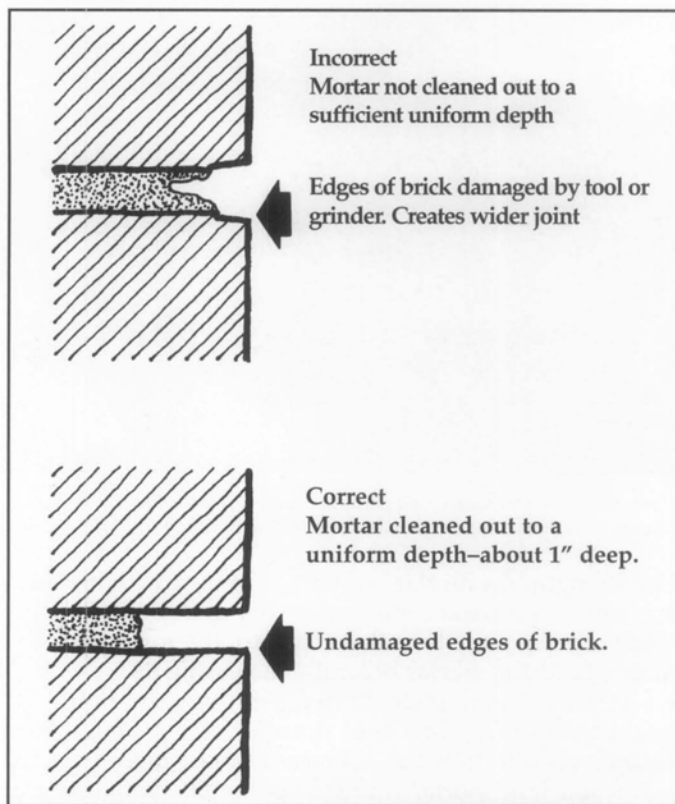


Figure 9. Comparison of incorrect and correct preparation of mortar joints for repointing. Drawing: Robert C. Mack, FAIA, and David W. Look, AIA.

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

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

Contractor Selection

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

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

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

Execution of the Work

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



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

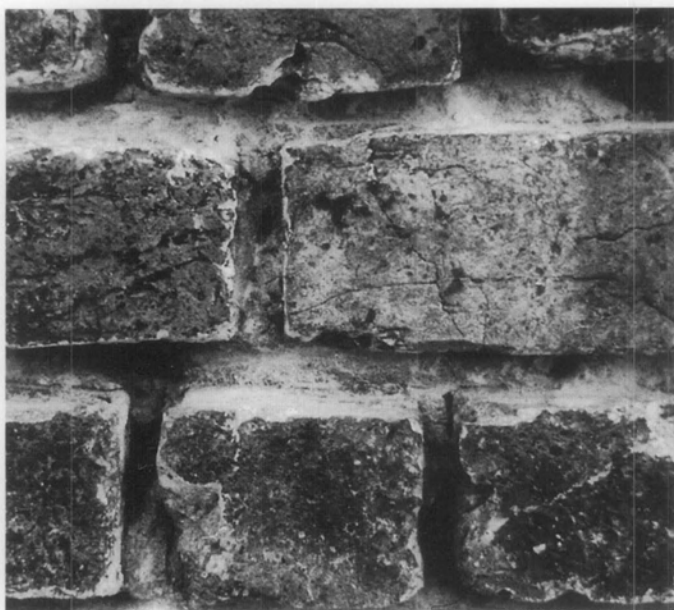


Figure 11. The damage to the edges and corners of these historic bricks was caused by using a mechanical grinder to rake out the joints. Note the overcutting of the head joint and the damage to the arises (corners) of the bricks. Photo: Lee H. Nelson, FAIA.



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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

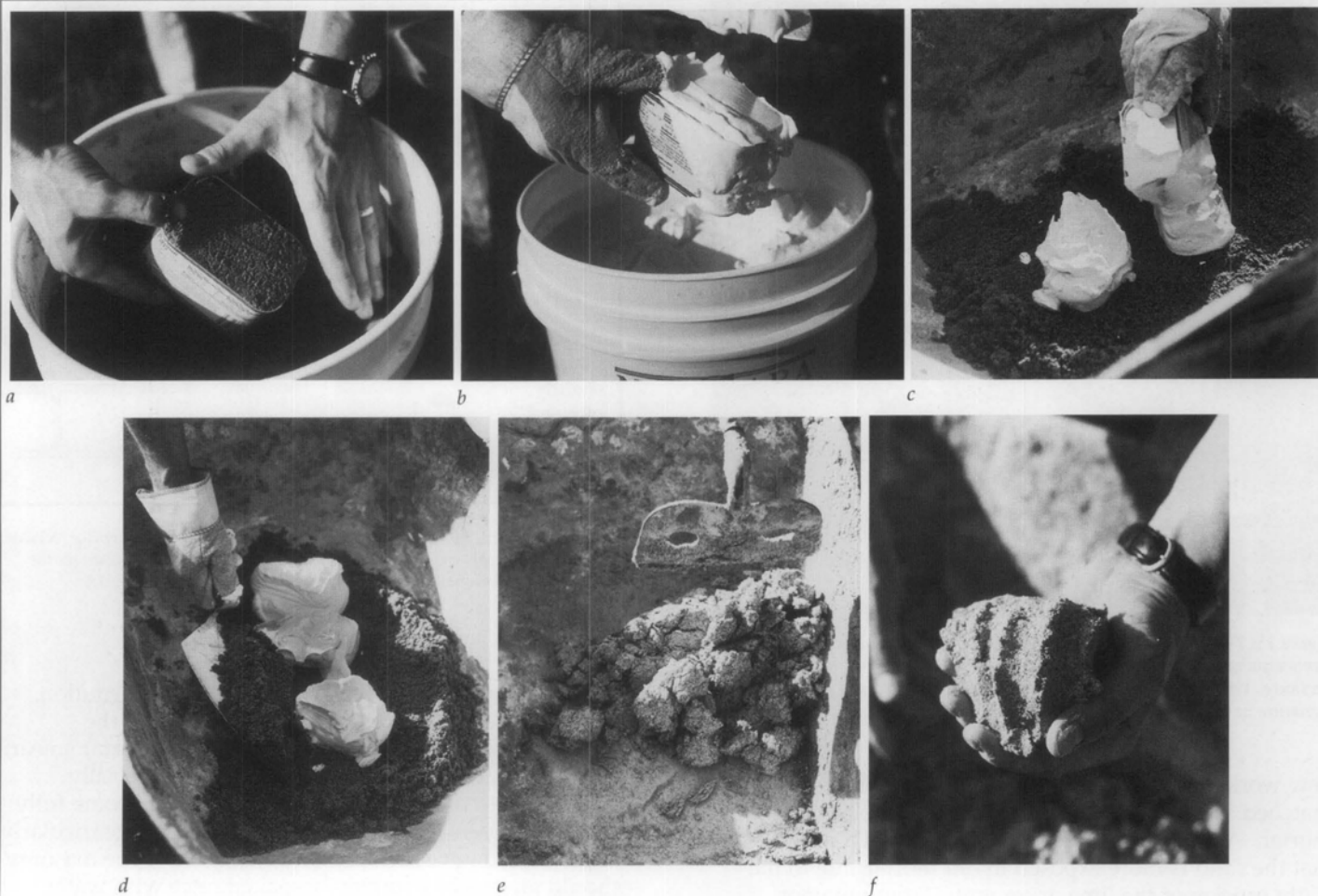


Figure 14. Mixing mortar using lime putty: (a) proportioning sand; (b) proportioning lime putty; (c) placing lime putty on top of sand; (d) mixing sand over lime putty; (e) hand mixing mortar; and, (f) sample of mortar after mixing. Photos: John P. Speweik.

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

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

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

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

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

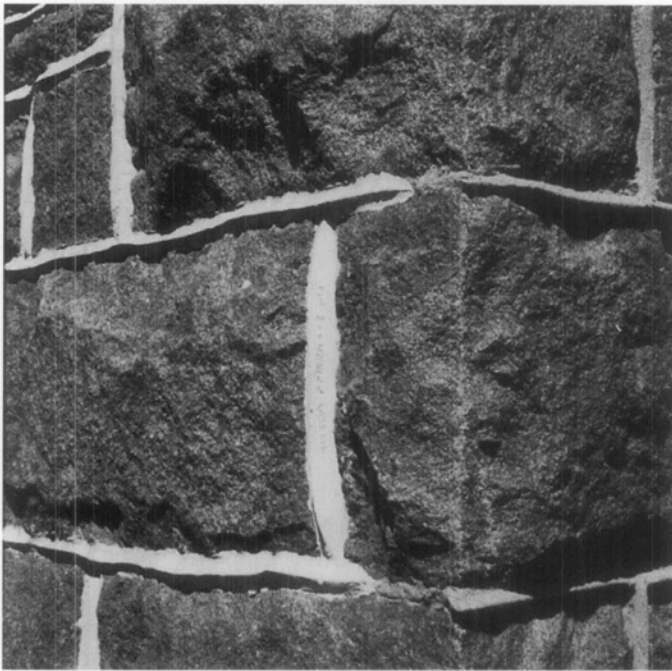


Figure 15. The profile of the repointed joints on the left replicate the historic joints around the corner to the right on the front of this stone building in Leesburg, VA. The contractor's pride in the repointing work is evident by the signature in the vertical joint. Photo: Anne Grimmer.

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

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

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

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

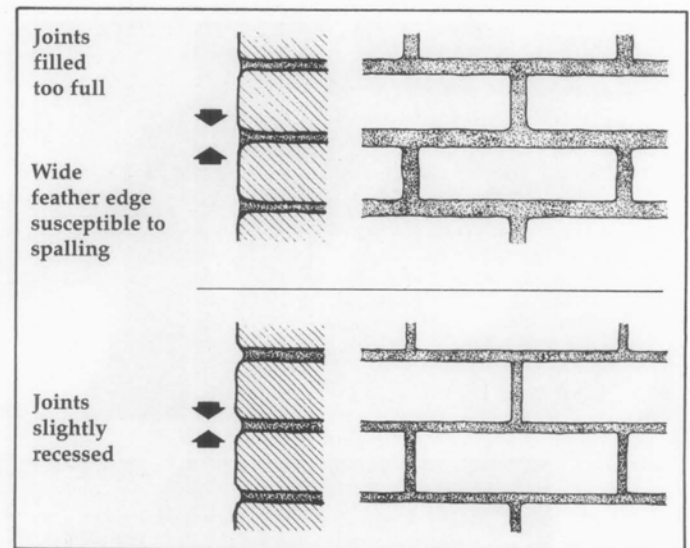


Figure 16. Comparison of visual effect of full mortar joints vs. slightly recessed joints. Filling joints too full hides the actual joint thickness and changes the character of the original brickwork. Drawing: Robert C. Mack, FAIA.

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

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



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

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

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

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

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

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

Summary

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

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

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

Visually Examining the Mortar and the Masonry Units

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

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

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

Other Factors to Consider

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



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

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

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

Tuckpointing is not true repointing but the

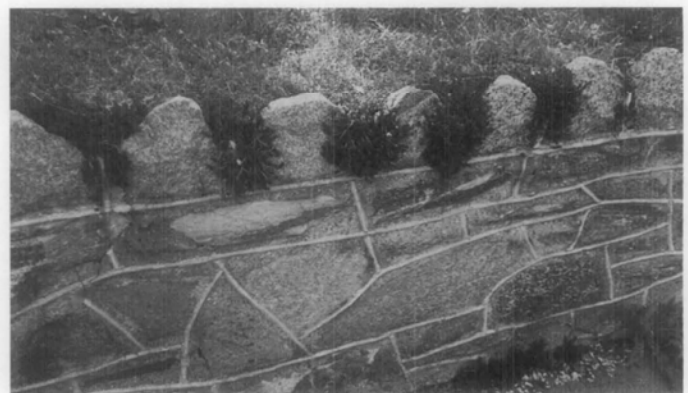


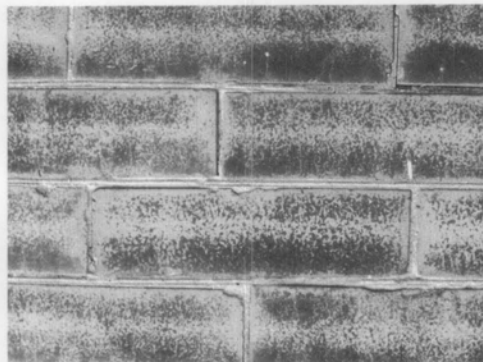
Figure 20. This stone garden wall was tuckpointed to match the tuckpointing on the c. 1920s house on the property. Photo: Anne Grimmer.



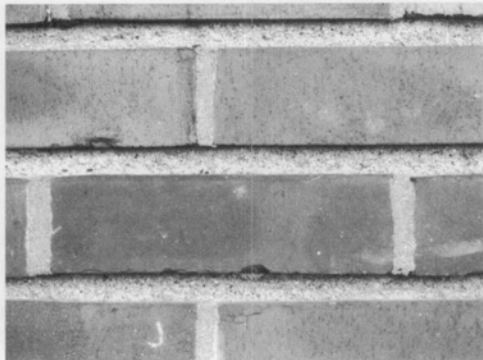
a



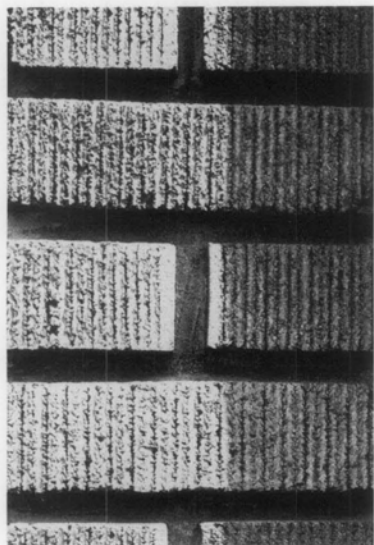
b



c



f

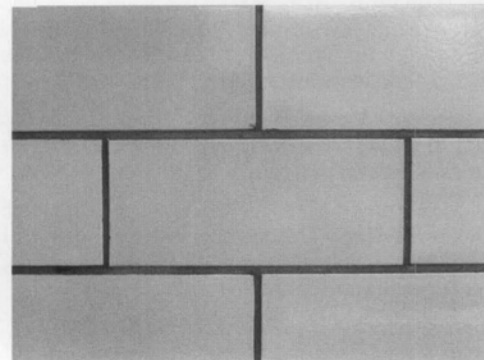


e

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



d



g

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

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

Matching Color and Texture of the Repointing Mortar

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

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

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

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

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

Conclusion

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

Selected Reading

- Ashurst, John & Nicola. *Practical Building Conservation*. Vol. 3: *Mortars, Plasters and Renders*. New York: Halsted Press, a Division of John Wiley & Sons, Inc., 1988.
- Cliver, E. Blaine. "Tests for the Analysis of Mortar Samples." *Bulletin of the Association for Preservation Technology*. Vol. 6, No. 1 (1974), pp. 68-73.
- Coney, William B., AIA. *Masonry Repointing of Twentieth-Century Buildings*. Illinois Preservation Series. Number 10. Springfield, IL: Division of Preservation Services, Illinois Historic Preservation Agency, 1989.
- Davidson, J.I. "Masonry Mortar." *Canadian Building Digest*. CBD 163. Ottawa, ONT: Division of Building Research, National Research Council of Canada, 1974.
- Ferro, Maximillian L., AIA, RIBA. "The Russack System for Brick and Mortar Description: A Field Method for Assessing Masonry Hardness." *Technology and Conservation*. Vol. 5, No. 2 (Summer 1980), pp. 32-35.
- Hooker, Kenneth A. "Field Notes on Repointing." *Aberdeen's Magazine of Masonry Construction*. Vol. 4, No. 8 (August 1991), pp. 326-328.
- Jedrzejewska, H. "Old Mortars in Poland: A New Method of Investigation." *Studies in Conservation*. Vol. 5, No. 4 (1960), pp. 132-138.
- "Lime's Role in Mortar." *Aberdeen's Magazine of Masonry Construction*. Vol. 9, No. 8 (August 1996), pp. 364-368.
- Phillips, Morgan W. "Brief Notes on the Subjects of Analyzing Paints and Mortars and the Recording of Moulding Profiles: The Trouble with Paint and Mortar Analysis." *Bulletin of the Association for Preservation Technology*. Vol. 10, No. 2 (1978), pp. 77-89.
- Preparation and Use of Lime Mortars: An Introduction to the Principles of Using Lime Mortars*. Scottish Lime Centre for Historic Scotland. Edinburgh: Historic Scotland, 1995.
- Schierhorn, Carolyn. "Ensuring Mortar Color Consistency." *Aberdeen's Magazine of Masonry Construction*. Vol. 9, No. 1 (January 1996), pp. 33-35.
- "Should Air-Entrained Mortars Be Used?" *Aberdeen's Magazine of Masonry Construction*. Vol. 7, No. 9 (September 1994), pp. 419-422.
- Sickels-Taves, Lauren B. "Creep, Shrinkage, and Mortars in Historic Preservation." *Journal of Testing and Evaluation*, JTEVA. Vol. 23, No. 6 (November 1995), pp. 447-452.

Speweik, John P. *The History of Masonry Mortar in America, 1720-1995*. Arlington, VA: National Lime Association, 1995.

Speweik, John P. "Repointing Right: Why Using Modern Mortar Can Damage a Historic House." *Old-House Journal*. Vol. XXV, No. 4 (July-August 1997), pp. 46-51.

Technical Notes on Brick Construction. Brick Institute of America, Reston, VA.

"Moisture Resistance of Brick Masonry: Maintenance." 7F. February 1986.

"Mortars for Brick Masonry." 8 Revised II. November 1989.

"Standard Specification for Portland Cement-Lime Mortar for Brick Masonry." 8A Revised. September 1988.

"Mortar for Brick Masonry-Selection and Controls." 8B Reissued. September 1988. (July/August 1976).

"Guide Specifications for Brick Masonry, Part V Mortar and Grout." 11E Revised. September 1991.

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

Useful Addresses

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

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

Portland Cement Association
5420 Old Orchard Road
Skokie, IL 60077

Acknowledgments

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

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.

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
7/17/2024

Subject:

Case COA24-09: Request for exterior alteration at 517 Ripley Street. The Nesbit Rental House is a contributing structure in the Hamburg Local Landmark Historic District. Alex Bock, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness for window replacement and gutter installation at 517 Ripley Street in accordance with the submitted material and subject to the following condition:

1. All replacement windows shall be six-over-six double hung units.

Staff cannot technically recommend approval of the removal of window openings. However, the north and east elevations are not considered the primary facades of the structure. Since the south facade has greater visibility within the historic district, the preservation of this elevation is a higher priority. Therefore, greater consideration is merited by the Commission.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060 C of the Davenport Municipal Code. The replacement windows and gutter installation 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.

The removal of window openings does not comply with the following review standard:

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

Background:

The Nesbit Rental House is a simple two-story home constructed circa 1870. Building materials consist of a stone foundation, gable-front roof with asphalt shingles, and plywood siding. Non-historic modifications to the home include replacement plywood siding and wood windows. 517

Ripley is a contributing structure in the district. While not one of the Hamburg's grand homes, its small size (less 1,000 square feet), makes it extremely important in maintaining the integrity of the historic district, since many structures of this size and scale have been lost.

Extreme DREAM:

The new property owner received funding through the Extreme DREAM Program to rehabilitate the vacant home. Extreme DREAM is an extension of the Davenport DREAM Project that is designed to rehabilitate vacant and abandoned homes into owner-occupied residences in the Gaines Street corridor. The Extreme DREAM Project offers a dollar for dollar match up to \$100,000 for qualifying expenses. In order for a property to qualify as eligible for an application to Extreme DREAM the home must meet the following two qualifications: vacant for at least six months or have severe code violations. Recipients of the program are still required to rehabilitate homes in accordance with historic preservation standards.

Project Scope:

The homeowner is completely renovating the interior layout of the house. To improve the functionality of the kitchen, several alterations to window and door openings are needed. The following exterior scope of work is proposed:

1. Eliminate a 1st floor window on the south elevation and replace the siding with like-kind wood clapboard. Removing the rear window improves the functionality of the kitchen.
2. Remove the window opening on the north elevation. Reside the exterior with a like-kind of wood clapboard. Currently, this is the only window opening on the north facade.
3. Convert the existing window opening on the east wall of the one-story kitchen / bathroom addition facing the backyard into a 36" door with uncovered wood deck landing & stairs. Door materials will be wood, and will be a similar match in appearance to the existing front door.
4. Replace existing windows throughout with like-kind Pella Lifestyle Series.
5. Install aluminum downspouts to existing Yankee gutters on the north and southeast corners of the two-story home.
6. Replace existing deteriorated gutters on the north and south elevations of the one-story kitchen and bathroom addition with aluminum half-round gutters and downspouts.

Project Review: Removal of Openings

Due to a long period of neglect, the entirety of the exterior is in a state of deterioration with damaged siding and boarded up windows and doors. The interior of the home is completely gutted. Several of the proposed alterations are intended to improve the functionality of the interior layout. However, the Commission must still apply the review standards outlined in the Historic Preservation Ordinance. The owner is petitioning to remove openings from the north, south, and east elevations to better improve the functionality of the kitchen.

There is only one window on the north facade of the home, located towards the rear of the property on the one-story addition. The opening is boarded up as the window unit had previously been removed. Eliminating this window will remove the only character-defining feature on this facade. However, this window is not visible from Ripley Street due to the hillside and surrounding vegetation.

Since the south elevation abuts the adjacent alley, it is more visible within the district. The

property owner intends to remove a window on the one-story addition along the alley facade. The purpose is to utilize this space for kitchen appliances. From Ripley Street, this facade is visible to the public.

There is currently no exterior door enabling egress into the backyard. Converting the east window into a door facilitates access to parking. There is plywood covering the former window opening, which is centered on the rear elevation. The applicant intends to modify the opening to enable the installation of a 36" inch wide door. While a rear door design has not been submitted, the owner intends to install a wood door to match the character of the front door. The door will open to a new 5' by 5' deck landing and staircase.

If windows are removed, staff support the applicant's plan to side over the openings with like-kind wood clap board. The Commission can consider adding conditions for the openings to remain framed on the home in case a future owner desires to reinstall the original openings. The Commission can also encourage the applicant to explore other interior floor plans that preserve the exterior windows. The Historic Preservation Ordinance recommends avoiding the removal of distinguishing architectural features when possible. Staff believe the front façade is the defining feature of the home. Therefore, the proposed alterations will have minimal impact on the characteristics of the district.

Project Review: Replacement Windows

Property owners are encouraged to repair and retain existing historic windows. However, 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. In this case, numerous windows are missing, have been previously replaced, or are covered with storm windows.

The owners submitted a replacement window product that generally matches the physical characteristics of the historic windows. The replacement Pella Wood/Clad windows will be manufactured to replicate the historic dimensions and appearance. In addition, the replacement product can fit within the existing window openings without disrupting the interior and exterior trim.

The Commission approved a Certificate of Appropriateness Application in 2016 for six-over-six double hung wood windows. This design is supported by an aerial photograph from 1910. Staff are recommending a condition that the replacement windows retain the six-over-six grid configuration.

In recent years, the Historic Preservation Commission has approved similar wood windows with exterior aluminum clad on other local landmarks in the Hamburg Historic District. This product is viewed as a compromise for its durability and energy efficiency while also imitating the historic character of the structure. Staff believe the design criteria to implement review standards have been met since the Pella Wood/Clad windows are consistent with the design, dimensions, and color of the original windows.

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

technically or economically feasible, then a compatible substitute material may be considered."

Project Review: Gutters

The installation of new gutters will keep the home in a good state of repair by draining water away from the building's foundation. It appears the Nesbit Rental House does not have gutters along the alley roofline. Staff believe gutters will keep the property in a good state of repair while having minimal impact on the historic characteristics of the home.

Attachments:

1. Application & Scope of Work
2. 1910 Photograph
3. Historic Property Inventory Sheet
4. Historic Preservation Ordinance Review Standards



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS
HISTORIC PRESERVATION COMMISSION

APPLICANT INFORMATION		RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE
Application Name Alex Bock		Local Hamburg District	6-20-2024	7-9-2024
Address PO Box 4205		SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME 517 Ripley St / G0054-20		
City State Zip Davenport, IA 52808		BRIEF OVERVIEW OF THE PROJECT (not a scope of work) Replace, eliminate, and convert existing windows / openings. Replace sections of existing gutter. Add downspouts to existing gutters.		
Phone 563-232-2803		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		
Secondary Phone		Demolition of any local or national historic resources shall require a Historic Demolition Request Application		
E-Mail Address BockAlexR@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. 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. By checking this box and typing my name below, I am electronically signing this application. Alex Bock 6-20-2024 Type Applicant's Name here to serve as a signature Date		ALL SUBMITTALS SHALL INCLUDE: 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		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. <u>Inaccurate or incomplete applications may result in delay of applicant's scheduled meetings.</u> (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. - 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.		
Property Owner		Application Fee: NONE		
Address				
Phone	Secondary Phone			
E-Mail Address				
Project Manager/Other				
Address				
Phone	Secondary Phone			
E-Mail Address				
		Submit this form with attachments to: planning@davenportiowa.com		

Exterior scope of work

517 Ripley St

- ☐ Eliminate window on 1 story kitchen / bathroom addition south wall in east corner indicated in red, replace siding with like-kind wood clapboard.



- ☐ Side over former window opening on northern elevation of 1 story kitchen / bathroom addition indicated in red with like-kind wood clapboard (see interior photo indicating existing eliminated window).





- ☐ Replace existing windows throughout indicated in green with like-kind Pella Lifestyle series.





- ☐ Install aluminum downspouts to existing yankee gutters on North & Southeast corners of 2 story house.
- ☐ Replace existing deteriorated gutters on north and south elevation of 1 story kitchen and bathroom addition indicated in green with like-kind aluminum half round gutters & downspouts.



- ☐ Convert existing window opening without sash on east wall of 1 story kitchen / bathroom addition facing backyard indicated in green into 36" door with uncovered wood deck landing & stairs. Door material shall be wood, and will be a similar match in appearance to the existing front door. (see interior photo indicating window opening without sash).









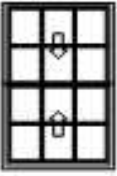
Proposal - Detailed

River City Pella Windows and Doors
2830 East 53rd Street
Davenport, IA 52807-3009
Phone: (563) 441-1756 Fax: (563) 441-1760

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

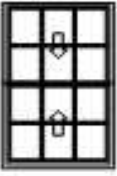
Customer Information	Project/Delivery Address	Order Information
Reed Construcion Inc. PO Box 473 DE WITT, IA 52742-0473 Primary Phone: (563) 370-9661 Mobile Phone: Fax Number: E-Mail: Contact Name: Great Plains #: REEDBRW001 Customer Number: 1007148776 Customer Account: 1002833040	517 N Ripley St 517 N Ripley St Lot # Davenport, Iowa 52803 County: Owner Name: Owner Phone:	Quote Name: Lifestyle Black Black 4-22-24 Install Order Number: 108 Quote Number: 18077074 Order Type: Installed Sales Wall Depth: Payment Terms: C.O.D. Tax Code: EXEMPT IA 2 Cust Delivery Date: None Quoted Date: 4/18/2024 Contracted Date: Booked Date: Customer PO #:

Customer Notes: Grilles between the glass SAVE \$1324.27 plus tax.
\$11533.45 non installed.

Line #	Location:	Attributes	
10	West Front	Lifestyle, Double Hung, Without HGP, Black	Qty 1
		PK # 2165 1: SizeNon-Standard Size Double Hung, Equal Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Black Exterior Color / Finish: Standard Enduraclad, Black Interior Color / Finish: Black Stain Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, 1 Lock, Matte Black, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Full Screen, Black, InView™ Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00003, STC 27, OITC 23, Clear Opening Width 29.562, Clear Opening Height 23.375, Clear Opening Area 4.798693, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: SDL, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)	

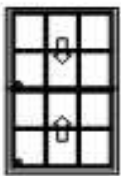
Tip to Tip Exterior Trim Opening:

35 1/8" x 57 3/8"

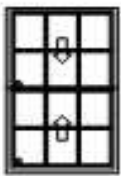
Line #	Location:	Attributes	
15	South	Lifestyle, Double Hung, Without HGP, Black	Qty 2
		PK # 2165 1: SizeNon-Standard Size Double Hung, Equal Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Black Exterior Color / Finish: Standard Enduraclad, Black Interior Color / Finish: Black Stain Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, 1 Lock, Matte Black, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Full Screen, Black, InView™ Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00003, STC 27, OITC 23, Clear Opening Width 29.562, Clear Opening Height 23.375, Clear Opening Area 4.798693, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: SDL, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)	

Tip to Tip Exterior Trim Opening:

35 1/8" x 57 3/8"

Line #	Location:	Attributes	
20	East By door	Lifestyle, Double Hung, Without HGP, Black	Qty 1
	 Viewed From Exterior	PK # 2165 1: SizeNon-Standard Size Double Hung, Equal Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Black Exterior Color / Finish: Standard Enduraclad, Black Interior Color / Finish: Black Stain Interior Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, 1 Lock, Matte Black, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Full Screen, Black, InView™ Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00427-00003, STC 27, OITC 23, Clear Opening Width 29.562, Clear Opening Height 23.375, Clear Opening Area 4.798693, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: SDL, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)	

Tip to Tip Exterior Trim Opening:
35 1/8" x 57 3/8"

Line #	Location:	Attributes	
25	South By door	Lifestyle, Double Hung, Without HGP, Black	Qty 1
	 Viewed From Exterior	PK # 2165 1: SizeNon-Standard Size Double Hung, Equal Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Black Exterior Color / Finish: Standard Enduraclad, Black Interior Color / Finish: Black Stain Interior Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, 1 Lock, Matte Black, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Full Screen, Black, InView™ Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00427-00003, STC 27, OITC 23, Clear Opening Width 29.562, Clear Opening Height 23.375, Clear Opening Area 4.798693, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: SDL, No Custom Grille, 7/8", Traditional (3W2H / 3W2H)	

Tip to Tip Exterior Trim Opening:
35 1/8" x 57 3/8"

Line #	Location:	Attributes	
30	Upper West BR	Lifestyle, Double Hung, Without HGP, Black	Qty 3
	 Viewed From Exterior	PK # 2165 1: SizeNon-Standard Size Double Hung, Equal Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Black Exterior Color / Finish: Standard Enduraclad, Black Interior Color / Finish: Black Stain Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, 1 Lock, Matte Black, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Full Screen, Black, InView™ Performance Information: U-Factor 0.30, SHGC 0.30, VLT 0.56, CPD PEL-N-35-00426-00001, STC 27, OITC 23, Clear Opening Width 29.562, Clear Opening Height 23.375, Clear Opening Area 4.798693, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille,	

Tip to Tip Exterior Trim Opening:
35 1/8" x 57 3/8"

Line #	Location:	Attributes	
35	Upper Bath	Lifestyle, Double Hung, Without HGP, Black	Qty 1
	 Viewed From Exterior	PK # 2165 1: SizeNon-Standard Size Double Hung, Equal Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Black Exterior Color / Finish: Standard Enduraclad, Black Interior Color / Finish: Black Stain Interior Glass: Insulated Tempered Glazing Differs Low E Obscure Low E Obscure Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, 1 Lock, Matte Black, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Full Screen, Black, InView™ Performance Information: U-Factor 0.30, SHGC 0.30, VLT 0.56, CPD PEL-N-35-00427-00001, STC 27, OITC 23, Clear Opening Width 29.562, Clear Opening Height 23.375, Clear Opening Area 4.798693, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille,	

Tip to Tip Exterior Trim Opening:
35 1/8" x 57 3/8"

Obscure Glass Style: Pattern62(Standard)

Line #	Location:	Attributes		
45	None Assigned	01HM0000 - Pella 3" Pella Installation Tape, 150 ft		Qty 2
 PK # 2165		1: Parts Catalog Pella Parts Selector: Installation Accessories, Double Hung, Installation Tape / Foam / Shims, Pella Lifestyle Series, Unhanded, 01HM0000, 3" Pella Installation Tape, 150 ft, 01HM0000,		
Viewed From Exterior				

Line #	Location:	Attributes		
50	None Assigned	78WFF<120 - Pre 1978 Labor to Install Window <120 UI		Qty 9

Line #	Location:	Attributes		
55	None Assigned	EO<140 - Elev Opening Hd >10<20 (comp < 140 UI)		Qty 4

Line #	Location:	Attributes	
60	None Assigned	Installation Sealant, Black	Qty 4
	PK # 2165	1: Accessory General Information: Installation Sealant Exterior Color / Finish: Painted, Black Interior Color / Finish: Not Applicable Interior Package: Individual Tubes	
Viewed From Exterior			

Line #	Location:	Attributes	
65	None Assigned	01HP0000 - Pella Great Stuff Pro Gun Foam	Qty 4
	PK # 2165	1: Parts Catalog Pella Parts Selector: Installation Accessories, Double Hung, Installation Tape / Foam / Shims, Pella Lifestyle Series, Unhanded, 01HP0000, Great Stuff Pro Gun Foam, 01HP0000,	
Viewed From Exterior			

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](https://www.pella.com/insynctive). 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.

Including during the construction period, casement windows should never be left open and unlocked for prolong periods or during high wind conditions to avoid sash detachment/damage.

Actual sizes tested for documented STC and OITC ratings may vary from the ASTM E 1425 sizes to better represent Pella product offering.

STC and OITC ratings shown may be conservatively based on products tested with thinner panes of glass.

STC and OITC ratings may be from test results from an equivalent product.

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.

Customer: Reed Construcion Inc.

Project Name: 517 N Ripley St

Quote Number: 18077074

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___

Is this a Trade Remodel sale and installation sale Y/N _____.

If YES Initial_____TRADE REMODEL SALES AND INSTALLATION ADDENDUM has been provided to me, and I have reviewed the addendum.

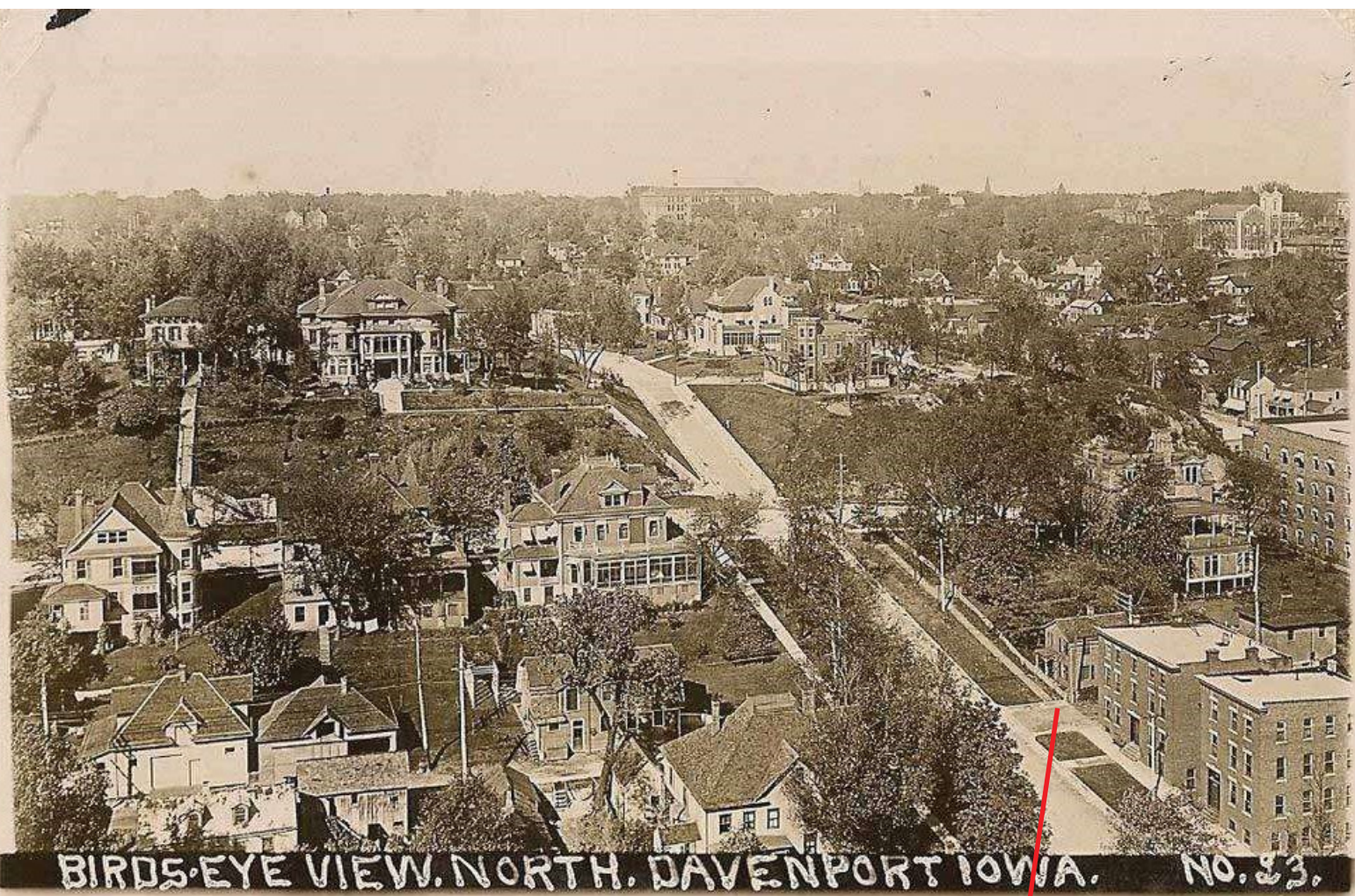
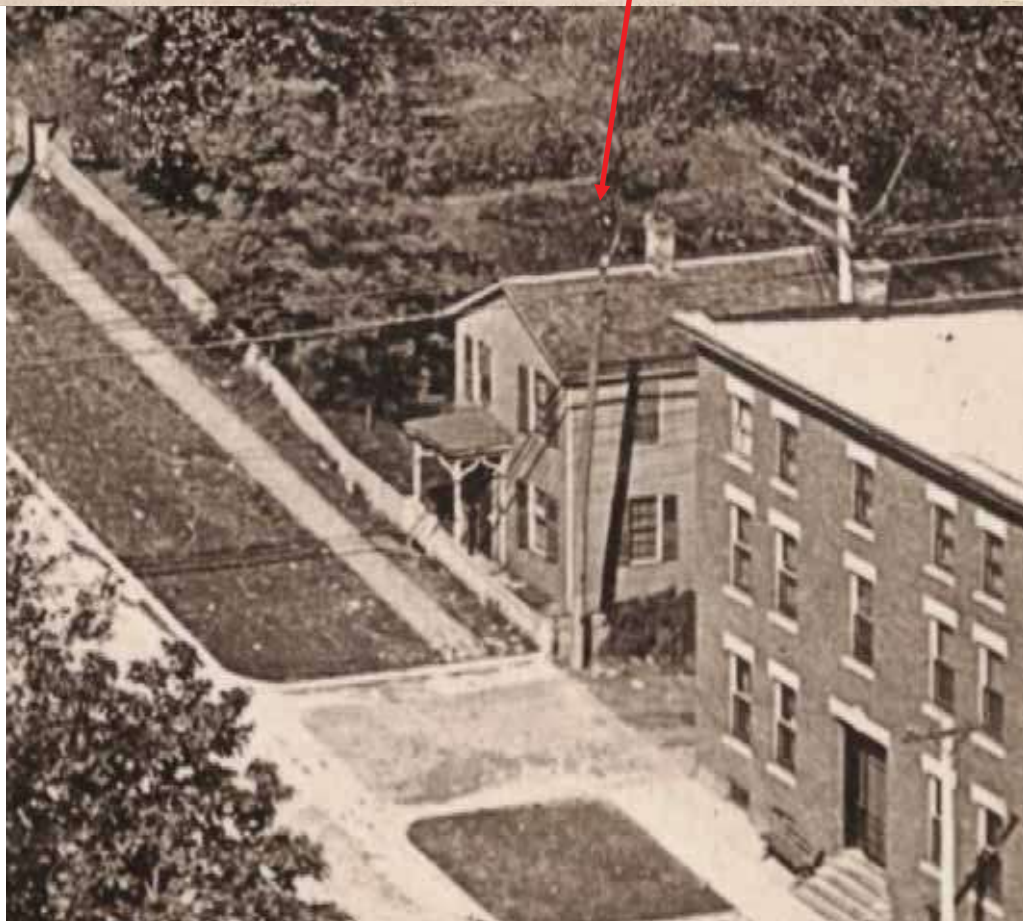


Fig. 4- 517 Ripley Birdseye phot c 1910.



Hamburg Historic District (amended)

Name of Property

Scott County, Iowa

County and State

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
515 Ripley St State #82-02490 Map #015 Field Site #A-03 Parcel #G0054-36 Updated district status: 1 contributing building (A) 1983 NRHP status: Contributing	Wohler Apartments	c.1905 Classical Revival (3 story apts)	Walls: frame - brick Foundation: concrete Roof: flat
	1905-1919 - owned by John Peter Wohler, buildings with 6 apartments first appears here in 1906 directory 1910 Sanborn map: flat (apartments) - 3 story - extant 1910 census: apts - six? Families - born in ; wife: - born in 1920-1929 - owned by Bertha Wohler Ward - 5-6 flats/apts; 1936-1942 - owned by Willard Ludtke 1942-1943 - owned by Arthur Wagner, 1943-1952 - owned by John H. and Margaret Soller, 1950s-60s - owned by Soller heirs 1956 Sanborn map: flat (apartment) - 3 story - extant Current use: apartments		Architect/builder: - Porch: entry steps (concrete) Windows: 1/1 wood windows - stone lintels Architectural details: cornice with brackets, keystone on entry lintel, flat lintels Modifications: Historic: -; Non-historic: 1969 - entry infill/door Garage: none Other site features:
517 Ripley St State #82-02491 Map #016 Field Site #A-04 Parcel #G0054-20 Updated district status: 1 contributing building (A) 1983 NRHP status: Contributing	Nesbit Rental House	c.1870 Gable-front - 2 story, 2 bay (2 story)	Walls: frame - asbestos siding, plywood Foundation: stone Roof: gable-front - asphalt shingles
	1860s-1870s - lot owned by William and Rebecca Nesbit - lived in house to north at corner (demo by 1892) - photographer in 1860s - 1870 census notes as carpenter - perhaps building this house as rental - continued to live to north 507 Ripley on 1886 map, 1874 directory - 507: Anna Wheeler - clerk, 1860s-1879 - owned by William Nesbit; 1879-1891 - owned by Rebecca Nesbit - used as rental; 1891-1900 - owned by Julia H. Frahm Stephen 1910 Sanborn map: house - 2 story - extant 1910 census: rented by Mrs. S.E. Johnson - dressmaker (39, IL) - born in US - IL 1900-1921 - owned by Meta Matthey, 1921-1930 - owned by Max Shapiro, 1930s-1944 - owned by Matthey family - used as rental (1935 - Harry and Olga Metcalf - electrician at arsenal) 1944-1946 - owned by Christina Dallenbach - used as rental (1945 - Harold Greb - machinist - arsenal), 1946-1953 - owned by Lee Shield - used as rental; 1950s-60s - owned by William Wittrock - lived here (1955) 1956 Sanborn map: house - 2 story - extant Current use: single family house - owner occupied		Architect/builder: - Porch: entry porch - square columns Windows: 1/1 wood windows Architectural details: - Modifications: Historic: -; Non-historic: 1965 - siding, 1992 - plywood siding on lower, five new windows Garage: none Other site features:
301-307 W 6th St State #82-05688 Map #017 Field Site #A-29 Parcel #G0054-17A Updated district status: 1 contributing building (A) 1983 NRHP status: out	Roosevelt Apartments	c.1907 Craftsman/Classical Revival (4 story apts)	Walls: brick Foundation: concrete? Roof: flat - wide eaves
	(former site of Frahm's brewery - house to west at 321 W. 6th St; owned by Davenport Malting Co from 1895-1905) June 1906 - bought by Best and Claussen Realty Co (Louis P. Best - 619 W. 6th St, then 627 Ripley) - likely built 1906-1907; 1908 directory lists Roosevelt Flats here - 32 units and 4 rooms 1910 Sanborn map: apartments - 32 units - extant 1910 census: 32 apartments - born in - 1906-1919 - Roosevelt Flats - owned by Best and Claussen Realty Co; 1919-1932 - Roosevelt Apartments - owned by John C. Schnicker 1932-1943 - Roosevelt Apartments - owned by Vincenzo and Domenico Petruccelli (lived in apts 24, 32, with children); 1943-1956 - Roosevelt apartments - owned by John Petruccelli; 1956-1960s - Roosevelt Apartments - owned by Petruccelli family 1956 Sanborn map: apartments (37 units) - extant 2002 - bought by The Salvation Army Current use: apartments (37 units), offices		Architect/builder: Clausen & Clausen? Porch: four entries along W. 6th St - stone/brick pilasters, stone cornice/frieze Windows: 1/1 wood windows Architectural details: stone bands, wide eaves with brackets, brick/stone pilasters, inset brick courses Modifications: Historic: -; Non-historic: - Garage: - 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

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
7/17/2024

Subject:

Case COA24-10: Request for the installation of a new roof at 520 Western Avenue. The Petersen Carriage House and Rental House is a contributing structure in the Hamburg Local Landmark Historic District. Community of Christ, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness to install a new roof at 520 Western Avenue 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.

Background:

There are two contributing structures on this property. The side-gable stone building is believed to date to the late 1840s. The stone building served as the carriage house for the brick home at 530 Western Avenue, which was constructed in 1867. It is the only extant stone building identified within the historic district, though a number of properties have prominent stone foundations.

In 1905, the existing two-story frame building was constructed directly east of the stone carriage house. It was initially used as a rental. By the 1920s the rental and carriage house were subdivided into a separate lot from 530 Western Avenue. The property has historically been used as a single-family home. However, it is now owned by the Reorganized Church of Jesus Christ of Latter Day Saints.

Request: Installation of a new roof and gutters. The proposed replacement product is Owens Corning TruDefinition Duration Shingles.

Scope of Work:

1. Remove three layers of old existing shingles from the main house and place them into a dumpster and haul off-site.

2. Reconstruct decking of the roof from the main house. Remove one layer from the garage.
3. Replace bad plywood decking.
4. Install a new drop edge.
5. Install ice and water barrier by code to all eaves and valleys.
6. Install specific underlayment to roof deck.
7. Install synthetic underlayment.
8. Install Owens Corning TruDefiniton shingles.
9. Install new flashing, pipes and boots.
10. Install new ridge vents.
11. Install new flashing around the chimney.
12. Install new water gutters and down spouts.

Project Review:

The historic property inventory sheet identifies the roofing material as asphalt shingle. Based on prior building permits, the existing roof appears to be a 3-tab shingle. The benefits of the proposed architectural shingle include enhanced durability, better wind resistance, improved waterproofing capabilities, and a more dimensional appearance for added curb appeal. Staff consider the installation of an architectural shingle to be a replacement in-kind.

In addition, the installation of new gutters will keep both structures in a good state of repair by draining water away from the building foundations. It appears the stone carriage house does not have gutters along the alley roof line. Staff believe gutters will keep the property in a good state of repair while having minimal impact on the historic characteristics of the home.

Attachments:

1. Application
2. Scope of Work
3. Background Material & Photos
4. Historic Property Inventory Sheet
5. Historic Preservation Ordinance Review Standards



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION

Application Name Community of Christ - Dennis LaRoque		SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME	
Address 520 Western Ave		BRIEF OVERVIEW OF THE PROJECT (not a scope of work)	
City State Zip Davenport, Iowa 52803		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	
Phone 563-505-7740		Demolition of any local or national historic resources shall require a Historic Demolition Request Application	
Secondary Phone			
E-Mail Address dennis@bixlives.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. 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. By checking this box and typing my name below, I am electronically signing this application. ☒ Dennis LaRoque June 13, 2024 Type Applicant's Name here to serve as a signature Date		ALL SUBMITTALS SHALL INCLUDE: 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	
Property Owner Community of Christ		Formal Procedure Application Fee: NONE	
Address 1001 West Walnut St, Independence Mo., 64050		(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 not vest against any other land development regulation or regulatory approval. Applicant must contact necessary development authorities. - 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.	
Phone +1 (816) 833-1000			
Secondary Phone			
E-Mail Address			
Project Manager/Other Dennis LaRoque - Pastor			
Address 520 West 7th St			
Phone 563 505 7740			
Secondary Phone			
E-Mail Address dennis@bixlives.com			
Submit this form with attachments to: planning@davenportiowa.com			

Werderitch, Matt

From: dennis bixlives.com <dennis@bixlives.com>
Sent: Friday, June 21, 2024 3:23 PM
To: Planning
Subject: [EXT] Certificate of appropriateness
Attachments: IMG_4896.jpeg; IMG_4897.jpeg; IMG_4898.jpeg; IMG_4899.jpeg; IMG_4900.jpeg; IMG_4901.jpeg; IMG_4902.jpeg; IMG_4903.jpeg; Cert of Approp.pdf; Cert of Approp.pdf; shingles.jpeg

ATTENTION: This is an external email.

Scope of Work:

- Remove three layers of old existing shingles from main house and place into dumpster and haul away. Redo decking of the roof from the main house. Remove one layer from the garage.
- Replace bad plywood decking.
- Install new drop edge.
- Install ice and water barrier by code to all eaves and valleys
- Install specific underlayment to roof deck
- Install synthetic underlayment
- Install Owens Corning TruDefinition shingles.
- Install new flashing, pipes and boots
- Install new ridge vents
- Install new flashing around the chimney
- Install new water gutters and down spouts

<https://www.owenscorning.com/en-us/roofing/shingles/trudefinition-duration>

Please find our application, pictures, materials, and scope of work.

Thanks

Dennis LaRoque

563-505-7740

Peterson Carriage House & Rental House



- Side Gable Stone Building
- Built: Late 1840s
- Contributing Structure
- Carriage House to 530 Western Ave.
- Only Extant Stone Building in District.

- 2-Story Frame Building
- Built: 1905
- Contributing Structure
- Original Use: Rental Home
- Rental House & Carriage House were Subdivided from 530 Western Ave. in the 1920s.



Request

- Install Asphalt Shingle Roof & Gutter System
- **Existing Material:** Asphalt Shingle
- **Proposed Material:** Architectural Asphalt Shingle
- **Product:** Owens Corning TruDefinition Duration Shingles



Color to be Determined

Scope of Work

1. Remove three layers of old existing shingles from the main house.
2. Reconstruct decking of the roof from the main house. Remove one layer from the garage.
3. Replace bad plywood decking.
4. Install a new drop edge.
5. Install ice and water barrier by code to all eaves and valleys.
6. Install specific underlayment to roof deck.
7. Install synthetic underlayment.
8. Install Owens Corning TruDefiniton shingles.
9. Install new flashing, pipes and boots.
10. Install new ridge vents.
11. Install new flashing around the chimney.
12. Install new water gutters and down spouts.



Existing Condition

Main House

DAVENPORT
IOWA | USA



Existing Condition

Main House

DAVENPORT
IOWA | USA



Existing Condition

Stone Carriage House

DAVENPORT
IOWA | USA



Currently No Gutters on Alley Facing Roofline.

Hamburg Historic District (amended)

Name of Property

Scott County, Iowa

County and State

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
520 Western Ave State #82-02706 Map #036 Field Site #A-24 Parcel #G0052-12 Updated district status: 2 contributing buildings (A, C - stone) 1983 NRHP status: Contributing (key - stone)	Petersen Carriage House and Rental House	c.1905 Gable-front - 2 story, 2 bay (2 story)	Walls: frame - vinyl Foundation: stone? Roof: gable-front - asphalt shingles
	c.1840s - early stone building constructed on south edge of Lot 5, c.1867 - brick house built on north part of Lot 5 (see 530 Western) - L.W.Petersen property from 1871 to 1910; 1886, 1892, and 1910 maps show stone building as outbuilding / carriage house c.1905 - frame house built at 520 Western - north of stone building, middle part of Lot 5 - owned by L.W. and Annette Peterson through 1910, then owned by Bertha J. Petersen from 1910-1920 (see 530 Western) - used as rental property 1910 Sanborn map: house - 2 story - extant 1910 census: rented by Liberman, Benjamin (33, tailor) - born in Germany (Germany, Germany); wife: Gina (31) - born in England (England, England) 1920-1924 - owned by Louise A. Klenze (all of Lot 5); 1924 - south half of Lot 5 sold separately; 1924-1927 - William M. and Mary McDorman (cement finisher); 1927-1941 - owned by John M. and Sarah Markel - rented to Samuel and Henrietta Loveless by 1935 1941-1947 - Samuel and Henrietta Loveless (owned and lived here); 1947-1971 - owned by Lillian Mengel - Henrietta Loveless (widow) continued to live here in 1950s 1956 Sanborn map: house - 2 story - extant Current use: single family house		Architect/builder: - Porch: entry hood (gambrel roof with brackets) Windows: 1/1 windows Architectural details: - Modifications: Historic: -; Non-historic: 2000s - vinyl siding, windows Garage: detached - converted dwelling? Date: c.1840s Walls: stone (early construction) Foundation: stone Roof: side gable - asphalt shingles Notes: appears to be early stone house - w/d/w on south side - larger/garage door added on east side - likely first building on Lot 5 - then brick house built on north part at 530 Western around 1867 Other site features: -
530 Western Ave State #82-02708 Map #037 Field Site #A-23 Parcel #G0052-13 Updated district status: 1 contributing building (A, C) 1983 NRHP status: Contributing (key)	Lavinus W. and Annette J. (Hoepfner) Petersen House	c.1867 Gable-front - 2 story, 3 bay (McClelland type) (2 story)	Walls: brick (solid) Foundation: stone (stucco) Roof: gable-front - asphalt shingles
	1867-1868 - Peter Schlichting (stock dealer); 1869-1871 - owned by Frank Haller 1880 census: Petersen, W.L. (52, wallpaper dealer) - born in Germany - Schleswig (Germany - Schleswig, Germany - Schleswig); wife: Annette (49) - born in Germany - Holstein (Germany - Holstein, Germany - Holstein) 1871-1910 - Lavinus W. and Annette Petersen (wallpaper merchant, retired) 1910 Sanborn map: house - 2 story - extant 1910 census: Petersen, L.W. (83, retired) - born in Germany (Germany, Germany); wife: Anetta (79) - born in Germany (Germany, Germany) 1910-1920 - owned by Bertha J. Petersen - used as rental; 1920-1924 - owned by Louise A. Klenze - used as rental; 1924-1933 - Mary A. Hart (widow) 1934-1959 - Benjamin and Cora Brooks (printer - Times, retired) (1953 - converted from single family to three family); 1959-1965 - Lillian Mengel 1956 Sanborn map: house - 2 story - extant Current use: apartments (5 units)		Architect/builder: McClelland, Thomas W. (contractor) (attributed) Porch: entry hood (Italianate) Windows: 2/2 wood windows (some 4/4) - segmental arch brick lintels Architectural details: circular gable window, Italianate entry hood, 4/4 windows (wider vertical than horizontal) Modifications: Historic: 1946 - south openings relocated, side porch repaired; 1953 - converted to three apartments; Non-historic: - Garage: (former stone carriage house now part of 526 Ripley) 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

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
7/17/2024

Subject:

Case COA24-11: Request to install a new freestanding sign in the Iowa Soldiers' Orphans' Home Historic District. QC PastPort, petitioner. [Ward 5]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness for the installation of a new freestanding sign in the Iowa Soldiers' Orphans' Home Historic District 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 standard:

1. Site improvements should have as minimal of an impact as possible to the designated property's original layout and its visual character.

Background:

Chapter 14.01.060 of the Zoning Ordinance requires a Certificate of Appropriateness for any activity requiring a sign permit that would change the exterior architectural appearance of a structure designated as a local landmark. The activities covered include new construction, exterior alterations, relocations, reconstructions, and infill development. The main concern is to ensure the proposed sign does not detract from the historic character of the building and district.

QC PastPort is seeking permission to install a new freestanding historic sign in the Iowa Soldiers' Orphans' Home Historic District. This is part of a regional program for touring historic landmarks throughout the Quad Cities. Earlier this year, the City of Davenport signed a purchase agreement with a private entity to redevelop the Annie Wittenmyer Complex. Davenport will continue to own and operate the public pool and surrounding land near the northeast corner of Eastern Avenue and East 29th Street. Given the private ownership of the cottages, QC PastPort is proposing a location on City property along a walkway connecting the public pool to the Davenport Junior Theatre Building.

The proposed freestanding sign matches the regional branding of QC PastPort. The aluminum sign will be hanging from a PVC post. It is attached to an arm with hanging chain hooks. The background color for all Davenport signs will be green. The sign contains a brief narrative about Annie Wittenmyer, a black and white photograph, and a phone number to access the digital self-guided tour.

Proposed narrative:

"The Annie Wittenmyer Campus has been an important part of Davenport history since the Civil War. Annie Wittenmyer was one of the most important Sanitation Agents of the War. A

colleague and friend of President Grant, she would personally meet with President Lincoln at the White House to discuss the dietary and sanitation needs of soldiers in Union Army hospitals near the battlefields.

Following the war, Annie Wittenmyer continued her philanthropic work by obtaining this land and the surrounding acres to build the Iowa Soldiers' Orphans' Home, later renamed The Annie Wittenmyer Home. The home continued to operate as an orphanage until 1975 and continues to serve the city of Davenport as a place of public good. Currently, this is the home of Family Services. The legacy of helping families in need lives on to this very day."

The following table provides additional sign specifications:

Sign Height	65"-73"
Sign Dimensions	31" x 23.5"
Sign Area	5.05 Square Feet
Material	Alupanel Sign on a PVC Post
Illumination	None

Alupanel is a quality composite panel featuring two aluminum sheets sandwiching a polyethylene core. This material is durable, lightweight, and UV resistant. Alupanel is commonly used for digital printing applications.

The freestanding sign is in compliance with City sign regulations outlined in Chapter 17.12 of the Zoning Ordinance.

It is important to note there are several metal historic markers on the campus in front of Building K. Since the QC PastPort sign is not within the vicinity of the existing markers, staff believe the sign will not detract from the character of the district. In addition, the Annie Wittenmyer Aquatic Center is listed as a noncontributing structure in the Iowa Soldiers' Orphans' Home Historic District. Therefore, the criteria for making changes to this portion of the campus are less strict.

Attachments:

1. Application
2. Sign Proof
3. Sign Placement
4. QC PastPort - Presentation 6-11-24
5. Historic Preservation Ordinance Review Standards



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION

APPLICANT INFORMATION	
Application Name Linda Anderson / QC Pastport	BRIEF OVERVIEW OF THE PROJECT (not a scope of work) Erect a QC Pastport sign that documents the history of the Annie Wittenmyer Complex
Address 1902 17th Street	
City State Zip Rock Island, IL 61201	
Phone (309) 788-5142	
Secondary Phone (563) 349-1312	
E-Mail Address linda@qcpastport.com	APPLICABILITY PRIOR to any work on applicable Historic Resources: A Certificate of Appropriateness must be submitted & approved PRIOR to the commencement of the following: - Any Building or Sign Permit changing the exterior (except demo) - New construction/Addition or exterior alteration of a structure - Sign installation or alteration Demolition of any local or national historic resources shall require a Historic Demolition Request Application
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements. 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. By checking this box and typing my name below, ☐ I am electronically signing this application. Linda Anderson 06/24/2024 Type Applicant's Name here to serve as a signature Date	
DEVELOPMENT TEAM	
Property Owner	
Address	
Phone	Secondary Phone
E-Mail Address	
Project Manager/Other	
Address	
Phone	Secondary Phone
E-Mail Address	
Formal Procedure	
Application Fee: NONE	
(1) Application: - Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process. - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. <u>Inaccurate or incomplete applications may result in delay of applicant's scheduled meetings.</u>	
(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. - 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	

ANNIE WITTENMYER HOME

The Annie Wittenmyer Campus has been an important part of Davenport history since the Civil War. Annie Wittenmyer was one of the most important Sanitation Agents of the War. A colleague and friend of President Grant, she would personally meet with President Lincoln at the White House to discuss the dietary and sanitation needs of soldiers in Union Army hospitals near the battlefields.

Following the war, Annie Wittenmyer continued her philanthropic work by obtaining this land and the surrounding acres to build the Iowa Soldiers' Orphans' Home, later renamed The Annie Wittenmyer Home. The home continued to operate as an orphanage until 1975 and continues to serve the city of Davenport as a place of public good. Currently, this is the home of Family Services. The legacy of helping families in need lives on to this very day.



Public Domain photo from the book
"Woman and Temperance" By Frances Elizabeth Willard

DESTINATION: ANNIE WITTENMYER HOME

Welcome to your self-guided journey of the Quad Cities!

Visit Quad Cities and QC PastPort are focused on bringing our rich history to life. Hundreds of thousands of immigrants once passed through the Quad Cities and many also settled here to start their lives in America. To hear from the people who are a part of this historic destination and find out more on this history:

Text 4201 to 563-726-0924

To experience more Quad Cities area history, look for QC PastPort on Facebook, Instagram and Twitter.



Please report any damage to this sign
by calling 309-786-5142.



COA Davenport: Annie Wittenmyer Sign Placement

Sign information: New England style post and arm of PVC. Post is 4x4 x 65" – 73" depending on depth of placement. A wooden post slides inside the PVC post for strength. The arm is 4"x 2" x 38". A finishing cap fits on top of the post and on both ends of the arm. The hanging sign is a 2-sided flatbed, router cut to 31" x 23.5" from alupanel (3mm aluminum). It is attached to the arm with locking hanging chain hooks. The back color for all Davenport signs will be green in keeping with the Quad City wayfinding colors.

Placement would be on city property preferably along and perpendicular to the sidewalk leading to the stairs.





What is QC PastPort?

QC PastPort is a fun and interesting project that brings the Quad Cities' rich history to life. It provides a platform which allows organizations to take advantage of a system which creates a coherent set of sites to be linked to each other digitally and physically. The idea came from a sense of frustration that despite recognizing the Quad City's expansive history and the impact it had on the development of our Country, we were not effectively sharing it with our own community or our visitors.



Moline in the 1850s



Log Rafting on the Mississippi

How did QC PastPort start?

In the Spring of 2021, we officially launched our platform with 5 fully produced destinations sponsored through The Channel Cat. Each of these destinations can be accessed through a visit to any of the four Channel Cat Landings.

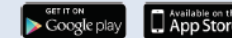


NEW THIS YEAR!

Experience this area's

rich history by downloading the

Channel Cat App and then clicking QC PastPort in the menu bar.



QC PastPort is a unique way to visit the Quad Cities of the past through audio depictions and pictures.

To explore more of what QC PastPort has to offer, check us out on Facebook, Twitter or Instagram.

Partnership with Channel Cat

This first community partnership with The Channel Cat involved the help of 15 local non-profits, as well as area graphic designers, production houses, printers, over a half dozen actors and a determination by several local leaders to make this QC PastPort a reality. Channel Cat's Partnership was a catalyst for future partnerships.

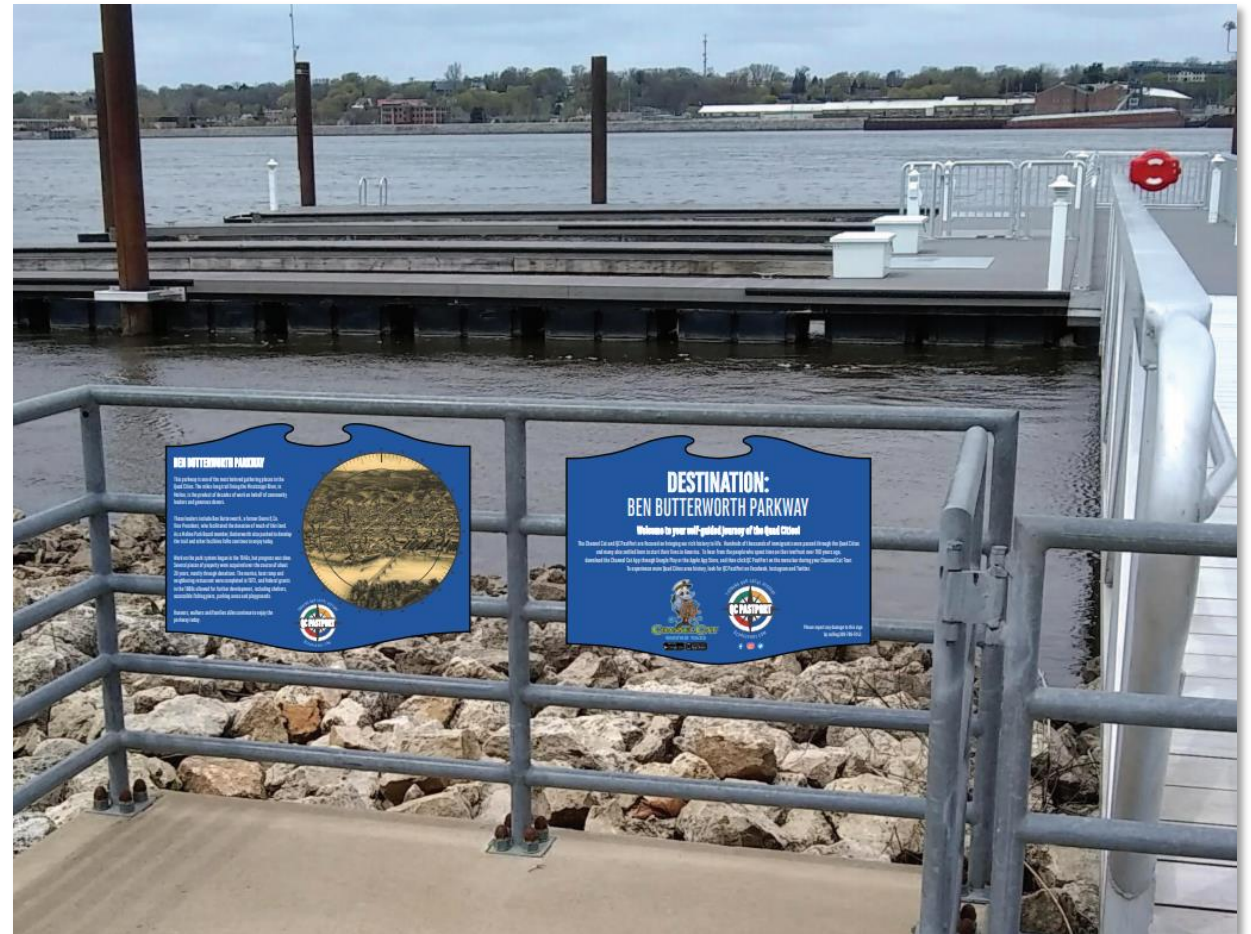


Official Launch, May 28th, 2021

Partnership with Channel Cat



Isle of Capri: The Bettendorf Wheel Co. sign



Butterworth Parkway: Ben Butterworth Parkway sign

Partnership with Channel Cat



The Village of East Davenport:
Lumber Mills and McClellan Heights signs



Bass Street Landing: Rock Island Arsenal sign

Partnership with Visit Quad Cities

Our 2nd Partnership with Visit Quad Cities includes 10 destinations in the communities of East Moline, Moline, Rock Island, Arsenal Island, Davenport and Bettendorf.



SYLVAN SLOUGH

Sylvan Island was originally a peninsula, not an island at all. It was man's need for waterpower which caused the island to be separated from the mainland. It was man's need for ice which brought ice harvesting to the slough.

It was also man who left the island without clean-up when their needs changed. It was man who dumped no longer useful items such as used furniture and old refrigerators on the island.

But it was also a man who had the idea of turning Sylvan Island into a unique park combining industrial ruins with a recreational and natural park. After years of clean-up, trail construction, adding signage, developing amenities, and replacing a pedestrian bridge, Sylvan Island Park was officially dedicated in 1997. What a great idea and what a great park!

BRETTUN AND BLACK'S STORE

In 1849 Brettun and Black's store was quite possibly the largest mercantile in northwest Illinois. It was filled with basic food items, household goods, cloth, shoes, boots, lanterns, patent medicine and even farm equipment including plows.

The store served as the hub of the village. Farmers brought their hogs for processing in the building next door, freight was shipped and delivered on boats docked at the wharf out back, mail was delivered, news was exchanged, even credit was extended.

Brettun and Black's store closed after 147 years. The building was used for a variety of things including apple storage and a chicken hatchery. Then in 1976 extensive restoration was undertaken resulting in the building we see today.

The story of Brettun and Black's store is also the story of the Village of Hampton. Commerce, coal mining, barrel making, and brickyards have given way to a peaceful village along the beautiful Mississippi River.

ANNIE WITTENMYER HOME

The Annie Wittenmyer Campus has been an important part of Davenport history since the Civil War. Annie Wittenmyer was one of the most important Sanitation Agents of the War. A colleague and friend of President Grant, she would personally meet with President Lincoln at the White House to discuss the dietary and sanitation needs of soldiers in Union Army hospitals near the battlefields.

Following the war, Annie Wittenmyer continued her philanthropic work by obtaining this land and the surrounding acres to build the Iowa Soldiers' Orphans' Home, later renamed The Annie Wittenmyer Home. The home continued to operate as an orphanage until 1975 and continues to serve the city of Davenport as a place of public good. Currently, this is the home of Family Services. The legacy of helping families in need lives on to this very day.

Public Domain photo from the book "Woman and Temperance" by Frances Elizabeth Willard

WALLACE AIR FIELD

Wallace Air Field was one of the first aeronautic spaces in the Midwest. This space was developed into an air field at a time when people never envisioned commercial flying as even a possibility. To the average American, aeroplanes were for daredevils and circus performers. But there were some visionaries who saw the future, including brothers Fred & Frank Wallace of Iowa.

The Wallace Brothers, inductees of the Iowa Aviation Hall of Fame, opened Wallace Air Field in this location to advance the field of aviation. They taught flying lessons to some of the rising aviators of their era and provided the space for some of the most influential new aircraft of the day to be built.

Photo courtesy of The Smithsonian



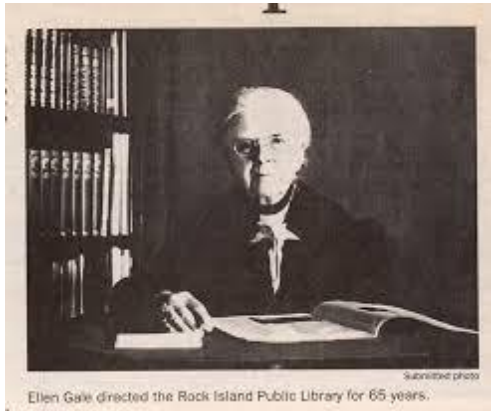
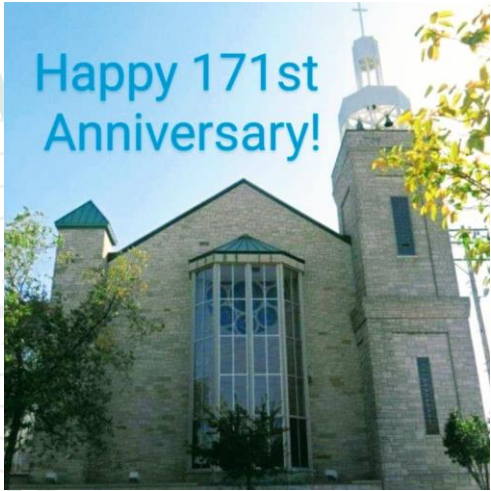
Partnership with City of Rock Island

Our 3rd Partnership with the City of Rock Island also includes 10 new destinations within the City of Rock Island. These new destinations include House on the Hill, Fort Armstrong, Royal Neighbors and Modern Woodmen, Sacred Heart Catholic Church and Longview. Lincoln and Webber Parks.



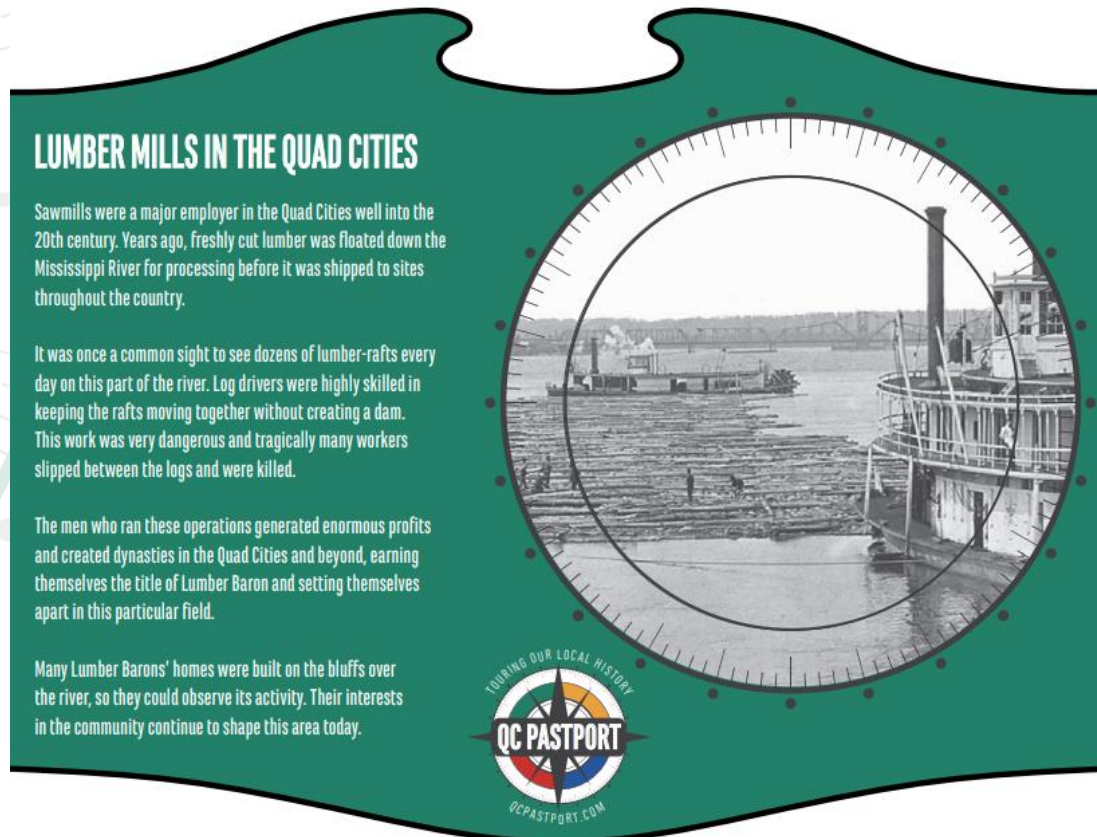
Partnerships with Individual Sites

Our 4th and 5th Partnerships are with individual organizations with historical significance that wanted to have a destination developed for themselves. These new destinations were St. Mary's Church in Rock Island celebrating its 175th Anniversary and The Rock Island Public Library celebrating its 150th Anniversary in 2023.



Website/App

While our objective is to have people visit the site where history happened, we could never fit the entire history on a sign. So, on the back of each QC PastPort sign is a phone number for people to text and a four-digit code to type into the body of the text. When the visitor enters the information, they will be taken to a full story of the destination including a narrative, historic pictures, and an audio presentation..



Website/App

With the 2nd Phase we are giving visitors the chance to record what destinations they've visited and earn badges, discounts and free gifts at local establishments as they complete more visits to QC PastPort Destinations.





LUMBER BARONS

Click on each photo to learn more!



FOR MORE

The Quad Cities Lumber Trade

In the mid-1800s, the upper Mississippi River became a vital part of the lumber business and the Quad Cities-area economy. Sawmills created vast

Listen to discover more!



Learn More

Find out more about the history of Lumber Barons by clicking any of the subjects below.

>> THE WEYERHAEUSER DYNASTY <<
>> THE RENWICK DYNASTY <<
>> THE MUELLER DYNASTY <<
>> THE LINDSAY DYNASTY <<
>> THE DIMOCK, GOULD AND AINSWORTH DYNASTY <<

Sponsored By



FOR MORE

Did You Know?

Listen to discover more!



Did You Know?

Click on each photo to learn more!



FOR MORE

Sources

1. Moline; A Pictorial History, By Bess Pierce
2. <http://www.rockislandpreservation.org/postcards-from-home/log-raft-on-mississippi/>
3. <https://digitallibrary.tulane.edu/islandora/object/tulane%3A74897>
4. <http://www.umvphotoarchive.org/digital/collection/putnm/id/41>

Listen to discover more!



1-b43e-bd31-ae91-fe/8c9169bd3.html

Thank You!

Compiling this information could not be done without the help of the German American Heritage Center & Museum, the Rock Island Preservation Society, and many other local nonprofits that work diligently to keep our history alive. These organizations rely on donations to maintain and grow their collections for generations to come. Take a tour of German American Heritage Center & Museum, be sure to check out the Rock Island Preservation Society's "Postcards From Home" collection on their website and please consider a donation to help these organizations with their continuing efforts.

Donate to Rock Island Preservation Society

Donate to German American Heritage Center & Museum

FOR MORE

Listen to discover more!



Signage and Booklet

Currently QC PastPort is creating a physical booklet with a page for each destination that provides an area for a stamp.

Each destination will have its own unique stamper with ink in the color of the location quadrant. Stamp your booklet or **PastPort** as a permanent souvenir of your journey through our area's history.

The booklet gives people another reason to visit each destination and makes each stop more memorable.

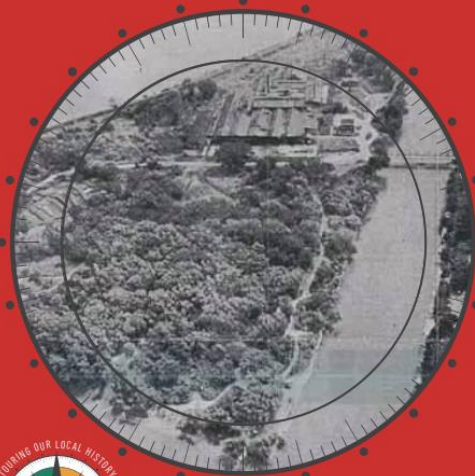
The PastPort Booklets will be available for purchase at Partner Locations throughout the Quad Cities.

SLYVAN SLOUGH

Sylvan Island was originally a peninsula, not an island at all. It was man's need for waterpower which caused the island to be separated from the mainland. It was man's need for ice which brought ice harvesting to the slough.

It was also man who left the island without clean-up when their needs changed. It was man who dumped no longer useful items such as used furniture and old refrigerators on the island.

But it was also a man who had the idea of turning Sylvan Island into a unique park combining industrial ruins with a recreational and natural park. After years of clean-up, trail construction, adding signage, developing amenities, and replacing a pedestrian bridge, Sylvan Island Park was officially dedicated in 1997. What a great idea and what a great park!



DESTINATION: SLYVAN SLOUGH

Welcome to your self-guided journey of the Quad Cities!

Visit Quad Cities and QC PastPort are focused on bringing our rich history to life. Hundreds of thousands of immigrants once passed through the Quad Cities and many also settled here to start their lives in America. To hear from the people who are a part of this historic destination and find out more on this history:

Text 2204 to 563-726-0924

To experience more Quad Cities area history, look for QC PastPort on Facebook, Instagram and Twitter.



Please report any damage to this sign by calling 309-786-5142.



Honoring our Keepers of the Past

Citizens and tourists often find themselves limited to a few historic sites which have been heavily promoted for decades. Left out are many other local sites of true historical significance.

For a site or structure to produce a comprehensive narrative and marketing program on its own can be cost prohibitive. This is often a problem faced by our local non-profit organizations.

QC PastPort provides a platform which allows non-profit organizations and their sites to take advantage of a system which creates a coherent net of sites to be linked to each other digitally and physically. By sharing resources like the website app, the social media pages, QC PastPort staff and QC PastPort marketing, they will have access to the market and enjoy the synergy of this product.

Each non-profit organization will be able to promote special offers like discounted entrance fees through the app. The presence on the app alone will increase awareness and drive people to visit their site. These partnerships can be customized to each organization's unique needs. We also encourage donations to our supportive non-profit organizations or as we call them, our *Keepers of the Past*.



• Thank You! •

Pulling together this information could not be done without the help of the Kay Runge with Associates Library Consulting and The Davenport Public Library, as well as the help of many other local non-profits in this area who work diligently to keep our history alive. Organizations, like The Davenport Public Library depend on donations to maintain collections and grow for generations to come. Please check out this link to see all the Davenport Public Library does for our community and/or please donate to help them in their ongoing efforts.

Donate to the Davenport Public Library

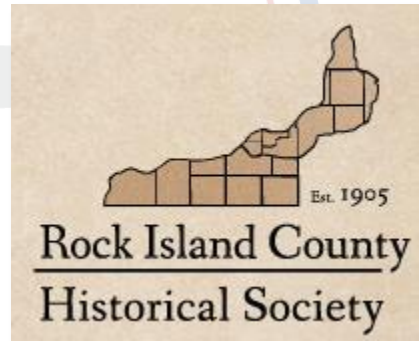
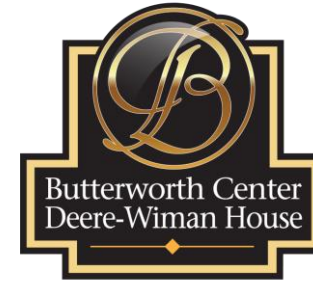
• Sources •

1. McClellan Heights, a slice of Davenport, Iowa history by Kay Kretschmar Runge Kretschmar, Kay RUNGE Associates Library Consulting Rock Island Arsenal Museum

Listen to discover more!

Current Keepers of the Past

- ✓ Charles Pearson
- ✓ Diane Oestreich
- ✓ Max Roach
- ✓ Kay Runge
- ✓ Jane Simonsen
- ✓ Norm Moline
- ✓ And many more...



Promotion

QC PastPort cross-promotes with their partners using news releases and digital platforms, including Google Display, Facebook, Instagram, Twitter, and LinkedIn. We publish educational and fun content, including engaging monthly contests across all our social media pages.



QC PastPort

Published by Natalie Linville-Mass · May 18 at 9:13 AM ·

This image, provided by historyofvaccines.org with Dr. David Oshinsky, provides a glimpse at what vaccination clinics were like during the 1954 polio vaccine trials. Thankfully, vaccination clinics today are a bit more organized!



Fact of the Day

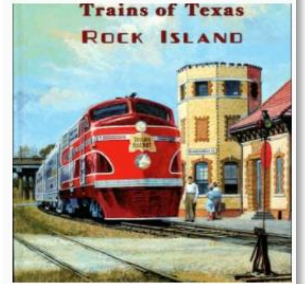


Moline founding fathers were community minded and had a strong work ethic. They stressed that they did not want Moline to be a “shoot ‘em up river town” like their neighbors.

The Best Guess Wins!



Who is pictured in the photo and in which year was it taken?



QC PastPort Signage

Each sign incorporates the Visit Quad Cities way finding color, a picture that represents the site in its heyday and has a few paragraphs about the significance of the site.

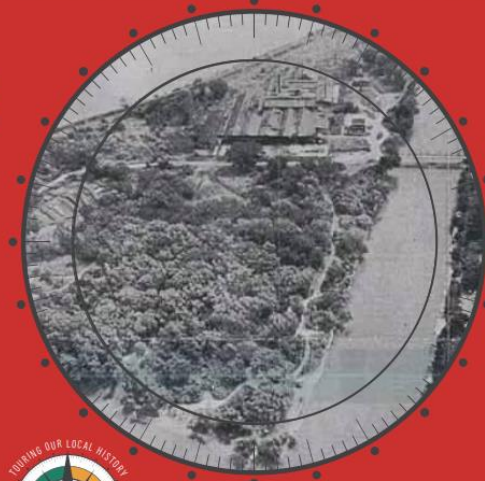
The second side of each sign has a phone number for people to text a four-digit code specific to this destination. When visitors text the code, they will be taken to the destination's full story including a narrative, historic photos and an audio segment.

SLYVAN SLOUGH

Sylvan Island was originally a peninsula, not an island at all. It was man's need for waterpower which caused the island to be separated from the mainland. It was man's need for ice which brought ice harvesting to the slough.

It was also man who left the island without clean-up when their needs changed. It was man who dumped no longer useful items such as used furniture and old refrigerators on the island.

But it was also a man who had the idea of turning Sylvan Island into a unique park combining industrial ruins with a recreational and natural park. After years of clean-up, trail construction, adding signage, developing amenities, and replacing a pedestrian bridge, Sylvan Island Park was officially dedicated in 1997. What a great idea and what a great park!



DESTINATION: SLYVAN SLOUGH

Welcome to your self-guided journey of the Quad Cities!

Visit Quad Cities and QC PastPort are focused on bringing our rich history to life. Hundreds of thousands of immigrants once passed through the Quad Cities and many also settled here to start their lives in America. To hear from the people who are a part of this historic destination and find out more on this history:

Text 2204 to 563-726-0924

To experience more Quad Cities area history, look for QC PastPort on Facebook, Instagram and Twitter.



Please report any damage to this sign
by calling 309-786-5142.



WOMEN ON THE HILL

Why Women on the Hill? The purpose of this project is to provide a historical context for the current efforts of women's rights activists. The project is a collaboration between the University of Illinois at Chicago and the National Women's Law Center. The project is a collaboration between the University of Illinois at Chicago and the National Women's Law Center. The project is a collaboration between the University of Illinois at Chicago and the National Women's Law Center.

Women's rights activists have been working for centuries to secure equal rights for women. In the United States, the struggle for women's rights began in the late 18th century with the Seneca Falls Convention. The convention was a landmark event in the history of the women's rights movement. It was the first time that women gathered to demand equal rights for women. The convention was held in Seneca Falls, New York, in 1848. The convention was a landmark event in the history of the women's rights movement. It was the first time that women gathered to demand equal rights for women. The convention was held in Seneca Falls, New York, in 1848.

The Seneca Falls Convention was a landmark event in the history of the women's rights movement. It was the first time that women gathered to demand equal rights for women. The convention was held in Seneca Falls, New York, in 1848. The convention was a landmark event in the history of the women's rights movement. It was the first time that women gathered to demand equal rights for women. The convention was held in Seneca Falls, New York, in 1848.





Any Questions?

Contact

Natalie Linville-Mass

Natalie@qcpastport.com

309-786-5142

QCPastPort.com

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

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
7/17/2024

Subject:

Case COA24-12: Request to install a new freestanding sign at 630 East 7th Street. The Antoine LeClaire House is a locally listed historic landmark. QC PastPort, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness for the installation of a new freestanding sign at the Antoine LeClaire House 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 standard:

1. Site improvements should have as minimal of an impact as possible to the designated property's original layout and its visual character.

Background:

Chapter 14.01.060 of the Zoning Ordinance requires a Certificate of Appropriateness for any activity requiring a sign permit that would change the exterior architectural appearance of a structure designated as a local landmark. The activities covered include new construction, exterior alterations, relocations, reconstructions, and infill development. The main concern is to ensure the proposed sign does not detract from the historic character of the building and district.

QC PastPort is seeking permission to install a new freestanding historic sign adjacent to the Antoine LeClaire House. This is part of a regional program for touring historic landmarks throughout the Quad Cities.

The proposed freestanding sign matches the regional branding of QC PastPort. The aluminum sign will be hanging from a PVC post. It is attached to an arm with hanging chain hooks. The background color for all Davenport signs will be green. The sign contains a brief narrative about Antoine LeClaire's contributions to the founding of Davenport, a black and white photograph of the home, and a phone number to access the digital self-guided tour.

Proposed narrative:

"Antoine Le Claire came to Fort Armstrong (Arsenal Island) in 1818 to serve as an interpreter. His knowledge of multiple Native American languages allowed him to help negotiate treaties and gain the trust of all parties involved. At the end of the Black Hawk War, the Native Americans deeded 3 parcels of land to the Le Claires. One became downtown Davenport and then Antoine and his wife Marguerite led the development.

The first hotel, foundry and ferry were among Le Claire's business ventures. He was also one of a group of investors who brought the railroad to Davenport in the 1850's. Much of the

funding for public buildings and churches of several denominations came from the Le Claires.

The Le Claire House was built in 1855 for \$30,000 and represents the wealth and power the Le Claires amassed over time. Italianate in style, the house features wide eaves supported by decorative brackets, tall windows with scrolled crowns, an elaborately trimmed front porch and large square belvedere. Inside a dramatic staircase winds its way to the attic. The two parlors and music room were the perfect space for the Le Claires' frequent entertaining.

By the 1970's the house fell into disrepair. The City of Davenport took possession, and the community came together to accomplish a spectacular restoration in time for the United States Bicentennial Celebration."

The following table provides additional sign specifications:

Sign Height	65"-73"
Sign Dimensions	31" x 23.5"
Sign Area	5.05 Square Feet
Material	Alupanel Sign on a PVC Post
Illumination	None

Alupanel is a quality composite panel featuring two aluminum sheets sandwiching a polyethylene core. This material is durable, lightweight, and UV resistant. Alupanel is commonly used for digital printing applications.

There are currently no historic markers on the structure or property. Staff believe the QC PastPort sign will not detract from the character of the home.

The freestanding sign is in compliance with City sign regulations outlined in Chapter 17.12 of the Zoning Ordinance.

Attachments:

1. Application
2. Sign Proof
3. Sign Placement
4. QC PastPort - Presentation 6-11-24
5. Historic Property Inventory Sheet
6. Historic Preservation Ordinance Review Standards



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION

APPLICANT INFORMATION	
Application Name Linda Anderson / QC Pastport	BRIEF OVERVIEW OF THE PROJECT (not a scope of work) Erect a QC Pastport sign that documents the history of the Antoine LeClaire House
Address 1902 17th Street	
City State Zip Rock Island, IL 61201	
Phone (309) 788-5142	
Secondary Phone (563) 349-1312	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
E-Mail Address linda@qcpastport.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. 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. By checking this box and typing my name below, ☐ I am electronically signing this application. Linda Anderson 06/24/2024 Type Applicant's Name here to serve as a signature Date	
ALL SUBMITTALS SHALL INCLUDE: Full Scope of Work (SOW) attached as a .PDF ☐ all work & materials shall be described & itemized/listed in detail Photos or renderings of all existing building/sign façades ☐ Proposed color building/sign elevations to scale ☐ rendered showing existing and/or proposed building materials Material specs: type, dimensions, color & manufacturer ☐ MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*: Dimensioned Site Plan (proposed & existing buildings/site items) ☐ Grading Plan with 2 foot intervals (if needed) ☐ Mechanical Screening shall be shown ☐ Materials Board of sample building materials proposed ☐ * Major Additions & New Buildings may require more extensive information	
DEVELOPMENT TEAM	
Property Owner	
Address	
Phone	Secondary Phone
E-Mail Address	
Project Manager/Other	
Address	
Phone	Secondary Phone
E-Mail Address	
Formal Procedure	
Application Fee: NONE	
(1) Application: - Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process. - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. <u>Inaccurate or incomplete applications may result in delay of applicant's scheduled meetings.</u>	
(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. - 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 | 2024

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)

12/29/23	01/09/24
02/02/24	02/13/24
03/01/24	03/12/24
03/29/24	04/09/24
05/03/24	05/14/24
05/31/24	06/11/24
06/28/24	07/09/24
08/02/24	08/13/24
08/30/24	09/10/24
09/27/24	10/08/24
11/01/24	11/12/24
11/29/24	12/10/24

Local Landmark Requests

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

** 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

THE LE CLAIRE HOUSE

Antoine Le Claire came to Fort Armstrong (Arsenal Island) in 1818 to serve as an interpreter. His knowledge of multiple Native American languages allowed him to help negotiate treaties and gain the trust of all parties involved. At the end of the Black Hawk War, the Native Americans deeded 3 parcels of land to the Le Claires. One became downtown Davenport and then Antoine and his wife Marguerite led the development.

The first hotel, foundry and ferry were among Le Claire's business ventures. He was also one of a group of investors who brought the railroad to Davenport in the 1850's. Much of the funding for public buildings and churches of several denominations came from the Le Claires.

The Le Claire House was built in 1855 for \$30,000 and represents the wealth and power the Le Claires amassed over time. Italianate in style, the house features wide eaves supported by decorative brackets, tall windows with scrolled crowns, an elaborately trimmed front porch and large square belvedere. Inside a dramatic staircase winds its way to the attic. The two parlors and music room were the perfect space for the Le Claires' frequent entertaining.

By the 1970's the house fell into disrepair. The City of Davenport took possession, and the community came together to accomplish a spectacular restoration in time for the United States Bicentennial Celebration.

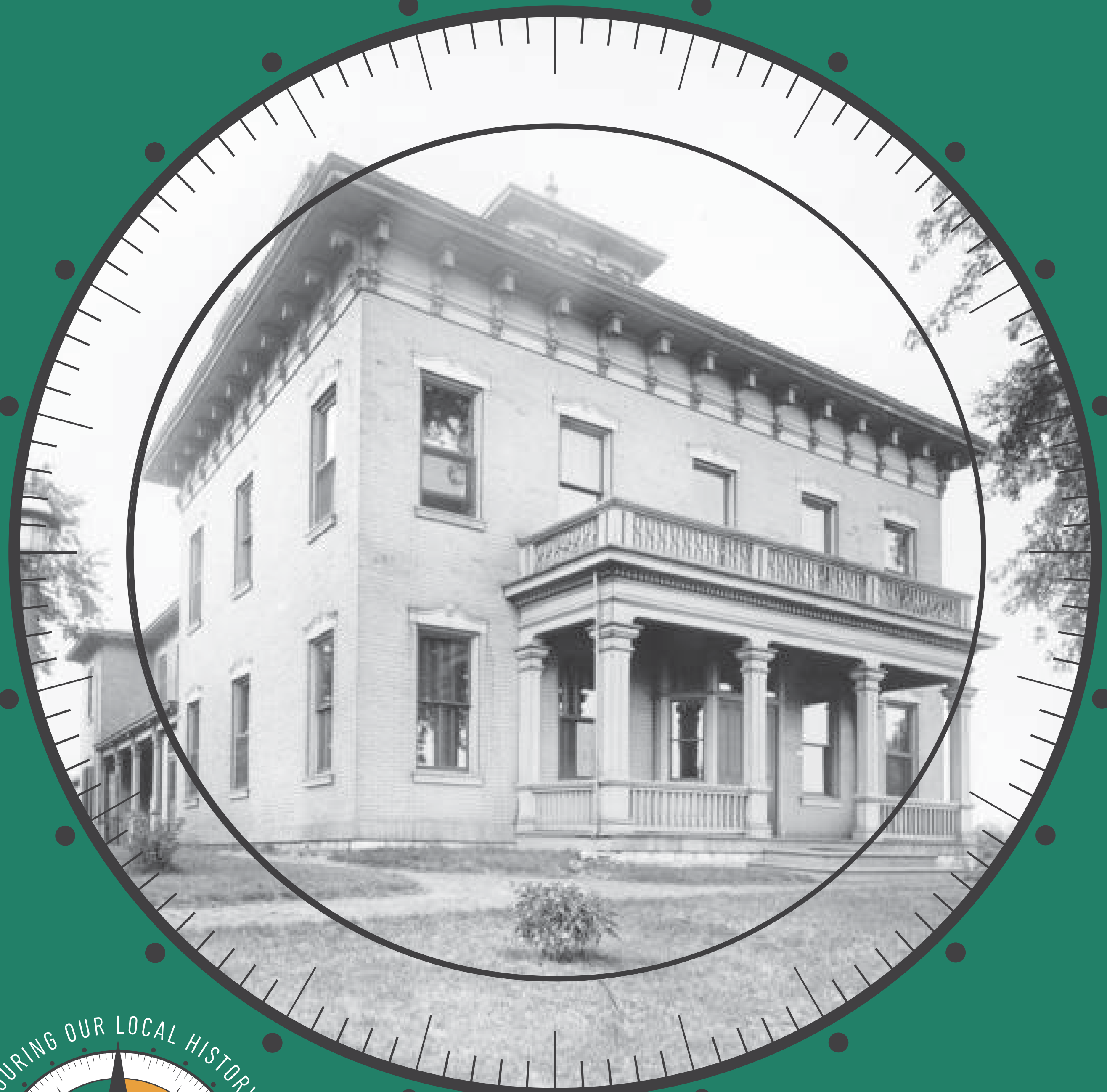


Photo from the Upper Mississippi Valley Digital Image Collection, originally from Davenport Public Library



DESTINATION: THE LE CLAIRE HOUSE

Welcome to your self-guided journey of the Quad Cities!

Visit Quad Cities and QC PastPort are focused on bringing our rich history to life. Hundreds of thousands of immigrants once passed through the Quad Cities and many also settled here to start their lives in America. To hear from the people who are a part of this historic destination and find out more on this history:

Text 4202 to 563-726-0924

To experience more Quad Cities area history, look for QC PastPort on Facebook, Instagram and Twitter.



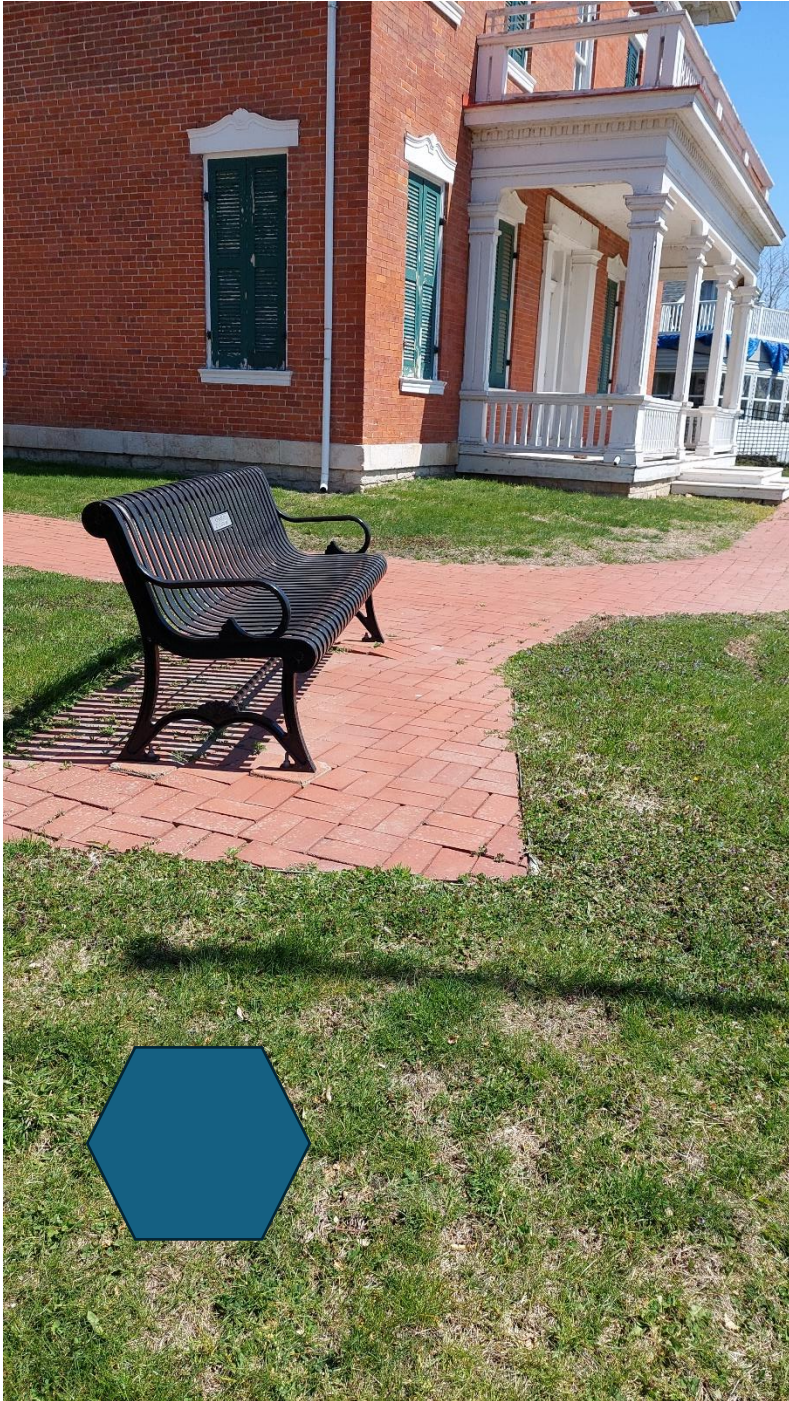
Please report any damage to this sign
by calling 309-786-5142.



Antoine LeClaire House COA for Sign Placement

Sign information: New England style post and arm of PVC. Post is 4x4 x 65" – 73" depending on depth of placement. A wooden post slides inside the PVC post for strength. The arm is 4"x 2" x 38". A finishing cap fits on top of the post and on both ends of the arm. The hanging sign is a 2-sided flatbed, router cut to 31" x 23.5" from alupanel (3mm aluminum). It is attached to the arm with locking hanging chain hooks. The back color for all Davenport signs will be green in keeping with the Quad City wayfinding colors.

Placement would be at the end of the walkway.



QC PastPort Signage

Each sign incorporates the Visit Quad Cities way-finding colors, shows a picture of what the landmark looked like in its hey-day and has a few paragraphs about the significance of this landmark.

The 2nd side of each sign has a phone number for people to text a four-digit code for this destination. When Visitors text the code as directed, they will be taken to a full story on this destination.





What is QC PastPort?

QC PastPort is a fun and interesting project that brings the Quad Cities' rich history to life. It provides a platform which allows organizations to take advantage of a system which creates a coherent set of sites to be linked to each other digitally and physically. The idea came from a sense of frustration that despite recognizing the Quad City's expansive history and the impact it had on the development of our Country, we were not effectively sharing it with our own community or our visitors.



Moline in the 1850s



Log Rafting on the Mississippi

How did QC PastPort start?

In the Spring of 2021, we officially launched our platform with 5 fully produced destinations sponsored through The Channel Cat. Each of these destinations can be accessed through a visit to any of the four Channel Cat Landings.

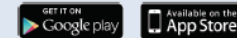


NEW THIS YEAR!

Experience this area's

rich history by downloading the

Channel Cat App and then clicking QC PastPort in the menu bar.



QC PastPort is a unique way to visit the Quad Cities of the past through audio depictions and pictures.

To explore more of what QC PastPort has to offer, check us out on Facebook, Twitter or Instagram.

Partnership with Channel Cat

This first community partnership with The Channel Cat involved the help of 15 local non-profits, as well as area graphic designers, production houses, printers, over a half dozen actors and a determination by several local leaders to make this QC PastPort a reality. Channel Cat's Partnership was a catalyst for future partnerships.

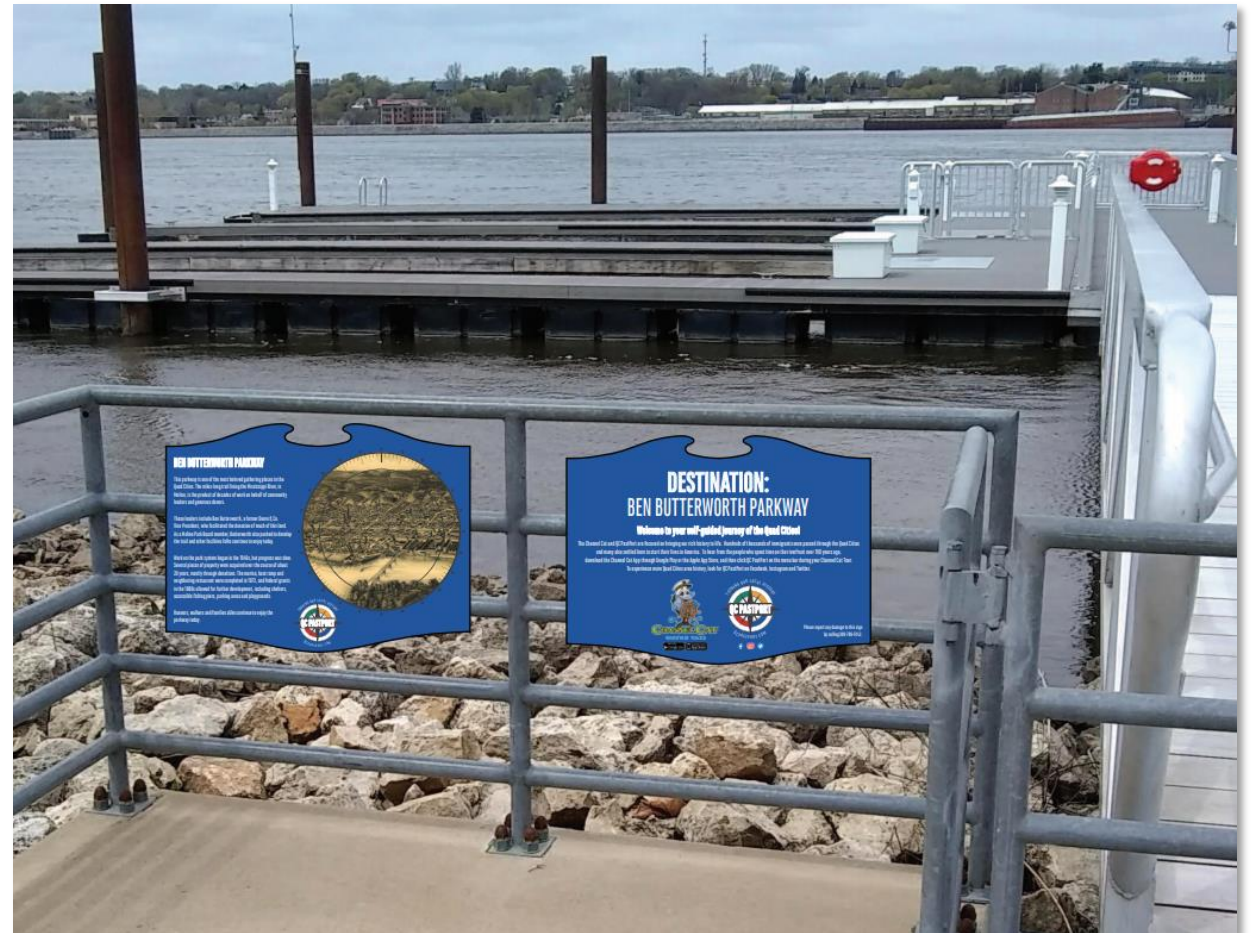


Official Launch, May 28th, 2021

Partnership with Channel Cat



Isle of Capri: The Bettendorf Wheel Co. sign



Butterworth Parkway: Ben Butterworth Parkway sign

Partnership with Channel Cat



The Village of East Davenport:
Lumber Mills and McClellan Heights signs



Bass Street Landing: Rock Island Arsenal sign

Partnership with Visit Quad Cities

Our 2nd Partnership with Visit Quad Cities includes 10 destinations in the communities of East Moline, Moline, Rock Island, Arsenal Island, Davenport and Bettendorf.



SYLVAN SLOUGH

Sylvan Island was originally a peninsula, not an island at all. It was man's need for waterpower which caused the island to be separated from the mainland. It was man's need for ice which brought ice harvesting to the slough.

It was also man who left the island without clean-up when their needs changed. It was man who dumped no longer useful items such as used furniture and old refrigerators on the island.

But it was also a man who had the idea of turning Sylvan Island into a unique park combining industrial ruins with a recreational and natural park. After years of clean-up, trail construction, adding signage, developing amenities, and replacing a pedestrian bridge, Sylvan Island Park was officially dedicated in 1997. What a great idea and what a great park!



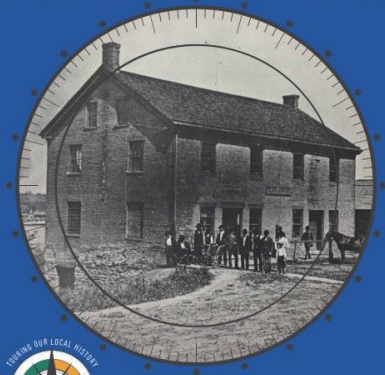

BRETTUN AND BLACK'S STORE

In 1849 Brettun and Black's store was quite possibly the largest mercantile in northwest Illinois. It was filled with basic food items, household goods, cloth, shoes, boots, lanterns, patent medicine and even farm equipment including plows.

The store served as the hub of the village. Farmers brought their hogs for processing in the building next door, freight was shipped and delivered on boats docked at the wharf out back, mail was delivered, news was exchanged, even credit was extended.

Brettun and Black's store closed after 147 years. The building was used for a variety of things including apple storage and a chicken hatchery. Then in 1976 extensive restoration was undertaken resulting in the building we see today.

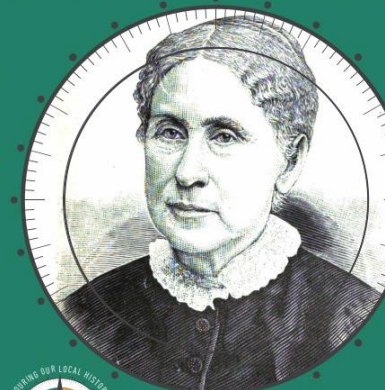
The story of Brettun and Black's store is also the story of the Village of Hampton. Commerce, coal mining, barrel making, and brickyards have given way to a peaceful village along the beautiful Mississippi River.




ANNIE WITTENMYER HOME

The Annie Wittenmyer Campus has been an important part of Davenport history since the Civil War. Annie Wittenmyer was one of the most important Sanitation Agents of the War. A colleague and friend of President Grant, she would personally meet with President Lincoln at the White House to discuss the dietary and sanitation needs of soldiers in Union Army hospitals near the battlefields.

Following the war, Annie Wittenmyer continued her philanthropic work by obtaining this land and the surrounding acres to build the Iowa Soldiers' Orphans' Home, later renamed The Annie Wittenmyer Home. The home continued to operate as an orphanage until 1975 and continues to serve the city of Davenport as a place of public good. Currently, this is the home of Family Services. The legacy of helping families in need lives on to this very day.




Public Domain photo from the book "Woman and Temperance" by Frances Elizabeth Willard

WALLACE AIR FIELD

Wallace Air Field was one of the first aeronautic spaces in the Midwest. This space was developed into an air field at a time when people never envisioned commercial flying as even a possibility. To the average American, aeroplanes were for daredevils and circus performers. But there were some visionaries who saw the future, including brothers Fred & Frank Wallace of Iowa.

The Wallace Brothers, inductees of the Iowa Aviation Hall of Fame, opened Wallace Air Field in this location to advance the field of aviation. They taught flying lessons to some of the rising aviators of their era and provided the space for some of the most influential new aircraft of the day to be built.




Photo courtesy of The Smithsonian



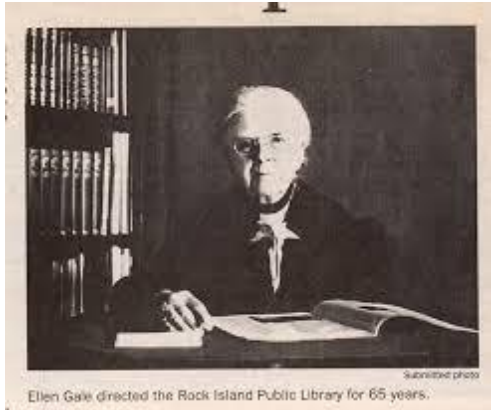
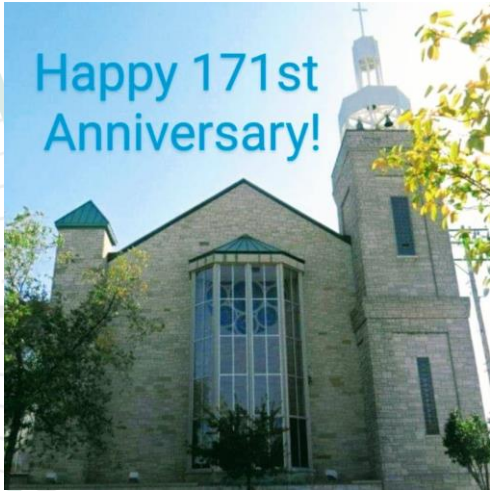
Partnership with City of Rock Island

Our 3rd Partnership with the City of Rock Island also includes 10 new destinations within the City of Rock Island. These new destinations include House on the Hill, Fort Armstrong, Royal Neighbors and Modern Woodmen, Sacred Heart Catholic Church and Longview. Lincoln and Webber Parks.



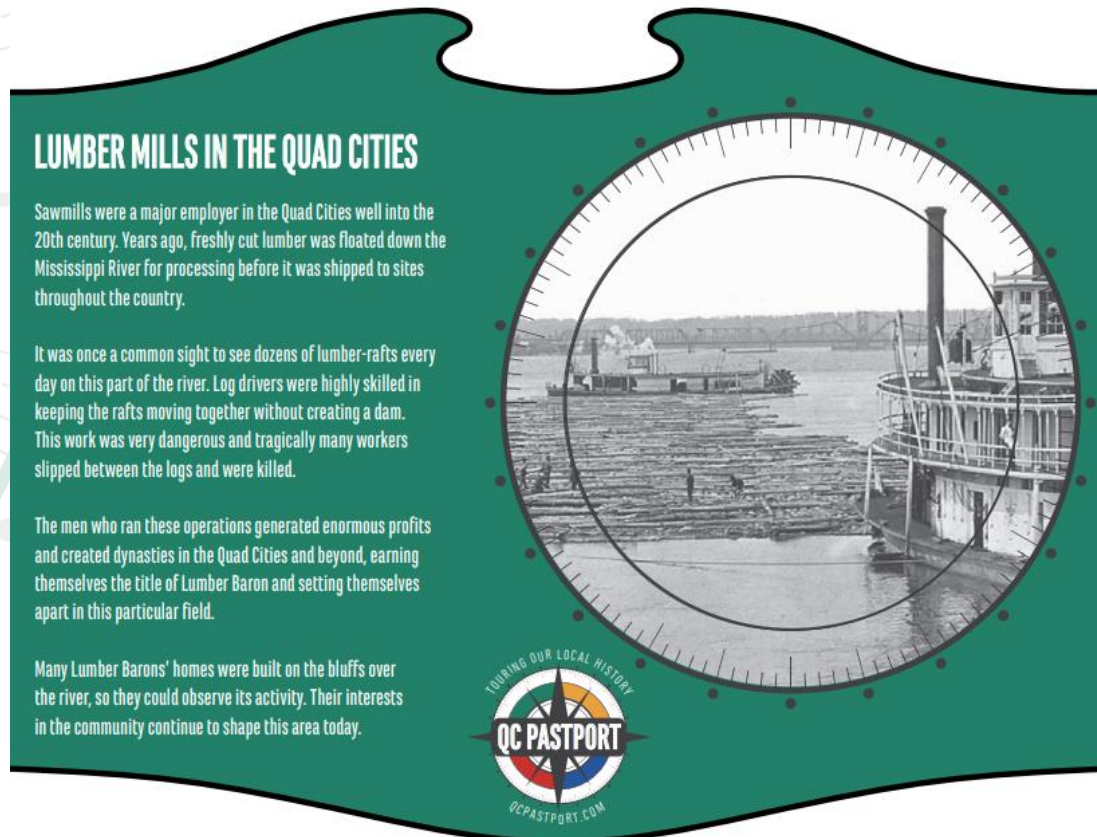
Partnerships with Individual Sites

Our 4th and 5th Partnerships are with individual organizations with historical significance that wanted to have a destination developed for themselves. These new destinations were St. Mary's Church in Rock Island celebrating its 175th Anniversary and The Rock Island Public Library celebrating its 150th Anniversary in 2023.



Website/App

While our objective is to have people visit the site where history happened, we could never fit the entire history on a sign. So, on the back of each QC PastPort sign is a phone number for people to text and a four-digit code to type into the body of the text. When the visitor enters the information, they will be taken to a full story of the destination including a narrative, historic pictures, and an audio presentation..



Website/App

With the 2nd Phase we are giving visitors the chance to record what destinations they've visited and earn badges, discounts and free gifts at local establishments as they complete more visits to QC PastPort Destinations.





LUMBER BARONS

Click on each photo to learn more!



• The Quad Cities Lumber Trade •

In the mid-1800s, the upper Mississippi River became a vital part of the lumber business and the Quad Cities-area economy. Sawmills created vast

Listen to discover more!

• Learn More •

Find out more about the history of Lumber Barons by clicking any of the subjects below.

- >> THE WEYERHAEUSER DYNASTY <<
- >> THE RENWICK DYNASTY <<
- >> THE MUELLER DYNASTY <<
- >> THE LINDSAY DYNASTY <<
- >> THE DIMOCK, GOULD AND AINSWORTH DYNASTY <<

• Sponsored By •



• Did You Know? •

Listen to discover more!

• Did You Know? •

Click on each photo to learn more!



• Sources •

1. Moline; A Pictorial History, By Bess Pierce
2. <http://www.rockislandpreservation.org/postcards-from-home/log-raft-on-mississippi/>
3. <https://digitallibrary.tulane.edu/islandora/object/tulane%3A74897>
4. <http://www.umvphotoarchive.org/digital/collection/putnm/id/41>

Listen to discover more!

1-b43e-bd31-ae91-fe/8c9169bd3.html

• Thank You! •

Compiling this information could not be done without the help of the German American Heritage Center & Museum, the Rock Island Preservation Society, and many other local nonprofits that work diligently to keep our history alive. These organizations rely on donations to maintain and grow their collections for generations to come. Take a tour of German American Heritage Center & Museum, be sure to check out the Rock Island Preservation Society's "Postcards From Home" collection on their website and please consider a donation to help these organizations with their continuing efforts.

Donate to Rock Island Preservation Society

Donate to German American Heritage Center & Museum

Listen to discover more!

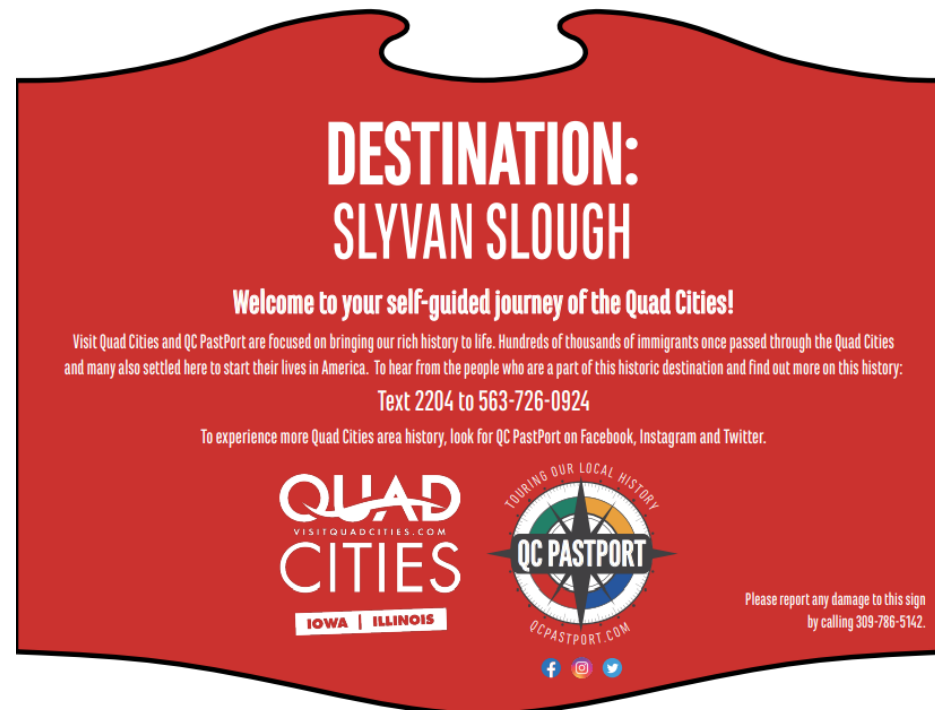
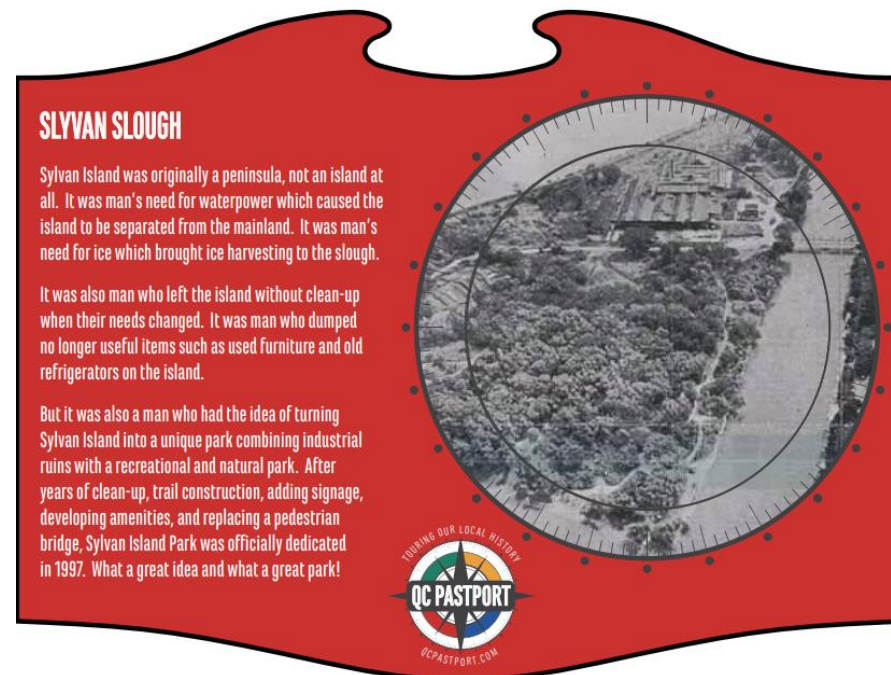
Signage and Booklet

Currently QC PastPort is creating a physical booklet with a page for each destination that provides an area for a stamp.

Each destination will have its own unique stamper with ink in the color of the location quadrant. Stamp your booklet or **PastPort** as a permanent souvenir of your journey through our area's history.

The booklet gives people another reason to visit each destination and makes each stop more memorable.

The PastPort Booklets will be available for purchase at Partner Locations throughout the Quad Cities.



Honoring our Keepers of the Past

Citizens and tourists often find themselves limited to a few historic sites which have been heavily promoted for decades. Left out are many other local sites of true historical significance.

For a site or structure to produce a comprehensive narrative and marketing program on its own can be cost prohibitive. This is often a problem faced by our local non-profit organizations.

QC PastPort provides a platform which allows non-profit organizations and their sites to take advantage of a system which creates a coherent net of sites to be linked to each other digitally and physically. By sharing resources like the website app, the social media pages, QC PastPort staff and QC PastPort marketing, they will have access to the market and enjoy the synergy of this product.

Each non-profit organization will be able to promote special offers like discounted entrance fees through the app. The presence on the app alone will increase awareness and drive people to visit their site. These partnerships can be customized to each organization's unique needs. We also encourage donations to our supportive non-profit organizations or as we call them, our *Keepers of the Past*.



• Thank You! •

Pulling together this information could not be done without the help of the Kay Runge with Associates Library Consulting and The Davenport Public Library, as well as the help of many other local non-profits in this area who work diligently to keep our history alive. Organizations, like The Davenport Public Library depend on donations to maintain collections and grow for generations to come. Please check out this link to see all the Davenport Public Library does for our community and/or please donate to help them in their ongoing efforts.

Donate to the Davenport Public Library

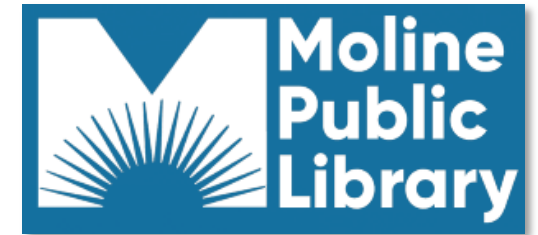
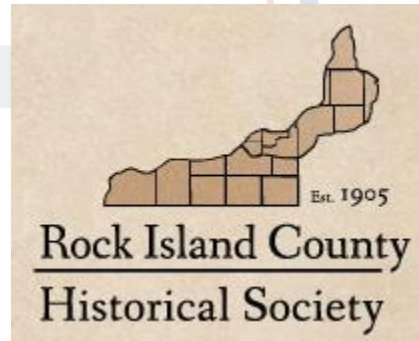
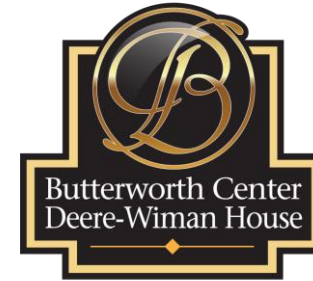
• Sources •

1. McClellan Heights, a slice of Davenport, Iowa history by Kay Kretschmar Runge Kretschmar, Kay RUNGE Associates Library Consulting Rock Island Arsenal Museum

Listen to discover more!

Current Keepers of the Past

- ✓ Charles Pearson
- ✓ Diane Oestreich
- ✓ Max Roach
- ✓ Kay Runge
- ✓ Jane Simonsen
- ✓ Norm Moline
- ✓ And many more...



Promotion

QC PastPort cross-promotes with their partners using news releases and digital platforms, including Google Display, Facebook, Instagram, Twitter, and LinkedIn. We publish educational and fun content, including engaging monthly contests across all our social media pages.



QC PastPort

Published by Natalie Linville-Mass · May 18 at 9:13 AM ·

This image, provided by historyofvaccines.org with Dr. David Oshinsky, provides a glimpse at what vaccination clinics were like during the 1954 polio vaccine trials. Thankfully, vaccination clinics today are a bit more organized!



Fact of the Day



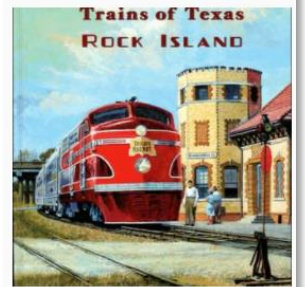
Moline founding fathers were community minded and had a strong work ethic. They stressed that they did not want Moline to be a “shoot ‘em up river town” like their neighbors.



The Best Guess Wins!



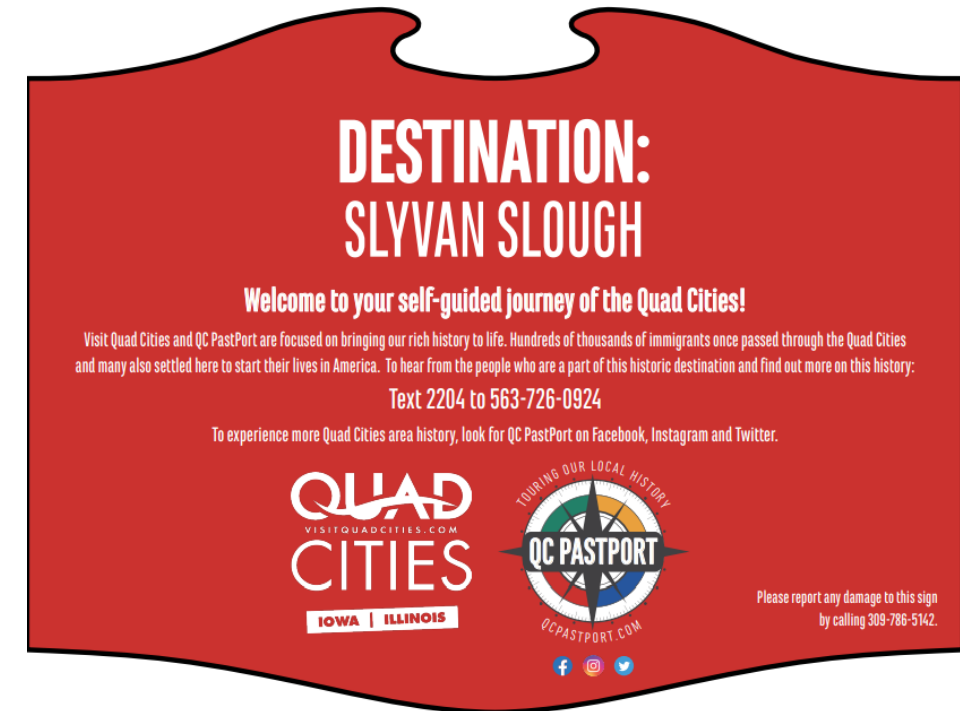
Who is pictured in the photo and in which year was it taken?



QC PastPort Signage

Each sign incorporates the Visit Quad Cities way finding color, a picture that represents the site in its heyday and has a few paragraphs about the significance of the site.

The second side of each sign has a phone number for people to text a four-digit code specific to this destination. When visitors text the code, they will be taken to the destination's full story including a narrative, historic photos and an audio segment.





WOMEN ON THE HILL

On the morning of August 1, 1890, the first group of women to be admitted to the University of Illinois at Chicago (UIC) arrived on campus. They were the first women to attend the university, and their presence marked a significant milestone in the history of higher education for women in Chicago.

The women who attended UIC in 1890 were part of a larger movement for women's education. In the late 19th century, many women were seeking higher education, but few universities accepted them. The University of Illinois at Chicago was one of the first universities to admit women, and its founding was a direct result of the efforts of women's education advocates.

The women who attended UIC in 1890 were part of a larger movement for women's education. In the late 19th century, many women were seeking higher education, but few universities accepted them. The University of Illinois at Chicago was one of the first universities to admit women, and its founding was a direct result of the efforts of women's education advocates.





Any Questions?

Contact

Natalie Linville-Mass

Natalie@qcpastport.com

309-786-5142

QCPastPort.com

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:	IOWA
COUNTY:	SCOTT
FOR NPS USE ONLY	
ENTRY DATE	

1. NAME			
COMMON: Antoine LeClaire House			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER: 630 East Seventh Street and adjoining two parcels			
CITY OR TOWN: Davenport		CONGRESSIONAL DISTRICT: First	
STATE Iowa	CODE 14	COUNTY: Scott	CODE 163
3. CLASSIFICATION			
CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
☐ District ☒ Site ☐ Object	☐ Public ☐ Private ☒ Both	Public Acquisition: ☐ In Process ☒ Being Considered	☐ Occupied ☒ Unoccupied ☒ Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
☐ Agricultural ☐ Commercial ☐ Educational ☐ Entertainment	☐ Government ☐ Industrial ☐ Military ☒ Museum	☐ Park ☒ Private Residence ☐ Religious ☐ Scientific	☐ Transportation ☐ Other (Specify) _____ _____ _____ ☐ Comments _____ _____ _____
4. OWNER OF PROPERTY			
OWNER'S NAME: Glen Daut			
STREET AND NUMBER: P. O. Box 1222			
CITY OR TOWN: Davenport		STATE: Iowa	CODE 14
5. LOCATION OF LEGAL DESCRIPTION			
COURTHOUSE, REGISTRY OF DEEDS, ETC: Scott County Courthouse			
STREET AND NUMBER: West Fourth Street			
CITY OR TOWN: Davenport		STATE: Iowa	CODE 14
6. REPRESENTATION IN EXISTING SURVEYS			
TITLE OF SURVEY:			
DATE OF SURVEY: ☐ Federal ☐ State ☐ County ☐ Local			
DEPOSITORY FOR SURVEY RECORDS:			
STREET AND NUMBER:			
CITY OR TOWN:		STATE:	CODE

SEE INSTRUCTIONS

STATE:

COUNTY:

ENTRY NUMBER

DATE

FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	☐ Excellent	☒ Good	☐ Fair	☐ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One)			(Check One)		
	☒ Altered	☐ Unaltered	☐ Moved	☒ Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

An 1855 mansion of the Italian bracketed style, the Antoine LeClaire House is a two story white painted brick building with a monitor. In a state of ill-repair, the LeClaire House nonetheless retains much of its original appearance. On a lot (85' x 260') overlooking the Mississippi River, the building still presents a remarkable view. Three original porches, the lave-brackets and shutters have been removed. Aluminum now covers the underside of the wooden eaves, and the roof is metal. Four of the original 6 chimneys have been shortened and capped. Both the monitor and foundation need immediate attention.

The interior floor plan is basically unchanged. The upper and lower floors matched in room size and arrangement. Each floor consisted of 7 large rooms: 4 in the front, square section of the house, and 3 rooms in the rear wing. There is a large hallway on each floor, in the front (main) section of the house, and a rather impressive original feature is the staircase which winds to the attic. It has wide steps, a gentle rise and a walnut bannister and rail.

Most of the rooms have 12 foot ceilings, with central rosettes which surrounded the gas fixtures, fancy molded borders around the ceilings, original woodwork and shutters. Downstairs, the 4 front rooms were parlors, music room and study. Off the music room is a 5' x 5' alcove which contained LeClaire's private shrine. Rear 3 rooms were dining room, kitchen and cook's room.

Upstairs, the 4 front rooms were bedrooms and sitting rooms while the rear 3 were servants' quarters. There was a maid's staircase leading from the kitchen up to the center room of the servants' quarters. Stairway still exists but has been closed off at top. Center room of servants' section has been split so the house now has 15 rooms instead of the original 14 but this is relatively unimportant since the upstairs rear wing (4 rooms) permanently will be used as a caretaker's apartment and not shown to the public.

House has a huge attic, partial basement and 18 inch brick walls. Joists in attic and basement vary from 2 x 8 to 2 x 10. Support beams range from 4 x 8 to 4 x 10. There is some physical evidence to support the rumored existence of a tunnel which supposedly led from the front of the basement about 3 city blocks to the Mississippi River. There also is fairly strong evidence that a tunnel led from the rear of the basement to at least one outbuilding perhaps 100 feet away. Citizen volunteer groups recently have been forming to help with the excavation of the grounds as well as with restoration of the house itself.

LeClaire's carriage drive wound from 8th and Farnam Streets to his dining room door. Excavation on parcel #3 has uncovered considerable driveway curbing as well as the hard-surfaced drive itself. The circular outline now can plainly be seen.

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

☐ Pre-Columbian☐ 16th Century☐ 18th Century☐ 20th Century☐ 15th Century☐ 17th Century☒ 19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1855

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

Aboriginal

☐ Prehistoric☒ Historic☐ Agriculture☒ Architecture☐ Art☒ Commerce☐ Communications☐ Conservation☐ Education☐ Engineering☒ Industry☐ Invention☐ Landscape☐ Architecture☐ Literature☐ Military☐ Music☒ Political☒ Religion/Phi-

losophy

☐ Science☐ Sculpture☒ Social/Human-

itarian

☐ Theater☒ Transportation☐ Urban Planning☐ Other (Specify)

STATEMENT OF SIGNIFICANCE

Antoine LeClaire who lived in this house (which he had built for him) from 1855-1861, was a colorful pioneer important in development of the upper Mississippi Valley. He was known in Iowa, Illinois, Wisconsin, Arkansas, etc. Able to speak 3 languages and 14 Indian dialects, he was a U. S. interpreter and Indian agent, and he had a primary role in negotiation of 22 treaties with Indians of Iowa and Illinois. The noted Sauk chief, Black Hawk, dictated his autobiography to LeClaire.

Well-liked by both Indians and whites, he was given U. S. land grants at Indian requests. These included a square mile at what is now downtown Davenport, Iowa, a square mile at what is now LeClaire, Iowa, and 2 square miles at Moline, Illinois.

LeClaire was the prime founder of Davenport and its leading citizen for 25 years. He established the first church, ferry service, hotel, foundry, etc., here. However, he lived in a rather modest house until 1855, in which year he moved into this mansion, which he had ordered built. Architect and craftsmen unknown to us, but our research continues.

At his urging the first railroad bridge across the Mississippi was built, directly below this house. The house was finished in 1855, the bridge in 1856. This is the bridge that figured in the Effie Afton steamboat lawsuit, which was one of Abe Lincoln's best-known cases. The first locomotive to cross the Mississippi was, appropriately, named the Antoine LeClaire. His previous (frame) house below the bluff on which his mansion sets, was named "Treaty House". He donated it to the Mississippi-Missouri R. R., and it became the first depot west of the Mississippi.

LeClaire was first President of the Old Settlers Society, a philanthropist, a civic leader in every way. We suspect that he may have been involved in the Underground Railroad from 1855 to his death in 1861. He died in this house. His widow, Marguerite, lived here until she died in 1876. The house then became the residence of successive Catholic bishops until 1908 when it was converted to apartments. To summarize, this site was occupied by a leading developer of the upper Mississippi Valley; it is in an historic spot near other historic sites and the house retains many original features of its construction period.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Jackson, Donald, ed., Black Hawk: An Autobiography (Urbana, Illinois 1964); pages 24-28.

Downer, Harry E., History of Scott County.

Snyder, Charles, "Antoine LeClaire, the First Proprietor of Davenport", Annals of Iowa, 3rd ser., XXIII (1941-42), 79-117.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES			
CORNER	LATITUDE				LONGITUDE			
	Degrees	Minutes	Seconds		Degrees	Minutes	Seconds	
NW	0				41	31	38	
NE	0				90	33	56	
SE	0							
SW	0							

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: One Acre

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: <u>Glen Daut</u>		DATE <u>February 21, 1973</u>
ORGANIZATION		
STREET AND NUMBER: <u>P. O. Box 1222</u>		
CITY OR TOWN: <u>Davenport</u>	STATE <u>Iowa</u>	CODE <u>14</u>

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☒ Local ☐

Name Philip D. Anderson

Title Historic Preservation Officer

Date 11/5/73

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Director, Office of Archeology and Historic Preservation

Date _____

ATTEST:

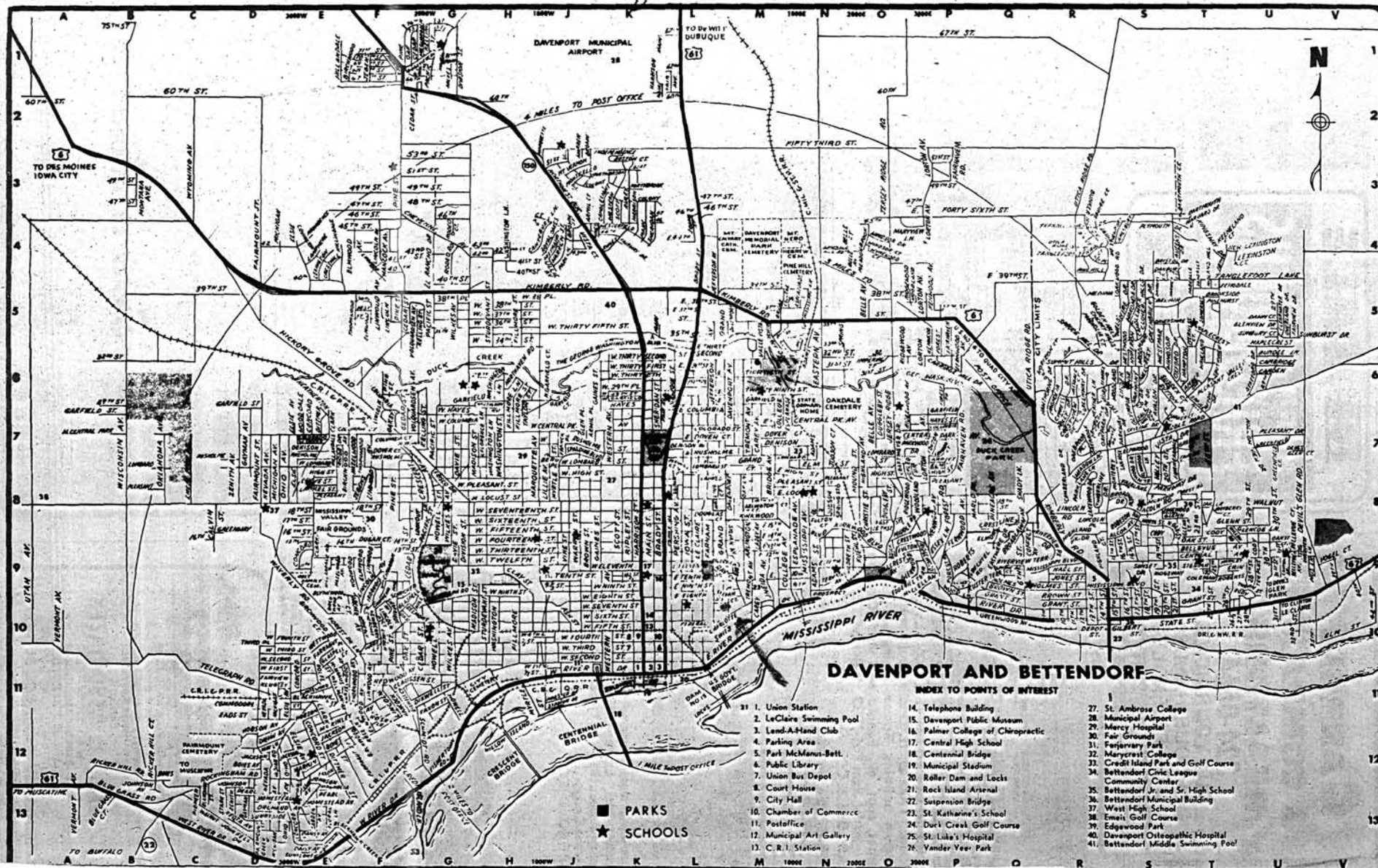
Keeper of The National Register

Date _____

SEE INSTRUCTIONS

Map of GREATER DAVENPORT

Red dot shows location of LeClaire House and adjoining parcels.









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

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
7/17/2024

Subject:

Case COA24-13: Request to replace exterior doors and damaged lintels at 1607 West 12th Street. Walsh Hall is a non-contributing structure in the Marycrest College Local Landmark Historic District. WSR, LLC, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness to replace exterior doors and damaged lintels in accordance with the submitted material and subject to the following conditions:

1. To the greatest extent practicable, the historic brick shall be preserved and reinstalled following the replacement of the steel lintels.
2. A mortar analysis shall be submitted for review and approval by City staff prior to tuckpointing.
3. Any replacement masonry shall replicate the old in material, design, color, texture, and other visual qualities.

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.

Background:

Marycrest College Historic District:

Walsh Hall was constructed in 1964 as a single-use classroom building for Marycrest College. Architect Raymond C. Whitaker designed the rectangular four-story building for a completed cost of \$650,000. The north and south facades are divided into eight bays with the east and west ends configured in three bays. The building has a poured concrete foundation with brick faced concrete walls, and Bedford stone trim. The wall brick is the standard Brick Marycrest used for all buildings constructed on campus through the 1960s. Stone capped parapet walls extend above the flat roof with brick piers separating the bays. Clustered window groups have continuous stone sills with matching stone frames and mullions. Stone beltcourses at each level also serve window lintels. Single, paired, and triple window groups have aluminum sash configured with pivot panels on the bottom and taller sash above.

Walsh Hall is a non-contributing resource, which are generally those buildings that do not share a common heritage with the district as evidenced in building type, architectural style(s), form, materials, or period of significance. In the case of the Marycrest College Historic District, noncontributing buildings are defined as those buildings that were not in use for college

purposes or were built outside of the 21-year period of significance from 1938 to 1959. Over time, it is expected that at least three of these buildings (Cone Library, Walsh Hall, and Rohlman Hall) are likely to become eligible for contributing status as they reach the 50-year age limit. Both share building material and scale found in earlier campus buildings and are associated with the work of the architect who is responsible for designing a number of the campus' buildings, Raymond C. Whitaker.

Scope of Work:

In response to a Notice and Order from the Development and Neighborhood Services Department, the property owner submitted a Certificate of Appropriateness to replace exterior doors on the east elevation and to replace lintels on the north facade.

Project Review: Lintel Replacement

Lintels are beams that are placed above doors and windows. The purpose of a lintel is to support the load from the structure above it. This is commonly found in masonry and brick structures, like Walsh Hall. Steel lintels are used when the load above is heavy and there are large window openings. Damaged lintels within a building can lead to structural issues. Architecturally, lintels contribute to the design and aesthetics of a building.

The north elevation is a predominant facade given its presence along 12th Street. The brickwork and associated structure surrounding the lintels will be removed to allow access for its replacement. Once the work is completed, the red-brick and concrete will be reinstalled on the facade. If done correctly, there should be minimal visual impact on the exterior of the building. There are no proposed changes to the windows. The proposed scope of work addresses a structural concern identified in the Notice and Order.

Staff consider the replacement of damaged steel lintels with new steel lintels to be a replacement-in-kind. The Historic Preservation Ordinance defines Replacement-in-Kind as, "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."

Project Review: Door Replacement

The deteriorated and inoperable steel doors on the east elevation were identified in the Notice and Order issued to the property owner on June 6, 2024. To correct this item, the property owners intend to remove and replace the existing steel frame and door with a new steel frame and door. To best replicate the existing appearance, the replacement doors will also contain a small rectangular window. Once installed, the doors will be painted charcoal gray to match the current aesthetic. The replacement steel framing and door will fit within the existing dimensions of the opening. There are no proposed alterations to the masonry facade to accommodate the new doors.

Staff believe the proposed door design and materials are consistent with the existing feature and will not detract from the historic character of the Marycrest College Historic District. The exterior doors are not a distinguishing architectural feature nor a historic material part of the original construction. Furthermore, this project will resolve an outstanding code violation and keep the property in a good state of repair.

Attachments:

1. Application
2. Photos-Walsh Hall
3. Lintel Informational Sheet
4. Historic Preservation Ordinance Review Standards
5. Marycrest College Historic District Survey



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION

APPLICANT INFORMATION		
Application Name Company Name WSR LLC	BRIEF OVERVIEW OF THE PROJECT (not a scope of work) Replacement of exterior door and frame and replacement of any damaged lintels and caulk around windows.	
Address 330 E Lakeside Ave Suite 201		
City State Zip Coeur d Alene, ID 83814		
Phone (208) 664-5081		
Secondary Phone		
E-Mail Address benw@widmyercorp.com	APPLICABILITY PRIOR to any work on applicable Historic Resources: A Certificate of Appropriateness must be submitted & approved PRIOR to the commencement of the following: - Any Building or Sign Permit changing the exterior (except demo) - New construction/Addition or exterior alteration of a structure - Sign installation or alteration Demolition of any local or national historic resources shall require a Historic Demolition Request Application	
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements. 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. By checking this box and typing my name below, I am electronically signing this application. ☒ <u>Benjamin Widmyer</u> <u>06/26/2024</u> Type Applicant's Name here to serve as a signature Date		
ALL SUBMITTALS SHALL INCLUDE:		
SUBMITTED		
Full Scope of Work (SOW) attached as a .PDF ☒ all work & materials shall be described & itemized/listed in detail		
Photos or renderings of all existing building/sign façades ☒		
Proposed color building/sign elevations to scale ☒ rendered showing existing and/or proposed building materials		
Material specs: type, dimensions, color & manufacturer ☒		
MINOR & MAJOR ADDITIONS, SITE IMPROVEMENTS, & NEW BUILDINGS SHALL INCLUDE ADDITIONAL ITEMS*:		
Dimensioned Site Plan (proposed & existing buildings/site items) ☐		
Grading Plan with 2 foot intervals (if needed) ☐		
Mechanical Screening shall be shown ☐		
Materials Board of sample building materials proposed ☐		
* Major Additions & New Buildings may require more extensive information		
DEVELOPMENT TEAM		
Property Owner WSR LLC		
Address 330 E Lakeside Ave Suite 201 Coeur d Alene, ID		
Phone (208) 664-5081	Secondary Phone	
E-Mail Address benw@widmyercorp.com		
Project Manager/Other N/A		
Address		
Phone	Secondary Phone	
E-Mail Address		
Formal Procedure		
Application Fee: NONE		
(1) Application: - Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process. - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. <u>Inaccurate or incomplete applications may result in delay of applicant's scheduled meetings.</u>		
(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. - 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		

Walsh Lintels and Caulking

Existing steel lintels on North side of Walsh building will be replaced with steel lintels. These are behind the brick and visually nothing will change. Any lintels replaced the brick will be placed back in. Any caulking will be done white which matches existing/previous caulking. No windows are changing.



Door Frame Replacement

The existing steel frame and door will be replaced with a steel frame and door and will be painted to match the current door. The door submittal is attached.

Bid option #3:

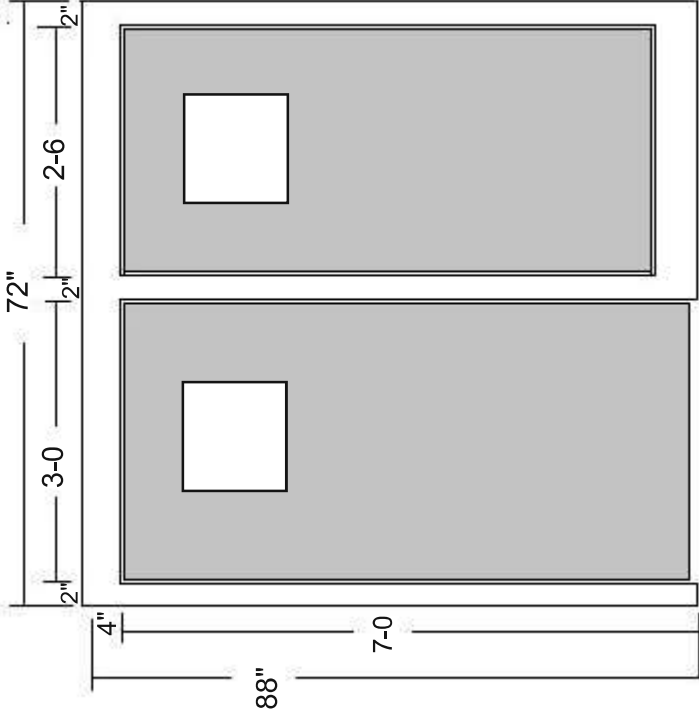
Scope of work: Replace steel door on east elevation

- Remove existing door without damaging brick or stone
- Set new door following masonry standards (Door cost is \$4,400).



We will complete the scope of work listed above for the sum of \$ **6,450**.

Project Name: Steel Door		GC Name: Bi-State Masonry Inc		Project # / PO: 24128		AID Job Number: 103550	
Door Number: PR001							
Door Type: Flush		Frame Type: Welded					
Door Material: HM		Frame Material: HM					
Door Veneer: None		Frame Gauge: 16					
Door Finish: Galv		Frame Finish: Galv					
Door Gauge: 18		Swing: LH					
Door Thickness: 1-3/4"		Fire Rating: Not Rated					
Door Core: Polystyrene		HW Set:					
Wall Type:							
Anchor: P&D Anchors							
Glass Kit: 12 x 12		Glass Type: 1" IG clear tempered glass					
Hardware:							
3 ea. BB1279 10A 4.5 x 4.5 NRP Hinge							
1 ea. W511CP6D Dane 622 Entrance office lock							
Schlage C kwy							
1 ea. S205A 36" Threshold							
1 ea. 603C 36" Sweep							
1 ea. 815A 36" Jamb up weatherseal							
2 ea. 815A 84" Jamb up weatherseal							
Comments: Please confirm swing							
Approved by:							
As Drawn		 American Industrial Door Company 629 N Perry Street Davenport, IA - 52803 (563)-326-2463					
As Corrected							
Page:							
1 OF 1		Date: 06/26/2024		Revision 1:		Revision 2:	
				Revision 3:		Revision 4:	
						Drawn by: tq	



F Series flush



About the product

F Series 3 sided flush frames are designed to meet requirements for light to maximum duty applications in both commercial and institutional buildings. They are installed in both interior and exterior locations, and in virtually all types of buildings and wall constructions. These frames are to be installed as part of the wall framing sequence. They can be specified and supplied as KD (knock-down) for field assembly prior to installation or welded for installation as a complete unit.

Installation

- Installation shall conform to the published Steelcraft installation instructions, ANSI A250.11-2012 Recommended Erection Instructions for Steel Frames and HMMA 840.
- Fire Rated Assemblies must be in accordance with NFPA Pamphlet 80. The Authority Having Jurisdiction is the final authority in issues related to the installation and use of installed Fire Rated Doors.

Features and benefits

Steelcraft F Series flush frames offer the following unique features, which enhance long term functionality and durability:

- Die-mitered corner connections:** Die-mitered corner connection at the head and jamb insure an attractive, tight and closed mitered connection. The miter includes 4 corner tabs designed with concealed connection eliminating the need for continuous profile welding.
- Patented universal hinge preparations** allow for easy field conversion from standard weight .134" (3.3 mm) thick hinges to heavy weight .180" (4.7 mm) hinges.
- Adjustable base anchors** allow for installation adjustment when the floor is not level.
- Factory prepared** for field installed silencers.
- Factory applied baked on rust inhibiting primer** in accordance with ANSI A250.10-2011.

Specification compliance

- Overall frame construction for the Steelcraft F Series flush frames meets the requirements of ANSI A250.8-2017.
- Hardware preparations and reinforcements are in accordance with ANSI A250.6-2020. Locations are in accordance with ANSI/DHI A115.

Fire ratings

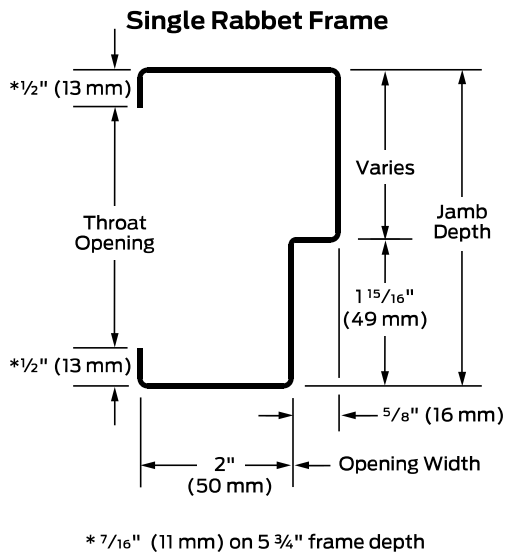
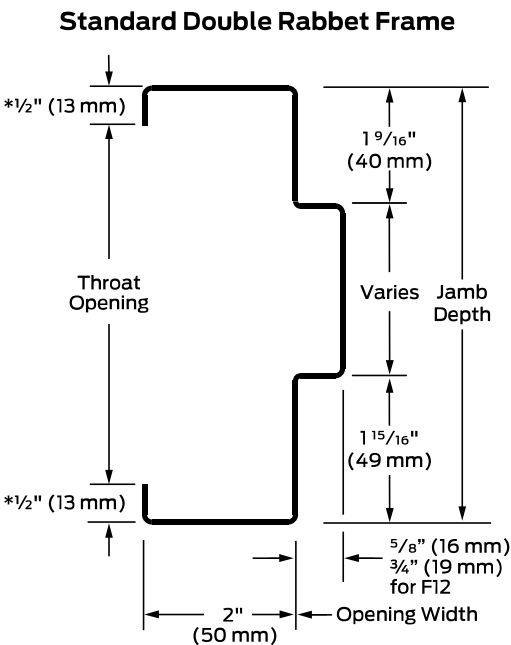
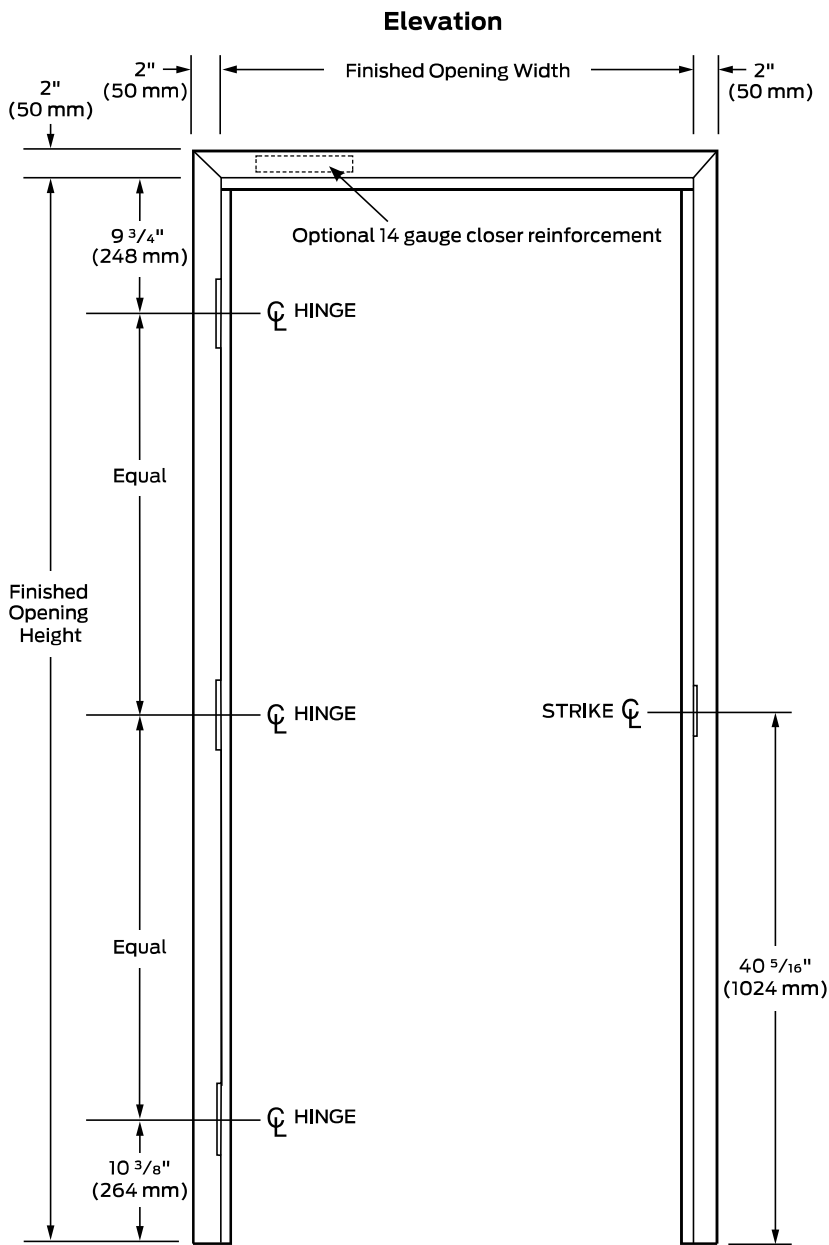
The F Series flush frames meet the broadest fire rating requirements. They are listed for installations requiring compliance to both neutral pressure testing (ASTM E152 and UL 10B) and positive pressure standards (UL 10C). Refer to the **Fire Rated Section** of this manual for particular listings.

Typical wall construction and anchoring types

Profile	Steel thickness	Wall construction	Typical wall anchors
F16	16 Gauge [0.053" (1.3 mm)]	Wood or steel stud	Lock-in stud anchor
F16	16 Gauge [0.053" (1.3 mm)]	Masonry	Wire masonry
F16	16 Gauge [0.053" (1.3 mm)]	Existing masonry	Bolted through soffit
F14	14 Gauge [0.067" (1.7 mm)]	Wood or steel stud	Lock-in stud anchor
F14	14 Gauge [0.067" (1.7 mm)]	Masonry	Wire masonry
F14	14 Gauge [0.067" (1.7 mm)]	Existing masonry	Bolted through soffit
F12	12 Gauge [0.093" (2.3 mm)]	Wood or steel stud	Lock-in stud anchor
F12	12 Gauge [0.093" (2.3 mm)]	Masonry	Wire masonry
F12	12 Gauge [0.093" (2.3 mm)]	Existing masonry	Bolted through soffit

Frames - F Series flush

Standard construction



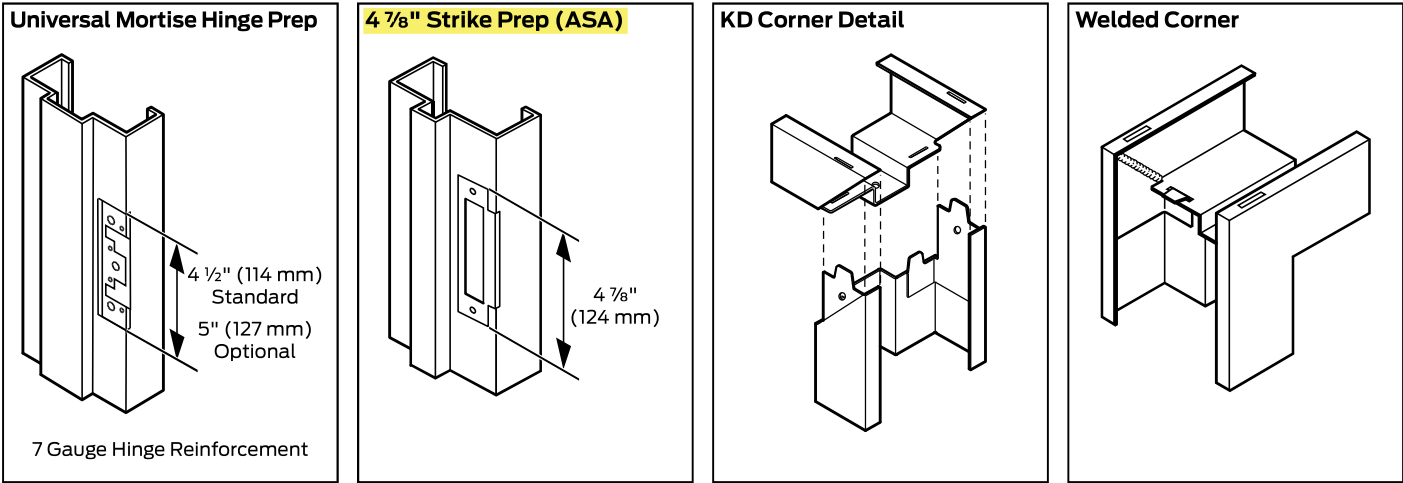
Frame sizing options										
Series	Maximum opening size		Jamb depth availability(profile)				Standard profile dimensions (variations available)			Corners
	Single	Pair	Single rabbet		Double rabbet		Face	Stop	Return	Standard
			Min.	Max.	Min.	Max.				
F16	5'0" x 11'0" (1524 mm x 3353 mm)	10'0" x 11'0" (2439 mm x 3353 mm)	3" (76 mm)	20" (508 mm)	4 1/2" (114 mm)	20" (508 mm)	2" (50 mm)	5/8" (16 mm)	1/2"* (13 mm)	DIE MITERED with four (4) concealed tabs interlocking head and jambs
F14	4'0" x 8'0" (1219 mm x 2438 mm)	8'0" x 8'0" (2438 mm x 2438 mm)	N/A	N/A	4 3/4" (121 mm)	14 3/4" (375 mm)	2" (50 mm)	3/4" (19 mm)	1/2" (13 mm)	Square cut for welded corners

* Except 5 3/4" (146 mm) depth, which is 7/16" (11 mm)

N/A - Not Available

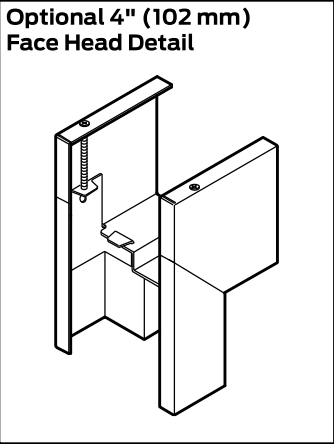
12 gauge standard profile is equal rabbet

Standard hardware and corner conditions



Notes

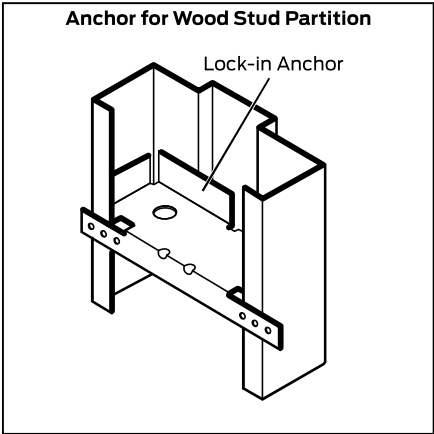
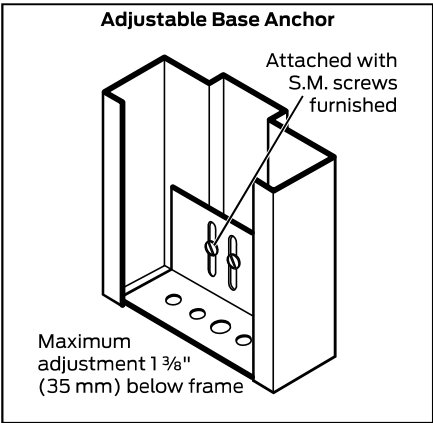
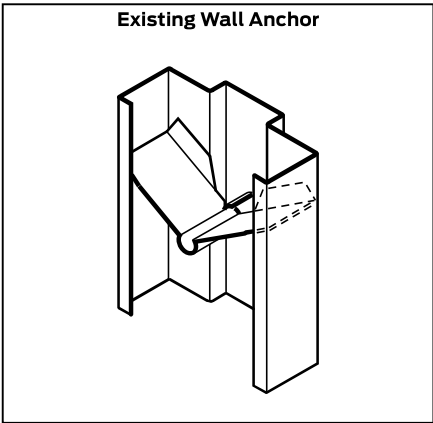
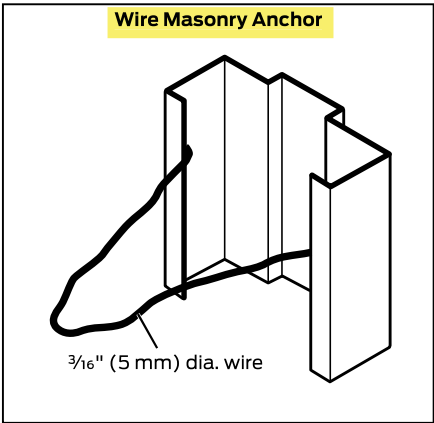
1. Variations in jamb depths available in 1/8" (3 mm) increments.
2. All F Series frames are supplied standard with masonry wire or lock-in jamb anchors and adjustable base anchors. Anchors are designed for maximum wall/frame engagement and installation flexibility.
3. F Series frames are to be installed as part of the wall framing sequence.
4. Depending on environmental and usage conditions the steel can be either cold rolled or galvanized. Galvanized steel is recommended for all exterior applications.
5. 12 gauge flush frames, F12, are standard equal rabbet profiles with 3/4" stops.
6. For KD Corner and optional 4" Head, tabs in rabbeted area should be bent outward, not inward, during assembly (as shown).
7. F Series frames with 4" heads are mainly used in masonry applications when 2" face heads do not match course blocking.
8. For reinforcement requirements for automatic operators, see ["High frequency hinge reinforcement F and FE Series" on page 79.](#)



Frame options						
Series	Frame profile		Corner connections			
			KD (Knock-down)		SUA (Set-up & weld)	
	Single rabbet	Double rabbet	Single rabbet	Double rabbet	Single rabbet	Double rabbet
F16	Typically for walls less than 3 3/4" (95 mm) thick. Minimum walls thickness 2" (51 mm)	Typically for walls 3 3/4" (95 mm) thickness or greater.	3 interlocking corner tabs per factory die-miter. See the KD Corner Detail	4 interlocking corner tabs per factory die-miter. See the KD Corner Detail	Available when specified, and in accordance with ANSI A250.8-2017.	
F14					Standard Saw Cut and welded, and in accordance with ANSI A250.8-2017	
F12	N/A		N/A	N/A		

N/A - Not Available

Standard Anchoring



Anchoring and installation notes

- F16 and F14 Series commercial and Institutional frames** are supplied standard with masonry wire or lock-in jamb anchors and adjustable base anchors. Anchors are designed for maximum wall/frame engagement and installation flexibility.
- For anchoring options (e.g. Masonry T anchors) and applications, refer to "Anchoring systems" on page 84.**
- Installation Caution Notice: Grouted frames:**
 - When temperature conditions necessitate an additive to be used in the mortar to prevent freezing, the contractor installing the frames must coat the inside of frames in the field with a corrosion resistant coating per A250.11
 - When frames are to be grouted full, silencers must be field installed prior to grouting.
 - Steel frames, including fire rated frames, do not require grouting. Grouting is not recommended for frames in drywall.
- All fire rated frames must be installed in accordance with NFPA Pamphlet 80 and the Authority Having Jurisdiction.

Framing applications							
Series	Steel type	Building type	Opening	Usage frequency ¹	KD Corner ⁴	SUA Corner ⁵	Applications
F16	Non-Galvannealed ²	Institutional and Commercial	Interior	Heavy to extra heavy duty	✓	✓	Typical building conditions
	Galvannealed ³		Mainly Exterior				High humidity and/or weather exposure
F14	Non-Galvannealed ²	Institutional and Commercial	Interior	Extra heavy to maximum duty	✓	✓	Typical building conditions
	Galvannealed ³		Mainly Exterior				High humidity and/or weather exposure
F12	Galvannealed ³	Institutional and Commercial	Interior and exterior	Maximum duty	N/A	✓	Maximum traffic building conditions
							High humidity and/or weather exposure

1 Usage frequency is based on ANSI A250.8-2017

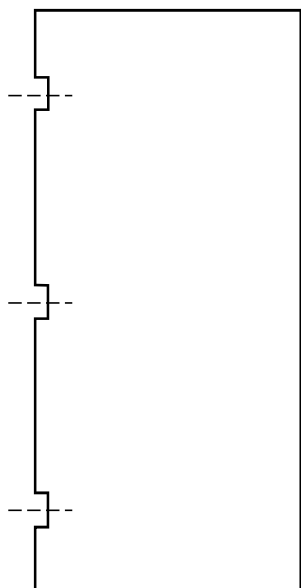
2 Commercial quality cold rolled steel

3 Reinforcements for galvannealed frames are also galvannealed

4 Knock-Down for field assembly prior to installation

5 Set-up and Welded for installation as a pre-welded unit

Falcon SZ Series



About the product

The SZ Series **Square Edge** flush doors are designed to meet requirements for commercial quality full flush steel doors.

This commercial door construction combines both the rigid construction and dimensional stability of steel with the integrity of the laminate core. The continuous bonding of the core to steel face sheets provides an attractive, flat door.

Recommended area for use:

The SZ Series flush doors are recommended for commercial applications which are not required to comply with architectural specifications. This product is targeted at Distributor over the counter sales with walk-in Contractor trades requiring stock opening sizes and basic hardware configurations.

Typically, the SZ Series door is applicable to the following commercial applications:

- Storage Room & closets.
- Retail entrance and back doors.
- Economy Hotel and Motel unit entrances.

Falcon SZ Series doors are 1 ¾" (45 mm) thick, with **Square Edges**.

Installation

1. Installation instructions, ANSI A250.11-2012 *Recommended Erection Instructions for Steel Frames and HMMA 840*.
2. Fire Rated Assemblies must be in accordance with NFPA Pamphlet 80. *The Authority Having Jurisdiction* is the final authority on issues related to the installation and use of installed Fire Rated Doors.

Features and benefits

Steelcraft's SZ Series doors offer the following standard features:

1. **Core Systems** that enhance the performance of the door:
 - **Honeycomb (standard)**: Kraft honeycomb cell design that increases structural integrity while reducing overall weight.
 - **Polystyrene (optional)**: enhanced thermal performance.
2. **18 gauge Face Sheets**
3. **Full Height, Mechanical Interlock Edges** provide structural support and stability the full height of the door edges.
4. **Non-Handed for 4 ½" (114 mm) Hinge Preparations** (.134") weight hinges (includes spacer plates which can be modified at install to accommodate heavyweight hinges).
5. **16 Gauge Minimum Top and Bottom Channels** provide stability and protection for the top and bottom edges from abuse.
6. **Closer Reinforcement** 14 Gauge minimum on all doors.
7. **Square Hinge and Lock Edges** for non-handed inventory control for local distribution.
8. **Factory Applied Rust Inhibiting Primer**

Specification compliance

1. Door construction for Steelcraft's Falcon SZ Series doors meets the requirements of ANSI A250.8-2017.
2. Hardware preparations and reinforcements are in accordance with ANSI A250.6-2003 (R2009). Locations are in accordance with ANSI/DHI A115 unless otherwise stated.

Fire ratings

Falcon SZ Series doors are listed for installations requiring compliance to negative pressure testing (ASTM E152 and UL-10B) and positive pressure standards (UL-10C).

- Doors are factory labeled with a Warnock Hersey 1 ½ Hour (90 min) Mylar label.

Options

The Falcon SZ Series door sizing and option configurations are available only as noted in this TD Sheet or on the related Price Book pages. Commonly available configuration options **are not available** on the Falcon SZ Series doors including the options listed below.

- Factory installed glass lights.
- Factory cutouts for louver or glass lights.
- Hardware preparations or reinforcements other than those outlined in this TD Sheet or the related Price Pages.
- If configuration options are required, refer to the SL or L Series products.

Note: This tech data defines made-to-order SZ doors. Stock SKUs for SZ doors may have construction differences such as bottom channel depth. See SZ Stock price book pages for details.

Door construction

1. Vertical edges (both hinge and lock) are square with a visible, edge seam.

2. Top and bottom edges are closed with inverted 16 gauge minimum top and bottom channels, 3/4" deep.

3. Doors are 1 3/4" (45 mm) thick.

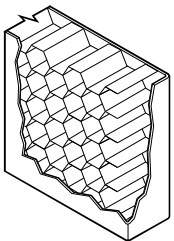
4. Closed top standard on stock Polystyrene Door SKUs. N/A on CRS Door SKUs.
- No Bevel (Square)

Square

Square (Non-Handed) Edge

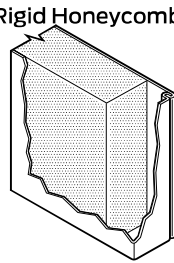
Standard Core: Rigid Honeycomb

- Honeycomb surfaces sanded for maximum adhesion
- Phenol formaldehyde free
- Laminated to both face sheets with contact adhesive
- Assembled door is put into compression to achieve ultimate bonding.



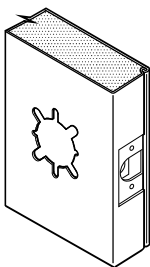
Optional Core: Polystyrene Core

- 1lb (433.6g) per ft³ density slab.
- Laminated to both face sheets with contact adhesive.
- Assembled door is put into compression to achieve ultimate bonding.

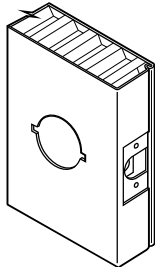


Available: Mortised and reinforced:

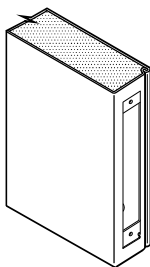
- Template hinge preparations for 4 1/2" (114 mm) x .134" (3.3 mm) standard weight hinges. Butt hinge preparations are cut through for non-handed function; spacer plates are furnished for field installation and handing.
- Lock preparations for mortise and cylindrical locks follow ANSI A115.1 for mortise preparations and A115.2 for cylindrical.
- Rim Exit Device preparation is reinforced on both hinge and lock side and located at 39 9/16" from bottom of door to center line of reinforcing.



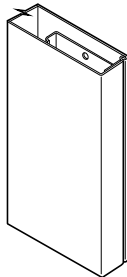
61L Lock



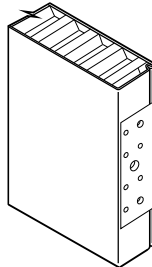
161 Lock



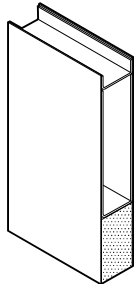
86ED Lock



RPD



Non-Handed
Mortise Hinge Prep



Closer Reinf. 14 Ga.

Door application and usage			
Series	Steel Thickness	Opening	Usage Frequency
SZ18	18 Ga (1.0 mm)	Interior: Cold Rolled Steel	Heavy Duty Heavy Commercial & Institutional applications with high use
SZ18	18 Ga (1.0 mm)	Exterior: Galvannealed Steel	

Door Sizes and ANSI A250.8 Conversions

Steelcraft product selection for Falcon SZ Series doors has been matched to ANSI/SDI Level and Model designations.

- In accordance with ANSI A250.8-2017, core material is not specific to the level or model designations. Core material selection is specified based on preference and application.
- Recommended minimum frame gauge also applies to the frequency of operation of the opening.

Series	ANSI A250.8			Edge Construction	Maximum Sizes		Recommended Gauge of Frame
	Level	Model	Description		Single	Pair	
Level 2: Heavy Duty Commercial							
SZ18	2	1	Full Flush	Visible	4'0" x 7'0" (1219 mm x 2134 mm)	8'0" x 7'0" (2438 mm x 2134 mm)	16 gauge [0.053" (1.3 mm)]

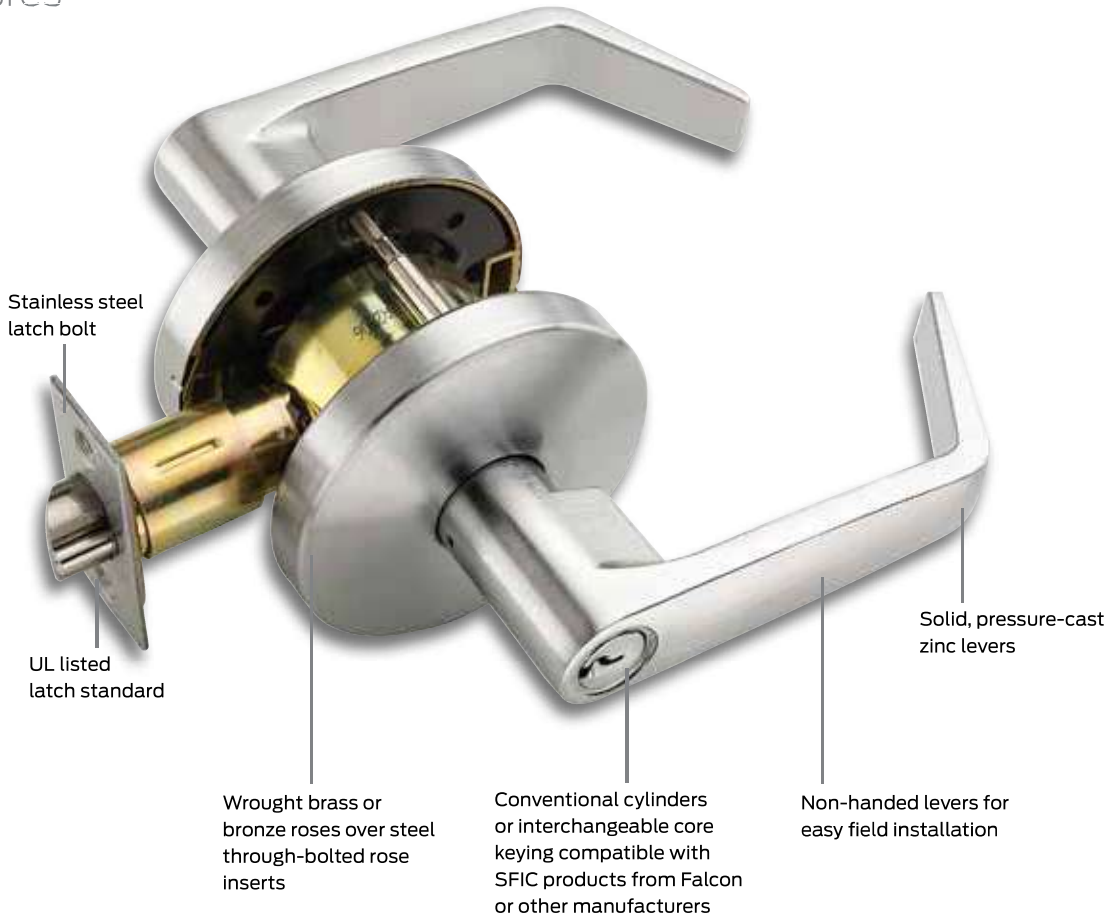
Note: The Falcon SZ Series must be ordered in single leaf configurations. An 86ED lock prep allows a distributor to supply a pair of doors with the appropriate Z Astragal.

W Series

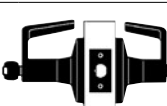
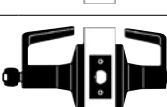
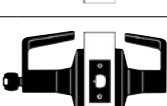
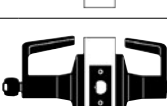
Grade 2, medium-duty cylindrical lever and knob locks

Whether your application is government/military, retail, industrial or multi-family, there's a W Series lock that fits perfectly. With two popular lever and knob styles as well as two popular rose diameters (large and small), Falcon W Series can match most commercial door trim. The Falcon W Series locks feature conventional cylinders and small format interchangeable cores that are compatible with SFIC products from other manufacturers. Our conventional cylinders are available in all Falcon conventional key sections as well as Schlage C keyway, which we now masterkey across the complete Falcon product line. The Falcon W Series offers quality product at a value price, and is backed by one of the best names in the business - Allegion.

Features



Lever functions

Catalog number	Function	Name	Description	ANSI no.
*W101		Passage/ closet set	Latch bolt by levers at all times.	F75
*W161		Communicating/ exit lock	Deadlocking latch bolt by inside lever. Non-removable blank plate outside. Inside lever is always free.	
W201		Patio lock	Deadlocking latch bolt by levers. Outside lever is locked by push button from inside. Rotating inside lever or closing door releases button and unlocks outside lever.	F77
*W301		Privacy lock	Latch bolt by levers. Outside lever is locked by push button on inside lever. Rotating inside lever or closing door releases push button and frees outside lever. Inside lever is always free. Emergency release in outside lever unlocks door.	F76
W501		Entry lock	Push button locking. Button on inside locks outside lever until unlocked by key or by rotating inside lever. Closing door release push button and unlocks door. Inside lever always free. Deadlock latchbolt.	F82
*W511		Entry/office lock	Deadlocking latch bolt by levers. Turn/push button locking. Pushing and turning button locks outside lever, requiring use of a key for unlocking the door until button is manually unlocked. Pushing button locks outside lever until unlocked by key or by rotating inside lever. Inside lever is always free.	F109
*W561		Classroom lock	Deadlocking latch bolt by levers. Outside lever is locked by key in outside lever. Inside lever is always free.	F84
*W571		Corridor lock	Deadlocking latch bolt. Push Button Locking. Button on the inside locks outside lever until unlocked by key or by rotating inside lever. Closing the door releases button. Inside lever always free. ¹	
*W581		Storeroom lock	Deadlocking latch bolt by lever inside or key outside. Outside lever is always locked. Inside lever is always free.	F86
W711		Apartment entrance lock	Deadlocking latch bolt by levers. Turn/push button locking. Pushing and turning button locks outside lever, requiring use of a key for unlocking the door until button is manually unlocked. Pushing button locks outside lever until unlocked by key, by rotating inside lever, or by closing the door. Inside lever is always free.	
*W12		Single dummy	Single trim, surface-mounted rigid lever.	
*W18		Double dummy	Double trim, surface-mounted rigid levers.	

* Available as small rose

¹ This lock will unlock when the door is closed. If you want your door to remain locked when it closes, please purchase the 501 function.

Levers styles

Levers are solid pressure cast zinc, finished to match mating parts. Roses are wrought brass or bronze installed over steel through-bolted rose inserts. A spring-loaded retainer secures levers. Secure side retainer cannot be depressed without a key that operates the lock.

Avalon (A)



Dane (D)



Quantum (Q)



Boardwalk (BRK)



Broadway (BRW)



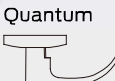
Latitude (LAT)



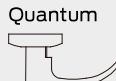
Longitude (LON)



Standard rose
Dane lever
shown



Small rose
Dane lever
shown



Abrasive lever options

Dane, and Quantum levers are available with an abrasive strip along the length of the lever to identify entrances to areas hazardous to the disabled. To order add 6 (for example, 6DA for Dane lever or 6QU for Quantum lever) to the order number.

Trim finishes chart

Description	ANSI No.	Availability
Bright brass	605	All trim
Satin brass	606	Not on small rose
Oil rubbed bronze	613	All trim
Satin nickel	619	All trim
Matte black	622	All trim
Bright chrome	625	All trim
Satin chrome	626	All trim
Aged bronze	643e	All trim

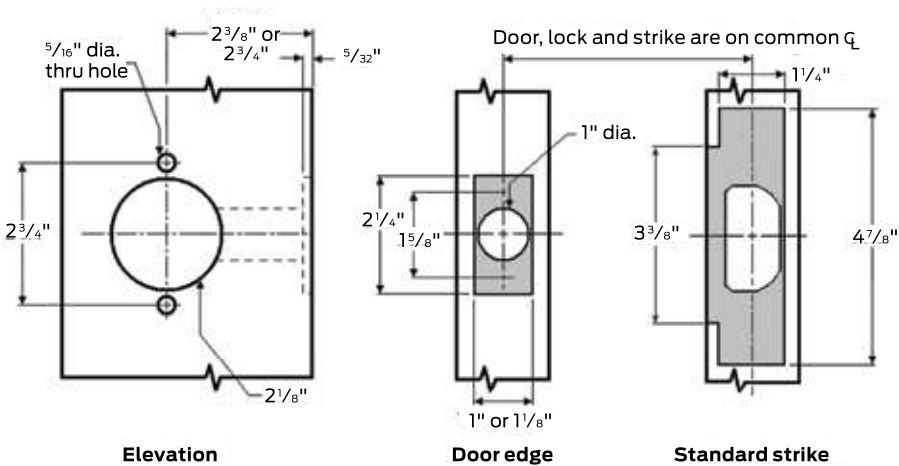
W Series

Specifications

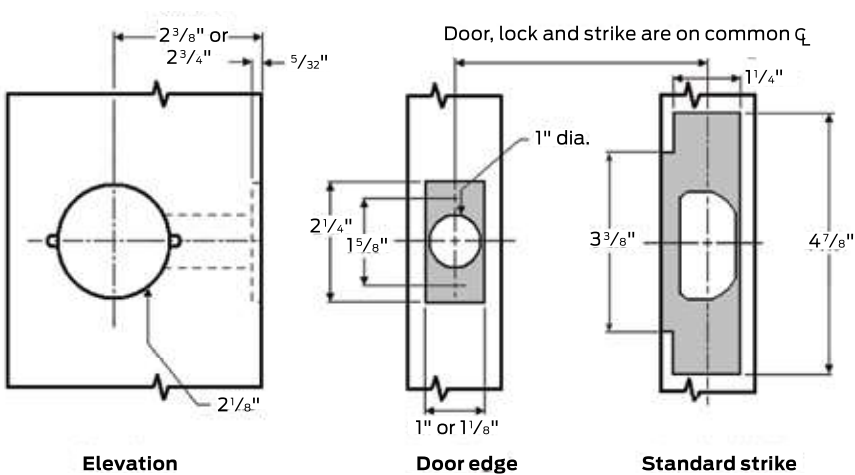
Key-in-lever cylindrical locksets shall be Falcon W Series or equal and meet the following requirements:

- All locks shall meet ANSI/BHMA A156.2, Series 4000, Grade 2 test requirements for key-in-lever locksets.
- Locksets shall be UL Listed 3-hour, A Label.
- Lever trim shall have individual heavy-duty springs for lever return and to prevent lever sag. Trim shall be through-bolted.
- All lever designs shall be solid (no inserts) and meet the federal ADA and state disability requirements.
- Locksets shall adjust to fit door thickness from 1 3/8" to 1 3/4".
- All locksets shall be non-handed and not require field disassembly for re-handing.
- Preparation for door must be non-handed. Acceptable manufacturer: Falcon lock

Standard rose template



Small rose template





SPECIALTY HINGES

DROP LEAF HINGES



BB1279 **Ball Bearing - Standard Weight**

BB1168 **Ball Bearing - Heavy Weight**

- Drop leaf applied to door will lower the door away from the head 1/8"
- Adjustable to 1/16" drop by repositioning and removing one of the 1/16" spacers
- Non-rising removable pin with button tip and plug
- Handed. Non-reversible
- Also available 1/4" drop

Hinge Size		Gauge of Metal	Hole Count	Screw Size	
Inches	mm			Machine	Wood
4-1/2 x 4-1/2	114 x 114	0.134	8	1/2 x 12-24	1-1/4 x 12

Note: Additional sizes and hinges available. Contact Hager Customer Service for information.

SHORT LEAF HINGES



BB1279 **Ball Bearing - Standard Weight**

- Two ball bearings
- Steel with steel pin
- For use on medium doors requiring medium frequency service

BB1191 **Ball Bearing - Standard Weight**

- Two ball bearings
- Brass with stainless steel pin or stainless steel with stainless steel pin
- For use on medium doors requiring medium frequency service

BB1168 **Ball Bearing - Heavy Weight**

- Four ball bearings
- Steel with steel pin
- For use on heavy weight doors requiring high frequency service

BB1199 **Ball Bearing - Heavy Weight**

- Four ball bearings
- Brass with stainless steel pin or stainless steel with stainless steel pin
- For use on heavy doors requiring high frequency service
- Short leaf applied to door will move the door 1/8" away from the stop. Reverse movement is accomplished by applying the short leaf to the frame.
- Non-rising removable pin with button tip and plug
- Handed. Right hand standard. Reversible to left hand.

UNEQUAL LEAF HINGES



BB1279 **Ball Bearing - Standard Weight**

- Two ball bearings
- Steel with steel pin
- For use on medium doors requiring medium frequency service

BB1168 **Ball Bearing - Heavy Weight**

- Four ball bearings
- Steel with steel pin
- For use on heavy doors requiring high frequency service
- For use when door and frame have 4-1/2" and 5" cut-outs
- An equal amount of material is trimmed from the top and bottom leaf
- Two/Four ball bearings
- Non-rising removable pin with button tip and plug
- Handed. Right hand standard.
- Unequal top/bottom available. Contact Hager Customer Service for information

Hinge Size		Gauge of Metal	Hole Count	Screw Size	
Inches	mm			Machine	Wood
4-1/2 x 4-3/8	114 x 111	0.134	8	1/2 x 12-24	1-1/4 x 12

Hinge Size		Gauge of Metal	Hole Count	Screw Size	
Inches	mm			Machine	Wood
5 x 4-1/2	127 x 114	0.134	8	1/2 x 12-24	1-1/4 x 12

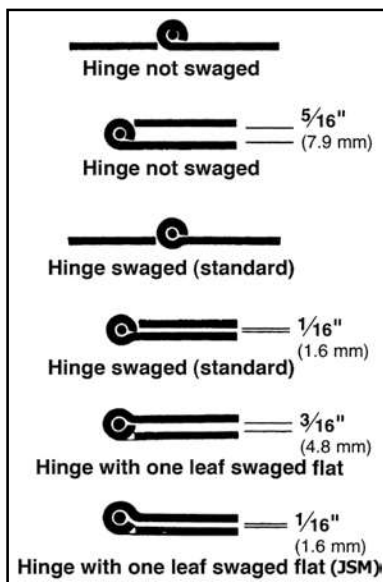
Note: Additional sizes and hinges available. Contact Hager Customer Service for information.



GENERAL INFORMATION

Swaging

Swaging is a slight offset of the hinge leaf at the barrel. This offset permits the leaves to come closer together when the door is in the closed position. If the hinge were to be left in the natural state after the knuckle was rolled, the hinge would be referred to as a "flatback". A flatback hinge has a gap between the leaves of approximately 5/16" (7.9 mm). This would allow heat and air-conditioning to escape, not to mention the unsightly gap between the door and frame. Standard gap (Swag) is 1/16", specify "O" Swag for no gap.



The swaging on standard weight and heavy weight full mortise hinges provides 1/16" (1.6 mm) clearance between the leaves when the leaves are in the closed position. Full mortise hinges used on beveled doors will affect lockside clearance, especially for wide throw applications.

Security Features

Three additional features that are commonly used are: Non-Removable Pin (NRP), Safety Stud (SH), and Reverse Security Stud (RSS). **These features are intended as deterrents only.**

Non-Removable Pin



The **Non-Removable Pin (NRP)** hinge barrel is drilled and tapped to receive a small set screw which is tightened against the hinge pin. The pin has a groove in the position where the set screw makes contact, allowing the set screw to seat. The set screw is positioned so it cannot be reached unless the door is opened. If pin removal is necessary, the set screw is merely removed and the pin tapped from the bottom in the usual manner.

Safety Stud



The **Safety Stud (SH)** 3/16" (4.8 mm) projection is a feature that places a stud on one leaf and a locking hole on the other leaf. When the door is closed, the stud is anchored into the opposite leaf. Even if the hinge pin is removed, the door is secure because the leaves are locked together.

Reverse Security Stud



The **Reverse Security Stud (RSS)** 7/16" (11.1 mm) projection is a feature that has a welded stud projecting from the back of both leaves into the reinforcing plate of both the frame and the door. It is intended to keep the hinge locked in place from abuse of battering or trying to shear the hinge and screws. This feature is primarily used in prisons and psychiatric areas.

Tip Styles



Flat Button Tip
(ET - 3 Knuckle)



Tri-Con Flush Pin



Hospital Tip (HT)



Acorn Tip



Ball Tip



Steeple Tip



Urn Tip



Fast Riveted Pin
(FRP)



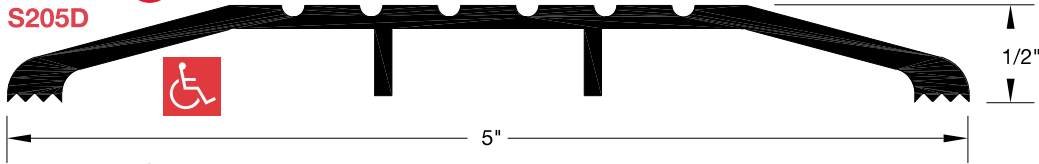
S205A

S205B

S205D

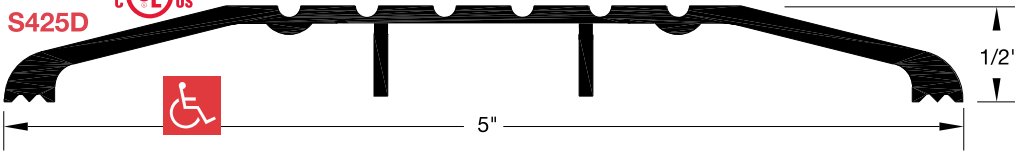


NOTE: S205B does not have center legs.



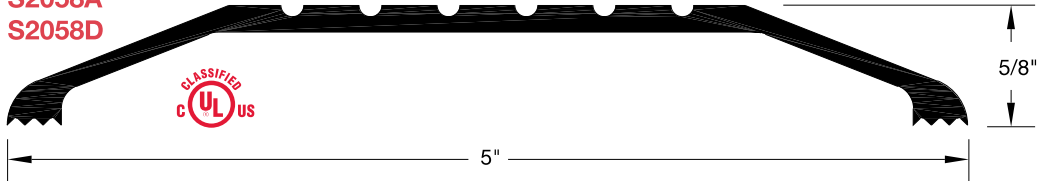
S425A

S425D



S2058A

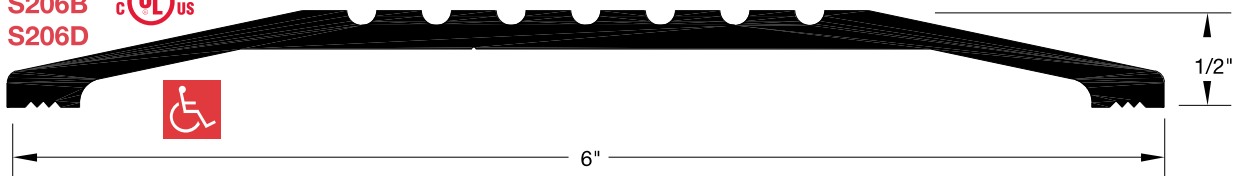
S2058D



S206A

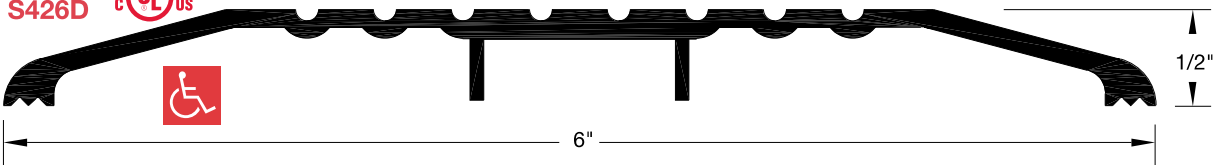
S206B

S206D



S426A

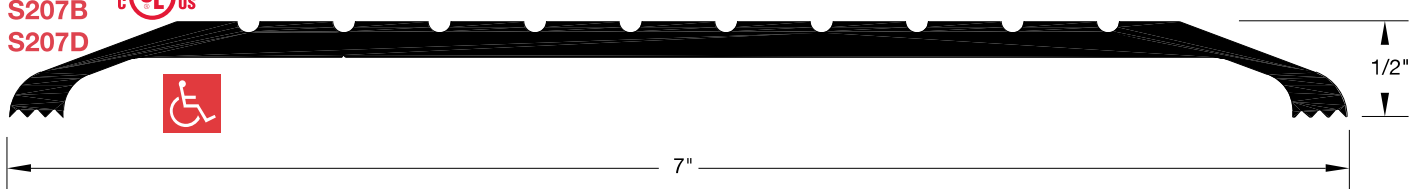
S426D



S207A

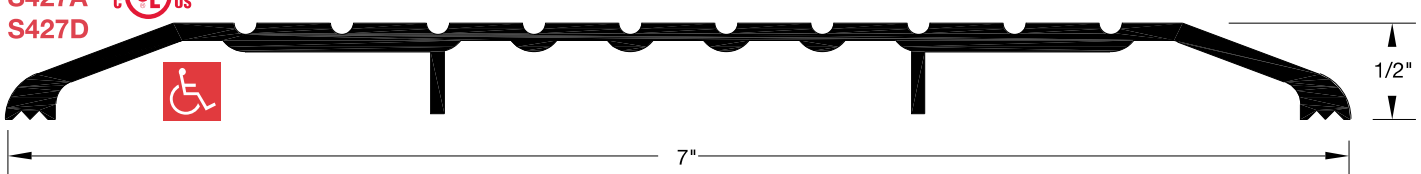
S207B

S207D



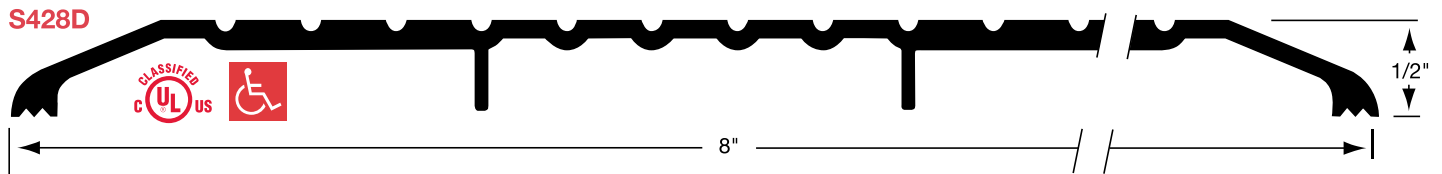
S427A

S427D



S428A

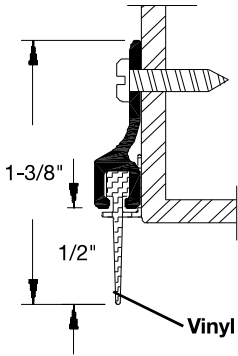
S428D



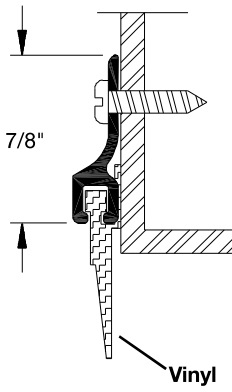
Finish Designations:

- A** Aluminum mill finish
- B** Architectural brass
- D** Dark bronze anodized aluminum

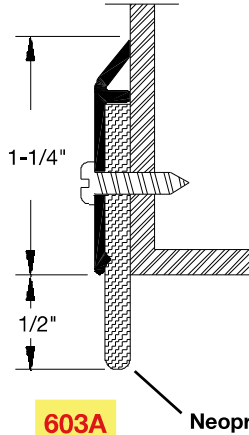
M15A
M15C
M15D
M15G



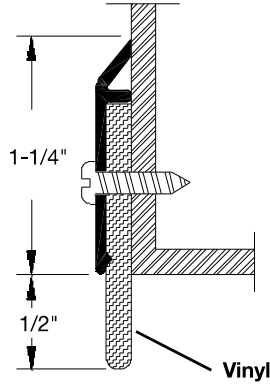
M35A
M35C
M35D
M35G



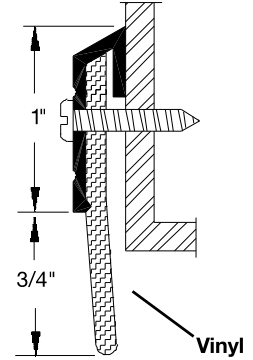
323A
323B
323C
323D
323G
323SS



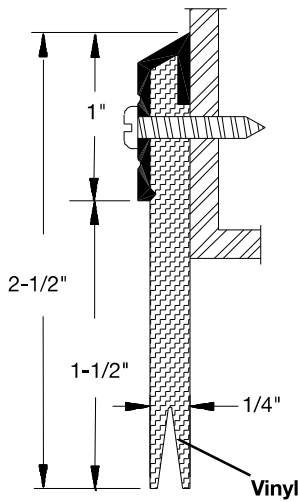
362A
362B
362C
362D
362G



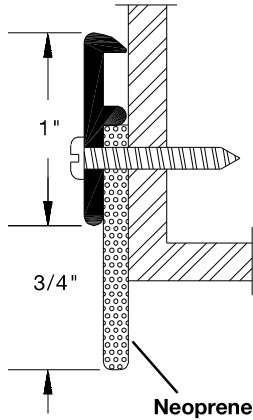
377C
377D
377G



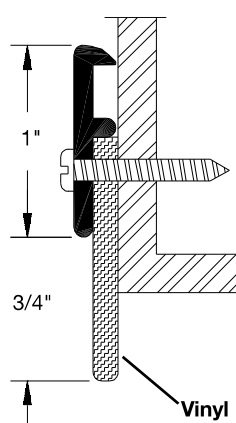
DB469C
DB469D
DB469G



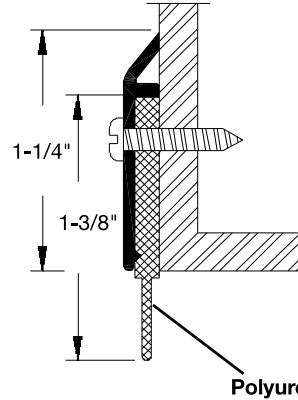
602A
602C
602D
602G



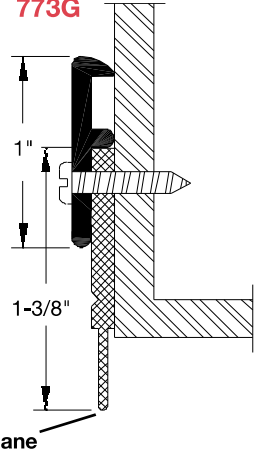
603A
603C
603D
603G



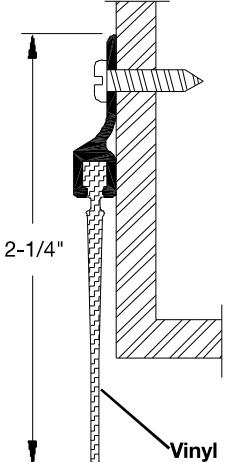
772A
772B
772C
772D
772G



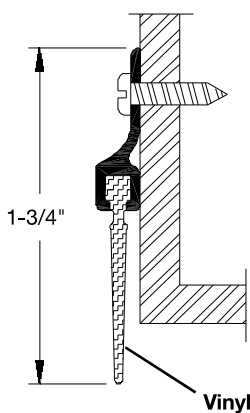
773A
773C
773D
773G



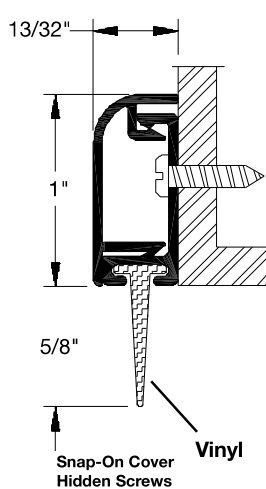
805A
805C
805D
805G



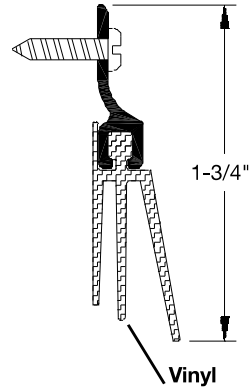
806A
806C
806D
806G



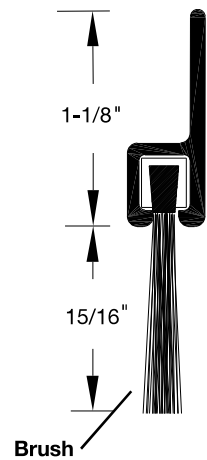
810C
810D
810G



825A
825C
825D
825G

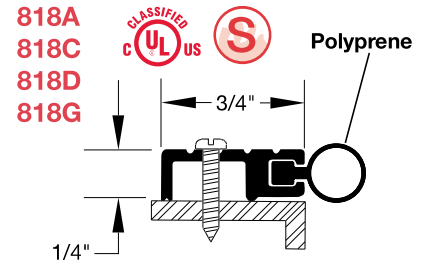
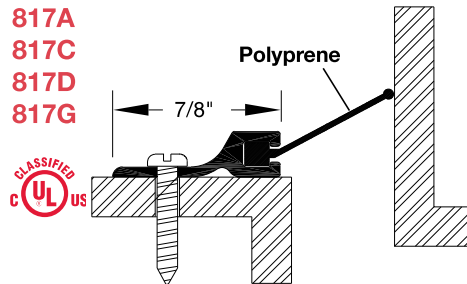
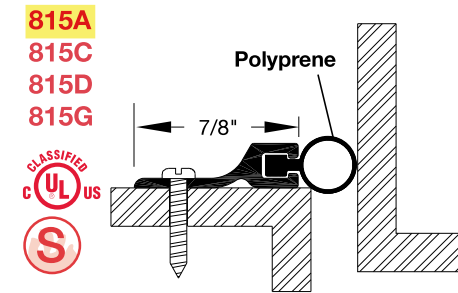


967C
967D



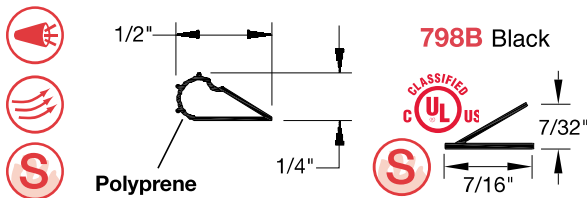
Polyprene

Polyprene®, a thermoplastic compound rubber, is a series of high-performance elastomers which combine the desirable characteristics of vulcanized rubber, such as flexibility and low compression set with the processing ease of thermoplastics.



797W White
797B Black

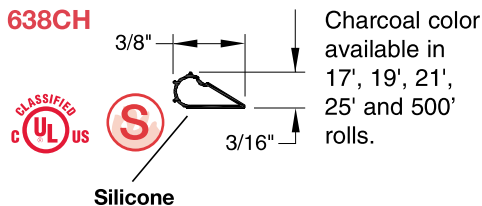
Note: **797** and **798** available in 17', 19', 21', 25' and 500' rolls.



- Withstands a wide variety of temperature extremes: remains stable and keeps its shape from -76°F to 250°F.
- Has soft, good low temperature flexibility.
- More wear resistant than silicone rubber.
- Low compression set – outstanding memory for consistent long-term sealing pressure.
- Unaffected by sunlight, ozone and ultraviolet rays.
- Fatigue resistance – unsurpassed flex fatigue resistance.

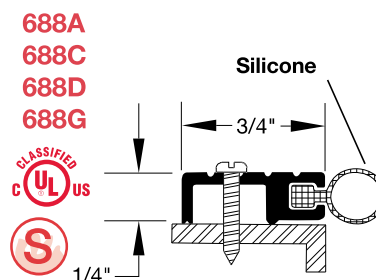
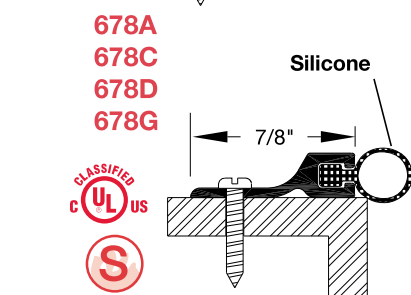
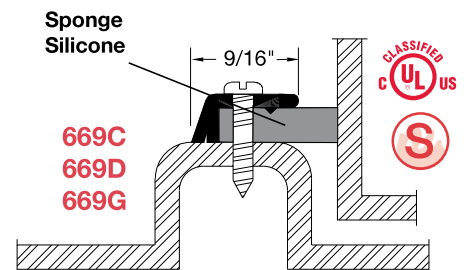
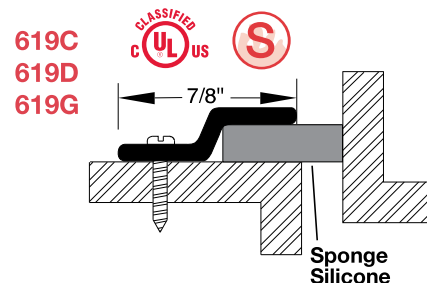
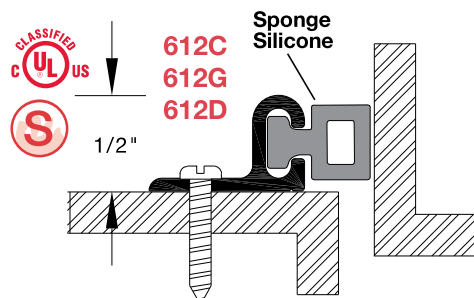
Silicone

Silicone rubbers are synthetic polymers with unusual molecular structures; giant backbones of alternating silicon and oxygen atoms. This linkage is similar to that found in quartz, thus silicones have superior heat resistance compared to other elastomers.



Note: All self-adhesive weatherstrips must be applied on clean, dry frames between +50°F and +100°F. Smoke seals have a pre-installation shelf life of 6 to 9 months.

- Withstands a wide variety of temperature extremes and remains flexible from -75°F to 400°F.
- Retains softness indefinitely – will not deteriorate under normal exposure.
- Resists compression set – lower than thermal plastic elastomers.
- Resists fungus, mildew, moisture and steam.
- Unaffected by sunlight, ozone and ultraviolet rays.
- Nontoxic.



Walsh Hall North Elevation

DAVENPORT
IOWA | USA



East Elevation Existing Steel Doors

DAVENPORT
IOWA | USA



Timberwise Specialist Property Care and Preservation



For a Quote or Free Advice
call us on

**0800 288
8660**

What is a Lintel and What Are the Different Types of Lintels?

30 November 2021

A lintel is something you might not have heard of before but it is in fact an essential part of a building's infrastructure. In this article, we explain what exactly a lintel is, the different types of lintels that can be used.

What Exactly Is a Lintel?

Simply put a lintel is a beam that is usually placed above windows and doors. The lintel's main job is to support the load from the structure above it. Both doors and windows are not constructed to structurally withstand massive loads by themselves. Lintels are mainly found in masonry or brick structures.

What Are the Different Types of Lintels?

There is a range of lintels that can be used for all types of properties. The type of lintel used can vary on the cost of the material and the availability of the material at the time of construction. The main types of lintels are: Brick lintel, timber lintel, steel lintel and concrete lintel.

Concrete Lintels

Concrete lintels are one of the most common types of lintels used in construction. The reason why concrete lintels are often used is that they are able to support heavy loads and larger spans.

One of the biggest advantages of using concrete lintels in the construction of your building is that they can adapt to any size and shape to fit above your windows and doors. Other advantages include that they are economical as well as durable.

Even with these benefits, this type of lintel can be susceptible to failure. If there is a horizontal crack within the concrete lintel, then this will need to be dealt with as soon as possible. If there is a crack in the lintel then over time it can allow water into the crack that can cause the steel reinforcement within the concrete to rust.

If rusting does occur within a concrete lintel, it might be worth either using a different concrete product or having it replaced altogether.

Timber Lintels

Timber lintels are mainly used in parts of the country where timber is most accessible and are most commonly used in barn conversions. Most properties now often replace timber lintels with modern materials.

Welcome to Timberwise.

Let's start



There are a few problems that can arise from having timber lintels. One of the main problems is that they tend to be structurally weak and be less durable than other types of lintels. One of the biggest issues is with problems relating to dampness. When timber is affected by damp this can lead to rotting issues forming. There is also the possibility of a woodworm infestation attacking the timber.

When timber lintels are affected, this can mean the structural integrity of the building is vulnerable. It is important that the timbers are treated or removed as soon as possible. We would always recommend a specialist inspect the property to determine what the damp and timber problem is and then detail the type of treatment that is needed to rectify the issue.

Stone Lintels

A stone lintel is a common type of lintel and is used where the stone is easily accessible. They are not often used in buildings based in mountainous areas due to the fact they weigh too much.

This type of lintel is often used in areas of the country where stone materials are easily accessible. There are several problems with stone lintels. They can be high in cost, vulnerable to transverse stress (bending) and difficult to transport due to their weight.

Steel Lintels

Steel lintels are used when the load above is heavy and the opening gaps are large as well. Unlike concrete lintels, they are much less affected by rust and erosion meaning after installation, they can prove to be reliable for many years.

Steel lintels are less labour intensive than installing more lintels within your building and is much more practical to manoeuvre.

Brick Lintels

Brick lintels are mainly used in properties where there is a light loading above and the opening gap is less than 1m. When the brick lintels that are frog filled with mortar provides shear resistance to the end joints than the standard blocks that are normally used.

Reinforced Brick Lintels

Reinforced brick lintels are used where there are heavy loadings, and the span length may be a problem for brick lintels. Reinforced brick lintels provide more support than brick lintels.

How Can a Lintel Be Repaired?

If you have damaged lintels within your building they should be rectified as soon as possible before they lead to further structural issues. The quicker the lintel failure is identified and the lintel is repaired or replaced then the less expense you will have to pay in the future. Each type of lintel can be repaired differently.

However, if the wrong repairs are carried out for your type of lintel, then this will lead to further problems that could have been resolved sooner.

Leave a Reply

Your email address will not be published. Required fields are marked *

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.

MAR 08 2004

NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form**COPY**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

Name of Propertyhistoric name Marycrest College Historic District

other names/site number _____

2. Locationstreet & number portions of the 1500 & 1600 blocks of W. 12th Street N/A ☐ not for publicationcity or town Davenport N/A ☐ vicinitystate Iowa code IA county Scott code 163 zip code 52804**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ see continuation sheet for additional comments).

Donnell Lake
Signature of certifying official/TitleMarch 9, 2004
Date**STATE HISTORICAL SOCIETY OF IOWA**
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title_____
Date_____
State or Federal agency and bureau**4. National Park Service Certification**

I hereby certify that the property is:
☐ entered in the National Register.
☐ See continuation sheet.

☐ determined eligible for the
National Register.
☐ See continuation sheet.

☐ determined not eligible for the
National Register.

☐ removed from the National
Register.

☐ other, (explain:) _____

Signature of the Keeper_____
Date of Action

Marycrest College Historic District
Name of Property

Scott County, IA
County and State

5. Classification

Ownership of Property Category of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

(Check only one box)

- ☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
6	5	buildings
		sites
		structures
		objects
6	5	Total

Name of related multiple property listing

Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

2

6. Function or Use

Historic Functions

(Enter categories from instructions)

EDUCATION/college

DOMESTIC/single dwelling

RELIGION/Religious facility

Current Functions

(Enter categories from instructions)

DOMESTIC/multiple dwelling

COMMERCE/TRADE/business

SOCIAL/meeting hall

VACANT/Not in Use

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19th & 20th CENTURY REVIVALS/Jacobethan Revival

LATE 19th & 20th CENTURY REVIVALS/Late Gothic Revival

LATE VICTORIAN/Queen Anne

LATE 19th & 20th CENTURY REVIVALS/Collegiate Gothic

Materials

(Enter categories from instructions)

foundation STONE

walls BRICK

CONCRETE

roof ASPHALT

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Marycrest College Historic District
Name of Property

Scott County, IA
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☒ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☒ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering
Record # _____

Areas of Significance

(Enter categories from instructions)

EDUCATION

ARCHITECTURE

Period of Significance

1938-1955

Significant Dates

1938

1939

1941

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Temple & Temple

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository: _____

10. Geographical DataAcreage of Property approximately 15 acres**UTM References**

(Place additional UTM references on a continuation sheet.)

1	[1][5]	[7][0][0][5][0][0]	[4][6][0][0][3][8][0]	2	[1][5]	[7][0][0][5][0][0]	[4][6][0][0][2][8][0]
	Zone	Easting	Northing		Zone	Easting	Northing
3	[1][5]	[7][0][0][6][4][0]	[4][6][0][0][2][8][0]	4	[1][5]	[7][0][0][6][4][0]	[4][6][0][0][2][8][0]
	Zone	Easting	Northing		Zone	Easting	Northing

[x] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared Byname/title Mariys A. Svendsen, Svendsen Tyler, Inc.organization for Signature Development Company, Davenport, IA date October 2003street & number N3834 Deep Lake Road telephone 715/469-3300city or town Sarona state WI zip code 54870**Additional Documentation**

Submit the following items with the complete form:

Continuation Sheets**Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's location.A **Sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white photographs** of the property.**Additional items**

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Signature Development Company Attention: Chris Alesstreet & number 901 Tremont telephone 563/323-5880city or town Davenport state IA zip code 52803

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

NATIONAL REGISTER OF HISTORIC PLACES

Continuation Sheet

Section Number 7

Page 1

Marycrest College Historic District
Name of Property

Scott County, IA
State

7. Description

Materials (continued): Foundation: BRICK; CONCRETE
Roof: STONE/SLATE

Narrative Description:

The Marycrest College Historic District (see page 45) occupies an irregularly shaped campus containing 13 collegiate buildings and former residences on a site that overlooks the Mississippi River in Davenport's west end. The site is west of downtown Davenport approximately 16 blocks and north of the Mississippi River approximately 15 blocks.¹ District boundaries extend from Washington Street on the east to Division Street on the west, and from north of West 13th Street on the north to West 10th Street on the south. The District comprises a steeply sloping hillside along the south edge that rises approximately 80 feet to a level campus around which most of the oldest buildings are sited. West 12th Street extends through the campus along the north edge and Clay Street dead ends at the edge of the campus at the southeast corner. A group of newer buildings extends along a section of W. 12th Street.

The neighborhoods surrounding the Marycrest College Historic District include a mix of residential and institutional buildings. The Riverview Terrace Historic District, which is located on the National Register of Historic Places (NRHP), immediately adjoins the southeast corner of the campus. This neighborhood contains medium to large-scale frame and masonry single-family dwellings that overlook Riverview Terrace Park and distant vistas of the Mississippi River. The blocks to the immediate north of the Marycrest District contain mostly frame single-family dwellings from the turn of the late 19th through the early 20th century. Further north along the 1300 to 1500 blocks of Washington Street is a former German-American commercial district. Its buildings are a mix of one and two-story commercial structures, single-family dwellings, and several apartment buildings. Along the south edge, the Marycrest campus slopes steeply to the south with single-family residences from the 1880s through the turn of the 20th century facing 10th Street along the south side. At the southwest corner of the campus, the terrain drops off sharply. A cluster of apartment buildings was built here in the 1970s. These buildings are screened from the campus by a dense stand of deciduous trees. The steep hillside occupied by the campus continues west of the historic district and Division Street. Here the Putnam Museum, the former Davenport Art Museum, and Fejervary Park and Zoo extend along tree-covered slopes with parking occupying the level areas along West 12th Street.

As noted above, most of the Marycrest buildings were developed around an informal rectangular open space at the center of the campus. The first buildings developed for the campus including the Max Petersen House, Upham Hall, and West Hall, are located along the south side of this rectangle

¹The Mississippi River runs east to west through the Quad Cities with Davenport occupying the north (west) bank of the river opposite Rock Island, Illinois.

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 7

Page 2

Marycrest College Historic District
Name of Property

Scott County, IA
State

with Petersen Hall extending along the north side. The second wave of buildings was erected at the east end of the rectangle (Cone Library) and on top of the sloping hillside (Lawlor Hall) in the 1950s. This pattern was continued when Walsh Hall was added to the northeast corner of the rectangle and Rohlman Hall was built further down the hillside in a third wave of building in the 1960s. The following decade, the campus was expanded to the west, north and east. The Kuno Struck House and garage, already in existence at the west end of the central campus, were acquired by the college in the late 1970s. The last buildings were erected on campus during the same decade north and east of the central campus – the Activities Center and Nursing Building along West 12th Street.

During its six decades of existence, the campus was criss-crossed by a series of paths, sidewalks, and paved drives that connected dormitories with classroom buildings, administrative buildings, the library, and various parking lots. The central campus sometimes referred to as the "Quad," retains its rectangular open space with mature oak and maple trees scattered across the area. Dense shrubs and herbaceous perennials line the building foundations and entrances. Most of the curvilinear walkways are four feet wide and covered in concrete with a few footpaths unpaved. The parking lots are scattered generally around the perimeter of the campus with a few small parking areas adjoining the elliptical drive that passes through the central campus and connects to West 12th Street approximately 100 feet east of Sturdevant Street. Larger parking lots surround the Activities Center and line the south side of the Walsh Building and Nursing Building. A two level parking structure is built along the south side of Upham Hall adjacent to the building's tall raised basement level in the cutaway hillside. A separate driveway connects to the Struck House approximately 50 feet east of Division Street. A wrought iron gate and fence set off this former residential property. Sections of wrought iron fencing with tall, narrowly spaced pickets continue along the north side of Petersen Hall.

As noted above, the terrain of the Marycrest College Historic District is level along the top half and steeply sloping from north to south towards West 10th Street. Building construction for Lawlor Hall, Upham Hall, and especially Rohlman Hall is accommodated by foundation grade changes. In several instances, the building design takes advantage of the slopes. The terrain change is most pronounced from the rear of Upham Hall to West 10th Street where the hillside drops 80 feet over 210 feet or a 1:2½ fall. The hillside is grass covered with no rock outcroppings and only a handful of trees. Campus building occupants are afforded an uninterrupted view of Davenport's west end residences, church spires, and the Centennial Bridge across the Mississippi River.

Buildings in the Marycrest College Historic District include the full range of collegiate building types found on campuses developed during the mid-20th century. Residential buildings include two large-scale *single dwellings* and one detached garage that pre-date establishment of the college. Three multi-story *residential halls* were built for boarding students. *Mixed-use halls* include the largest building on campus that contains dormitory rooms, a cafeteria, and chapel as well as three other buildings that house various combinations of classrooms, laboratories, lecture halls, auditoriums, and offices. *Single-use buildings* include the college library and an indoor sports facility. A discussion of the District's buildings organized by type and categorized as contributing or non-

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 7 Page 3

Marycrest College Historic District
Name of Property

Scott County, IA
State

contributing resources within the District follows.

Single Dwellings

The oldest buildings in the Marycrest College Historic District are two single dwellings. The **Max Petersen House** (Photo #1, key contributing, NRHP) was constructed in 1888 on a multi-acre bluff top site overlooking Davenport's west end. The 2½-story red brick building has an ashlar limestone foundation and dressed limestone trim for a beltcourse above the second story windows. The house's massive bell-cast hipped roof has hipped attic dormers with a projecting cross-gable wing along the east side and both conical and pyramidal roofed towers on the front (south) façade. Enclosed porches line the east and south walls with a short, angled two-story wing with second floor gallery extending at the southeast corner. Wood ornamentation includes turned posts, scroll-cut fretwork, and brackets on the porches and balcony as well as dentils along the cornice, dormers, and pediment edges. Several of the west and south porches are enclosed with 1/1 double-hung windows topped by stained glass transoms. The south entrance porch and rear service porch retain their turned posts and open balustrades. The Petersen House is an excellent example of the Queen Anne Style and despite its conversion to collegiate use in 1938 retains its domestic scale and appearance. Although no architect has been identified for the building it is possible that it was designed by Davenport architect Frederick Clausen who was frequently favored for other Petersen family commercial and residential commissions. The Petersen House has served various collegiate purposes through the years including a faculty residence, dining hall, and music classrooms.

The second residence on the Marycrest campus is the **Kuno Struck House** (Photo #17, contributing, NRHP), which was given the name "Clifton Manor" following its acquisition by the college in 1978. The Struck House was designed in 1910 by the architectural firm of Clausen and Clausen in the Jacobethan Revival Style. The 2½-story red brick and limestone house has a rectangular footprint and asymmetrical façade. A hipped roof extends the length of the building with the ridge oriented east-west. Parapetted wall gables and shallow projecting bays extend along the front (façade). They are of varying heights and feature brick and ashlar stone finishes, diamond shaped leaded glass windows, and ornamental cut-stone trim. A semi-circular arched opening marks the recessed entrance. The south façade features a semi-circular masonry patio with an ornamental stone balustrade. South vistas look out over the Mississippi River. The house's slate roof was installed in 1972 replacing the original slate roof. In 1927 building permits show that the **Struck House Garage** (Photo #18, contributing) was built a short distance northeast of the house and three years later it was remodeled. The 1-story brick garage has a low-pitched hipped roof with double and single car bays on the south side containing replacement overhead metal doors and an original paneled wood passage door on the south side as well. Two 6/1 double-hung windows are on the west façade. Both the Struck House and garage are considered contributing to the Marycrest College Historic District because of their age and previous National Register listing. The college acquired both in 1978. The Struck House was used by the college as meeting room and banquet space while the garage served as a maintenance building.

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 7 Page 4

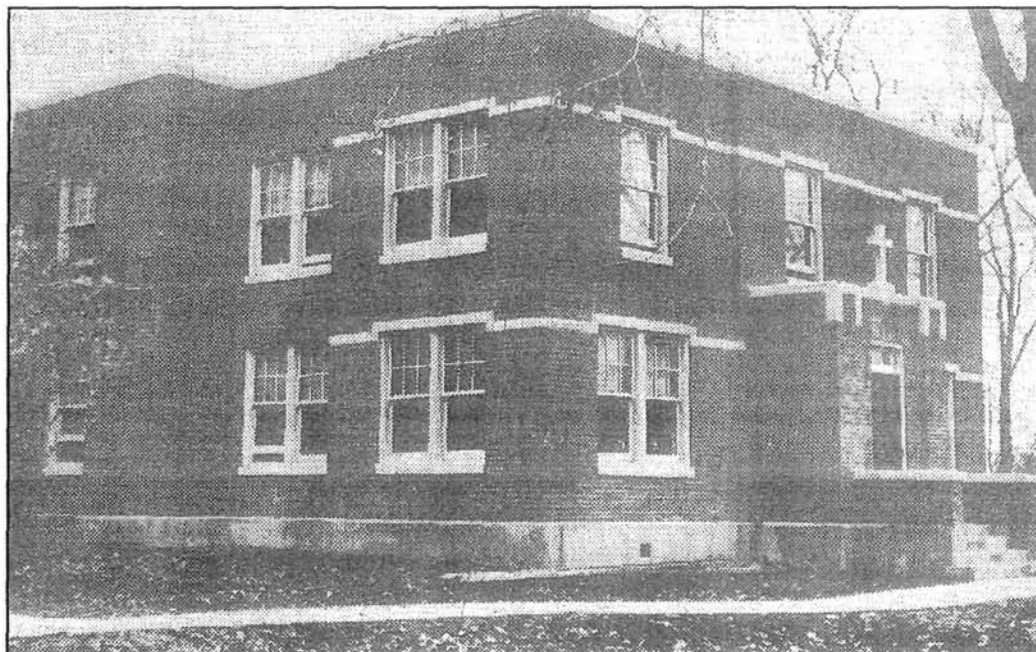
Marycrest College Historic District
Name of Property

Scott County, IA
State

Residential Halls

Residential halls were among the first buildings constructed at the heart of the Marycrest campus. **West Hall** (Photo #6, contributing) was erected as a two-story dormitory in 1941 for a cost of \$23,950. John C. Tunnick Construction Company served as engineer and contractor for the building. In 1958 a third floor was added to the building with Raymond C. Whitaker serving as architect. West Hall has a rectangular plan measuring 39 by 86 feet overall and was connected to the adjacent Max Petersen House by a narrow one-story corridor midway along the east façade in 1941. West Hall has a structural steel system with a poured concrete foundation, brick faced tile walls, and poured concrete floors and roof deck. The wall brick is the standard Brick Marycrest used on all buildings constructed through the 1960s – a mottled red face brick manufactured by the Hydraulic Press Brick Company of St. Louis– and is set on a poured concrete foundation. The front (north) façade is divided into three bays with the center bay projecting slightly. Windows are 6/1 double-hung wood sash with single glazing. On the first floor, paired windows flank the projecting entrance vestibule. Each of the upper bays has a single window with Bedford stone used for the lintel and sill. Bedford stone is also used for beltcourses between floors, the plain coping, and the vestibule trim. Concrete steps set between solid brick balustrades lead to the entrance door, a non-original slab wood door with a small light. A narrow three-light transom is above the door with rectangular stone blocks for trim around the short stepped parapet of the projecting vestibule. Originally a stone cross (non-extant) rested on the center of the vestibule's parapet.

West Hall, 1940 prior to construction of the third floor (historic view looking southwest; from: "Residence Hall Open to Occupants," *The Crest*, Marycrest College, Davenport, Iowa, November 4, 1940)



NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 7

Page 5

Marycrest College Historic District
Name of Property

Scott County, IA
State

The west and east façades have eight bays with beltcourses separating floors in the end bays. The center bays along these façades are recessed slightly. Single and paired 6/1 double-hung wood sash fill the bays. A small three-story bay projects on the east façade adjacent to the one-story connecting corridor. Its walls are constructed of matching brick with windows flanking an entrance on both the north and south sides. The original doors feature three horizontal lights in the upper half and matching wood panels in the lower half. A metal fire escape and walkway connects the upper levels of the Petersen House and West Hall with a common exit stairs. The south façade has three bays with single 6/1 double-hung sash in each bay except for the center entrance bay. Here it retains its original concrete steps set between poured concrete balustrades. Its original wood door configured with three horizontal lights in the upper half and three rectangular wood panels in the lower half survives.

The interior of West Hall's three floors is laid out along double loaded central corridors with 14 rooms, a stairwell, and a central bathroom on each floor. The first floor differs slightly due to the presence of an entrance lounge at the north end just inside the front door. The college's first post office space (non-extant) was located in this area. The building's concrete floors are covered with various combinations of asphalt tile, ceramic tile, and carpet. Walls are either plastered or painted concrete block with mid-rails along the corridors. Trim for openings is various combinations of metal, wood, and rubber. Entrances for each room have textured glass transoms over paneled wood doors, each with a large panel in the upper half over two vertical panels in the lower half. The bathrooms include various combinations of wall-hung lavatories, showers, and bathtub stalls, and toilets. Bathroom walls are plastered on the lower floors and glazed terra cotta tile on the third floor. The main stairwell located along the west side of the corridor has a metal staircase with concrete treads and an oak handrail. The balustrades are moderately spaced square metal posts. West Hall has been vacant for more than a decade.

The second residential hall constructed at Marycrest built exclusively for dormitory purposes was **Freshman Hall-Lawlor Hall** (Photo #11, contributing). Built in two phases from plans drawn by Raymond C. Whitaker, Lawlor Hall was the first campus building that did not front onto the central campus at the top of the hill. It is located down the sloping hillside from the Max Petersen House and West Hall at an elevation approximately 10 to 20 feet lower than the central campus. Lawlor Hall was built as a freshman dormitory with the original two-story and partial basement building erected in 1955 for a cost of \$150,000. John C. Tunncliff Construction Company served as contractor for the original building. In 1959 a third floor was added to the building with Raymond C. Whitaker serving as architect and Tunncliff and MacDonald as general contractors. Lawlor Hall has a rectangular plan measuring 164 by 36 feet overall with four stories including basement exposed on the south and three on the north. It has 12-inch brick and concrete block walls with a pre-cast concrete joist system and lightweight concrete roof deck. The wall brick is the standard Brick Marycrest used on all buildings constructed through the 1960s – a mottled red face brick manufactured by the Hydraulic Press Brick Company of St. Louis. Brushed aluminum covers the flat coping of the parapet.

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

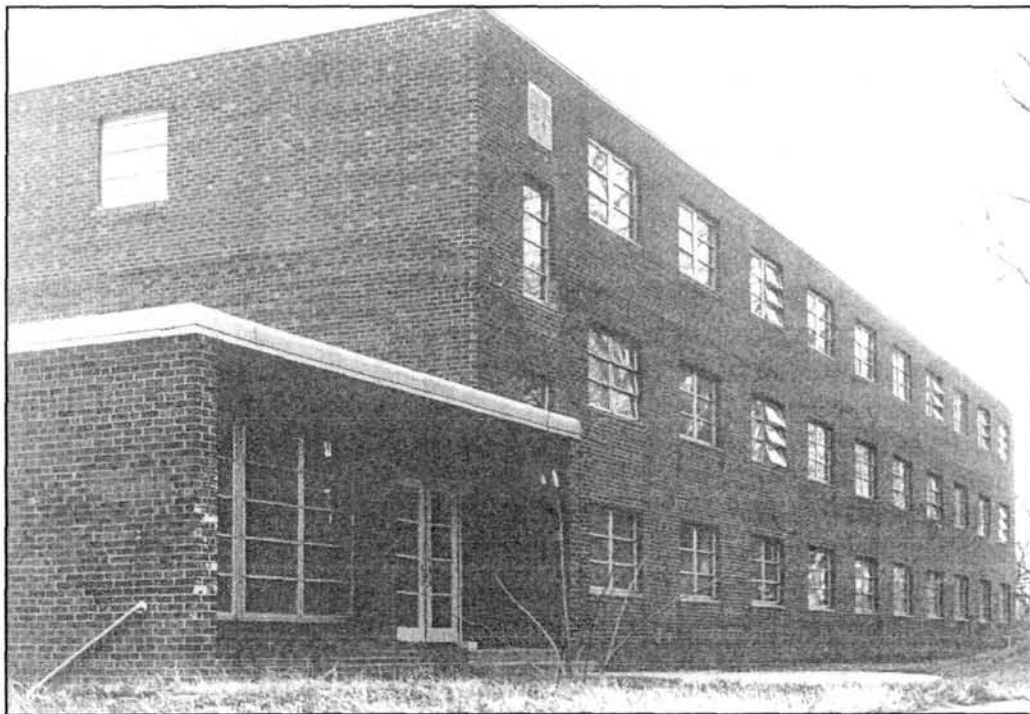
Section Number 7 Page 6

Marycrest College Historic District
Name of Property

Scott County, IA
State

The unusual site configurations do not grant the building a prominent front façade though the primary entrance is the one-story section at the east end along the north side. The north façade of the one-story entrance wing has a recessed bay with four grouped windows, each configured with

Lawlor Hall, 1959 (historic view looking southwest; from: Marycrest College Collection.
Marycrest College Archives, Congregation of Humility of Mary Center, Davenport, Iowa.)



five horizontal lights in a vertical stack. A pair of plate glass and metal doors is located between the window bay, adjacent to the multi-story dormitory wing. Walkways and steps descend along the east end of the lounge wing with widely spaced windows and an entrance located on the first floor and basement levels of this end. Windows found here and elsewhere throughout the building are aluminum-clad sash with three horizontal single-glazed lights including an operable lower pivot light with screen panel. The north and south façades of the dormitory wing have 10 and 13 bays respectively, with paired three-light window groups in most bays and single windows in a few long the south façade. Three levels are exposed on the north and four on the south. The west façade has three full floors and the partial basement levels exposed. Three closely spaced three-light windows are centered on the upper levels with entrance doors (wood with four horizontal glass lights) set between windows on the first floor and at the basement level. A concrete block staircase connects this entrance to the ground level.

The interior of Lawlor Hall's dormitory wing is laid out along double loaded central corridors with 10 student rooms on the north side and from 4 to 8 student rooms on the south side. The balance of

NATIONAL REGISTER OF HISTORIC PLACES

Continuation Sheet

Section Number 7

Page 7

Marycrest College Historic District
Name of Property

Scott County, IA
State

the south side contains central bathrooms, storage rooms, janitor rooms, recreation rooms, and rooms for the residence hall sisters. Walls and ceilings are painted concrete block and prefabricated concrete joists. Window and door openings are defined by curved concrete block edges. Painted metal trim surround door openings with rubber baseboard. Flush metal doors access each student room with wire glass in single-light metal doors used elsewhere. All interior finishes for windows are brushed aluminum with no additional metal trim. The lounge on the main floor of the entrance wing has different finishes than the balance of the building. Its walls are faced with unpainted cream colored brick with groups of four brushed aluminum windows, each configured with five horizontal lights in a vertical stack, located along the north and south walls and three widely spaced three-light windows on the east wall. Brick walls separate the lounge from the foyer and central corridor. The lounge floor is carpeted while the corridors are terrazzo.

Rohlman Hall (Photo #14, non-contributing) was built in 1966 from plans drawn by Raymond C. Whitaker and Ken Wagner. It is located down the sloping hillside from Lawlor Hall at an elevation approximately 30 feet lower than Lawlor and 50 feet lower than the central campus. Rohlman Hall was built as an upper classman dormitory. O. Jorgensen & Sons of Clinton served as contractor. Rohlman Hall has an L-shaped plan measuring 197 by 123 feet overall. Three stories are above grade in the west dormitory wing with a partial ground floor exposed on the south side of this wing. The east wing of the L includes two levels plus the ground floor on the east façade and a lower level and basement floor below the ground floor on the south and west façades bringing the number of full or partial occupied levels to six. The building has a poured concrete foundation with 12-inch brick and concrete block walls and a pre-cast concrete joist system and lightweight concrete roof deck similar to that employed in Lawlor Hall. The wall brick is the standard Brick Marycrest used on all buildings constructed through the 1960s – a mottled red face brick manufactured by the Hydraulic Press Brick Company of St. Louis. Brushed aluminum coping extends along the parapet.

As with Lawlor Hall, the Rohlman Hall's sloping site does not provide the building with a standard front facade. The primary entrance is into the entry and foyer located on the second floor level of the east end along the north side of the building's west wing. Two flights of concrete steps along the east edge of Lawlor Hall lead to a 10-foot wide suspended concrete bridge that in turn connects to a pair of plate glass and metal doors of Rohlman Hall. The bridge's balustrade has matching brick and stone clad piers set between recessed wood benches. Window groups along the north and east façades of the east end of Rohlman Hall contain three windows, each configured with four horizontal lights in a vertical stack. Multiple flights of concrete steps and sidewalk sections descend along the east façade with widely spaced single windows. Windows found here and elsewhere throughout the building are aluminum-clad sash with three horizontal single-glazed lights including an operable lower pivot light with screen panel. The dormitory wings have single or paired three-light windows evenly spaced along each façade. Secondary entrances are located at the ground floor level of the west end of the west wing and at the basement level of the south end of the east wing. Additional student and service entrances for the east wing open along the east facade. Entrance doors along the west, south, and east façades are a combination of original horizontal light wood doors and flush metal doors.

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 7 Page 8

Marycrest College Historic District
Name of Property

Scott County, IA
State

Rohlman Hall, 1971 (historic view looking southwest; from: Marycrest College Collection.
Marycrest College Archives, Congregation of Humility of Mary Center, Davenport, Iowa.)



The interiors arrangement of Rohlman Hall's dormitory wings are laid out along double loaded central corridors with 4 to 12 student rooms on each side. The balance of each corridor contains central bathrooms, storerooms, janitor rooms, recreation rooms, and rooms for the residence hall sisters and housemother. Three stairwells are located in the northwest corner of the west wing, near the main entrance, and near the southwest corner of the east wing. Walls and ceilings are painted concrete block and prefabricated concrete joists. Window and door openings are defined by curved concrete block edges. Painted metal trim surround door openings with rubber baseboard. Flush metal doors access each student room. All interior finishes for windows are brushed aluminum with no additional metal trim. Flooring is a mix of tile, carpeting, and terrazzo.

Mixed-Use Halls

On a small college campus such as that of Marycrest College, buildings are frequently required to serve more than one purpose, hence the presence of a series of mixed-use halls. **Upham Hall** (Photos #2-4, key contributing) was the first building newly erected for the Marycrest campus in 1939. Known during its early years as the "Administration Building" and "Liberal Arts Hall," it took the name Upham Hall in 1963. It is not surprising that as the college's initial building, it contained

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 7 Page 9

Marycrest College Historic District
Name of Property

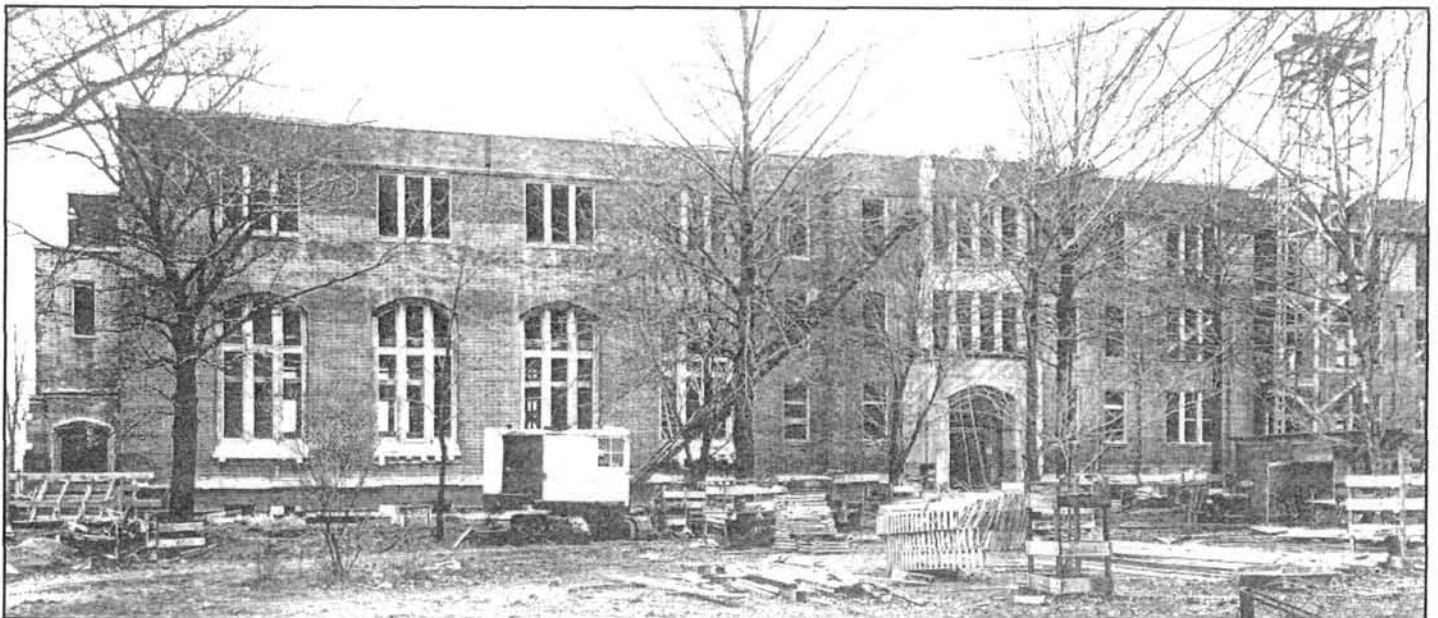
Scott County, IA
State

areas designed for distinctly different uses. These included temporary administrative offices, classrooms with some used as temporary dormitory rooms, faculty offices, the college's first chapel, a 300-seat auditorium, and a gymnasium.

Located at the southeast corner of the campus at the crest of the hillside overlooking the Mississippi River valley, Upham Hall's design is a mix of the Late Gothic Revival and Jacobethan Revival styles proudly described by contemporary college officials as an example of the Collegiate Gothic Style. The Collegiate Gothic, a subcategory of the Late Gothic Revival Style, had been popularized for college and university campuses developed at the turn of the 20th century such as Bryn Mawr (1896), Princeton (1909-1931), the Harkness Quadrangle at Yale (1917), and the University of Florida (1905-1925). Upham Hall was a stripped down version of this style, sharing only a handful of the Gothic elements found in its earlier, more prestigious counterparts.

Built in 1938-1939 for a cost of \$165,000, Upham Hall has a rectangular plan measuring 202 by 56 feet overall. Three stories are exposed on the north façade facing the central campus and four stories plus a tall foundation level on the south façade. Davenport architects Seth Temple and his son Arthur Temple, who operated as Temple and Temple, prepared plans for the building. John C. Tunnicliff Construction Company served as general contractor. The building has a poured concrete foundation with brick faced tile walls, and Bedford stone trim. The wall brick is the standard Brick Marycrest used for all buildings constructed on campus through the 1960s – a mottled red face brick manufactured by the Hydraulic Press Brick Company of St. Louis red brick. For Upham Hall, brick

Upham Hall under construction, 1938 (historic view looking south; from: Marycrest College Collection).
Marycrest College Archives, Congregation of Humility of Mary Center, Davenport, Iowa.)



NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 7 Page 10

Marycrest College Historic District
Name of Property

Scott County, IA
State

is laid in English cross bond with alternating courses of headers and stretchers for added strength. Brick ornamentation includes simple buttresses on the west wing to separate the bays and widely spaced, recessed vertical insets along the entire perimeter of the parapet. Stone ornamentation includes the sloping water table, windowsills, the entrance pavilion's stonework, window frames, and mullions for the two-story window sash in the east wing, beltcourses, and coping.

The front (north) façade has a horizontal composition with the primary entrance in the central three-bay pavilion section. The front is oriented towards the north facing the central campus. East and west wings extend in either direction, each containing five bays. The central pavilion section is faced with Bedford stone on the first through third floors and brick on the attic or parapet level. Simple stone buttresses with vertical ornamentation flank the Tudor arched recessed entrance. Stone steps set between a brick and stone balustrade lead to the original oak double doors. A large, multi-light transom is located above the doors, which retain their natural finish and 12-light upper sash. A Tudor Style pendant light is suspended above the doorway. The outer bays of the central pavilion section have single 6/1 double-hung window on each of three floors.

The west wing of Upham Hall has simple brick buttresses separating the bays. Each buttress is capped with stone at the top of the second floor. The four outer bays each have groups of three narrow 6/1 double-hung windows set beneath flat brick arches. The inner bay has a single 6/1 double-hung window on each floor. This wall and window pattern is repeated on the south side with a change in terrain exposing four instead of three levels. Basement level windows on the front façade include single 6/6 double-hung sash set inside concrete window wells in each bay. The west façade is divided into three bays with brick and stone piers dividing the bays and at the outer corners. Groups of three 6/1 double-hung windows are set in the outer bays with entrance doors centered in the basement and first floor levels. The entrance opening on the first floor has a stepped stone surround with 8-light sidelights and a raised 4-light transom. A 9-light sash is in the upper half of the natural finished, channel-cut oak door. The basement level has paired channel-cut doors, each with 4-light sash. This level is reached by a down-flight of concrete stairs leading to a brick vestibule on the lower level.

The floor plan for the west wing includes a wide double-loaded central corridor with stairs leading to the upper floors immediately west of the main entrance. The west wing housed three levels of meeting rooms, classrooms, and administrative offices at the time that Marycrest College closed in 2002. The basement served as storage space. The college's first chapel was originally located on the north side of the first floor. Surviving plans indicate that it was designed in March 1939 by C.I. Krajewski who had offices in Dubuque and Chicago at the time. The only surviving elements of the chapel are the stenciled ceiling beams. Other surviving original interior elements in Upham Hall include black and gray terrazzo floors; oak doors, windows, and trim with multi-light transoms and sidelights around some openings; and slate blackboards in some classrooms.

Like the west wing, the exterior of the east wing of Upham Hall has five bays but no buttresses. The third floor on both the north and south façades contains groups of three narrow 6/1 double-hung

NATIONAL REGISTER OF HISTORIC PLACES

Continuation Sheet

Section Number 7

Page 11

Marycrest College Historic District
Name of Property

Scott County, IA
State

windows set beneath flat brick arches in each bay. The inner bay has a single 6/1 double-hung window on each floor. Four windows two stories in height fill the outer bays of the first and second floors. Each window opening has a segmental brick arch, stone frame and mullions, three tall 8/8 double-hung sash filling the lower two-thirds of the openings and three fixed, multi-light sash filling the remainder of the openings. This window design is repeated on both the north and south façades. Because of the change in terrain, four instead of three levels are exposed on the south side and another floor of windows appears beneath the tall openings. Paired window groups contain 6/1 sash at this level. Basement level windows on the front façade include single 6/6 double-hung sash set inside concrete window wells in each bay. A tall poured concrete foundation of varying heights extends along the south side of the east wing. The east façade of the building contains a one-story projecting bay centered on the wall. This three-sided bay contains five 4/1 double-hung windows on the first floor with a single service entrance at the basement level. The third floor contains paired 6/1 and 4/1 double-hung sash. The configuration of the end wall has the center bay extending nearly to the full height of the building but the outer bays stopping above the second floor. A low-pitched pediment ornamented with stone tops the center bay.

The interior uses of the east wing are reflected by the exterior design elements. The third floor contains classrooms similar to those found elsewhere in the building. A 300-seat auditorium occupies all of the first and second floors. The stage is set at the west end of the room with its back opening onto the central corridor of the first floor. Sliding channel-cut doors along this wall make the stage accessible for special events. The auditorium has a rectangular arched opening for the stage with a vertical tongue-and-groove wall along the front. A shallow, three-sided entrance vestibule at the rear projects into the auditorium space and provides for a small balcony above. Seating is arranged with a center section and side aisles between two outer seating sections. The auditorium retains its original seats that are constructed with cast-iron frames, wood arms and upholstered seats. The original maple tongue-and-groove floor slopes down towards the stage with carpeting installed on the aisles. Schoolhouse style pendant lights have suspended white-glass globes. A lobby and public restrooms are located at the rear of the auditorium in the two-story extension of the building. The primary entrance for the auditorium faces north. This opening has paired channel-cut doors, each with 4-light sash, inset in a Tudor arched stone surround. The entrance steps have brick balustrades with stone caps, a design that matches that of the main entrance. The balance of the east wing's interior contains a two-story gymnasium that is located beneath the auditorium. A series of paired 9/1 windows line the south wall with 6/6 sash along the north wall. Walls are plastered with a wood mid-rail extending around the perimeter of the room. The floor is a mix of concrete and asphalt tile. A wide terrazzo staircase at the west end of the gym leads to the classrooms and offices located in the upper basement level of the west wing.

A driveway extends along the east side of Upham Hall connecting the central campus to parking lots and service roads located along the south side of the building and near both Lawlor and Rohlman residence halls. A small brick utility shed (Photo #5, contributing) is located along the south side of Upham Hall. It measures approximately 8 by 6 feet and has a low-pitched, side-gable roof with exposed rafter tails. The single entrance on the north side has a paneled wood door.

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 7 Page 12

Marycrest College Historic District
Name of Property

Scott County, IA
State

North Hall – Petersen Hall (Photos #7-10, key contributing) is a mixed-use hall of a different sort. The building was planned and erected in three phases with the overall concept established by architects Temple and Temple. Their firm completed drawings for the first phase in 1948 and the second phase in 1951. Raymond C. Whitaker completed drawings for the third and final phase of the building in 1962. Known originally as "North Hall" it took the name Petersen Hall in ca. 1964.

Like the other early buildings of the college, Petersen Hall was oriented with its front facing the central campus. The building extends along the north edge of the tree-covered open-space with its rear facing the 1600 block of West 12th Street. The first phase of the building comprised the center section of the present building including an asymmetrical two and three-story building with a four-story tower. The building contained dormitory rooms on the west end; a lounge and business offices in the center with the main kitchen in the basement; and a cafeteria and a chapel in the east end. The center section built during 1946-1948 measures 186 by 40 feet and was constructed for a cost of \$250,000. John C. Tunncliff was the general contractor for the first phase.

The second phase was completed three years later in 1951 and included a three and four-story wing that extended the dormitory space on the west end. This section measured 90 by 40 feet and cost \$160,000. It was also constructed by Tunncliff. The last phase was added a decade later in 1962 and included an addition on the east end that contained expanded cafeteria and chapel space on the first two floors. This addition measured 50 by 70 feet and also included a single floor extension over more than half of the original building containing dormitory rooms. Priester Construction Company completed the final building phase for \$280,000. Like Upham Hall, Petersen Hall was designed as a variation of the Late Gothic Revival and Jacobethan Revival styles. The building's varied uses, asymmetrical facade, and phased construction presented challenges for its designers and builders. Execution of the concept was remarkably successful with junctures between the three phases that were constructed over 14 years nearly invisible the casual observer.

The building as it appears in 2003 has overall dimensions of 346 by 50 feet. The level lot exposes three stories on each façade with four-story towers in the center of the south side and at the west end. The building has a poured concrete foundation with brick facing, brick faced tile walls, and Bedford stone trim. The wall brick is the standard Brick Marycrest used for all buildings constructed on campus through the mid-1960s – a mottled red face brick manufactured by the Hydraulic Press Brick Company of St. Louis. For Petersen Hall, brick is laid in English cross bond. Brick ornamentation on the 1948 center section and 1962 east wing includes paired buttresses that extend to the third floor designed to break the horizontal massing of the building and separate the bays. Gothic or Jacobethan stone ornamentation includes various decorated entrance surrounds, ecclesiastical symbols, and the buttress trim. Other stone trim includes the sloping water table, beltcourses at the upper levels of the building, windowsills and lintels, window frames and mullions,

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 7 Page 13

Marycrest College Historic District
Name of Property

Scott County, IA
State

North Hall-Petersen Hall after construction of west wing, ca. 1955 (historic view looking north; from: Marycrest College Collection. Marycrest College Archives, Congregation of Humility of Mary Center, Davenport, Iowa.)



and coping. Windows throughout the building are metal with true divided lights. Sash include operable casements (in dorm rooms) and variously configured multiple fixed lights.

The asymmetrical front façade is dominated by three principal elements: a four-story tower, a projecting entrance bays, and the fenestration, principally the multi-story windows of the east wing. The first of these elements is understated by most Jacobethan or Collegiate Gothic standards. The tower projects forward from the front façade with brick piers and paired, stone trimmed buttresses set at the corners. The first floor has a shallow bay window with narrow, multi-light casement windows and transoms divided by stone mullions. Upper levels of the tower have four casement windows, each with four lights set in stone frames and divided by stone mullions. The tower extends a full story above the flanking wings.

Two entrance bays are spaced along the front façade of Petersen Hall. The primary entrance is through an opening set in the projecting one-story bay immediately east of the tower. It has a pointed, arched head with recessed reveals, all made of stone, centered beneath carved quatrefoils, a cross, and other Gothic designs. Brick and stone buttresses flank the opening and a stepped stone parapet tops the wall. The double doors have small single windows with an applied batten finish. Four lights fill the pointed transom. A second entrance is located in a projecting bay in the

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 7

Page 14

Marycrest College Historic District
Name of Property

Scott County, IA
State

east wing at the point where the original building and the 1962 addition join. This brick entrance bay is more modest in scale with a simple rectangular stone surround without reveals framing a pair of channel-cut natural finished oak doors with small windows. A stone watertable, sloping edged beltcourse above the surround, and coping provide the only decoration.

Fenestration comprises the third important element of the building's front façade. Dormitory room windows in the west wing are metal casements, each with four lights. They appear in singles, pairs, and groups of three set in stone frames with quoined surrounds and mullions. In the east wing, windows on the first two levels appear as vertical units. Stone surrounds have random quoined edges with stone mullions separating three columns of windows and a decorative stone panel with cut-stone trefoils dividing the first floor cafeteria windows from the second floor chapel windows. The six first floor windows have five stacked lights in the lower half and three lights in the upper half. The six second floor windows have four lights in the lower half and two in the upper. The difference in window size is a reflection of the relative ceiling heights of the two congregate spaces.

Designs for the side and rear faces of the west and east wings continue the masonry treatments and fenestration patterns of their respective front façades. The west façade entrance has a pointed arched opening similar to the main entrance with a single channel-cut door with a leaded, multi-light window. The more prominent east façade entrance has a pair of curved top, channel-cut doors, each with twin lights, inset in a rectangular stone surround. A Christian cross appears in the shield of the decorative stone medallion mounted over the opening. The east wing of the rear (north) façade of Petersen Hall has a one-story section built with paired piers regularly spaced along the windowless wall. Adjacent to this area, a wide deck with a metal balustrade extends along the center section of the building. The principal entrance on this side of the building opens onto this deck. It has a quoined surround with a single multi-light door and four-light sidelights. A series of service doors are located further west along the exposed basement level.

The floor plan for Petersen Hall reflects its varied uses and phased construction. The center section of the building contains entrances that lead to a split-level entry lobby with access to both the west dormitory wing via a double loaded central corridor, and the cafeteria and dining hall in the east wing. A central staircase connecting the basement and four floors is located midway along the north wall. On the first floor of the west wing just off the split level entry area, the original reception desk with a bank of post office boxes is located. Business offices and the resident housemother's apartment are located adjacent to the reception desk along the north side. A lounge accessed through multi-light metal French doors is opposite the reception desk along the south side. It has a bay window, carpeted floor, plain plaster walls and ceilings, and a fireplace with a Bedford stone surround on the west wall. The balance of the west corridor has plastered ceilings and walls with an oak mid-rail, diagonal patterned asphalt tile floors, and multiple closely spaced openings leading to dorm rooms, storage rooms, and a communal bathroom. The original section of dorm rooms has metal doors and framing with a grained finish while the rooms further to the west in the 1948 addition have mix of original wood doors and replacement wood doors and oak trim. Individual dorm rooms are sized for single and double occupancy with closets and lavatories in each room and

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 7 Page 15

Marycrest College Historic District
Name of Property

Scott County, IA
State

shared shower stalls set between adjoining rooms. The west corridor terminates in a stairwell leading to the other levels and an exit door. The staircase design matches that of other staircases in the building with painted metal balustrades composed of groups of three closely spaced square posts set beneath a natural finished oak handrail. The second and third floors of the west wing contain a similar arrangement of dormitory rooms double-loading off a central corridor. The fourth floor towers at the west end of the building and the center section have a series of larger, irregular shaped dormitory rooms and a communal bathroom. The basement contains a series of small storage rooms and one large activity room as well as various mechanical rooms.

The east wing of Petersen Hall and adjoining sections of the center section contain service areas for the entire student population. The cafeteria and dining hall are located on the first floor of the east wing, which is set a split level lower than the first floor in the west wing. This arrangement gives the dining hall a 16-foot ceiling height. The walls and ceiling are finished in plaster with a high oak mid-rail. Large decorative plaster modillions are set at the ends of the plastered ceiling beams. Two-story window openings along the south wall of the cafeteria face the central campus with a single row of high windows along the north wall. Separate private dining rooms for faculty and staff line a newer portion of the room along the north wall with various aspects of the food service operation housed in the one-story section of the building that projects along the north wall. These include the cafeteria line itself, the scullery, dish storage areas, and dishwashing functions. Floors in the dining hall and service areas are a combination of carpet, asphalt tile, and quarry tile. The main kitchen, several offices, restrooms, cold storage areas, pantry areas, and delivery areas are located in the basement of the center section. A dumb waiter and half flight of stairs connect the basement level to the cafeteria level in the east wing. The cafeteria originally was designed to seat 300 persons when built in 1948 but was expanded to accommodate 400 persons in 1962.

The second floor of Petersen Hall's east wing contains the original and expanded sections of Sacred Heart Chapel. As originally built, the chapel had seating for approximately 250 people but with the 1962 addition accommodated up to 500 persons. The single, large rectangular room measures approximately 175 by 40 feet with a 12-foot ceiling height. The room is divided into eight bays from east to west with widely spaced plastered ceiling beams dividing the room and a wide cove molding extending around the perimeter of the ceiling. A section along the north side of the east end of the room contains sacrament and linen storage areas and several confessionals. A staircase is located in the northeast corner connects to the other floors. The chapel has multi-colored, patterned asphalt tile floors, oak trim, and plastered walls with flush paneled oak wainscoting along the north and south sides. The east and west end walls as well as a section of wall surrounding the confessionals are covered in channel-cut oak paneling with horizontal and vertical molding bands containing carved grape clusters and leaf designs. The double doors at the west end of the chapel and other single doors in the confessional wall have cruciform patterned panels. The original design of the chapel had the altar in the east end but with construction of the east addition in 1962, seating was positioned to flank a central raised altar. Oak pews have a plain oak design and survive only on the west side of the altar.

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 7

Page 16

Marycrest College Historic District
Name of Property

Scott County, IA
State

The third floor of the east wing was newly added in 1962 and contains dormitory rooms. A central corridor extends the full length of the third floor. Walls are painted concrete block with flush birch doors set in metal frames. Floors are tiled. Stairwells are located in the northeast corner of the 1962 addition and along the north wall of the original center section. This staircase also leads to the fourth level of tower dormitory rooms.

Single-Use Buildings

As Marycrest College grew during its second decade, larger buildings constructed for a single purpose appeared. The first of these was the **Cone Library** (Photo #12, non-contributing) along the east end of the central campus in 1957-1958. Designed by architect Raymond C. Whitaker, the library was built and furnished for a cost of \$250,000. General contractor was H. George Schloemer.

Cone Library has an irregular rectangular plan measuring 150 by 70 feet overall. One and a half levels are exposed on all sides with the front (west façade) facing the central campus. The building has a poured concrete foundation with brick faced concrete walls, and Bedford stone trim. The wall brick is the standard Brick Marycrest used for all buildings constructed on campus through the 1960s – a mottled red face brick manufactured by the Hydraulic Press Brick Company of St. Louis. For the library, brick is laid in American bond with a header course every sixth course. Deep eaves overhang walls with a wide band of stone along the upper edge of the wall also serving as the window lintels. The building design described by contemporaries as “modern,” has its horizontal front façade divided into eight bays separated by projecting brick piers that extend from the ground level to the eaves. The entrance bay is set off center in the north half with stone wall panels, a planter and stairs leading to three plate glass and oak doors on the lower of three tiers. Rectangular fixed sash set in matching natural finished oak frames fill the upper tiers. The window bays to either side of the entrance bay (three to the north and four to the south) have stone sill with brown metal sash configured in three tiers. Operable pivot lights are on the short lower tiers and fixed sash in the progressively taller upper sash. The basement level has three square windows closely spaced in each bay. Each opening is filled with a single black glass, replacement panel with the concrete foundation serving as a continuous sill.

On the north and south façades of the library, the front half of the building contains window bays of a similar design to the front façade. Basement windows, however, retain their original aluminum finished sash, each configured with two horizontal lights. The rear portion of the north façade as well as the entire east façade contains paired windows in each bay with short, operable pivot lights along the bottom and tall fixed lights above. Basement windows here also retain their original aluminum finished sash configured with two horizontal lights. The south façade's east end is a solid brick wall with no openings. A decorative cut stone design in the shape of the Marycrest insignia is imbedded high on this blank wall. A cross in the center of the shield-shaped stone contains the

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 7 Page 17

Marycrest College Historic District
Name of Property

Scott County, IA
State

inscription "Bonitas, Veritas, Pulchritas," meaning "the good, the true, the beautiful." Religious symbols are placed in three quadrants of the shield with Marycrest's symbol – an "M" inset inside a crown set above three waving lines – placed in the lower right quadrant. The latter element was designed to symbolize Marycrest overlooking the Mississippi River according to the insignia's creator, Sr. Clarice Ebert of the college's art department.

Cone Library with Walsh Hall in background, ca. 1970 (historic view looking northeast; from: Marycrest College Collection. Marycrest College Archives, Congregation of Humility of Mary Center, Davenport, Iowa.)



The interior spaces of Cone Library are accessed via a split-level entrance foyer located inside the glass entrance bay facing the central campus. The upper or main level of the library has tall ceilings with the front section half of the building divided into three large rooms separated by wood panel and glass panel walls that reflected the window bay configurations. The original periodical reading room was in the north room, the charging desk and card catalog files in the center bay, and the reference reading room in the south bay. The stack area extending across the rear of the building has three levels in the combined main and lower level vertical space. A second set of internal circulation stairs is located in the northeast corner of the building along with offices and a study room. The lower level of the library originally contained the student union or social center in the south half of the building and an audio-visual room and alumnae office, and receiving room in the north half. Interior spaces have painted concrete block and plaster walls, plaster ceilings, and asphalt floor.

A further sign of the maturation of Marycrest's campus was the construction of two single-use classroom buildings along the south side of the 1500 block of West 12th Street. The older of the two is **Walsh Hall** (Photo #13, non-contributing) completed in 1964 opposite the northeast corner of the central campus. Architect Raymond C. Whitaker came out of retirement to design Walsh Hall, and

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 7 Page 18

Marycrest College Historic District
Name of Property

Scott County, IA
State

he was assisted by Kenneth Wagner. Walsh Hall was built and furnished for a cost of \$650,000. General contractor was O. Jorgensen & Sons of Clinton.

Walsh Hall has a rectangular plan measuring 162 by 72 feet overall with the long side extending along west 12th Street. A series of single family residences acquired by the college through the years to serve various housing functions were razed to make room for the new science classroom building. Walsh Hall comprises four levels of classrooms and laboratories on the ground floor and three upper levels. The north and south façades are divided into eight bays with the east and west ends configured in three bays. The building has a poured concrete foundation with brick faced concrete walls, and Bedford stone trim. The wall brick is the standard Brick Marycrest used for all buildings constructed on campus through the 1960s – a mottled red face brick manufactured by the Hydraulic Press Brick Company of St. Louis. For Walsh Hall, brick is laid in American bond with a header course set between every five header courses. Stone capped parapet walls extend above the flat roof with brick piers separating the bays. Clustered window groups have continuous stone sills with matching stone frames and mullions. Stone beltcourses at each level also serve window lintels. Single, paired, and triple window groups have aluminum sash configured with pivot panels on the bottom and taller sash above. The ground level has twin horizontal lights.

The nominal front (west) façade is divided into five bays with broad steps leading to the main entrance, which includes a metal and plate glass doors to either sides of a fixed plate glass and metal panel. The upper levels of the center bay include stone horizontal panels separating aluminum window sash matching those found throughout the building. Bays to either side of the entrance bay have single window columns centered in the bay. The east façade is also divided into three bays with an exterior metal staircase at the northeast corner and various combinations of single, double and triple windows in all but the center bays of the second and third floors. The south façade has six windows in each of the five west bays with an unusual arrangement of windows and Bedford stone panels delineating a cross shape in the façade's center bay. The projecting one-story ground floor vestibule in the bay beneath the cross has a rectilinear stone entrance surround. A second multi-story metal fire escape accessed by doors at each level is located at the east corner of the south façade. The upper levels of the bay located between the cruciform window and the fire escape bay is windowless. A bank of parking spaces extends along the full length of the alley along the south side of Walsh Hall.

The interior of Walsh Hall originally housed the art department, radio and television studios, the theater workshop, the bookstore, a journalism laboratory, offices, and conference rooms, large classrooms and science laboratories. When originally constructed, the building was also wired with coaxial cable for transmission of television and sound to various classrooms and laboratories.

The **Nursing Education Building**, more commonly referred to as simply the **Nursing Building** (Photo #15, non-contributing) is the second single-use classroom building on the Marycrest campus. Completed in 1972-1973, it is located immediately east of Walsh Hall at the southwest corner of Washington Street and West 12th Street. The architectural firm Charles Richardson Associates of

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 7

Page 19

Marycrest College Historic District
Name of Property

Scott County, IA
State

Davenport designed the Nursing Building, which was built and furnished for a cost of nearly \$1.9 million. General contractor was Priester Construction.

The three-story Nursing Building has a rectangular plan measuring 103 by 71 feet with a one-story lecture hall-auditorium attached at the basement level at the west end of the building. The building has reinforced concrete walls partially faced with reddish-brown brick laid in running bond with the balance finished with exposed concrete in a rectilinear pattern. The north and south façades are divided into seven bays with the east and west ends configured in three bays. Reflecting the influence of both the Miesian and New Formalism styles, the Nursing Building's third floor cantilevers around the entire building perimeter, supported by widely spaced square pre-cast concrete columns. Fenestration includes fixed tinted glass rectangular panels arranged in vertical columns on the first and second floors and in shorter vertical pairs separated by brick mullions on the projecting third floor. Window columns converge at the outer corners. The wide soffit of the cantilevered roof is built of pre-cast concrete and has a grid pattern that reflects the structural system of the floor decking. Matching entrances are centered on the north and south façades. Multiple glass panels extending to the full height of the second floor surround the plate glass and metal doors. Window columns converge at the outer corners of the entrance bays extending the dimensions of a window wall.

When built, the interior of the Nursing Building contained a television studio and control room as well as mechanical rooms on ground floor with a lecture hall in the adjoining one-story wing; offices, classrooms, and a student lounge on the first floor; large and small classrooms and lecture halls on the second floor; and faculty offices, study rooms, a laboratory, faculty lounge, media workroom and conference rooms on the fourth floor. The building was praised as containing advanced educational technology systems when completed. A bank of parking spaces extends along the full length of the alley along the south side of the Nursing Building.

The last building constructed on the Marycrest campus was the **Activities Center** (Photo #16, non-contributing) completed in 1978. The building was designed by Des Moines architects Frevent, Ramsey & Dray with Priester Construction Company serving as general contractor. This one-story building has a T-shaped plan with overall dimensions of 225 by 192 feet. The building has a steel structural system with corrugated steel walls with a brown finish. A broad corrugated metal gable roof with the gable end facing West 12th Street extends over the gymnasium section. The adjoining office wing on the east side has a nearly flat roof with brick faced concrete block on the lower walls and corrugated steel above. This brick is a mottled tan and brown and does not match the balance of the Marycrest buildings. The office wing has a shed roof extending along the south side with the façade divided into three bays. The front entrance is centered in this wing and, along with the flanking window bays, is recessed. Paved parking lots surround the east and north sides of the building.

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 20

Marycrest College Historic District
Name of Property

Scott County, IA
State

8. Statement of Significance

Significant Dates (continued) 1948, 1955

Architect/Builder (continued)

Clausen, Frederic
Clausen and Clausen
Whitaker, Raymond C.
Wagner, Kenneth A.
Krajewski, C.I.
Richardson, Charles & Associates
Frequent, Ramsey & Dray

Tunncliffe, John C. (builder)
Tunncliffe & MacDonald (builder)
Schloemer H., George (builder)
O. Jorgensen & Sons (builder)
Priester Construction Company (builder)

General

The Marycrest College Historic District is locally significant under Criteria A and C. Though once owned by a religious organization, the Marycrest College Historic District derives primary significance under the National Register themes of "Education" and "Architecture." Under Criteria A, the District's historic significance derives from its association with an important Roman Catholic women's college that was founded immediately prior to World War II and flourished in the following decades. The District contains an important collection of historic resources associated with the founding and growth of Marycrest College, the Roman Catholic liberal arts college established by the Sisters of the Congregation of Humility of Mary for women students in 1938-39. The Marycrest District was not cited as a potential historic district in the "Historical and Architectural Resources of Davenport, Iowa (Part I and Part II) MRA" prepared in 1979-1983 when the campuses oldest buildings were just obtaining 50 years of age. The passage of time and the completion of additional historical research regarding Davenport's collegiate history have resulted in the development of additional contextual background for the theme of Catholic education on the local level and the identification of this new historic district. This historic context is explained in greater detail below.

The District derives additional significance under Criterion C for the theme "Architecture." The District contains several good examples buildings that blend the Late Gothic Revival and Jacobethan Revival architectural styles. The campus' buildings also share a common building material (mottled red brick with Bedford stone trim), modest scale (three-story maximum height), and clustering around the central campus with extraordinary Mississippi River vistas. The works of several prominent Davenport architects and architectural firms including Frederick Clausen, Clausen and Clausen, Temple and Temple, and Raymond C. Whitaker are present here. Taken

NATIONAL REGISTER OF HISTORIC PLACES

Continuation Sheet

Section Number 8

Page 21

Marycrest College Historic District
Name of Property

Scott County, IA
State

together, the District's buildings serve as a significant collection of collegiate buildings whose importance derives from their style, their construction, and their designers.

One individual resource within the Marycrest College Historic District was previously identified as part of the MRA – the Dr. Kuno Struck House (1645 West 12th Street). Another building previously individually listed on the National Register is also located within the District – the Max Petersen House (Marycrest College Campus, 1607 West 12th Street). No significance is asserted under Criterion D or Criterion B for the District.

The period of significance for the District is 1938 - 1955. These dates mark the date for the establishment of Marycrest College in the former Max D. Petersen House and an approximate 50-year cut off period established by the National Register for buildings to be considered significant. Because of the important growth of the college during the decade of the 1950s and the fact that the same architect was involved in designing nearly all of the buildings during this decade, the decision was made in consultation with the State Historic Preservation Office to include campus buildings completed through 1955.

The Historical Development of the Marycrest College Historic District:

Though Marycrest College was not founded until 1938-39, the history of Catholic educational institutions in Davenport extended back nearly a century. The city of Davenport was founded in 1836 and by the Civil War had a well-established Catholic community with four churches associated with large German and Irish ethnic groups residing in the city. St. Anthony's Church, St. Marguerite's Church, and St. Mary's Church served English-speaking parishioners while St. Kunigunda's Church (later renamed St. Joseph's Church) served German-speaking Catholics. Catholic elementary schools were operated by each of these churches. A citywide Catholic girl's school, the Academy of Immaculate Conception (NRHP), also began operation before the Civil War and was formally chartered and operated by the Sisters of the Blessed Virgin Mary after the war.

Davenport became the see city of the Davenport Diocese of the Roman Catholic Church when the Dubuque Diocese was divided in 1881. Within a year of the diocese's founding, Bishop John McMullen established St. Ambrose Seminary and Academy in Davenport. The academy served as a high school and commercial school for young men while the seminary prepared students for the priesthood. In 1885 the central section of Ambrose Hall (NRHP) was constructed on a 10-acre campus located on the edge of town. The building was expanded in subsequent years and in 1908 the name for the seminary was changed to "St. Ambrose College," a reflection of the growing importance of the college for lay students. Both the college and the academy continued to provide instruction for only male students.

Beginning in 1929 for reasons of economic necessity, St. Ambrose began offering women students late afternoon and evening classes for the first time. This practice continued for a decade. During this time, Davenport Bishop Henry Rohlfman grew concerned about the ability of a coeducational

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 22

Marycrest College Historic District
Name of Property

Scott County, IA
State

college to provide training for young men entering the priesthood.² Rohlman's concerns coincided with growing local interest for the establishment of a Roman Catholic women's college that would eventually become Marycrest College.

The history of Catholic women's colleges in the United States prior to the founding of Marycrest had several distinct movements. Before the Civil War, a handful of pioneering Catholic women's academies and colleges were established in the country including a few in frontier locations. Among these early schools was Clarke College in Dubuque, Iowa. Originally established in 1843 by the Sisters of Charity of the Blessed Virgin Mary as a women's boarding school, it was renamed Mount St. Joseph Academy and College in 1881. Twenty years later the school became a liberal arts college and by 1918 it was fully accredited by the North Central Association of Colleges and Secondary Schools. In 1928, the Academy portion of the school closed and the college was renamed Clarke College in honor of foundress Mary Frances Clarke.

The decades leading up to the turn of the 20th century saw a number of Catholic schools established around the country aimed at addressing the need for teachers in parish schools in the wake of the Third Plenary Council of Baltimore in 1884 that directed the establishment of parish schools wherever they did not already exist. Some of these schools eventually provided both high school and normal school training programs for the female students. A few institutions would go on to become four-year colleges in later decades while others remained junior colleges, merged with Catholic men's schools, or simply disappeared. Mount St. Clare College (now Franciscan University) in Clinton was originally established in 1893 by the Sisters of St. Francis of the Immaculate Conception. The school, Mount St. Clare Academy, was formed after a local priest invited the sisters to staff a parish school. By 1918 the academy had grown to include a two-year normal school program. The college's teacher training program was so successful that between 1932 and 1954, Mount St. Clare graduated 62 per cent of Clinton County's teachers.³

The most flourishing period for the establishment of Catholic women's colleges both nationally and in Iowa came during the 1920s and 1930s. Nearly 80 new Catholic women's colleges were founded nationally between World Wars I and II. Total attendance at these colleges reached 40,000 women by the end of World War II. Enrollment of women would not pick up dramatically until the post war period topping 100,000 by the mid-1960s and reaching a peak of 200,000 women in the mid 1980s before declining with the advent of co-educational institutions in the 1970s.

A range of factors identified by historian Thomas Landy and other scholars affected the growth trend in the founding of Catholic women's colleges between World War I and World War II.⁴ The

²"Mother Mary Geraldine Upham, the Pioneer of Marycrest," *The Crest, Davenport, Iowa: Marycrest College*, September 14, 1979.

³"The Franciscan University – History," Available at <http://www.tfu.edu/index.cfm?pageid=23>. Accessed September 25, 2003.

⁴Schier, Tracy and Cynthia Eagle Russett, editors, *Catholic Women's Colleges in America* (Baltimore: Johns Hopkins University Press), 2002.

NATIONAL REGISTER OF HISTORIC PLACES

Continuation Sheet

Section Number 8

Page 23

Marycrest College Historic District
Name of Property

Scott County, IA
State

desire by the Catholic community to see their daughters educated in Catholic institutions of higher education rather than Protestant schools was a major reason given for the establishment of many women's schools during this period. A second factor was the increasing capacity of Catholic women religious to administer schools – parochial schools, normal schools, nursing schools, and institutions of higher education. As Landy writes in an essay titled "The Colleges in Context," "by the start of World War I, the Catholic women's college had been established as a social institution. 'Running colleges' had entered into the relatively circumscribed repertoire of ministries for Catholic women religious and, in the years that followed, college administration would become an almost standard undertaking for women's communities."⁵

Other factors that tended to encourage the establishment of women's colleges included the general professionalization of American life – in particular for teachers and nurses, the improving economic position of Catholic women as successive generations of the largely immigrant Roman Catholic community in the United States experienced the effects of social mobility, greater vocational opportunity in the wake of women's suffrage, and the growing desire of women religious to establish separate colleges affiliated with their communities.⁶

Marycrest College was one of five Catholic women's colleges established in Iowa during the 1920s and 1930s, their founding reflecting various combinations of the factors cited above. The first was St. Joseph Junior College, later named Ottumwa Heights Junior College, established in Ottumwa in 1925. It was the first private junior college established in Iowa and was sponsored by the Congregation of the Humility of Mary. Three years later the Sisters of Mercy established Mount Mercy College, a four-year liberal arts college, in Cedar Rapids. Two years later in 1930, the Sisters of St. Francis opened Briar Cliff College in Sioux City. Originally a two-year women's college, Briar Cliff expanded to a four-year program in 1936. A second two-year women's college, Cherokee Junior College, opened in 1938 in Cherokee, Iowa. It was operated by the Servants of Mary Sisters for only a brief period.

The last Catholic women's college to organize in the state was Marycrest College. Its founding was representative of the general growth and expansion of Catholic women's colleges nationally during this period. Local efforts to establish the college began in the late 1930s with Bishop Rohlman's search to find a group of women religious to sponsor the effort. After making requests to two Catholic orders and being turned down, Rohlman turned to Mother Mary Geraldine Upham of the Congregation of the Humility of Mary headquartered in Ottumwa. In 1938 Mother Mary Geraldine agreed to serve as founder and first president. She came with the requisite experience for the job of founding a college. She was the first sister in the Congregation of the Humility of Mary to earn a

⁵*Ibid.*, p. 63.

⁶*Ibid.*, pp. 55-97; Edward J. Power, *Catholic Higher Education in America*, (New York: Appleton-Century Crofts), 1972; Roy J. Deferrari, editor, *Essays on Catholic Education in the United States*, (Washington, D.C.: Catholic University of America Press), 1942.

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 24

Marycrest College Historic District
Name of Property

Scott County, IA
State

college degree and had already had the successful experience of founding St. Joseph's Junior College/Ottumwa Heights Junior College in 1925.

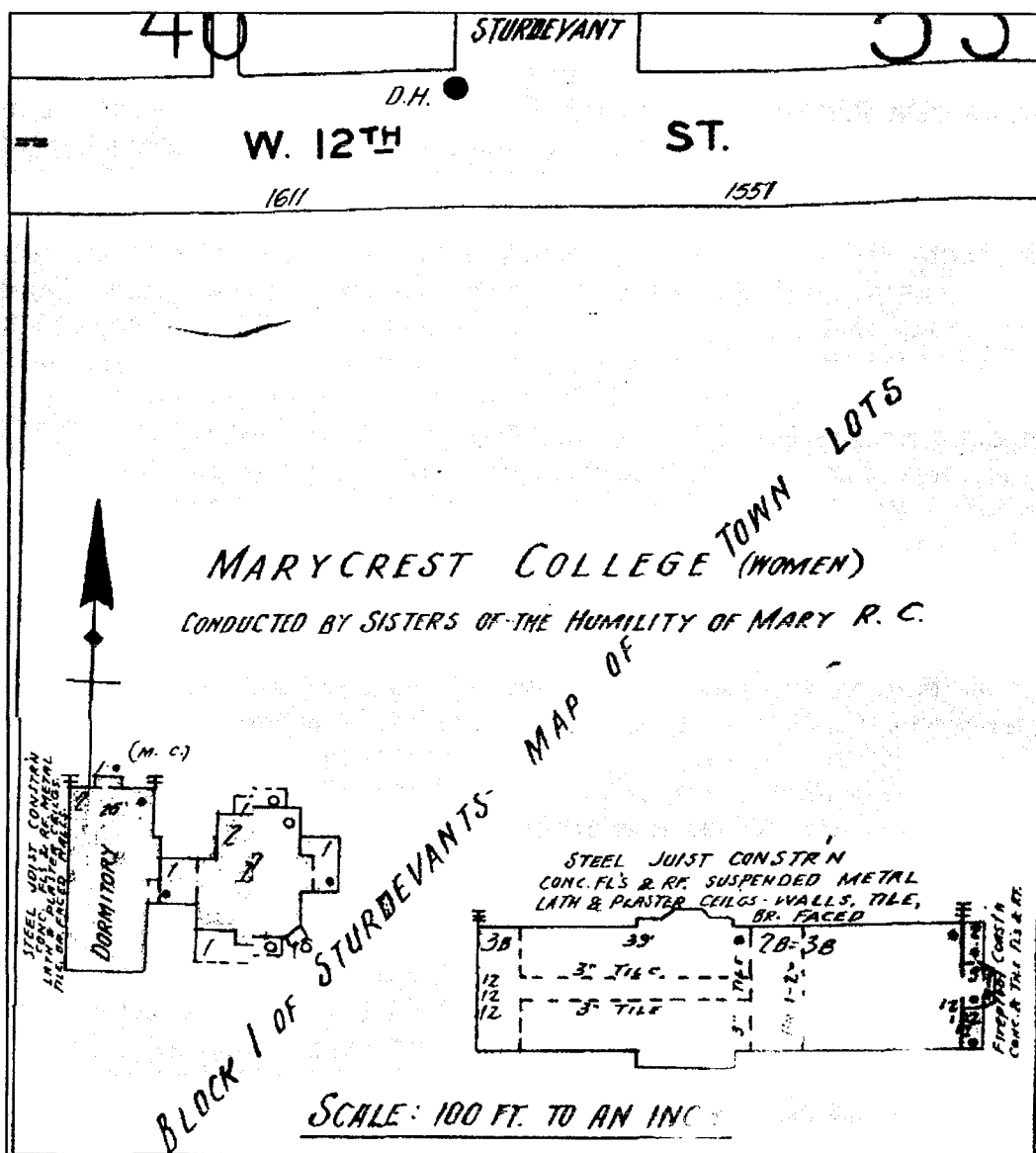
In 1938 the site for the future college was acquired from descendants of the Max D. Petersen family. The future site of the Marycrest College Historic District was contained within sections of Sturdevant's First Addition and the Clifton Hill Third Addition, both originally laid out in the late 19th century west of the Original Town of Davenport. The main parcel that was eventually acquired for the campus housed the former residence of Petersen, a prosperous Davenport merchant and son of pioneer J.H.C. Petersen. Max Petersen's daughter, Norma Petersen Struck, lived in the house next door to the west at the time. Built in 1888 on a prominent site in the city's German-American west end, the Max Petersen House had an extraordinary view of the Mississippi River and the settled area between this bluff top house and the water's edge.

When originally organized the new women's college was a division of St. Ambrose College. Acquisition of the Petersen House provided a place for Marycrest's first 12 faculty members to reside and for congregate activities such as meals to take place. The building would later be used for music classes. The first class enrolled the fall of 1939 with a number of students transferring from Ottumwa Heights Junior College. Some boarding students resided in private homes until construction of Liberal Arts Hall, later renamed Upham Hall, was completed in 1939. It provided room for a full range of college needs including the chapel, administrative offices, an auditorium, a gymnasium, temporary dormitory rooms, and classrooms. Approximately 100 students attended the first year. Two years later, Freshman Hall or West Hall was completed freeing space temporarily used as dormitory rooms in Upham Hall for their intended use as classrooms. Other students were housed in residences that were acquired by the college to serve housing needs.

Construction for more campus facilities was held off until after World War II. By the fall of 1946, enrollment reached 470 including 26 female war veterans. Marycrest College offered majors in teaching, the fine arts, and a range of professional courses popular with female students. This later group included library science, social welfare, medical technology, nursing, dietetics, home economics, and journalism. Teaching remained the most common major in the early years followed by social work and nursing in later years.

In 1946 with the demand for a college education growing, Marycrest began construction on its fourth building to the central campus – North Hall. Completed two years later, the building contained an expanded dining hall and chapel as well as housing for upperclassmen. Three years later in 1951, the west wing of North Hall was completed further expanding the capacity of the college to attract students from outside the community. The final addition was completed for North Hall in 1962 when the east wing expanded both the dining hall and chapel and added a third floor of dormitory rooms.

Other construction efforts indicate that the most pressing need at Marycrest during the 1950s was housing. In addition to the expansion of North Hall, Lawlor Hall was completed in 1955, West Hall had its third floor added in 1958, and Lawlor Hall had its third floor added in 1959. By the mid-



NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 26

Marycrest College Historic District
Name of Property

Scott County, IA
State

1950s enrollment topped 600. The other principal building completed during this decade was the Cone Library in 1958. Its construction marked the addition of the final building to the perimeter of the central campus. Another important milestone of the decade came in 1954 when Marycrest was incorporated as a separate college from St. Ambrose College. The following year the North Central Association of Colleges and Secondary Schools gave Marycrest independent accreditation praising the college in its report by stating that "Marycrest has the potential to be the Vassar of Catholic colleges."⁷

From its beginning, Marycrest included foreign students among its enrollees. At the end of World War II, Taiwanese women were among the first foreign students at Marycrest. Contacts that Mother Mary Geraldine Upham had with a religious community in Formosa prompted their enrollment. Similar relationships were subsequently developed with religious communities in Central and South America. The result was a growing number of student enrollments from Mexico, Panama, and Columbia.⁸

By the end of the 1950s, Marycrest was strategizing for its future growth through the adoption of a ten-year growth plan. Construction of Cone Library along the east edge of the central campus in 1958 was the first step to implement this plan. Mother Mary Geraldine Upham continued to serve as president until her death in 1961 when her former assistant, Sister Sabina Mary, replaced her. Enrollment stood at 1105 in 1961 with a faculty of 55. The ensuing decade saw construction on campus expand North Hall a second time in 1962 with additional dining hall and chapel space as well as another floor of dormitory rooms. Two of the largest buildings were erected on the edges of the campus – Walsh Hall in 1964 to house classrooms, lecture halls, and laboratories, and Rohlman Hall in 1966, to house the expanding student population. In the midst of the construction boom, Sister Mary Helen Rappenecker became Marycrest's third president in 1965.

In 1969 Marycrest joined a growing number of both men's and women's Catholic colleges in Iowa and around the country to be co-educational. The decision was part of a national and statewide trend begun in the wake of the Second Vatican Council. The transition began with Briar Cliff College in 1966 and was followed by Mount St. Clare College in 1967, St. Ambrose College in 1968, Mount Mercy College and Marycrest College in 1969, Loras College (men's college, Dubuque) in 1971, and Clarke College in 1979.

The 1970-71 school term saw Sister Mary Helen step down to be replaced by Marycrest's first lay president, Dr. Louis Vaccaro. Marycrest became fully coeducational during the same school year. The spring of 1972 saw Marycrest launch discussions with St. Ambrose College for a merger. After

⁷Ibid.

⁸Email correspondence with Sr. Joan Shiel, Sisters of Humility of Mary Center Archives, Davenport, Iowa, September 2003.

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8

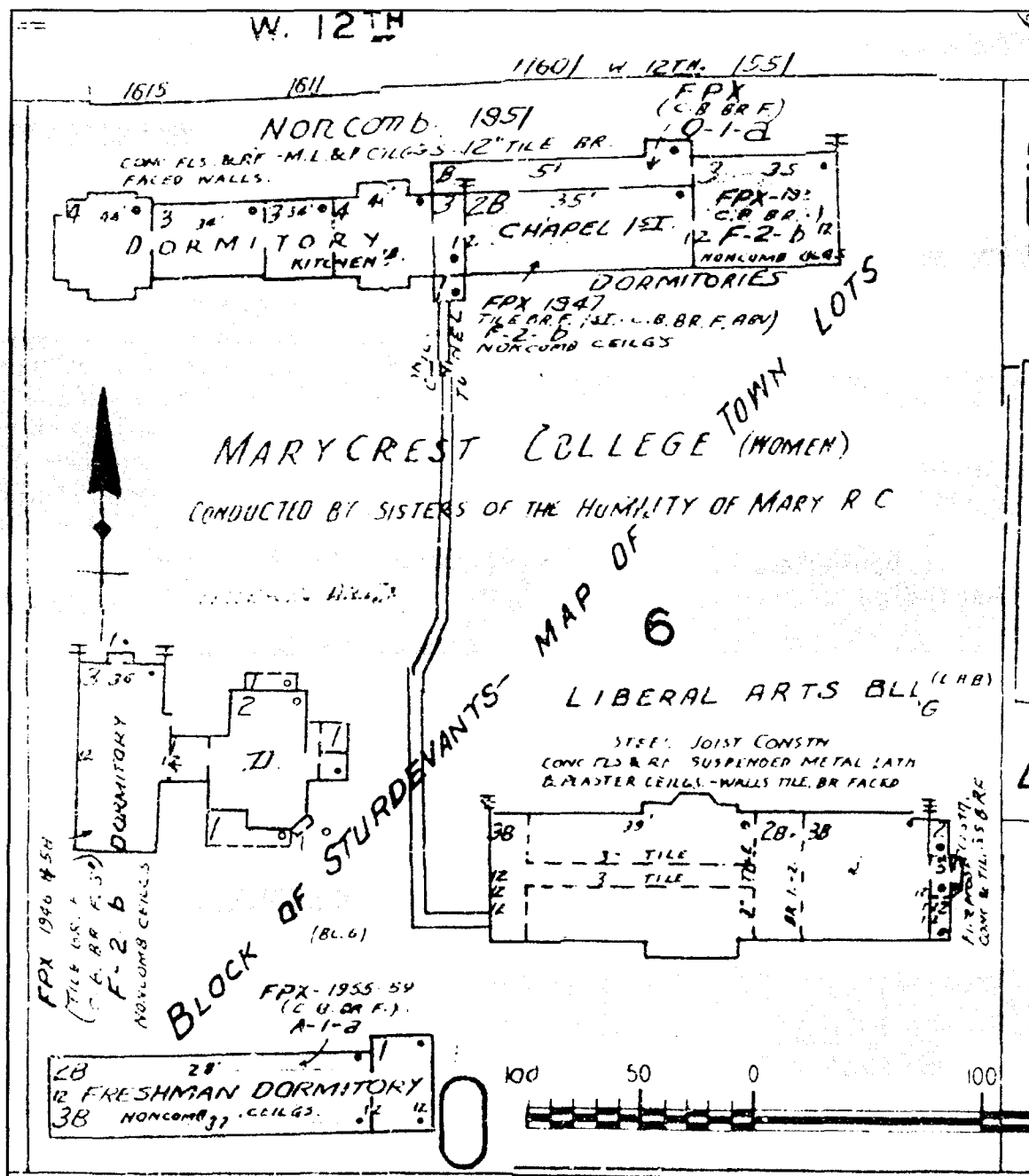
Page 27

Marycrest College Historic District
Name of Property

Scott County, IA
State

Historic View – Sanborn Map, 1956 The map correctly describes the buildings with the exception of North Hall-Petersen Hall where it lists the chapel on the 1st floor; Sacred Heart Chapel was always on the second floor. Other portions of the District not shown here contain vacant lots and residences in 1956. (Map Collection, State Historical Society of Iowa Library, Des Moines)

↑ N



NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 28

Marycrest College Historic District
Name of Property

Scott County, IA
State

lengthy debate the decision was reached in March for the two colleges to merge the following year and jointly operate as "Newman College." This decision was eventually set aside when merger talks failed. In the wake of the merger plan, however, students at both colleges were allowed to freely take courses on the both campuses. Building expansion at Marycrest continued with completion of the Nursing Education Building in 1973, a building that was designed to sustain a major expansion of the school's nursing program.

The years following the convening of the Second Vatican Council between 1963 and 1965 had ushered in a period of rapid decline in the number of priests and women religious, a trend that would dramatically affect the economic health of colleges such as Marycrest that had been dependent on the support of their sponsoring religious community. With merger plans with St. Ambrose set aside, Marycrest saw the need in the late 1970s to shift from religious to lay instructors. The switch by Marycrest to a co-educational enrollment policy in 1969 had prompted an increase in the number of business majors representing another area of faculty shift. As the decade of the 1970s proceeded, additional instructors for computer science were needed as well. In both cases, the availability of trained staff could not be satisfied solely within the Humility of Mary community due to the declining numbers of adequately trained instructors, and lay instructors were hired to fill the void. Financial resources of the college began to be stretched as a result.

The last building erected on the campus came five years later in 1978 when the Activities Center was constructed north of Petersen Hall. It contained four combination basketball/volleyball/tennis courts, an 1/8-mile jogging track, a fitness center, and the student center. The same year that the Activities Center was completed, the college acquired an adjoining property along the west side of the campus – the Dr. Kuno Struck House. This former private residence was converted to use as a community center with various offices located here in subsequent years.

The decade of the 1980s was a period of growth for Marycrest under the leadership of President Wanda Bingham. A weekend college program designed for part-time, working adult students was added. Enrollment peaked at the end of the decade with 2,239 students in 1989-90. Marycrest operated without benefit of a major endowment, however, a fact that provided continuing financial challenges for the college. As a result, in 1990 Marycrest became the second Iowa college to affiliate with Teikyo Yamanashi Education and Welfare Foundation of Japan and changed its name to "Teikyo Marycrest University."⁹ Teikyo University began as a school of commerce in Japan in 1931 and eventually operated approximately 20 colleges in Japan and around the world. The Congregation of the Humility of Mary formally sold the college campus to Teikyo in 1990 and it operated as Teikyo Marycrest University until 1996 when the name was changed to "Marycrest International University to reflect its goal for an international program of study for students.

⁹Westmar College in LeMars, Iowa was the first to be acquired by the Teikyo Foundation in 1989 and operated as Teikyo Westmar University from 1990 until it closed in 1997.

NATIONAL REGISTER OF HISTORIC PLACES

Continuation Sheet

Section Number 8

Page 29

Marycrest College Historic District
Name of Property

Scott County, IA
State

Financial problems persisted for Teikyo Marycrest throughout the decade 1990s. These were compounded by a decade-long decline in the Japanese economy. As enrollments declined, plans for an expanded international student body were never realized and tuition income failed to keep up with ever increasing operating costs for the college. The spring of 2002 saw Marycrest International University graduate its last class. The campus was acquired for reuse as an elderly housing complex by the Signature Development Company, a housing development and management company headquartered in Davenport. The former Marycrest College buildings are now being developed with a range of housing options and support services scattered across the tree-covered campus.

The Architecture of the Marycrest College Historic District

The Marycrest College Historic District contains several key buildings that are architecturally important for their style and their association with important local architects. Collectively the buildings represent the only local collection of structures that attempts to develop a Jacobethan Revival or Collegiate Gothic theme.

Two of the architecturally significant buildings on the Marycrest College campus were constructed before the college was founded. The oldest building was the Petersen House (NRHP) built by Davenport merchant Max D. Petersen in 1888. Frederick G. Clausen has been identified as architect for the house, which is an excellent example of the Queen Anne Style. Features of this style found in the Petersen House include its polychromatic masonry design that includes reddish colored brick walls with dressed limestone trim. The massive hipped roof has picturesque turrets with angled and circular walls, also Queen Anne features. Decorative millwork includes scroll-cut friezes, turned porch posts, spindled balustrades, and dentiled cornices. This millwork together with elaborate stained glass windows in the house's two solariums further define the house as a Queen Anne design. The Max D. Petersen House is one of only a handful of masonry Queen Anne Style houses identified in Davenport by previous survey work.

Architect of the Petersen House, Frederick G. Clausen (1848-1940), was born in Schleswig, Germany and studied architecture there prior to immigrating to Davenport in 1869. He worked for a local contractor, T.W. McClelland, upon arrival and established his own architectural practice in 1871. When the Architectural Association of Iowa was founded in 1885, Clausen became one of its founders. He was elected to the American Institute of Architects (AIA) the same year. When the Iowa Chapter of the AIA formed in 1903, Clausen was a founding member. Clausen's practice extended for more than 40 years and included a wide range of building types in Davenport as well as other eastern Iowa communities. Clausen served as the preeminent architect of Davenport's German-American community.

Among Clausen's works were a number of domestic and commercial commissions for the Petersen family. These included: the J.H.C. Petersen and Son's Department Store (131 W. 2nd Street, NRHP), the Petersen-Hanssen House (629 Brown Street, NRHP), the Henry F. Petersen House

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 30

Marycrest College Historic District
Name of Property

Scott County, IA
State

(1012 Marquette St., NRHP), W. Petersen House (address unknown), W.D. Petersen Estate Gates (address unknown, Altadena, California), Max D. Petersen Estate Building (3rd and Main streets, non-extant), W.D. Petersen Building (222 Main Street, non-extant), and the W.D. Petersen Music Pavilion (LeClaire Park, NRHP). In addition to the Queen Anne Style employed in the Max Petersen House, Clausen's designs included important local examples of the French Second Empire Style, the Romanesque Revival Style, and the Classical Revival Style.

From 1895 until 1904, Clausen had Park T. Burrows as his partner. After Burrows' departure, Frederick was joined by his son Rudolph J. Clausen and the firm operated as Clausen and Clausen. It was during this partnership that the firm completed the second former residence in the Marycrest College Historic District, the Struck House (NRHP) for Davenport physician Dr. Kuno Struck and his wife Norma Petersen Struck. Located west of the Max Petersen House, Norma's childhood home,

Kuno Struck House, ca. 1912 (historic view looking northwest; from: Marycrest College Collection. Marycrest College Archives, Congregation of Humility of Mary Center, Davenport, Iowa.)



NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 31

Marycrest College Historic District
Name of Property

Scott County, IA
State

the Struck House has been identified as Davenport's sole example of large-scale domestic architecture in the early 20th century Jacobethan Revival Style. Elements of the house that characterize it as Jacobethan Revival include its steep hipped roof and parapetted wall gables, its heavy stone moldings for window and entrance openings, and its distinctive round-arched recessed entrance. "Whereas most of the city's English revival houses of the period favored the more decorative, informal, half-timbered styles [and were constructed of brick and stucco], the Struck House presents a formality and massiveness more characteristic of late Tudor country houses that surely inspired its design."¹⁰ Clausen and Clausen designed several Tudor Revival Style residences in the Vander Veer Park Historic District (NRHP), the Prospect Terrace Historic District (NRHP), and the McClelland Heights Historic District (NRHP) in central and eastern Davenport neighborhoods, but the Struck House was the only Jacobethan Revival Style example of domestic architecture built in the city.

The first building erected solely for Marycrest College in 1938-39 was located at the southeast corner of the campus at the crest of the hillside overlooking the Mississippi River valley. Originally named Liberal Arts Hall and later renamed for Marycrest's founder, Upham Hall's design is a mix of the Late Gothic Revival Style and Jacobethan Revival Style. Contemporary descriptions claimed that the building was an example of the Collegiate Gothic Style, a style considered a subcategory of the Late Gothic Revival by architectural historian Marcus Whiffen.¹¹ The Collegiate Gothic had been popularized for college and university campuses developed at the turn of the 20th century such as Bryn Mawr (1896), Princeton (1909-1931), the Harkness Quadrangle at Yale (1917), and the University of Florida (1905-1925).

Upham Hall was designed by the Davenport firm of Temple and Temple. Architectural historian Wesley Shank has described Seth Temple, the senior member of the firm, as "one of the most respected Iowa architects of his time and the first American institute of Architects Fellow from Iowa nationally recognized."¹² Seth Temple (1867-1949) was a graduate of Columbia University and studied at both the American Academy in Rome and the Ecole des Beaux-Arts in Paris. From 1897 until 1904 he taught architecture at the University of Illinois, moving to Davenport to open his practice the following year. Along with several local partners, Temple designed some of Davenport's most important Classical Revival Style buildings before and after World War I. From 1925 to 1939, Seth Temple practiced independently with his son Arthur joining him in 1940 to form the firm of Temple and Temple. The firm would eventually design both Upham Hall (1939) and the first two phases of North or Petersen Hall. It is also likely that they designed West Hall although this has not been confirmed. Other important designs by Seth Temple included Davenport Central High School (NRHP), the Davenport Commercial Club (NRHP), the Union Savings Bank (NRHP), the Hotel Davenport (NRHP), and the Blackhawk Hotel (NRHP).

¹⁰"Site #82-10-12-W1645, Dr. Kuno Struck House," Davenport Survey, 1982.

¹¹Marcus Whiffen, *American Architecture Since 1780 A Guide to Styles*, (Cambridge, MA: The M.I.T. Press), 1981, pp. 173-182.

¹²Wesley I. Shank, *Iowa's Historic Architects, a Biographical Dictionary* (Iowa City, Iowa: University of Iowa Press), 1999, p 161.

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

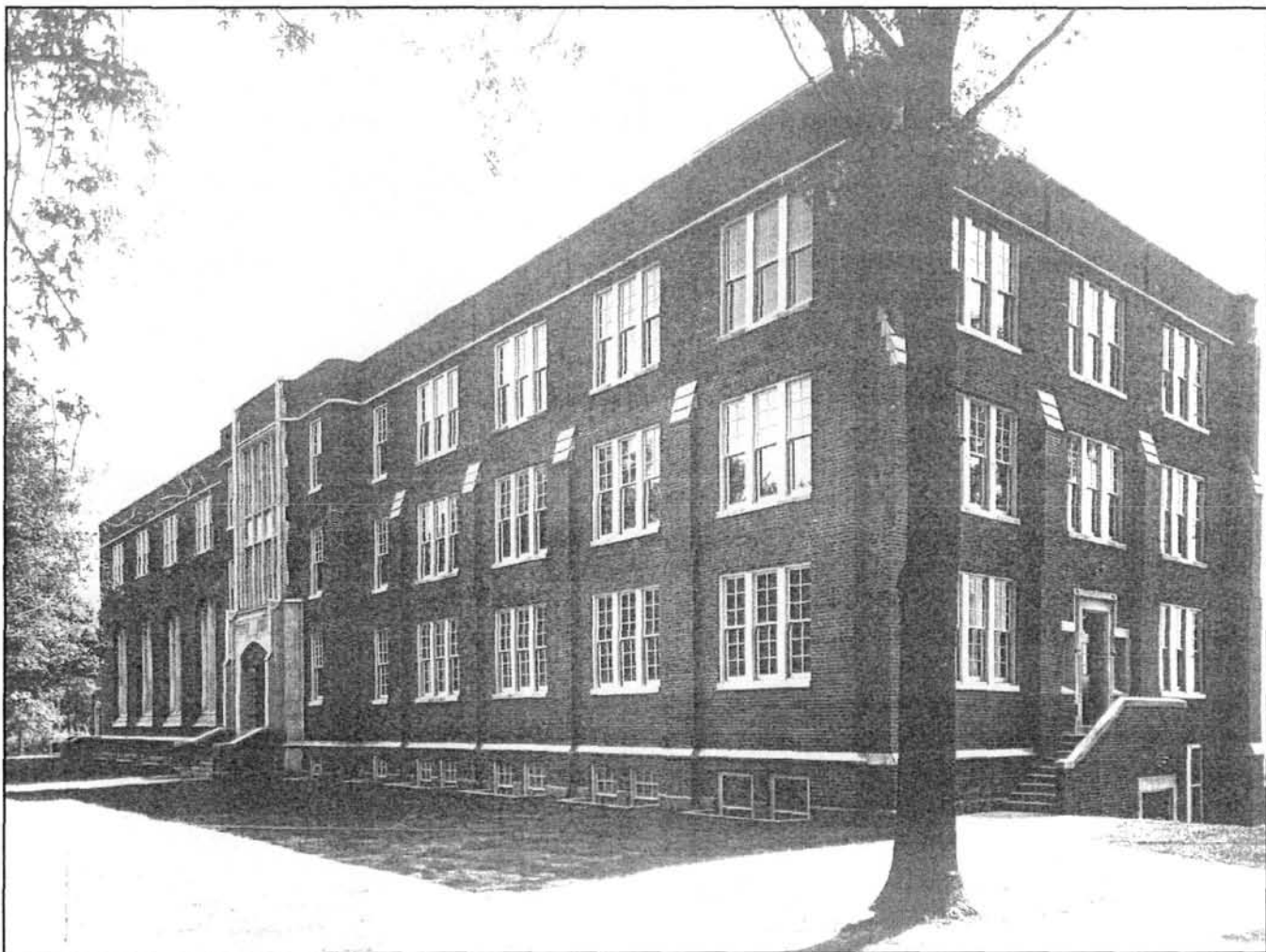
Section Number 8 Page 32

Marycrest College Historic District
Name of Property

Scott County, IA
State

Upham Hall is a simplified version of the Late Gothic Revival Style and Jacobethan Revival Style, sharing only a handful of the Gothic elements found in its earlier, more prestigious counterparts. Despite being built during a period of austerity, the building incorporates the most important elements found in both styles – an ornate Gothic-styled entrance bay, stone beltcourses, multi-light and stone mullioned windows, handsome multi-light doors, decorative stone-trimmed buttresses, and well-proportioned walls and openings.

Upham Hall, 1941 (historic view looking southeast; from: Marycrest College Collection. Marycrest College Archives, Congregation of Humility of Mary Center, Davenport, Iowa.)



West Hall dormitory was the next building constructed on campus. It was a simple masonry structure reflecting the utilitarian demands of the building rather than strong architectural design.

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 33

Marycrest College Historic District
Name of Property

Scott County, IA
State

The use of the brick and stone established in Upham Hall established an important pattern that would be repeated for building construction in subsequent decades, however.

Construction of North or Petersen Hall, Marycrest's second building featuring elements of the Late Gothic Revival and Jacobethan Revival styles, took place over three phases beginning in 1948 with both Temples participating in the first two phases. A third architect practicing with the firm, Raymond C. Whitaker (1892-1972), had joined Seth Temple's firm by the late 1930s. After the deaths of Seth and Arthur, the firm was sold to an out of state firm. Whitaker took up the role of architect for Marycrest College and was responsible for the third phase of Petersen Hall completed in 1962. By the time this building was completed it would be the most architecturally elaborate design on the Marycrest College campus with a rich pallet of surface treatments, window forms, stone ornamentation, Gothic entrance shapes, and interior Gothic elements. The completed building has a strong horizontal form but features several jutting towers that when combined with the campus's tree covered vistas, gives the building a picturesque appearance.

North Hall-Petersen Hall shortly after construction of west wing; note wall joint, 1951 (Looking northwest; from: "Marycrest College, 1939-1959," Davenport, Iowa: Marycrest College, 1959)



NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 34

Marycrest College Historic District
Name of Property

Scott County, IA
State

Raymond C. Whitaker was the descendent of two prominent Davenport carpenter-contractors, Charles W. Whitaker, and John W. Whitaker whose work included a number of important local factories and residences in the late 19th century. Their financial success allowed Raymond the opportunity to study architecture at the University of Illinois where he obtained a degree in architectural studies from the School of Fine and Applied Arts in 1915. He traveled extensively and completed architectural designs sporadically after graduating. In ca. 1938 Whitaker finally put his architectural degree to use full-time when he joined Seth Temple's firm. Notable local commissions later in his career included the Highland Potato Chip Factory in Davenport and a number of buildings for Frank Foundries in Moline, Davenport, and Muncie, Indiana.¹³

Whitaker's work on the third phase Petersen Hall addition was not his first work completed at Marycrest. This project came in 1955 and involved construction of Freshmen Dormitory later named Lawlor Hall. Built at the crest of the hillside, this contemporarily designed dormitory had a basic rectilinear plan and horizontal form that incorporated the same brick and stone of earlier Marycrest buildings. The building was designed for future expansion, which Marycrest commissioned Whitaker to complete in 1959 as enrollment continued to increase.

In 1958 another Whitaker building was erected at Marycrest – the Cone Library at the east edge of the central campus. This was the first building in a ten-year building plan for the college. Here again, Whitaker employed the standard Marycrest – a mottled red, face brick manufactured by the Hydraulic Press Brick Company of St. Louis. The building was designed with considerable consultation with staff advisors and ample space left for expansion needs of the library. The building's one-story scale was made to fit the scale of other campus buildings by raising the entrance and exaggerating the height of the main floor.

Pleased with Whitaker's work, Marycrest retained his services for expansion of West Hall the same year that the library was under construction. Whitaker's task was to add a third floor to the existing two-story building. To make the new level fit, he used the standard Brick Marycrest and converted the former stone coping into a stone beltcourse. The result worked extremely well for West Hall. The next year, Whitaker was commissioned to do the same thing for Lawlor Hall. In this case, however, the addition of a third floor for the building had been from the beginning. Lawlor Hall's expansion was completed in a manner similar to West Hall's in 1959.

Whitaker's design work for Marycrest, his only Roman Catholic client, continued during the 1960s, first with Petersen Hall and later with another classroom building and dormitory. Walsh Hall completed in 1964 was the most substantial classroom completed since the college had been established. Second only to Petersen Hall in size, Walsh Hall contained science classrooms and laboratories as well as administrative offices. The building used the same Marycrest building elements, mottled red brick and limestone trim in a building form and scale that reflected the nearby

¹³Email correspondence with Kenneth A. Wagner, Westmont, Illinois, August 5, 2003. Wagner was Raymond C. Whitaker's architectural partner from 1963 through 1967.

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 35

Marycrest College Historic District
Name of Property

Scott County, IA
State

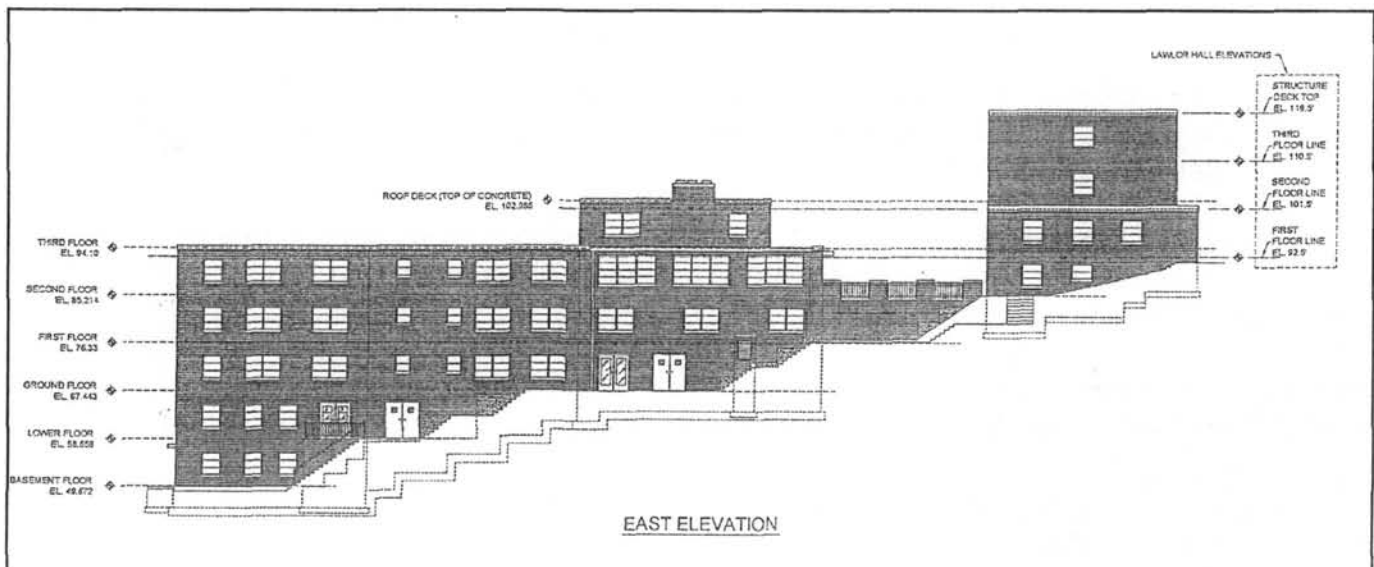
Petersen Hall. The result was a compatibly designed pair of buildings anchoring the college's major entrance off West 12th Street. Whitaker's work was acknowledged with an honorary degree from the college in 1964.

The last building designed by Whitaker for the Marycrest campus was Rohlman Hall. This L-shaped dormitory was constructed into the hillside south of the central campus adjacent to Lawlor Hall. Its shape took advantage of the site providing dramatic river vistas for the majority of the dormitory's rooms. Like Lawlor Hall to the north, it incorporated the same brick and stone finish. For both Rohlman Hall and Walsh Hall, Whitaker came out of retirement and was assisted by another young architect, Kenneth Wagner. Wagner was also a graduate of the University of Illinois and continued in practice with Whitaker from 1963 through 1967.

Taken together, the buildings and additions designed by Whitaker represent considerable architectural talent. Those projects that involved additions to buildings designed principally by others show Whitaker's ability to adapt his designs to the aesthetic demands of an earlier architect. His work on original designs such as that for the Cone Library demonstrated his skill to work closely with the users of a building to accomplish the desired result. His work on Lawlor Hall demonstrated his skill to plan and then implement a phased building program. His design for Walsh Hall demonstrated his ability to design a compatible building for a high-profile entrance location. Through more than a decade's worth of designs, Whitaker was able to maintain use of the same building materials to create a set of buildings that fit the scale of predecessor structures and at the same time solved the programming needs of the growing college.

East Elevation of Rohlman Hall (left) and Lawlor Hall (far right). Both buildings designed by Raymond C. Whitaker. View shows seven levels of building height due to steep slope of hillside.
(Elevation drawing prepared by Cable Design Group, Sioux City, Iowa, 2003)

→ N



NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 36

Marycrest College Historic District
Name of Property

Scott County, IA
State

Contributing and Non-Contributing Properties

By definition, a historic district is a collection of buildings, that when considered as a group rather than individually, possesses a sense of time and place. They may share a common building type, style, form, and/or material. They have a common period of significance that may extend through a few years or several decades. They may have a common architect or building. They consist of contiguous properties or multi-block areas with relatively few intrusions. Integrity for individual buildings, as well as their setting, should be high.

Buildings within historic districts are divided into two categories: non-contributing and contributing resources. Contributing buildings in the Marycrest College Historic District are defined as structures that were acquired for college use or built for college purposes during the period 1938 through 1955. Built during two decades that included World War II and continued into the 1950s, these buildings share a common scale and building material. Several have a similar architectural style and a number were designed by the same architect.

Non-contributing resources in historic districts are generally those buildings that do not share a common heritage with the district as evidenced in building type, architectural style(s), form, materials, or period of significance. In the case of the Marycrest College Historic District, non-contributing buildings are defined as those buildings that were not in use for college purposes or were built outside of the 21-year period of significance from 1938 to 1959. Over time, it is expected that at least three of these buildings (Cone Library, Walsh Hall, and Rohlman Hall) are likely to become eligible for contributing status as they reach the 50-year age limit. Both share building material and scale found in earlier campus buildings and are associated with the work of the architect who is responsible for designing a number of the campus' buildings, Raymond C. Whitaker. At least one building, the Activities Center, is likely to remain non-contributing due to its non-conforming building design and material. It is likely to be considered intrusive in nature and would not be missed if removed from the district.

The Marycrest College Historic District contains 13 resources including two buildings previously determined eligible for the National Register. The Max Petersen House was built in 1888 and served as a private residence until it was acquired for use in conjunction with Marycrest College in 1938. The house was listed on the NRHP in 1988. The second resource on the former campus listed on the NRHP, is the Kuno Struck House or Clifton Manor. It originally served as a residence and along with its garage, was acquired for campus use in 1978, twenty years after the end of the period of significance. The building was individually listed on the NRHP in 1983 and though it is not significant for its association with Marycrest College's period of significance, it was in place during the college's early years. Together with its individual listing, this makes it a contributing structure in the Marycrest College Historic District. Although the garage was not specifically mentioned in the nomination materials at the time that the house was designated in 1983, its construction date of 1927 and the fact that it retains its physical integrity, also make it a contributing resource. The evaluation of contributing and non-contributing status of buildings within the Marycrest College

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 37

Marycrest College Historic District
Name of Property

Scott County, IA
State

Historic District was done using a set of standards that were consistent with National Register requirements and, at the same time, reflected the organic development experienced by several of the campus buildings. The fact that the Marycrest College Historic District has been continually used as a college with a growing student population during most of its life has meant that alteration has been a regular practice.

Within the District it is expected that all contributing buildings retain either their *original* appearance in terms of basic shape, proportions, rooflines and important architectural features, or the appearance acquired during a subsequent *historic alteration* (one that is approximately 50 years old). In either case, original entrance and window openings were expected to remain relatively unchanged, masonry detailing such as cut-stone trim was to be relatively unaltered, and modifications or additions were expected to reflect the general design of the original building. Easily reversible alterations, such as the addition of fire escape ladders or the temporary closure of windows with shutters or boards, were not considered significant.

A list of buildings and structures within the Marycrest College Historic District appears on the following page with their designation as contributing or non-contributing noted. As mentioned above, it is possible in the future that several of the non-contributing buildings – Cone Library, Walsh Hall, Rohlman Hall, and the Nursing Education Building – might become contributing once they reach the 50-year age limit. The Cone Library, Walsh Hall, and Rohlman Hall continue to demonstrate the architectural design skills of Raymond Whitaker while the Nursing Education Building shows a marked shift in building design in the hands of a new generation of architects.

Contributing and Non-Contributing Properties
Associated with District's Period of Significance – 1938-1955

Photo #	Building Number	Original Name/Current Name	Date Built/ Addition(s)	BUILDING STATUS		
				Contributing	Key	Non-Contributing
#1	#1	Petersen, Max D. House	1888		X (NRHP)	
#2-4	#2	Liberal Arts Hall/Upham Hall	1939		X	
#5	#3	Upham Hall Shed	ca. 1940	X		
#6	#4	West Hall	1941/1958	X		
#7-10	#5	North Hall/Petersen Hall	1948/1951/1962		X	
#11	#6	Freshman Hall/Lawlor Hall	1955/1959	X		
#12	#7	Cone Library	1958			X
#13	#8	Walsh Hall	1964			X
#14	#9	Rohlman Hall	1966			X
#15	#10	Nursing Education Building	1973			X
#16	#11	Activities Center	1978			X
#17	#12	Struck, Kuno House/Clifton Manor	1910		X (NRHP)	
#18	#13	Struck House Garage	1927	X		

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 38

Marycrest College Historic District
Name of Property

Scott County, IA
State

Summary

In summary, the Marycrest College Historic District derives local significance under Criteria A and C during the period 1938 – 1955. Under Criterion A the District is significant under the National Register theme of "Education" for its association with an important Roman Catholic liberal arts college established by the Sisters of the Congregation of Humility of Mary for women students in 1938-39. The college flourished in the decades following World War II. The District derives additional significance under Criterion C for the theme "Architecture." The District contains good examples of collegiate buildings that blend the Late Gothic Revival and Jacobethan Revival architectural styles. The campus' buildings also share a common building material (mottled red brick with Bedford stone trim), modest scale (three-story maximum height), and clustering around the central campus with extraordinary Mississippi River vistas. Prominent Davenport architects and architectural firms represented in the campus's building stock include Frederick Clausen, Clausen and Clausen, Temple and Temple, and Raymond C. Whitaker. Taken together, the District's buildings serve as a significant collection of collegiate buildings whose importance derives from their historical associations, their architectural style, their shared material and scale, and their designers. Though originally owned and operated by a religious organization, the District is primarily significant under the National Register themes of "Education" and "Architecture" rather than "Religion." No significance is asserted under Criterion D or Criterion B for the District.

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 9 Page 39

Marycrest College Historic District
Name of Property

Scott County, IA
State

9. Major Bibliographical References

Articles in *The Crest*. (Marycrest College, Davenport, Iowa):

"Residence Hall Open to Occupants." November 4, 1940.

"Marycrest Enrollment Reaches New High." October 24, 1946.

"Students Occupy New Building; Dedication Day to Be Announced." February 18, 1948.

"Marycrest Plans New Dormitory to House Seventy-five Students." May 1955.

"Work Progresses on Hall to House Freshman Class." September 30, 1955.

"Marycrest Opens Doors to \$250,000 Library, Union at Start of Twentieth Year." October 10, 1958.

"Founder's Day Supplement." October 7, 1959.

"Ambrosians View Co-ed Marycrest," November 25, 1969.

"Buildings Named in Tribute." September 14, 1979.

"College Symbol Reflects Tradition."

"Mother Mary Geraldine Upham, the Pioneer of Marycrest." September 14, 1979.

"Bicentennial Issue," *Quad-City Times*, (Davenport, Iowa), February 2, 1976.

Brewer, Eileen Mary. *Nuns and the Education of American Catholic Women, 1860-1920*. Chicago: Loyola University Press, 1987.

Briar Cliff College - History. Available at: <http://www.briarcliff.edu/visitors/aboutuniversity.html>. Accessed September 20, 2003.

Building Permits for Marycrest College buildings and Kuno Struck House, 1500 and 1600 blocks of West 12th Street, Public Works Department, City of Davenport, Iowa.

"Buildings on the Campus of Marycrest International University and Teikyo Marycrest University Campus Map." ca. 2002.

"Campus Views," Marycrest College, Davenport, Iowa, undated - ca. 1957.

Christensen, Thomas P. "An Industrial History of Scott County (Concluded)." *Annals of Iowa*, Vol. XXII (July 1940).

Clarke College - History. Available at: <http://www.clarke.edu/info/history.htm>. Accessed September 20, 2003.

"College Announces North Hall Expansion," *The Marycrest Alumna*, Volume 8, Number 1, Davenport, Iowa: Marycrest College, January 1962.

Davenport city directories, various, 1938 - 1968.

"Davenport City Map." Iowa Department of Transportation, Available at <http://www.msp.dot.state.ia.us/transdata/dlalphabetcity.html>. Accessed 2/9/2003.

"Dedication Program, Nursing Education Building," Marycrest College, Davenport, Iowa, November 11, 1973.

Deferrari, Roy J., editor. *Essays on Catholic Education in the United States*. Washington, D.C.: Catholic University of America Press, 1942.

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 9 Page 40

Marycrest College Historic District
Name of Property

Scott County, IA
State

Email correspondence with John Gere, AIA, Davenport, Iowa, July 2003.

Email correspondence with Roman Scholtz, AIA, Davenport, Iowa, July 2003.

Email correspondence with Wesley Shank, Ames, Iowa, July 2003.

Email correspondence and interview with Sr. Joan Shiel, Sisters of Humility of Mary Center Archives, Davenport, Iowa, September and October 2003.

Email correspondence with Kenneth A. Wagner, AIA, Westmont, Illinois, August 5, 2003.

"Existing Site Plan, Lawlor and Rohlman Halls Housing Renovation, Marycrest Campus, Davenport, Iowa." Cable Design group, Sioux City, Iowa, December 5, 1902.

Fetzer, John Clark. *A Study in City Building Davenport, Iowa*. Davenport, Iowa: Davenport Chamber of Commerce, August 1945. (PhD. Thesis, Department of Economics, State University of Iowa)

Field inspection of Marycrest College buildings by Marlys Svendsen, June 15-17, 2003.

Fire Insurance Maps, Sanborn Company, 1910 updated to 1941, 1956, and 1978.

The Franciscan University – History. Available at: <http://www.tfu.edu/index.cfm?pageid=23>. Accessed September 25, 2003.

"Historical and Architectural Resources of Davenport, Iowa Multiple Resource Area," National Register of Historic Places Nomination Form, National Park Service, July 7, 1983.

Jahn, Ed. "Colleges OK Merger Plan," *Quad-City Times* (Davenport, Iowa), March 12, 1972.

Loras College – History. Available at: <http://depts.loras.edu/marketing/college/history.html>. Accessed September 20, 2003.

"Marycrest College, 1939-1959." Davenport, Iowa: Marycrest College, 1959.

Marycrest College and Teikyo Marycrest University academic catalogues, 1945-1946, 1951-1952, 1954-1955, 1955-1956, 1970-1972, 1973-1974, 1990-1992, 1994-1996, 1999-2001

Marycrest College Photograph Collection (historic views of campus buildings, ca. 1912-1991). Marycrest College Archives, Congregation of Humility of Mary Center, Davenport, Iowa.

Marycrest College Library Open House Program, October 4 and 5, 1958, Davenport, Iowa.

Marycrest College yearbooks, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1957, 1960, 1961, 1962, 1963, 1964, 1972, and 1979.

"Marycrest Opens Child Care Center," *The Leader* (Davenport, Iowa), November 22, 1990.

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 9 Page 41

Marycrest College Historic District
Name of Property

Scott County, IA
State

- McCooley, John. "Teikyo Follows Similar Pattern in Acquiring Colleges," *Quad-City Times*, December 17, 1990.
- McGlynn, Ann and Lee Nelson. "Marycrest to Close Doors," *Quad-City Times*, December 18, 2001.
- Miscellaneous photographs, Richardson-Sloan Special Collections Center, Davenport Public Library, Davenport, Iowa.
- Mount Mercy College – History. Available at: <http://www2.mtmercy.edu/AboutMtMercy.html>. Accessed September 20, 2003.
- "National Register of Historic Places Inventory – Nomination Form for Max Petersen House," November 13, 1978.
- "Newman College, St. Ambrose, Marycrest Name Merged College After Noted Irish Educator," *Quad-Times*, May 25, 1972.
- Oszucik, Philippe. "A History of the Architecture and Urbanization of Nineteenth Century Davenport, Iowa." Unpublished Ph.D. dissertation, University of Iowa, 1979.
- "Ordinance for the Local Landmark Designation of the Marycrest College Campus," Municipal Code of the City of Davenport, Iowa, December 12, 2002.
- Power, Edward J. *Catholic Higher Education in America*. New York: Appleton-Century Crofts, 1972.
- "The President's Report, Year Ending June 30, 1976," Davenport, Iowa: Marycrest College, 1976.
- "Report of the President, 1975," Davenport, Iowa: Marycrest College, 1975.
- "Retired Architect," (obituary for Raymond C. Whitaker), *Times-Democrat*, March 13, 1972.
- Ruger, Todd. "New Plans for Empty School," *Quad-City Times*, September 19, 2002.
- St. Ambrose University – History. Available at: <http://www.sau.edu/administration/geninfo/history.htm>. Accessed September 18, 2003.
- Schier, Tracy and Cynthia Eagle Russett, editors. *Catholic Women's Colleges in America*. Baltimore: Johns Hopkins University Press, 2002.
- Scott County, Iowa History*. Des Moines: Iowa Writers' Program of the Work Projects Administration, 1942.
- Shank, Wesley I. *Iowa's Historic Architects, a Biographical Dictionary*. Iowa City, Iowa: University of Iowa Press, 1999.
- Sheridan, Joseph. "The Long History Behind a Merger," *Quad-City Times*, March 28, 1972.
- "Sister Sabrina Mary Named Marycrest President, Succeeds Mother Mary Geraldine, Founder and First President," *The Marycrest Alumna*. Vol. 8, No. 1, Davenport, Iowa: Marycrest College, January 1962.

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 9 Page 42

Marycrest College Historic District
Name of Property

Scott County, IA
State

"Site #82-10-12-W1645, Dr. Kuno Struck House, " Davenport Survey, Department of Community Development, City of Davenport, 1982.

Svendsen, Marlys A. *Davenport A Pictorial History*. Rock Island, IL: G. Bradley Publishing Co., 1985.

Svendsen, Marlys A. and Martha H. Bowers. *Davenport Where the Mississippi Runs West*. Davenport, Iowa: City of Davenport, 1979.

Youniss, James, John J. Convey and Jeffrey A. McLellan, editors. *The Catholic Character of Catholic Schools*. Notre Dame, Indiana: University of Notre Dame Press, 2000.

Willard, John. "Nuns Turn Bluff-top Estate into a Women's College," *Quad-City Times*, December 18, 2001.

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 10 Page 43

Marycrest College Historic District
Name of Property

Scott County, IA
State

10. Geographical Data

UTM Reference (continued)

5 [1][5] [7][0][0][5][2][0] [4][6][0][0][2][1][0]
Zone Easting Northing

6 [1][5] [7][0][0][5][2][0] [4][6][0][0][1][4][0]
Zone Easting Northing

7 [1][5] [7][0][0][5][0][0] [4][6][0][0][1][4][0]
Zone Easting Northing

8 [1][5] [7][0][0][5][0][0] [4][6][0][0][0][6][0]
Zone Easting Northing

9 [1][5] [7][0][0][3][5][0] [4][6][0][0][0][6][0]
Zone Easting Northing

10 [1][5] [7][0][0][3][5][0] [4][6][0][0][1][6][0]
Zone Easting Northing

11 [1][5] [7][0][0][2][4][0] [4][6][0][0][1][6][0]
Zone Easting Northing

12 [1][5] [7][0][0][2][0][0] [4][6][0][0][2][8][0]
Zone Easting Northing

13 [1][5] [7][0][0][4][2][0] [4][6][0][0][2][8][0]
Zone Easting Northing

14 [1][5] [7][0][0][4][2][0] [4][6][0][0][3][8][0]
Zone Easting Northing

Verbal Boundary Description:

The following description is not a legal description but generally defines the perimeter boundary of the District.

Within the City of Davenport, Scott County, Iowa: Beginning at the intersection of the east side of Division Street and the south side of West 12th Street proceeding clockwise along a line that follows the south side of West 12th Street to the east side of Sturdevant Street; then north along the east side of Sturdevant street to West 13th Street; then east along a line along the south side of West 13th Street to the east edge of the parking lot for the Activities Center (#11); then south along the edge of the parking lot extended to the south side of West 12th Street; then east along the south side of West 12th Street to Washington Street; then south along the west side of Washington Street

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 10 Page 44

Marycrest College Historic District
Name of Property

Scott County, IA
State

to the alley between West 12th Street and Clay Street; then west along the north edge of the alley until the rear (east) property line behind the Cone Library (the line between lots 6 and 7, Clifton Hill Third Addition, extended); then west along the south line of the alley and the north lot line of Lot 7, Clifton Hill Third Addition; then south along the rear property line behind the Cone Library (a line between lots 7 and 8, Clifton Hill Third Addition) to the north edge of Clay Street; then west along the north edge of Clay Street to the end of the street; then south along the west edge of Lot 8 extended to the north edge of West 10th Street; then west approximately 375 feet; then north approximately 210 feet to the south edge of the former Kuno Struck property; then west approximately 360 feet to the east edge of Division Street; and then north along the east edge of Division Street to the point of beginning.

Boundary Justification:

This boundary represents the campus as originally developed and expanded by Marycrest College from 1938 through 1978. Several non-contiguous parking lots are not included in the District.

NATIONAL REGISTER OF HISTORIC PLACES

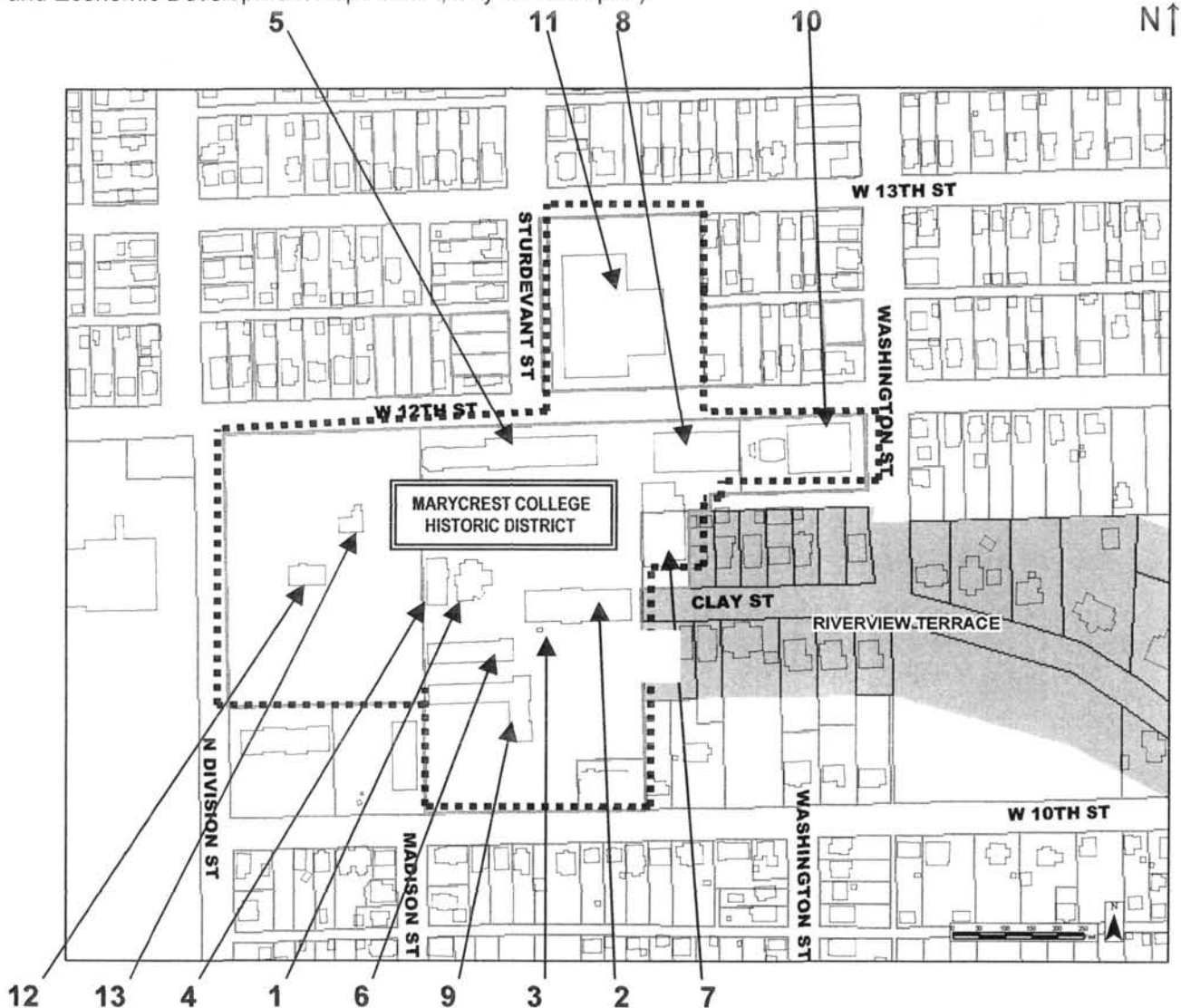
Continuation Sheet

Section Number _____ Maps _____ Page 45

Marycrest College Historic District
Name of Property

Scott County, IA
State

Marycrest College Historic District Boundaries. Riverview Terrace Historic District (NRHP) appears in gray area. Building numbers identify District resources listed in the key below and on page 31. (Map provided by Community and Economic Development Department, City of Davenport)



- | | | |
|---------------------------------|------------------------------|--------------------------------------|
| #1 Petersen, Max D. House | #6 Freshman Hall/Lawlor Hall | #10 Nursing Education Building |
| #2 Liberal Arts Hall/Upham Hall | #7 Cone Library | #11 Activities Center |
| #3 Upham Hall Shed | #8 Walsh Hall | #12 Struck, Kuno House/Clifton Manor |
| #4 West Hall | #9 Rohlman Hall | #13 Struck House Garage |
| #5 North Hall/Petersen Hall | | |

NATIONAL REGISTER OF HISTORIC PLACES

Continuation Sheet

Section Number _____ Photographs _____ Page 47

Marycrest College Historic District
Name of Property

Scott County, IA
State

Photograph Key for Marycrest College Historic District:

Marlys Svendsen, photographer

Date taken: June and October 2003

Photo #	Building Number	Building Name	Photograph Description
#1	#1	Petersen, Max D. House	South façade, looking northeast
#2	#2	Liberal Arts Hall/Upham Hall	North façade, center and west end, looking southwest
#3	#2	Liberal Arts Hall/Upham Hall	North façade, center and east end, looking south
#4	#2	Liberal Arts Hall/Upham Hall	Rear or south façade, looking north
#5	#3	Upham Hall Shed	East façade, looking west
#6	#4	West Hall	North façade, looking south at main entrance
#7	#5	North Hall/Petersen Hall	South façade, main entrance, looking north
#8	#5	North Hall/Petersen Hall	South façade, looking northeast
#9	#5	North Hall/Petersen Hall	West façade, looking east
#10	#5	North Hall/Petersen Hall	North façade, east wing, looking southwest
#11	#6	Freshman Hall/Lawlor Hall	North façade, looking southwest
#12	#7	Cone Library	West façade, looking southeast
#13	#8	Walsh Hall	North façade, looking southeast along W. 12 th St. in foreground
#14	#9	Rohlman Hall	East façade, looking west
#15	#10	Nursing Education Building	South façade, looking northeast
#16	#11	Activities Center	Looking northwest at entrance area with gymnasium at rear
#17	#12	Struck, Kuno House/Clifton Manor	North façade, looking south at main entrance
#18	#13	Struck House Garage	Looking northeast at overhead doors

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

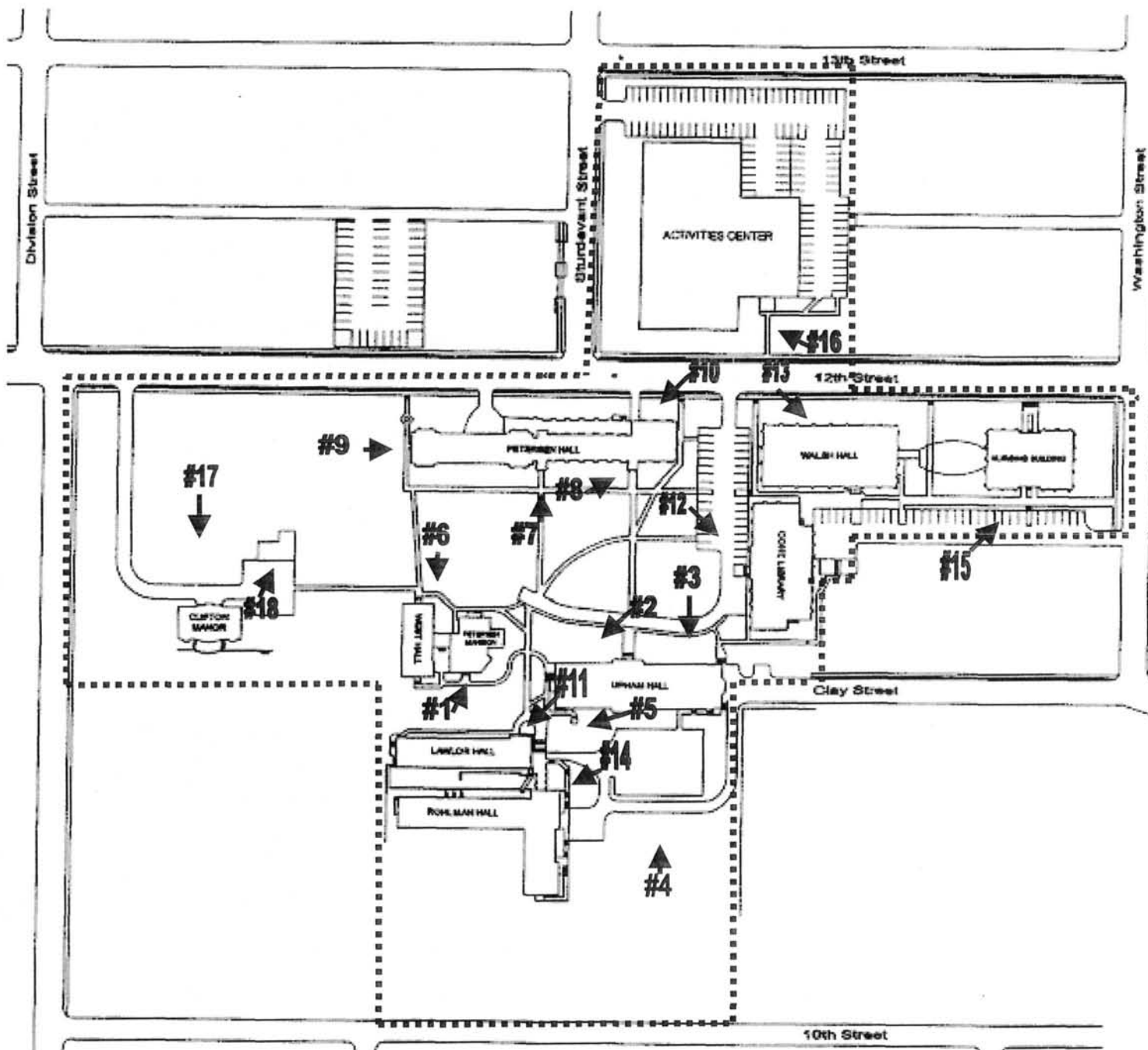
Section Number _____ Photographs _____ Page 48

Marycrest College Historic District
Name of Property

Scott County, IA
State

Photograph Map Key

N ↑



COPY

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number _____ Amendment & Map _____ Page 1

Marycrest College Historic District
Name of Property

Scott County, IA
State

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ see continuation sheet for additional comments).

Donell G. Sorkle, Deputy STIPO
Signature of certifying official/Title

October 31, 2007
Date

STATE HISTORICAL SOCIETY OF IOWA

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:
Action

Signature of the Keeper

Date of

☐ entered in the National Register.
☐ See continuation sheet.

☐ determined eligible for the
National Register.
☐ See continuation sheet.

☐ determined not eligible for the
National Register.

☐ removed from the National
Register.

☐ other, (explain:)

Period of significance amended; 1 contributing resource added

NATIONAL REGISTER OF HISTORIC PLACES

Continuation Sheet

Section Number Amendment & Map Page 2

Marycrest College Historic District
Name of Property

State Scott County, IA

EXPLANATION OF THE AMENDMENT

This amendment to a previously listed National Register Registration Form is being filed under "Section VI. Amending National Register Forms" of *National Register Bulletin 16-A*, using alternative #1 described on page 71. Alternative #1 requires submission of "continuation sheets with the new information and an explanation of the amendment."

The purpose of this amendment is to extend the period of significance for the Marycrest College Historic District from 1938-1955 to 1938-1958 and to change the status of the Cone Library from noncontributing to contributing.

8. STATEMENT OF SIGNIFICANCE

As Marycrest College approached the end of its second decade in the mid-1950s, enrollment topped 600 students. The growth of buildings on the campus paralleled this increase in students including completion of new dormitories as well as expansions of several existing dormitories. The other principal building completed during this decade was **Cone Library** (Photo #12 in original NRHP nomination) in 1957-1958. Its construction along the east edge of the central campus' open-space quadrangle marked the final building project in this important section of the campus. When the nomination was originally submitted in 2005, the building was designated as noncontributing but is now evaluated as contributing.

Historical Background: Construction of the Library came in the wake of Marycrest's incorporation as a separate college from St. Ambrose College in 1954 and its independent accreditation the following year by the North Central Association of Colleges and Secondary Schools, which praised the college in its report by stating that "Marycrest has the potential to be the Vassar of Catholic colleges."¹

By the end of the 1950s, Marycrest was formally strategizing for its future growth as an independent Catholic women's college. A first step involved adoption of a ten-year growth plan. Construction of Cone Library along the east edge of the central campus in 1957-1958 was the first action to implement this plan and affirm the college's status as an independent Catholic women's college. The construction of Cone Library was also the first large, single-purpose building – other than dormitories – to be erected for the college. Designed by local architect Raymond C. Whitaker, the library was built and furnished for a cost of \$250,000. General contractor was H. George Schloemer.

Building Appearance: As stated in the original NRHP nomination, Cone Library has an irregular rectangular plan measuring 150 by 70 feet overall. One and a half levels are exposed on all

¹Ibid.

NATIONAL REGISTER OF HISTORIC PLACES

Continuation Sheet

Section Number _____ Amendment & Map _____ Page 3

Marycrest College Historic District
Name of Property

State Scott County, IA

sides with the front (west façade) facing the central campus. The building has a poured concrete foundation with brick faced concrete walls, and Bedford stone trim. The wall brick is the standard brick that Marycrest used for all buildings constructed on campus through the 1960s – a mottled-red face brick manufactured by the Hydraulic Press Brick Company of St. Louis. For the library, brick is laid in American bond with a header course every sixth course. Deep eaves overhang walls with a wide band of stone along the upper edge of the wall also serving as the window lintels. The building design described by contemporaries as “modern,” has its horizontal front façade divided into eight bays separated by projecting brick piers that extend from the ground level to the eaves. The entrance bay is set off center in the north half with stone wall panels, a planter and stairs leading to three plate glass and oak doors on the lower of three tiers. Rectangular fixed sash set in matching natural finished oak frames fill the upper tiers. The window bays to either side of the entrance bay (three to the north and four to the south) have stone sill with brown metal sash configured in three tiers. Operable pivot lights are on the short lower tiers and fixed sash in the progressively taller upper sash. The basement level has three square windows closely spaced in each bay. Each opening is filled with a single black glass, replacement panel with the concrete foundation serving as a continuous sill.

On the north and south façades of the library, the front half of the building contains window bays of a similar design to the front façade. Basement windows, however, retain their original aluminum finished sash, each configured with two horizontal lights. The rear portion of the north façade as well as the entire east façade contains paired windows in each bay with short, operable pivot lights along the bottom and tall fixed lights above. Basement windows here also retain their original aluminum finished sash configured with two horizontal lights. The south façade's east end is a solid brick wall with no openings. A decorative cut stone design in the shape of the Marycrest insignia is imbedded high on this blank wall. A cross in the center of the shield-shaped stone contains the inscription “Bonitas, Veritas, Pulchritas,” meaning “the good, the true, the beautiful.” Religious symbols are placed in three quadrants of the shield with Marycrest's symbol – an “M” inset inside a crown set above three waving lines – placed in the lower right quadrant. The latter element was designed to symbolize Marycrest overlooking the Mississippi River according to the insignia's creator, Sr. Clarice Ebert of the college's art department.

The interior spaces of Cone Library are accessed via a split-level entrance foyer located inside the glass entrance bay facing the central campus. The upper or main level of the library has tall ceilings with the front section half of the building divided into three large rooms separated by wood panel and glass panel walls that reflected the window bay configurations. The original periodical reading room was in the north room, the charging desk and card catalog files in the center bay, and the reference reading room in the south bay. The stack area extending across the rear of the building has three levels in the combined main and lower level vertical space. A second set of internal circulation stairs is located in the northeast corner of the building along with offices and a study room. The lower level of the library originally contained the student

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number Amendment & Map Page 4

Marycrest College Historic District
Name of Property

State Scott County, IA

union or social center in the south half of the building and an audio-visual room and alumnae office, and receiving room in the north half. Interior spaces have painted concrete block and plaster walls, plaster ceilings, and asphalt floor.

The only changes to the Cone Library since the Marycrest College Historic District was originally nominated in 2005 are a result of the commencement of work on the building's interior for its reuse as apartments and meeting room space. The exterior has been maintained but some sections of wood trim are showing deterioration. The current work is being undertaken under the guidance of the staff of the State Historical Society of Iowa and the National Park Service. Its completion will make it the 5th contributing resource in the district to be reused as senior housing and activity space since the current owner commenced work on the former college campus in 2005. Historic Preservation Certification Applications, Part I and Part II for the Cone Library have been filed with the State Historical Society and review is pending.

Cone Library with Walsh Hall in background, ca. 1970 (historic view looking northeast; from: Marycrest College Collection. Marycrest College Archives, Congregation of Humility of Mary Center, Davenport, Iowa.)



Architect for Cone Library: Architect for Cone Library, Raymond C. Whitaker, was the descendent of two prominent Davenport carpenter-contractors, Charles W. Whitaker and John W. Whitaker, whose work included a number of important local factories and residences in the late 19th century. Their financial success allowed Raymond the opportunity to study architecture at the University of Illinois where he obtained a degree in architectural studies from the School of Fine and Applied Arts in 1915. Raymond traveled extensively and completed architectural designs sporadically after graduating. In ca. 1938 Whitaker finally put his architectural degree to use full-time when he returned to Davenport and joined Seth Temple's firm. Notable local

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number _____ Amendment & Map _____ Page 5

Marycrest College Historic District
Name of Property

State Scott County, IA

commissions later in his career included the Highland Potato Chip Factory in Davenport and a number of buildings for Frank Foundries in Moline, Davenport, and Muncie, Indiana.²

Other work completed at Marycrest by Whitaker included the design in 1955 for "Freshmen Dormitory" later named Lawlor Hall. Built at the crest of the hillside, this contemporarily designed dormitory had a basic rectilinear plan and horizontal form that incorporated the same brick and stone of earlier Marycrest buildings. The building was designed for future expansion, which Marycrest commissioned Whitaker to complete in 1959 as enrollment continued to increase.

As was noted above, 1958 saw completion of Whitaker's design for Cone Library at the east edge of the central campus. The building was designed with considerable consultation with staff advisors and ample space left for expansion needs of the library. The building's one-story scale was made to fit the scale of other campus buildings by raising the entrance and exaggerating the height of the main floor.

Pleased with Whitaker's work, Marycrest retained his services for expansion of another dormitory, West Hall, the same year that the library was under construction. Whitaker's task was to add a third floor to the existing two-story building. To make the new level fit, he used the standard brick used by Marycrest and converted the former stone coping into a stone beltcourse. The result worked extremely well for West Hall. The next year, Whitaker was commissioned to do the same thing for Lawlor Hall. In this case, however, the addition of a third floor for the building had been anticipated from the beginning. Lawlor Hall's expansion was completed in a manner similar to West Hall's in 1959.

Whitaker's design work for Marycrest, his only Roman Catholic client, continued during the 1960s, first with the third and final phase of Petersen Hall in 1962 and later with another classroom building and dormitory. Walsh Hall completed in 1964 was the most substantial classroom completed since the college had been established. Second only to Petersen Hall in size, Walsh Hall contained science classrooms and laboratories as well as administrative offices. The building used the same Marycrest building elements, mottled red brick and limestone trim in a building form and scale that reflected the nearby Petersen Hall. The result was a compatibly designed pair of buildings anchoring the college's major entrance off West 12th Street. Whitaker's work was acknowledged with an honorary degree from the college in 1964.

The last building designed by Whitaker for the Marycrest campus was Rohlman Hall. This L-shaped dormitory was constructed into the hillside south of the central campus adjacent to Lawlor Hall. Its shape took advantage of the site providing dramatic river vistas for the majority

²Email correspondence with Kenneth A. Wagner, Westmont, Illinois, August 5, 2003. Wagner was Raymond C. Whitaker's architectural partner from 1963 through 1967.

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number _____ Amendment & Map _____ Page 6

Marycrest College Historic District State Scott County, IA
Name of Property

of the dormitory's rooms. Like Lawlor Hall to the north, it incorporated the same brick and stone finish. For both Rohlman Hall and Walsh Hall, Whitaker came out of retirement and was assisted by another young architect, Kenneth Wagner. Wagner was also a graduate of the University of Illinois and continued in practice with Whitaker from 1963 through 1967.

Taken together, the buildings and additions designed by Whitaker represent considerable architectural talent. Those projects that involved additions to buildings designed principally by others show Whitaker's ability to adapt his designs to the aesthetic demands of an earlier architect. His work on original designs such as that for the Cone Library demonstrated his skill to work closely with the users of a building to accomplish the desired result. His work on Lawlor Hall demonstrated his skill to plan and then implement a phased building program. His design for Walsh Hall demonstrated his ability to design a compatible building for a high-profile entrance location. Through more than a decade's worth of designs, Whitaker was able to maintain use of the same building materials to create a set of buildings that fit the scale of predecessor structures and at the same time solved the programming needs of the growing college.

Contributing and Noncontributing Resources: When the Marycrest College Historic District was first nominated and approved in 2005, eight of the 13 resources were identified as contributing because they fell within the period of significance identified for the District, 1938-1955, and they met the requirements for architectural integrity and/or historic association with the development of the college. With this amendment extending the period of significance to the years 1938-1958, nine of the 13 resources are identified as contributing. The Cone Library is the only resource changed from noncontributing to contributing.

As was noted in the original nomination, noncontributing resources in historic districts are generally those buildings that do not share a common heritage with the district as evidenced in building type, architectural style(s), form, materials, or period of significance. In the case of the Marycrest College Historic District, however, several noncontributing buildings are defined as those buildings that were not in use for college purposes or were built outside of the period of significance. Over time, the nomination stated, "at least three of the noncontributing buildings (Cone Library, Walsh Hall, and Rohlman Hall) are likely to become eligible for contributing status as they reach the 50-year age limit." Like the earlier college buildings, the nomination goes on to state that they "share building material and scale found in earlier campus buildings and are associated with the work of the architect who is responsible for designing a number of the campus' buildings, Raymond C. Whitaker." (Marycrest College Historic District, NRHP nomination, p. 36)

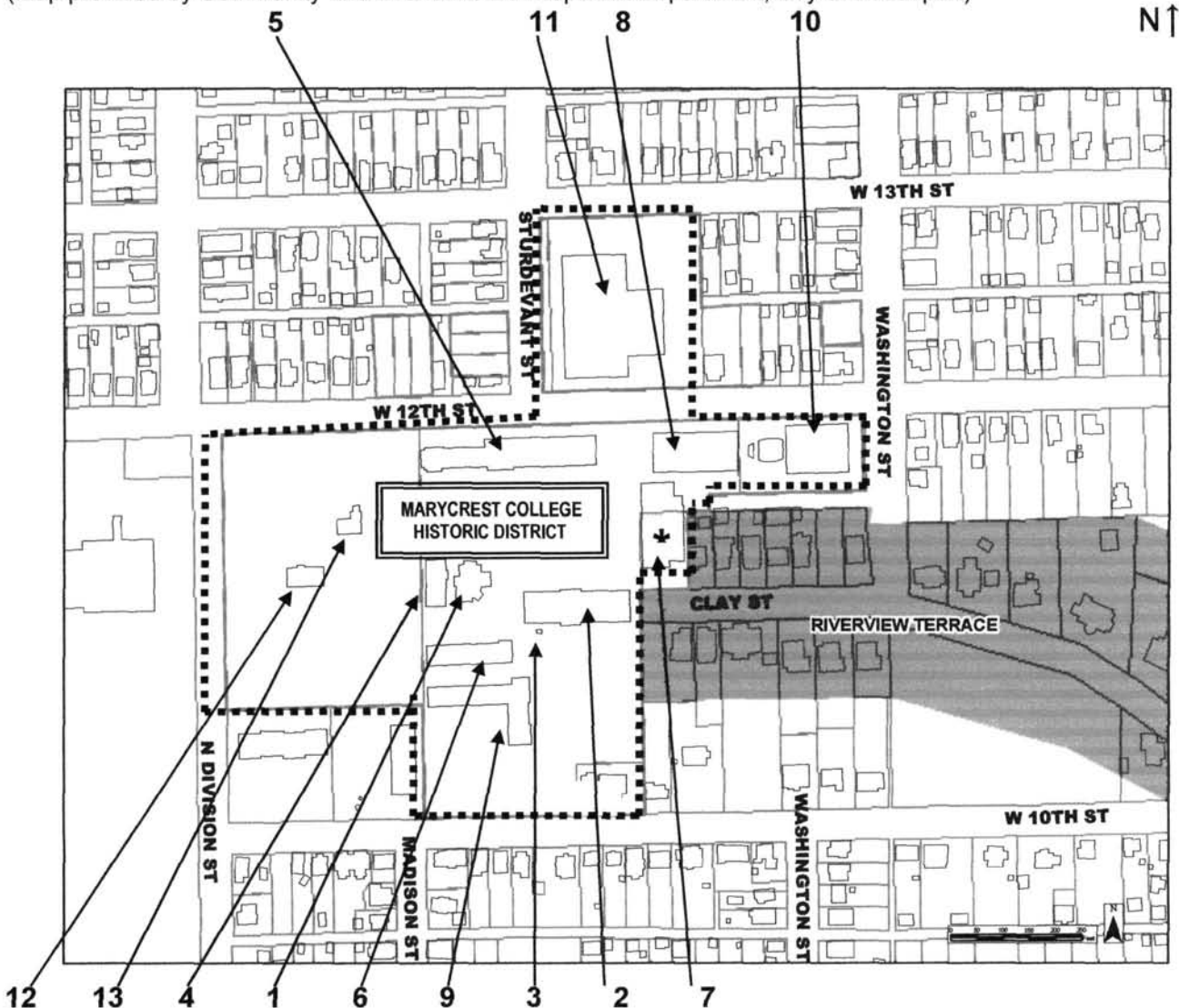
NATIONAL REGISTER OF HISTORIC PLACES Continuation Sheet

Section Number _____ Amendment & Map _____ Page 7

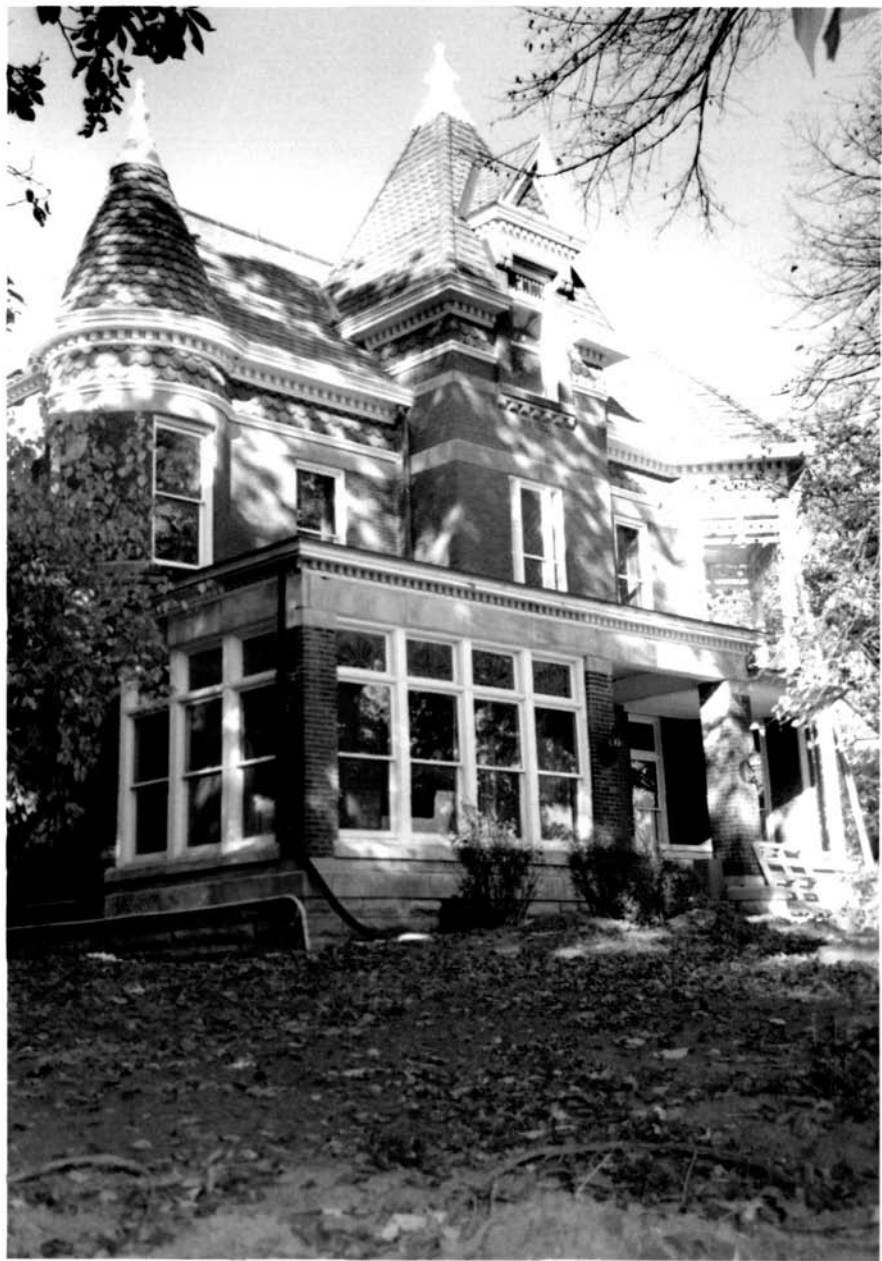
Marycrest College Historic District
Name of Property

State Scott County, IA

Marycrest College Historic District. Riverview Terrace Historic District (NRHP) appears in gray area. Building numbers identify District resources listed in the key below; **Cone Library (now, contributing) is Building #7.**
(Map provided by Community and Economic Development Department, City of Davenport)



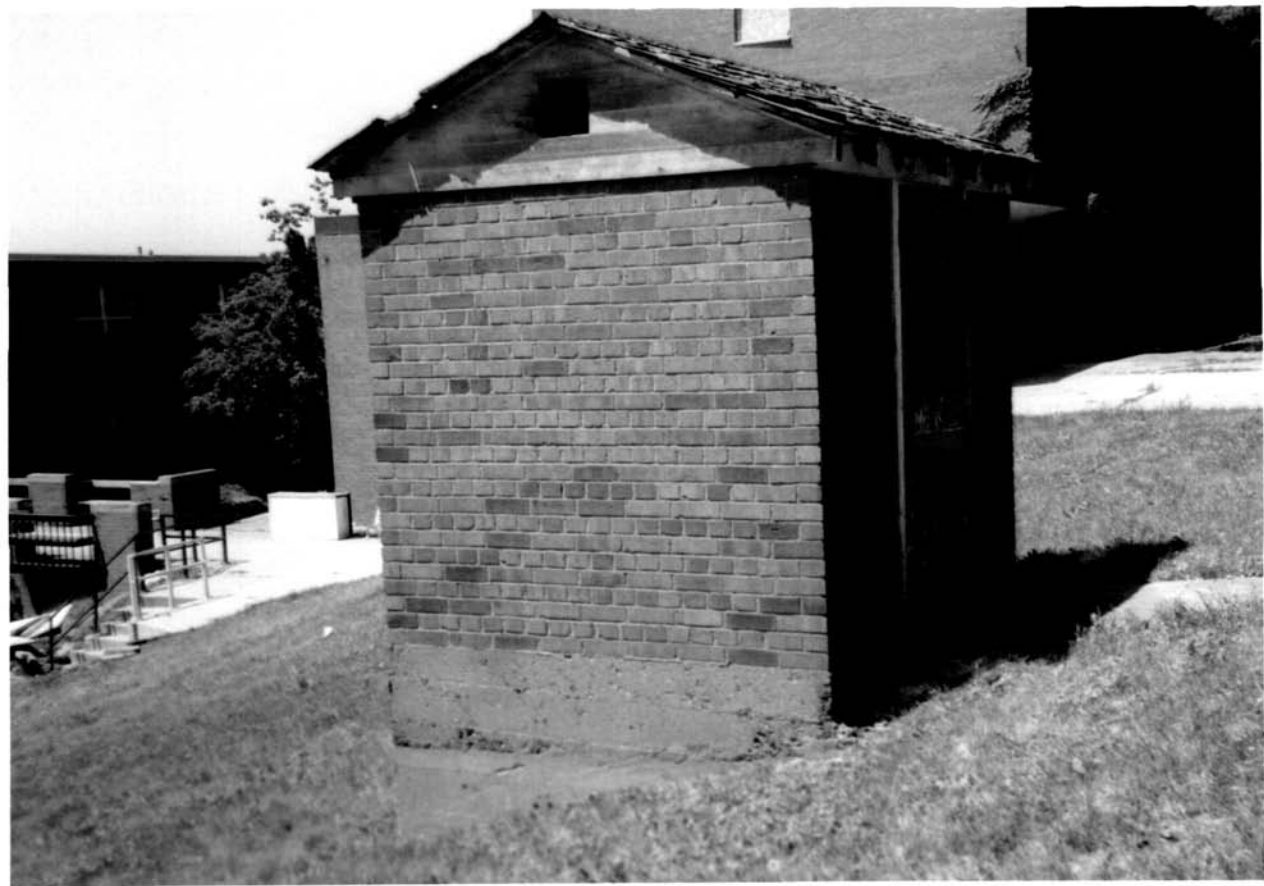
#1 Petersen, Max D. House - C	#6 Freshman Hall/Lawlor Hall - C	#10 Nursing Education Building - NC
#2 Liberal Arts Hall/Upham Hall - C	#7 Cone Library - C	#11 Activities Center - NC
#3 Upham Hall Shed - C	#8 Walsh Hall - NC	#12 Struck, Kuno House/Clifton Manor-C
#4 West Hall - C	#9 Rohlman Hall - NC	#13 Struck House Garage - C
#5 North Hall/Petersen Hall - C		







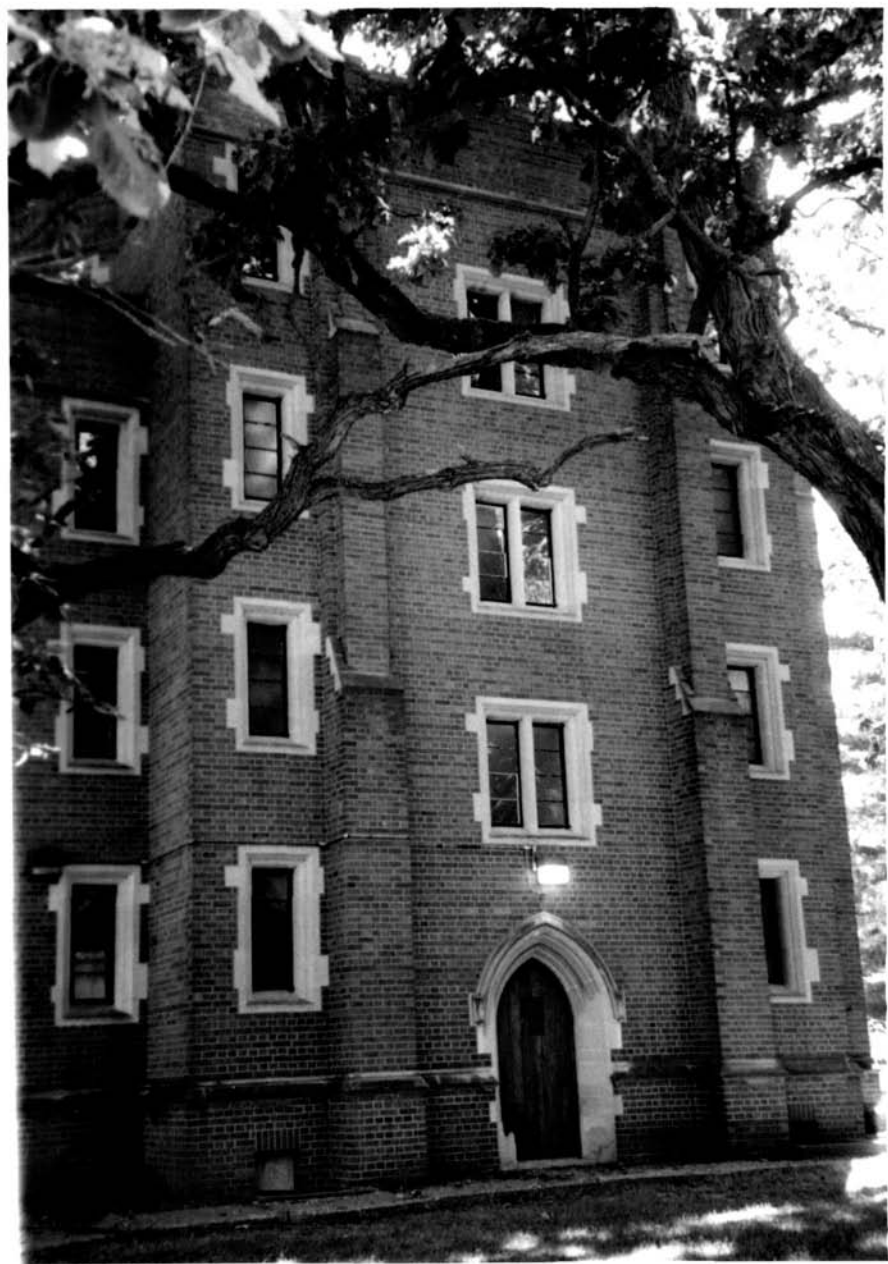


















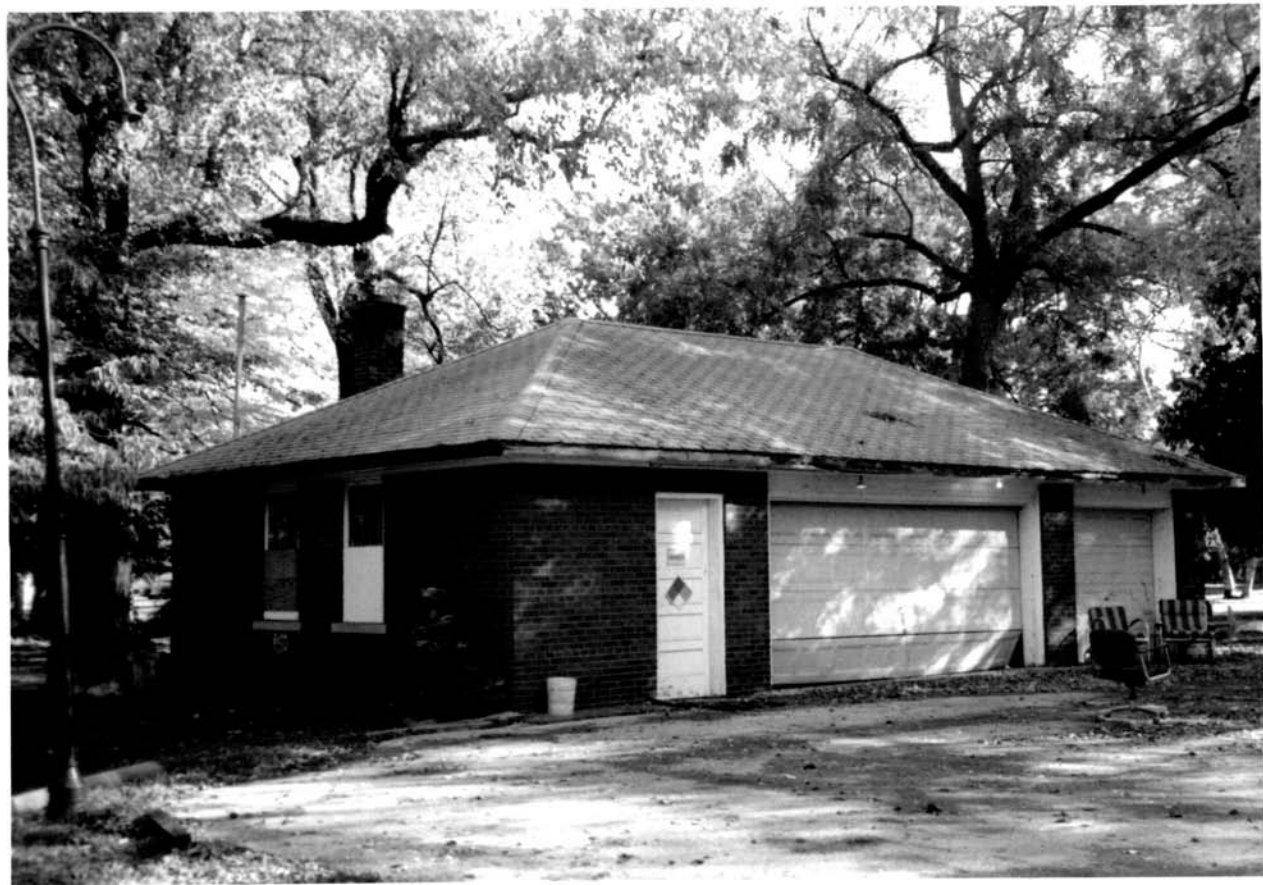












City of Davenport

Department: Development & Neighborhood Services

Contact Info: Matt Werderitch | 563-888-2221

Action / Date

7/17/2024

Subject:

Case COA24-14: Request for the installation of a new window at 712 West 8th Street. The August and Fredrika (Wittenberg) Warnebold House is a contributing structure in the Hamburg Local Landmark Historic District. Matt and Ellie McClean, petitioner. [Ward 3]

Recommendation:

A recommendation is made to approve the Certificate of Appropriateness for the installation of a replacement window at 712 West 8th Street in accordance with the submitted material and subject to the following conditions:

1. The replacement window unit shall fit within the dimensions of the existing opening.
2. The replacement window shall be a two-over-two double hung unit.

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

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

Background:

The August and Fredrika (Wittenberg) Warnebold House is a Victorian Italianate residence constructed in 1881. The home was designed by architect Fredrick G. Clausen. It is a two-story brick house on a stone foundation. Architectural details include: double-door entry with carved stone lintel, stone window hoods, wide eaves/frieze with brackets, bay window, dormers, and stickwork on gables. The windows are listed as one-over-one wood windows. It was originally a single-family residence, but was further subdivided into five apartment units by 1945. Today, the structure is an owner-occupied single-family residence.

Request: Install a replacement aluminum-clad wood window on the north elevation. The proposed window will be a two-over-two double hung unit. The proposed color is coal black to match the storm windows on the home.

Project Review: Replacement Windows

Property owners are encouraged to repair and retain existing historic windows. However, 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.

In this case, the north elevation opening is covered with plywood. It is likely the original window was converted into a door when the home was split into five apartment units. Since the structure is now an owner-occupied single-family home, the opening no longer needs to function as a means of egress.

The homeowners initially submitted a scope of work to infill the opening with a replacement vinyl window. After conversations with staff, the owner amended the window product to Pella Traditional/Lifestyle Series aluminum-clad wood window. While not shown in the application, the owners intend to install a window with the same two-over-two grid pattern as the adjacent windows on the second floor. The proposed color is textured matte coal-black. The limewash header and footer of the window will remain intact.

The owners initially offered the option to place a wood-framed storm window over the replacement unit. The home has several storm windows in place over the remainder of the home's windows. However, this option has been withdrawn from the request.

The Pella replacement window product generally matches the physical characteristics of the adjacent historic windows. Pella Wood/Clad windows can be manufactured to replicate the historic dimensions and appearance of the two adjacent second floor windows. Staff are recommending a condition that the replacement product fit within the existing window opening without disrupting the exterior trim.

In recent years, the Historic Preservation Commission has approved wood windows with exterior aluminum clad on other local landmarks in the Hamburg Historic District. This product is viewed as a compromise for its durability and energy efficiency while also imitating the historic character of the structure. Staff believe the design criteria to implement review standards have been met since the Pella Wood/Clad windows are consistent with the design, dimensions, and color of the original windows.

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

Attachments:

1. Application
2. Scope of Work
3. Pella Replacement Window
4. Historic Property Inventory Sheet
5. Historic Preservation Ordinance Review Standards



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION COMMISSION

APPLICANT INFORMATION	
Application Name	Matt and Ellie McClean
Address	712 W 8th St
City State Zip	Davenport, IA 52802
Phone	(563) 590-3985
Secondary Phone	(641) 330-9895
E-Mail Address	matthewj.mcclean@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. 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. By checking this box and typing my name below, I am electronically signing this application. ☒ <u>Matthew J. McClean</u> <u>06/28/2024</u> Type Applicant's Name here to serve as a signature Date	
DEVELOPMENT TEAM	
Property Owner Matt and Ellie McClean	
Address 712 W 8th St	
Phone	Secondary Phone
(563) 590-3985	(641) 330-9895
E-Mail Address matthewj.mcclean@gmail.com	
Project Manager/Other N/A	
Address	
Phone	Secondary Phone
E-Mail Address	

RESOURCE TYPE	SUBMITTAL DATE	MEETING DATE
Local Hamburg District ☒	06/28/2024	07/09/2024

SITE ADDRESS & PARCEL NUMBER and/or HISTORIC NAME	
712 W 8th St, Davenport, IA 52802 - G0045-52	

BRIEF OVERVIEW OF THE PROJECT (not a scope of work)	
Replace the door/window on the back (north) side of the house that is currently boarded up.	

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. <u>Inaccurate or incomplete applications may result in delay of applicant's scheduled meetings.</u>	
(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. - 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	

Scope of Work for July Application Submission

The scope of work we are requesting is the replacement of the window/fire exit door pictured below. The location of the aforementioned window is on the back exterior of our home, facing north. It appears as though it was once a fire exit and has subsequently been boarded up before we purchased the home.



Exterior view of boarded window from alley



Interior photo of window on back staircase landing

The proposed window will have the same grid pattern as the two other windows on the second floor of the house on either side, a double hung cottage style with one vertical trim piece on both the upper and lower window. The material for the proposed window will be vinyl. We have contacted several window companies to quote wood windows that are similar to the current ones and have been unable to find a company that could make wood, especially with this custom size. The color of the vinyl would be a textured matte coal black. The limewash header and footer of the window will remain intact.



Example of the other two exterior windows on the back of the home
above and on either side of the window to be replaced



Thank you for your interest in 1-800-HANSONS.

We prepared the following estimate on June 5, 2024.

NAME: Matt Mcclean

APPOINTMENT ID: 2246301

ADDRESS: 712 West 8th Street

CITY: Davenport

STATE: IA

ZIP: 52802

PHONE: (563) 590-3985

EMAIL: matthewj.mcclean@gmail.com

Windows

Package: Premium Series			
Number of Windows	Exterior Color	Interior Color	Trim Color
1	Textured Matte Coal Black (P)	Textured Matte Coal Black (P)	Black

Notes

- ✓ Custom-sized to your home
- ✓ Professional installation by licensed and certified experts
- ✓ Removal of all project debris

Your Premium Series window package includes:

- ✓ Best-in-class window with advanced technology
- ✓ Triple-pane glass with SmartCore™ insulated frame
- ✓ Vinyl frame with fiberglass skeleton
- ✓ Rated ENERGY STAR® Most Efficient
- ✓ Maximum climate protection



TRANSFERABLE

1-800-HANSONS | 7217 Northwest Blvd Bldg #5 Suite A & B Davenport, IA 52806 | 800-426-7667
Your trusted home improvement expert for a lifetime.

1 of 2

Another alternative is to place a wood-framed storm window like the one pictured below over the new window. We have storm windows over many of the other windows throughout the exterior of the home already. This would be the exact same look and materials as the others currently hung. This would look very similar to the windows in our kitchen pictured here:



Wood-framed storm window in kitchen to be placed over replacement window

We are requesting emergency approval on this project, as our homeowners insurance has dropped our policy until this window can be replaced and we have had to go with another policy that is over double what we had initially purchased.



PELLA® LIFESTYLE SERIES Wood Double-Hung Window

3.9 ★★★★★☆ [2315 Reviews](#)

Pella Lifestyle Series aluminum-clad wood double-hung window provides excellent ventilation. This classic style is a great option for those who want the natural beauty of wood and the most desired features of aluminum. It is customized to meet your home's unique needs.

- Dual-pane glass for excellent energy efficiency.
- Available Hidden Screen provides easy and uncompromising your view.
- Style solutions for every home with our most popular features like grilles and more.
- Product #300001

Configuration: 1-wide



PELLA® RESERVE™ – TRADITIONAL Wood Double-Hung Window

3.56 ★★★★★☆ [353 Reviews](#)

Create the traditional look your historic renovation deserves with a traditional wood or aluminum-clad wood double-hung window. uncompromised attention to detail with historic design and authentic spoon-lock hardware.

- Winner of 2019 Most Innovative Window for its Rolscreen® retractable screen that appears to disappear.
- Pella Reserve products have been reviewed by the National Historic Preservation Service for use on projects with historic tax credits.
- Innovative sash lugs can be added to the exterior of the window for tilting functionality for easy cleaning.

Talk to a Pella Rep for Pricing

Hamburg Historic District (amended)

Name of Property

Scott County, Iowa

County and State

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
723 Brown St State #82-01378 Map #154 Field Site #F-27 Parcel #G0045-33 Updated district status: 1 contributing building (A, C), 1 non- contributing building 1983 NRHP status: Contributing	Paul C. A. F. and Emilie V. (Krause) Karlowa House	c.1889 Queen Anne (2 story)	Walls: frame - wood Foundation: stone Roof: combination hip/gable - asphalt shingles
	(earlier house on lot owned by Robert Krause - used as rental) 12-1888 - Robert Krause transferred property to daughter Emilie; 1889 - house likely built; 11-12-1889 - Emilie married Paul Karlowa; 1890-1908 - Paul and Emilie Karlowa (vp for The Robert Krause Co - clothing) - both died young - 1907/1908 1910 Sanborn map: house - 2 story - extant 1910 census: rented by Biller, Mabel (19) - born in US - IA (US - IN, US - VA); wife: not listed - born in 1909-1920 - owned by Leonard P. Biller - daughter Mabel here in 1910, then rental in 1915; 1920-1951 - Otto F. and Carrie Rohwedder (salesman, retired) 1951-1953 - Carl A. and Mary A. Burton; 1953-1959 - Ward E. and Idella MacMillan; 1959-62 - Carl W. and Mildred G. Haas; 1962-1965 - Georgia A. Thomas; 1965-1970s - Charles V. Henderson 1956 Sanborn map: flats (apartments) (2 units) - 2 story - extant Current use: single family house - owner occupied		Architect/builder: - Porch: entry hood - arch with large brackets - concrete steps Windows: 1/1 wood windows Architectural details: decorative wood shingles between stories, curved corner with curved windows; decorative gables with wood shingles/siding, sunburst, and windows; south side porch; two-story bay windows; decorative windows Modifications: Historic: -; Non-historic: - Garage: detached - two car Date: c.2002 Walls: frame - wood Foundation: concrete block (textured) Roof: cross gable - asphalt shingles Notes: historic carriage house design - shingled gables to complement house, multi-light windows Other site features: section of stone retaining wall along alley (3 ft)
712 W 8th St State #82-00705 Map #155 Field Site #H-01 Parcel #G0045-52 Updated district status: 1 contributing building (A, C) 1983 NRHP status: Contributing (key)	August and Fredrika (Wittenberg) Warnebold House	1881 Victorian Italianate (2 story)	Walls: brick (solid) Foundation: stone (cut) Roof: hip roof - asphalt shingles
	(earlier house on lot - August Warnebold here since 1862) 1880 census: Warnebold, August (52, flour manufacturer) - born in Germany - Hanover (Germany - Hanover, Germany - Hanover); wife: Fredericka (51) - born in Germany - Hanover (Germany - Hanover, Germany - Hanover) 1881 - new house built for Warnebolds - designed by F.G. Claussen; 1881-1887 - August and Frederika Warnebold (Farmers Mills - Warnebold & Wittenberg); 1887-1912 - Frederika Warnebold (widow), also son Herman C., sister Christina Wittenberg 1910 Sanborn map: house - 2 1/2 story - extant 1910 census: Warnebold, Fredericka (81, widow) - born in Germany (Germany, Germany) 1912-1914 - owned by Herman Wittenberg (brother); 1914-1918 - owned by Henry C. Kahl (vacant in 1915); 1918-1921 - owned by Charles Spangler; 1921-26 - owned by Thomas Agar - used as rental; 1926-28 - owned by O.D. Doran; 1928-29 - owned by Nelson Graham 1929-32 - owned by Mueller Land / Lumber Co - used as rental; 1937-41 - John A. and Katherine Werthmann; 1941-44 - Katherine Werthmann; 1944-1960s - Ollie N. and Verna Tallerday - lived in one unit - three other families listed in 1945 - 5 units by 1956 1956 Sanborn map: house (5 units) - 2 1/2 story - extant Current use: single family house - owner occupied		Architect/builder: Clausen, Frederick G. (architect) Porch: entry steps (concrete) Windows: 1/1 wood windows - carved stone hoods with shoulders Architectural details: double-door entry with carved stone lintel, stone window hoods, wide eaves/frieze with brackets, bay window, dormers, stickwork on gable Modifications: Historic: -; Non-historic: - Garage: none Other site features: stone retaining wall along W. 8th St and Gaines St* (3 ft, dressed cut stone)

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.