

HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, August 13, 2024; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

I. Call to Order

II. Secretary's Report

1. Consideration of the July 17, 2024 meeting minutes.

III. Communications

IV. Old Business

V. New Business

1. Case COA24-15: Request for the installation of replacement windows, restoration of the southside bay window, and painting lintels 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: September 10, 2024

City of Davenport

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

Action / Date
8/13/2024

Subject:
Consideration of the July 17, 2024 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The July 17, 2024 meeting minutes are attached.

Attachments:
1. Meeting Minutes 7-17-24

HISTORIC PRESERVATION COMMISSION MEETING MINUTES

CITY OF DAVENPORT, IOWA

WEDNESDAY, JULY 17, 2024; 10:00 AM

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: Werderitch

II. Secretary's Report

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

Motion by Kretz, second by Franken, to approve the June 11, 2024 meeting minutes.

Minutes were unanimously approved by voice vote (5-0).

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

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]

Staff presented a history of the property and a prior Certificate of Appropriateness Application submitted in 2022. The current request is to install a new roof and to remove paint, tuckpoint, and replace brick.

Staff made a recommendation 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.

Lenny DeSantiago, petitioner, was in attendance to answer questions.

Motion by McGivern, second by Kretz, to approve Case COA24-08 in accordance with staff recommendation. Motion to approve passed by a roll call vote (5-0).

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]

Werderitch provided an overview of the request.

Staff made a recommendation 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.

Alex Bock, applicant, was in attendance to discuss the rationale for removal of window openings.

Commissioners discussed the trade-off between preservation and adaptive reuse of a vacant structure.

Motion by McGivern, second by Franken, to approve Case COA24-09 in accordance with staff recommendation. Motion to approve passed by a roll call vote (5-0).

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]

Staff provided an overview of the request to install a new roof on the main house and detached garage.

Staff made a recommendation 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.

The applicant was in attendance to answer questions. The intent is to only reroof the structures at this time.

Commissioners inquired about the condition of the stone garage.

Motion by Powers, second by Kretz, to approve Case COA24-10 in accordance with staff recommendation. Motion to approve passed by a roll call vote (5-0).

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

Staff reviewed the request to install new signage at the Annie Wittenmyer Complex.

Staff made a recommendation 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.

Linda Anderson and Natalie Linville-Mass of Quad City PastPort were in attendance to answer questions.

Commissioners inquired about the public notification process for new signage, placement, and materials.

Motion by Kretz, second by Franken, to approve Case COA24-11 in accordance with staff recommendation. Motion to approve passed by a roll call vote (5-0).

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]

Staff reviewed the request to install new signage at the Annie Wittenmyer Complex.

Staff made a recommendation is 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.

Commissioners inquired about the public notification process for new signage, placement, and materials. Since the LeClaire House is within a neighborhood setting, there was greater concern and conversation regarding public input.

Motion by Kretz, second by Franken, to approve Case COA24-12 in accordance with staff recommendation. Motion to approve passed by a roll call vote (4-1). McGivern voting No.

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]

Staff presented an overview of the project. 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.

Staff made a recommendation 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.

Taylor Saunders, applicant, was in attendance to discuss the project.

Commissioners inquired about the visible impacts to the structure following the lintel replacement.

Motion by Franken, second by Kretz, to approve Case COA24-13 in accordance with staff recommendation. Motion to approve passed by a roll call vote (5-0).

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]

Werderitch presented the proposed project scope.

Staff made a recommendation 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.

Matt McClean, property owner, was in attendance to discuss the window replacement project.

Motion by McGivern, second by Franken, to approve Case COA24-14 in accordance with staff recommendation. Motion to approve passed by a roll call vote (5-0).

VI. Other Business

VII. Open Forum for Comment

VIII. Adjourn

Motion by McGivern, second by Franken, to adjourn the meeting. Motion passed by a voice vote (5-0). The meeting adjourned at 11:14 am.

IX. Next Commission Meeting: August 13, 2024

City of Davenport

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

Action / Date
8/13/2024

Subject:

Case COA24-15: Request for the installation of replacement windows, restoration of the southside bay window, and painting lintels 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 replacement windows, restoration of the southside bay window, and painting lintels at 712 West 8th Street in accordance with the submitted material and subject to the following conditions:

1. The replacement window units shall fit within the dimensions of the existing openings.
2. Using evidence of the existing windows, the replacement units shall match the old in terms of style of grid pattern.
3. Remove damaged or deteriorated paint only to the next sound layer using the gentlest method possible prior to repainting. Apply a compatible paint coating system following proper surface preparation.

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.

Certificate of Appropriateness Application: July 2024

The City of Davenport Historic Preservation Commission granted a Certificate of Appropriateness for the following case at its July 17, 2024 meeting:

1. 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]

The approval is in accordance with submitted specifications and plans 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.

Scope of Work:

1. Install new windows in locations that are currently boarded or deteriorated.
2. Restore the southside bay window area with flashing, rubber membrane roof, and wood. Match the existing bay windows on the eastside of the home.
3. Paint the lintels and sills a uniform cream color.

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.

At the July 17, 2024 Historic Preservation Commission meeting, the owner was granted a Certificate of Appropriateness to replace a window on the north elevation with a Pella Traditional/Lifestyle Series aluminum-clad wood window. The approval was under the condition that the replacement window fit within the dimensions of the existing opening. The proposed color is textured matte coal-black. For consistency, the applicant intends to meet these conditions for the remainder of the replacement windows.

There are ten basement windows and nine attic windows that are currently boarded up. Using evidence of existing windows, the request is to install replacement Pella aluminum-clad wood windows in these openings. The attic windows will have the same grid pattern as the first and second floor: a double hung unit with a two-over-two grid pattern. The basement windows will be a fixed unit with a similar cross grid pattern. Lastly, the smaller window opening on the north elevation will be filled with a fixed unit with the same cross-hatching pattern.

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."

Project Review: Bay Window

The homeowners are proposing to restore the deteriorated bay window on the southside of the structure. Using evidence of the previously restored east bay window, the materials and details will be replicated with the new design. The scope of work includes installing flashing and underlying rubber membrane, replacing the wood decorative trim, replicating missing corbels, repurposing the existing balcony fencing, and painting.

Staff are supportive of the project since the bay windows are a character-defining feature of the home. When restoring architectural features, the Secretary of the Interior's Standards for Rehabilitation recommends, "Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials."

Project Review: Painting Lintels and Sills

According to the historic property inventory sheet, the lintels and sills are carved stone. There are several different styles and patterns within the stone that vary based on the elevation of the home. Staff are supportive of the proposed painting and color, which will bring uniformity to the facade. However, due consideration must be given when removing paint to ensure the masonry does not deteriorate in the process.

The Secretary of the Interior's Standards for Rehabilitation recommends, "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."

Attachments:

1. Application
2. Scope of Work
3. Pella Replacement Window
4. Review Determination Letter: Case COA24-14
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	BRIEF OVERVIEW OF THE PROJECT (not a scope of work)	
Address		
City State Zip		
Phone		
Secondary Phone		
E-Mail Address	APPLICABILITY PRIOR to any work on applicable Historic Resources: A Certificate of Appropriateness must be submitted & approved PRIOR to the commencement of the following: - Any Building or Sign Permit changing the exterior (except demo) - New construction/Addition or exterior alteration of a structure - Sign installation or alteration Demolition of any local or national historic resources shall require a Historic Demolition Request Application	
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. 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 (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.		
Application Fee: NONE		
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

712 W 8th St

We are hoping to gain approval for renovations to our home at 712 W 8th St. We have been approved to use funding from the DREAM program and need to use those funds soon. Recently we had a window gain HPC approval on the North side of our house.

Scope of work we wish to have approved:

1. New windows that are boarded up or deteriorated.
 2. Bay window area (South side), flashing, rubber membrane roof, and wood redone to match other existing bay windows (East side).
 3. New paint above windows and sills to all match (the cream color and on all sides of the house).
-
1. Windows are currently boarded up in many locations within the basement and attic. This causes a threat with weather related issues, animals and insects being able to gain access to the house (bats especially a current issue in the attic) as well as an eye sore to look at. The same materials that were recently approved by the HPC for our North side window would be used throughout. We would match the styles originally intended in terms of double hung or cross hatching to match.
 2. The bay window area is in need of a new roof rubber membrane, flashing, wood and like materials, and paint. It currently does not have an issue from a water resistance standpoint but likely will soon which could cause interior damage. This would be remade to match the existing bay window which had been redone recently and is located on the East side of the home. We would match colors and design.
 3. The house currently has two paint colors on the brick and stone work. One is white and the other is a cream color. We wish to have all the painted areas match in color and be repainted.

Window Replacements

There are several existing windows that we are hoping to replace in the attic and basement that have been boarded up prior to purchasing the home. 10 windows in the basement and 9 in the attic. We have been approved by the HPC to use Pella aluminum-clad wood windows from the lifestyle collection. That will remain consistent throughout the home. All windows will fit in the existing window openings.

1. Attic Windows - The proposed window will have the same grid pattern as the first and second floor, a double hung cottage style with one vertical trim piece on both the upper and lower window. The trim will be painted black.
 - A. Front exterior (south) - windows pictured on the left will be the template for the 2 center and 3 right windows to be replaced



B. Exterior view of front center window



C. Interior view of front center windows



D. Exterior view of front left attic windows



E. Interior view of front left attic windows



Exterior view of east window in center of home



Interior view of east window in center of home



Exterior view of east set of three closest to alley



Interior view of east set of three closest to alley



2. Basement Windows - The proposed window will have the same grid pattern as the first and second floor one vertical trim piece on both the upper and lower window. The trim will be painted black. The

basement windows are not double hung like the other floors of the house. We will remain consistent with fixed windows in the basement.

A. Interior basement windows on east side of house below bay window



B. Exterior basement windows on east side of house below bay window



C. Close up of exterior basement windows on east side of house below bay window



D. Exterior view of basement windows under front (south) bay window



E. Interior view of basement windows under front (south) bay window (right side of house)



F. Exterior view of basement windows on the left side of the front of house



G. Exterior view of basement windows on west side of home



H. Close up exterior view of basement windows on west side of home



3. Window replacement on back of home

There is a smaller opening on the back of the home where a dryer vent once was. We are proposing a window replacement that will be the same material as the other windows to be replaced. The styling will be the same with the cross hatching as well. This window will be a fixed window.



Bay Window Repair

The bay window (A) on the front of our house (south) is deteriorating and we would like to replicate the other bay window that has been restored on the east side of the home. We are

requesting funds to replace the flashing and underlying rubber membrane to protect the bay. The wood also needs to be replaced including the decorative trim as shown (D). The corbels would also be replicated to match the existing restored window. We will use the existing balcony fencing that will be cleaned up and painted black. The bay would be painted the same soft cream to match. We are hoping to paint the headers of all exterior windows the same color.

A. Bay Window in front of home (south side)



B. Flashing, membrane, and railing above bay window



C. Bottom of bay window to be replaced and painted cream



D. Restored bay window on west side of home that we will replicate



Painting of headers and window sills

The headers and sills of the windows on the exterior of our home are not a consistent paint color. Some colors are cream, some white, some pink, and some a combination of those colors. We would like to have the same color for all existing headers and sills. We are proposing the same cream color that the reconstructed bay window has been painted. We will use a paint that is designed for brick and stone.

A. Front of house (south) showing mismatched paint colors



B. Side of house (east) showing mismatched paint colors



C. Back of house (North) showing mismatched paint colors





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 can be 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 custom 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 Trust for 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



DAVENPORT

DEVELOPMENT &
NEIGHBORHOOD SERVICES

July 17, 2024

Matt & Ellie McClean
712 West 8th Street
Davenport, IA 52802

Re: Historic Preservation Commission Review Determination – Case COA24-14

To Whom It May Concern,

The City of Davenport Historic Preservation Commission granted a Certificate of Appropriateness for the following case at its July 17, 2024 meeting:

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]

The approval is in accordance with submitted specifications and plans 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.

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

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

Sincerely,

Matt Werderitch | AICP
Planner III

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.