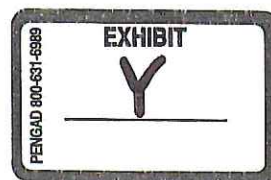


ITEM 68A/68B

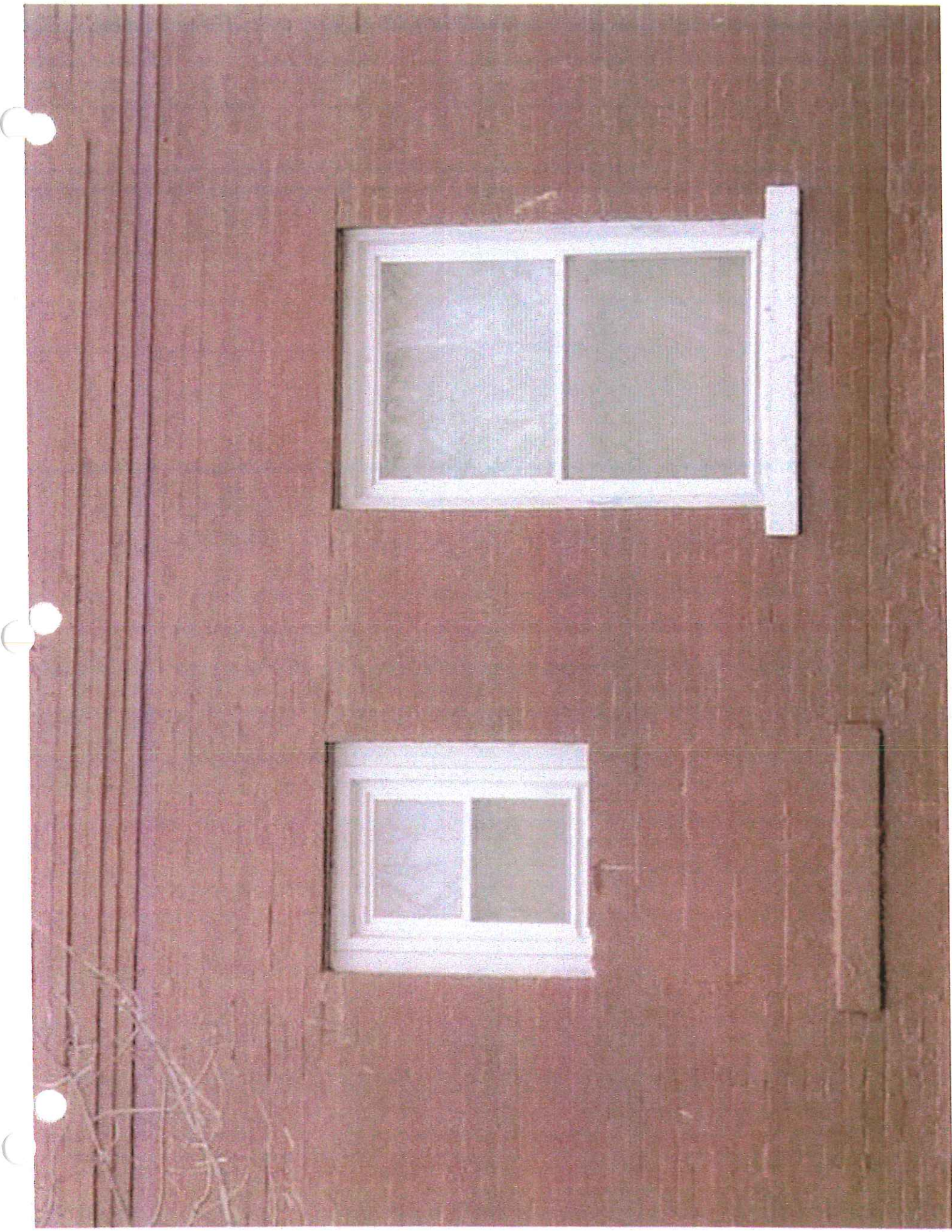
EXHIBITS

Y-FF

713 - 20th St.







20-2003-5.54 713 20th Street
Paul Mangan Replace several
windows with vinyl, reroof two
front porches and dwelling

HISTORIC DISTRICT COMMISSION
CITY OF DES MOINES
CERTIFICATE OF APPROPRIATENESS
In the Following Matter

REQUEST FROM:	:	CASE NUMBER: 20-2003-5.54
PAUL MANGAN	:	
PROPERTY LOCATION:	:	MEETING DATE: SEPTEMBER 17, 2003
713 20TH STREET	:	

THIS CERTIFICATE OF APPROPRIATENESS IS VALID FOR ONE YEAR FROM THE ABOVE MEETING DATE

SUBJECT OF THE REQUEST:

Application from Paul Mangan to replace several deteriorated windows with vinyl clad double-hung windows and re-roof dwelling at 713 20th Street

FINDING OF THE HISTORIC DISTRICT COMMISSION:

Granting the application as amended to replace all of the existing windows and with the condition the exposed vinyl on all replacement windows is to be painted would be in harmony with the historic character of the neighborhood and would meet the requirements set out in the Historic District Ordinance, the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the City of Des Moines' Standard Specifications.

VOTE: A vote of 5-2 was registered as follows:

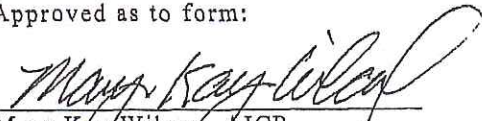
	Aye	Nay	Abstain	Absent
Blackburn				X
Estes		X		
LeJeune	X			
Holderness	X			
Fitzpatrick	X			
Nelson				X
Shaw	X			
Reavely	X			
Stamps		X		

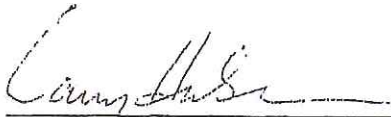
Granting the application pertaining to re-roofing the porches and the dwelling would be in harmony with the historic character of the neighborhood and would meet the requirements set out in the Historic District Ordinance, the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the City of Des Moines' Standard Specifications.

VOTE: A vote of 7-0 was registered as follows:

	Aye	Nay	Abstain	Absent
Blackburn				X
Estes	X			
LeJeune	X			
Holderness	X			
Fitzpatrick	X			
Nelson				X
Shaw	X			
Reavely	X			
Stamps	X			

Approved as to form:


Mary Kay Wilcox, AICP
Senior Urban Planner


Larry Hulse, AICP
Director, Community Development

When required, the necessary building permits must be obtained.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

CITY OF DES MOINES
HISTORIC DISTRICT COMMISSION

(To be filled out by the applicant)

File Number 20-2003-554

Address of the Property 713 20TH ST, DSM 50314
Legal Description of the Property 030-00476-800-000
N 36 E LOT 12 TE BROWNS 3RD ADD
Owner of the Property PAUL MANGAN

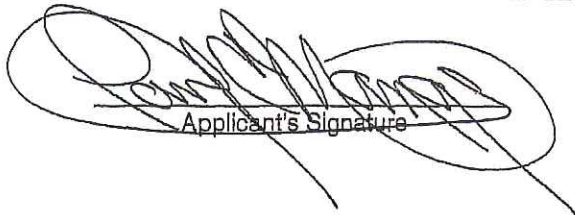
Owner's Phone Number: Home 515-274-2952 Work 515-360-2600

Applicant's Name, Address and Phone Number (if different from owner)

Current use of the property APARTMENTS

Approximate date structure was built 1900

Note the year any major alterations was completed and indicate source of data


Applicant's Signature

8-29-03
Date

To be filled out by staff:

Date of Historic District Commission meeting _____

Received by CS Date 8-29-03

Your application will be placed on the agenda for the next Commission meeting if it is received two weeks prior to the next regularly scheduled meeting date.
Meetings are scheduled for the third Wednesday of each month.

NOTE: You are hereby advised that no work should commence on the above property until such time as the Historic District Commission has issued a Certificate of Appropriateness

To be filled out by the Applicant

Separately describe each job to be performed on the exterior of the structure and/or property.

1a. What is being done? 1b. What materials are being used? 1c. What changes in appearance will there be?

REPLACE 10 WINDOWS. CUSTOM VINYL
POCKET REPLACEMENT WINDOWS.

BOTH THE INTERIOR AND EXTERIOR
APPEARANCE WILL BE IMPROVED
PAINTED TRIM



2a. What is being done? 2b. What materials are being used? 2c. What changes in appearance will there be?

INSTALL NEW FORCED AIR HEATERS
WITH A/C COILS FOR EACH APARTMENT.
REPLACED WITH GOODMAN GMT045-3 GAS
FURNACE (45,000 BTUA) (80% AFUE)

3a. What is being done? 3b. What materials are being used? 3c. What changes in appearance will there be?

PAINT EXTERIOR OF BUILDING. COLOR -
BRICK RED WITH BLACK WINDOW TRIM
AND HARVEST GOLD ACCENT COLOR
AS NEEDED



Attach drawings as described on page 2 to illustrate above described changes.

To be filled out by the Applicant (continued)

Separately describe each job to be performed on the exterior of the structure and/or property.

4a. What is being done? 4b. What materials are being used? 4c. What changes in appearance will there be?

REPLACE ROOF. INSTALL 55mil
EPDM SINGLE PLY ROOF. THERE WILL
BE NO CHANGES IN APPEARANCE.

5a. What is being done? 5b. What materials are being used? 5c. What changes in appearance will

NO PORCH REPAIR -



BID PROPOSAL
 City of Des Moines
 Community Development Department
 Neighborhood Conservation Services Division



1. The undersigned contractor offers and agrees, if this proposal is accepted, to contract with the Owner(s), in the form of contract provided, to furnish all necessary materials, equipment and labor necessary to complete the rehabilitation of the dwelling located at 713 20TH ST, DES MOINES, IA in full and complete accordance with the deficiency list/work write-up, drawings, Property Rehabilitation Standards, and the contract documents. In return for the work accomplished pursuant to the contract, and in accordance with the provision of the contract, the Bidder will receive the sum of:

\$ 28,177 *Twenty Eight Thousand One Hundred & Seventy seven* Dollars)

2. The Bidder declares that he/she has examined the work site and informed themselves fully in regard to all conditions pertaining to the place where the work is to be done; that they have reviewed and understand the deficiency list/work write-up and drawings relative thereto; applicable contents of the Contractor's Handbook and Performance Manual; all special provisions furnished prior to the submission of the bid; and they have satisfied themselves as fully understanding the work to be performed.
3. The Bidder further declares that, the only person or persons interested in this proposal as principal of principals is or are named herein and that no other person then herein mentioned has any interest in this proposal or in the contract to be entered into; that this proposal is made without connection with any other persons, company, or parties making a bid or proposal; that it is in all respects fair and in good faith with collusion or fraud.
4. The Bidder hereby agrees that the Owner(s) or the City reserve the right to reject any and all bids.
5. The Bidder hereby agrees that this proposal will remain in effect for a period of sixty (60) days from the date of Bid Submission

Contractor:

8-25-03
 Date of Submission

SHERMAN HILL CONST
PAUL MANGAN
 Name of Firm

515-360-2600
 Phone #

P.O. Box 12098 Des Moines, IA 50312
 Address & Zip Code

562-60-1938
 Contractor I.D. # or Social security #

[Signature]
 Signature of Contractor

Homeowner's Selection:

The Contractor of my Choice is: SHERMAN HILL CONST.

Signed by Homeowner: *[Signature]* Date: 8-27-03

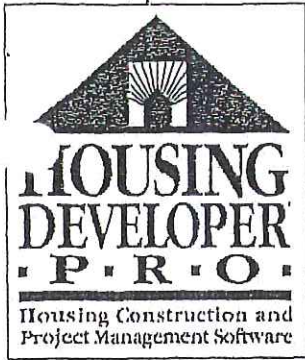
(HOMEOWNER - DO NOT SIGN THIS UNTIL THE COMPLETED BID HAD BEEN RETURNED TO YOU.)

Bid Review:

Bid reviewed for completeness, cost reasonableness and for proper addressing of deficiency:

by: *[Signature]*
 Construction Specialist

Date: 8-27-03



UNIT DESCRIPTION

08 /14/2003

Project: Manqan, Paul
Address: 713 - 20th St.
Unit Name: 713 - 20 All
Unit Type: Apartment
Occupant:
Phone: 515-360-2600
Number of Bedrooms: 0
Number of Floors: 0
Number of Rooms: 0
Square Feet: 0



SPECS BY LOCATION/TRADE

08/14/2003

Project: 0300693

Address: 713 - 20th St.

Unit: 713 - 20 All

Location: 1 Entire Structure

Spec Number	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9 Environmental Rehab					
9155.1	<p>**CLEAN AND STABILIZE PAINT**</p> <p>After establishing any required floor containment with polyethylene sheeting, wet mist and scrape all defective paint, feather edge with wet 100 grit sponge sanding block and apply a top coat of premium acrylic latex paint per manufacturer's instructions.</p> <p>ALL INTERIOR WALLS, DOORS, TROUGHS AND BASEBOARDS AS SHOWN ON ATTACHED LBP REPORT.</p>	1.00		\$542 \$2016 542 2168 2168 ⁰⁰	
9223.1	<p>REMOVE PAINT</p> <p>Protect all adjacent areas not to be stripped. Establish any required floor containment with polyethylene sheeting. Apply any recommended paint remover. Scrape off all paint. Then detergent wash and rinse in accordance with manufacturer's specifications. Collect residue and rinse water. Allow surface to dry and HEPA vacume any visible paint chips, dust and debris. OR Use an approved hear gun to remove paint from the surfaces. Prime and top coat with a premium acrylic latex paint.</p> <p>ALL WINDOW STOPS AND GUIDS AS SHOWN ON THE ATTACHED LBP REPORT</p>	1.00	SF		

Repl.
 10 windows
 @ \$300-
 SEE
 9451.1
 * WINDOWS THAT CAN BE
 CONTAINED FOR UNDER
 \$100- WILL NOT BE
 REPLACED



SPECS BY LOCATION/TRADE

08/14/2003

Project: 0300693

Address: 713 - 20th St.

Unit: 713 - 20 All

Location: 1 Entire Structure

Spec Number	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9 Environmental Rehab					
9451.1	WOOD REPLACEMENT SASH-HISTORICAL PRE Wet mist, remove, wrap in polyethylene sheeting and dispose of sashes, parting bead and interior stops. Strip paint from jambs and interior stool/sill mouldings with a heat gun operating at or below 1100 F or by using chemical or caustic strippers. Mist any remaining paint with water to the point of saturation without dripping on the floor. Wet scrape interior and exterior trim. Detergent wash, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Prime and paint with a premium acrylic latex. Install custom made wood replacement sashes with matching muntin pattern, double-glazed, parting bead and interior stops. Repair and adjust window weights and hardware for smooth operation. Prime and paint sashes with a premium acrylic latex. Clean the glass. ALL WINDOW SASHES AS SHOWN ON THE ATTACHED LBP REPORT	1.00	EA	<u>3000</u>	<u>\$ 3000</u>
				Repl. 10 WINDOWS @ \$300 EA. *SEE 9223.1	
9649.1	EXTERIOR-STABILIZE AND REPAINT TRIM After establishing any required ground containment with polyethylene sheeting, mist defective paint with water to the point of saturation. Wet scrape all defective paint areas and feather edges with wet 100 grit sponge sanding block. Wash with detergent solution and de-gloss the remainder with a mesh pad. Rinse, allow to dry and HEPA vacuum all visible paint chips, dust and debris. Spot prime bare substrate, caulk with siliconized latex compound and apply single topcoat of premium acrylic latex paint to the entire surface. ALL WINDOW AND DOOR CASINGS AS SHOWN ON ATTACHED LBP REPORT	1.00	LF	<u>285</u>	<u>\$ 867</u>



SPECS BY LOCATION/TRADE

08/14/2003

Project: 0300693

Address: 713 - 20th St.

Unit: 713 - 20 All

Location: 1 Entire Structure

Spec Number	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9 Environmental Rehab					
9662.1	EXT. REMOVE PAINT Protect all areas not to be stripped. Apply paint stripper and any recommended coversheet in accordance with manufacturer's specs. Collect residue and rinse water. Neutralize and rinse surface in accordance with manufacturer's directions. OR Strip paint from surface using an approved heat gun. Clean and vacume surface. Prime and top coat stripped surfaces. ALL EXTERIOR DOOR JAMBS AS SHOWN ON ATTACHED LBP REPORT	1.00	SF	9649.1 SEE 9649.1	
Trade: 15 Roofing					
4546.1	EPDM--INSTALL WITH ADHESIVE Install 55 mil EPDM, single ply roof, fully adhered with adhesive per manufacturer's specs. Replace all flashing with the material recommended by manufacturer. RE-ROOF MAIN STRUCTURE AND PORCHES	1.00	SQ	1609. ^s	6438
Trade: 19 Paint & Wallpaper					
5785.1	PREP & PAINT EXTERIOR MASONRY Protect ground with drop cloth. Scrape or pressure wash all loose, peeling, cracked and blistered paint from surface. Spot prime with latex primer. Paint one top coat with latex. Color choice by owner. ENTIRE EXTERIOR SURFACE OF THE BUILDING	1.00	SF	9649.1 \$ 2306	
Trade: 21 HVAC					



SPECS BY LOCATION/TRADE

08/14/2003

Project: 0300693

Address: 713 - 20th St.

Unit: 713 - 20 All

Location: 1 Entire Structure

Spec Number	Spec	Quantity	Units	Unit Price	Total Price
-------------	------	----------	-------	------------	-------------

Trade: 21 HVAC

6100.1	GAS HEAT, ELECTRIC A/C - COILS ONLY Install a gas, forced air (45,000 BTUH) (80% AFUE) furnace. Install condensers (18,000 BTUH) 12.0 SEER) evaporator coils, thermstats, refrigerant lines, supply plenum, return air drops, new duct work to existing supply air boots and return air runs where needed. No new heat runs are included. INSTALL ONE IN EACH OF THE UNITS IN THE BUILDING	1.00	EA	<u>3350</u>	<u>13398</u>
--------	--	------	----	-------------	--------------

Bidder: _____

Total: 28177⁰⁰

~~Rebuilt/Rep~~

Proposal

Heating & Cooling

By Lynn Zupan

1149 Mason Avenue
Des Moines, Iowa 50315-6631
Phone 285-5995

PROPOSAL SUBMITTED TO Mr. Paul Mangan	PHONE 274-2952	DATE 06/16/2003
COMPANY	JOB NAME	
ADDRESS 3846 Lower Beaver Road	JOB LOCATION 713 20th Street, 1917 & 1913 Pleasant Street	
CITY, STATE/PROVINCE AND ZIP/POSTAL CODE Des Moines, Iowa 50317-6604	PURCHASE ORDER NUMBER	JOB PHONE 360-2600

We hereby submit specifications and estimates for:

- 14 Goodman GMT045-3 Gas Furnace's (45,000 BTUH) (80% AFUE)
- 14 Goodman CLJ18-1 Condenser's (18,000 BTUH) (12.0 SEER)
- 14 Goodman U31 Evaporator Coil's
- 14 Honeywell T8112D Thermostat's
- 14 Honeywell T87F Thermostat's for heating only system's.
- 14 Refrigerant Lines, not over 50' each.

Includes all necessary labor, material and permits for installation. Includes wiring to furnaces and condensers, if electric service is adequate. Includes removing existing furnaces and hauling off. Includes new supply air plenum and return air drop. Includes new duct work to existing supply air boots. Does not include any new heat runs. Includes adding return air to second floor apartments using existing closets. Includes using existing return airs for first floor apartments. Condensers will set on pre-cast pads. Condensate's will run to floor drain. Includes gas piping to furnaces. Cooling system may qualify for a \$75.00 rebate each, from MidAmerican Energy. Deduct \$14,700.00, if CLJ18-1 Condenser's, U31 Evaporator Coil's and Honeywell T8112D Thermostat's are not installed.

Includes Using Existing Flue's.

- Includes: 20 Year Heat Exchanger Warranty.
- 10 Year Compressor Warranty.
- 5 Year Parts Warranty On Furnace Only.
- 10 Year Parts Warranty On Condensers Only.
- 1 Year Service Warranty.

Fifty-six thousand and—00/100 dollars (\$56,000.00).

Payment Schedule:
MONTHLY DRAWS

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature *Lynn Zupan*

Note: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature _____

Customer Copy

PAINT BID FOR PAUL MANGAN
PLEASANT ST.

1913 - 1915 1917 - 1919
713 20TH ST.

PAINT EXTERIOR ALL BUILDINGS
INCLUDING ALL WINDOWS TRIM WORK
AND PORCHES.
COLORS SPECIFIED BY PAUL MANGAN

LABOR - \$6000⁰⁰

MATERIAL - \$1500⁰⁰

TAX 450⁰⁰

TOTAL \$7950⁰⁰

Edwin Rogers R & P PAINTING & REMODELING
PHONE - 285-1292

RAPID MEMO 240

DAN BARNES

2032 2nd ST

SPRINGFIELD, MO 65725

ST. 021-457

Paul Morrison

713 - 20 37

1915 1912 - Pine Street

DATE

SUBJECT

Re Pine & 1912

RE ROOF PORCHES

We supply labor on materials 22,200.00

15 Year Workman Staff elements

Paul Barnes

CR REC'D \$10.00 DEPARTMENT OF BUILDING
CA REC'D \$1.00 DES MOINES, IOWA
CB REC'D \$1.00
CA REC'D \$1.00

RECEIPT # 2003-007847

BUSINESS DATE 09/02/2003
\$10.00

RECEIVED OF: MANGAN, PAUL
JOB ADDRESS: 00713 20TH ST
FOR: MANGAN, PAUL

IN PAYMENT OF:
CERT OF APPROPRIATENESS

NO.	FEE NEW/RENEWL	WAIVED	PER/LIC
1	10.00		

ISSUED BY: DLJ

CALENDAR DT/TM 08/29/2003 13:39:02 TERM PGD7

Historic District Commission - Checklist for Certificate of Appropriateness applications

Name Paul Morgan

Address 713 20th

Application received by CB Date 8-29-03

1. Site plan showing distances of proposed structures from property lines

Complete

comments detailed work list
only

2. Elevation or section drawing showing the design of the proposed structure

Complete

comments detailed work list
only

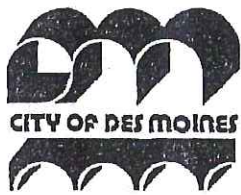
3. Detail drawings showing design and dimensions of the specific elements of a proposed structure

Complete

comments detailed work list
only

Additional Information needed

work lists include window
replacement, reroof for
dwelling - staff photo will
show structure



HISTORIC DISTRICT COMMISSION
ARMORY BUILDING
602 EAST FIRST STREET
DES MOINES, IOWA 50309-1881
(515) 283-4182

ALL-AMERICA CITY 1949, 1975, 1981

September 12, 2003

Paul Mangan
3846 Lower Beaver Road
Des Moines, Iowa 50310

Dear Mr. Mangan:

The Historic Preservation Commission will consider your applications to replace several deteriorated windows with vinyl clad double-hung windows, replace floors and ceilings in two front porches with like material, and re-roof the front porches and dwellings at 1917 and 1913 Pleasant. Also to be reviewed is replacement of several deteriorated windows with vinyl clad double-hung windows and re-roof of dwelling at 713 20th Street on Wednesday, September 17, 2003 at approximately 5:30 P.M. in the Council Chamber, City Hall, second floor, 400 E. First Street, Des Moines, Iowa.

These applications will be No. 1, 2 and 3 on the agenda.

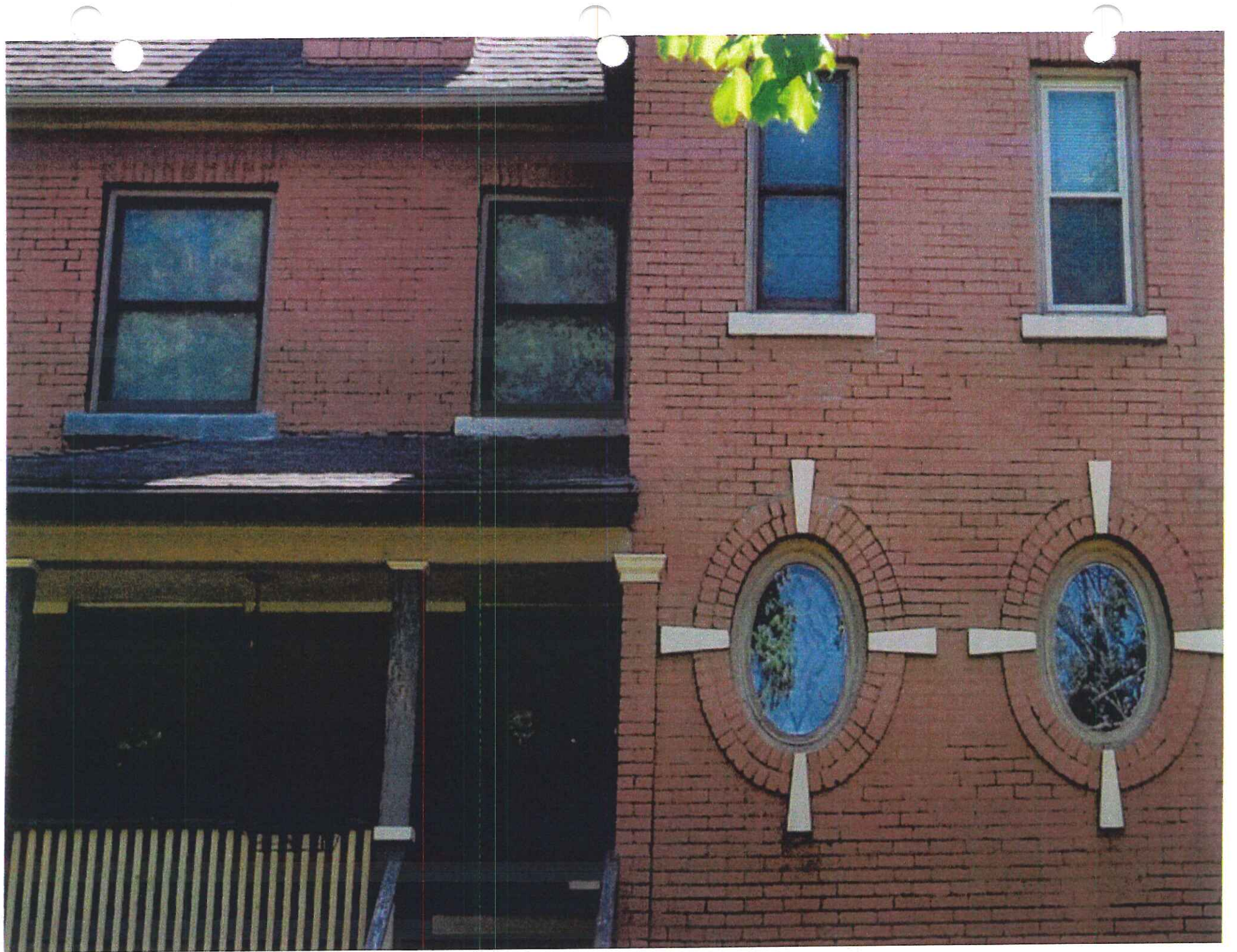
**IT IS IMPERATIVE YOU OR A REPRESENTATIVE BE IN ATTENDANCE
AT THIS MEETING.**

Sincerely,

Cheri Borgerson
Recording Secretary

649-651 - 20th St.





Google Maps 20th St



Image capture: Jun 2011 © 2016 Google

Des Moines, Iowa

Street View - Jun 2011





20-2006-5.11A
649-651 20th Shawn Bown
replacement as
existing

HISTORIC PRESERVATION COMMISSION
CITY OF DES MOINES

ADMINISTRATIVELY APPROVED
CERTIFICATE OF APPROPRIATENESS
In the Following Matter

Request From: : Case Number: 20-2005-5.11A
: :
SHAWN BOWN : :
: :
Property Location: : Approval Date: MAY 12, 2005
: :
649-651 20TH STREET : :
: :

This Certificate of Appropriateness is valid for one year from the above meeting date


The decision of the Historic Preservation Commission does not constitute approval of any construction. All necessary permits must be obtained before any construction is commenced upon the property. A Certificate of Occupancy must be obtained before any structure is occupied or re-occupied after a change of use.

SUBJECT OF THE REQUEST:

Application filed by Shawn Bown to replace 9 out of 40 windows with wood frame/vinyl casement as existing 31 windows which have previously been replaced at 649-651 20th Street. The applicant intends to paint the outside to match existing.

FINDING OF THE HISTORIC PRESERVATION COMMISSION:

Administratively approving the project as submitted in the application would be in harmony with the historic character of the neighborhood and would meet the requirements set out in the Historic District Ordinance, the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the City of Des Moines' Standard Specifications. **The property owner must obtain permits and the completed work must comply with construction codes.**

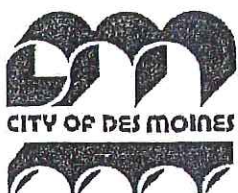


Michael Ludwig, AICP
Planning Administrator

May 5, 2005

TO: Chair and Historic District Commissioners

RE: Administratively Approved Certificates of Appropriateness



HISTORIC DISTRICT COMMISSION
ARMORY BUILDING
802 EAST FIRST STREET
DES MOINES, IOWA 50309-1881
(515) 283-4192

ALL-AMERICA CITY 1948, 1975, 1981

In accordance with Ordinance No. 11965 to amend and add to the Municipal code of Des Moines in regard to administratively approved Certificates of Appropriateness please find enclosed a copy of an application filed by Shawn Bown to replace 9 out of 40 windows with wood frame/vinyl casement as existing 31 windows which have previously been replaced at 649-651 20th Street. The applicant intends to paint the outside to match existing.

If you have comments or questions please contact me at 283-4581 within the next week.

Sincerely,

Cherl Borgerson
Recording Secretary

Enclosures

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
CITY OF DES MOINES
HISTORIC PRESERVATION COMMISSION

(To be filled out by the applicant)

File Number 20-

Address of the Property 649-651 20th St, DSM, IA 50314

Legal Description of the Property Lots 3+4 of TE Brown 3rd Edition

Owner of the Property Shawn Bown

Owner's Phone Number: Home (515) 288-9422 Work (515) 362-2281

Applicant's Name, Address and Phone Number (if different from owner)

Current use of the property Owner-Occupied w/ Renter (Duplex)

Approximate date structure was built 1883

Note the year any major alterations was completed and indicate source of data

In 2000 Previous Owners Rehabilitated north side of duplex
after 20+ yrs being vacant due to fire damage

Shawn Bown
Applicant's Signature

5/4/05
Date

To be filled out by staff:

Date of Historic Preservation Commission meeting _____

Received by [Signature] Date 5/4/05

Your application will be placed on the agenda for the next Commission meeting if it is received two weeks prior to the next regularly scheduled meeting date.
Meetings are scheduled for the third Wednesday of each month.

NOTE: You are hereby advised that no work should commence on the above property until such time as the Historic Preservation Commission has issued a Certificate of Appropriateness

To be filled out by the Applicant

Separately describe each job to be performed on the exterior of the structure and/or property.

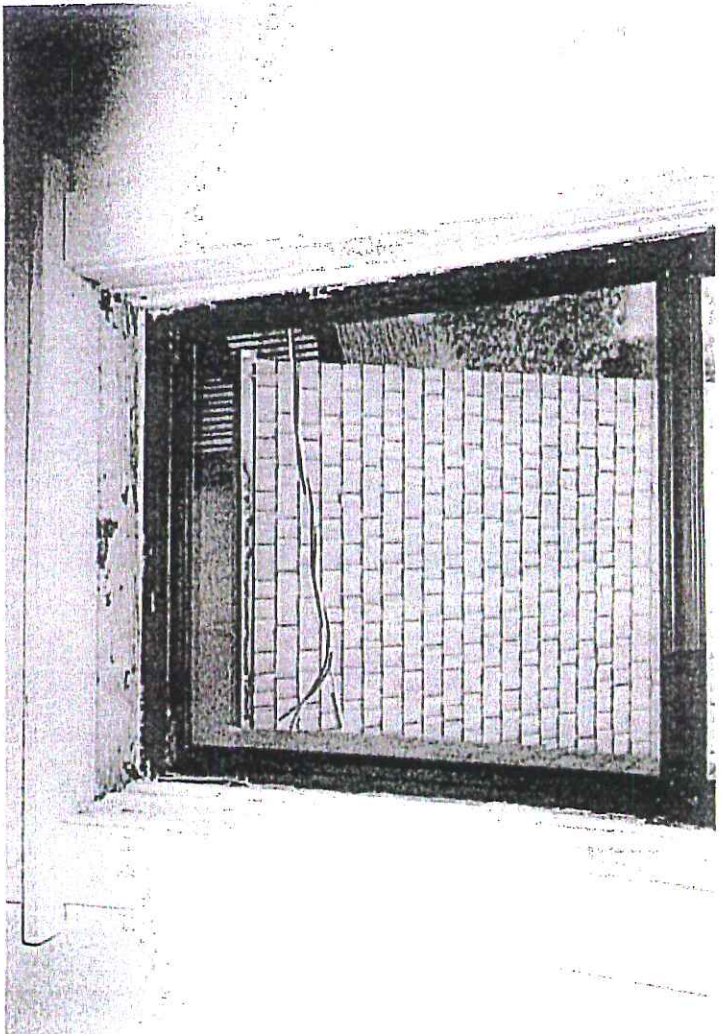
1a. What is being done? 1b. What materials are being used? 1c. What changes in appearance will there be?

Windows need to be replaced on south side of Home. 9 windows out of 40 windows total. Other 31 windows have already been replaced with wood-frame vinyl casement windows prior to my purchase of home on 4/01. 9 windows are all wood frame replacement windows (not original), that have rotting frames and sills. One window only has a storm window in it. Am replacing with wood frame vinyl casement just like other 31 windows. They'll be painted on outside to match existing windows.

2a. What is being done? 2b. What materials are being used? 2c. What changes in appearance will there be?

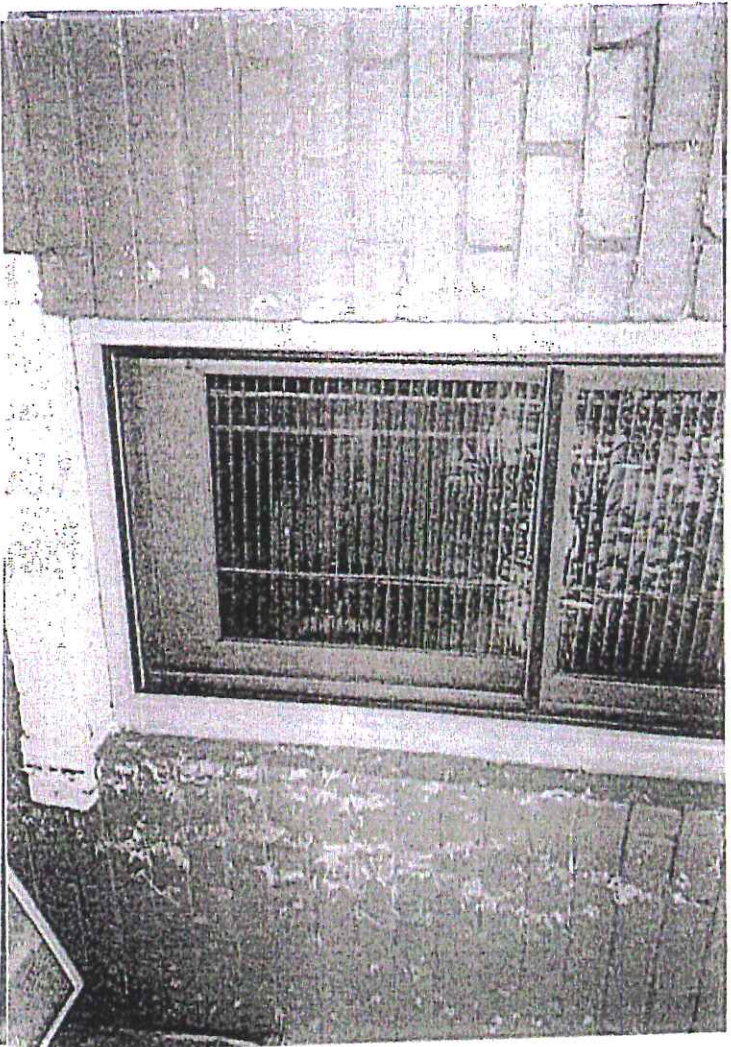
3a. What is being done? 3b. What materials are being used? 3c. What changes in appearance will there be?

Attach drawings as described on page 2 to illustrate above described changes.



(1)

(2)



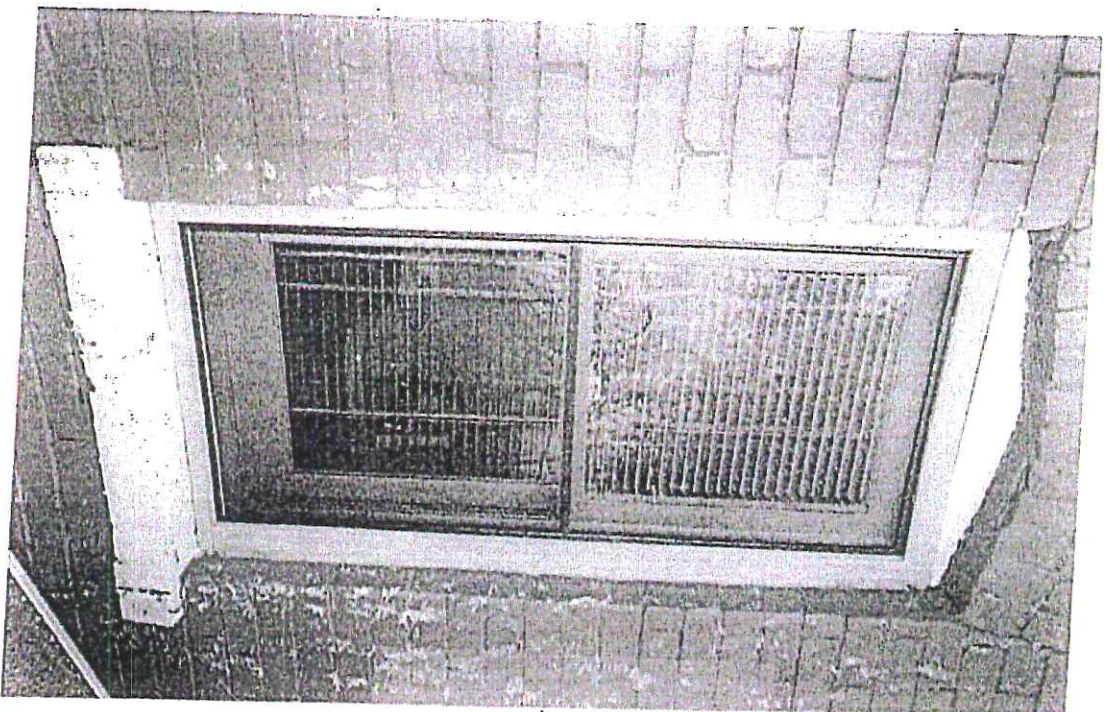
(3)

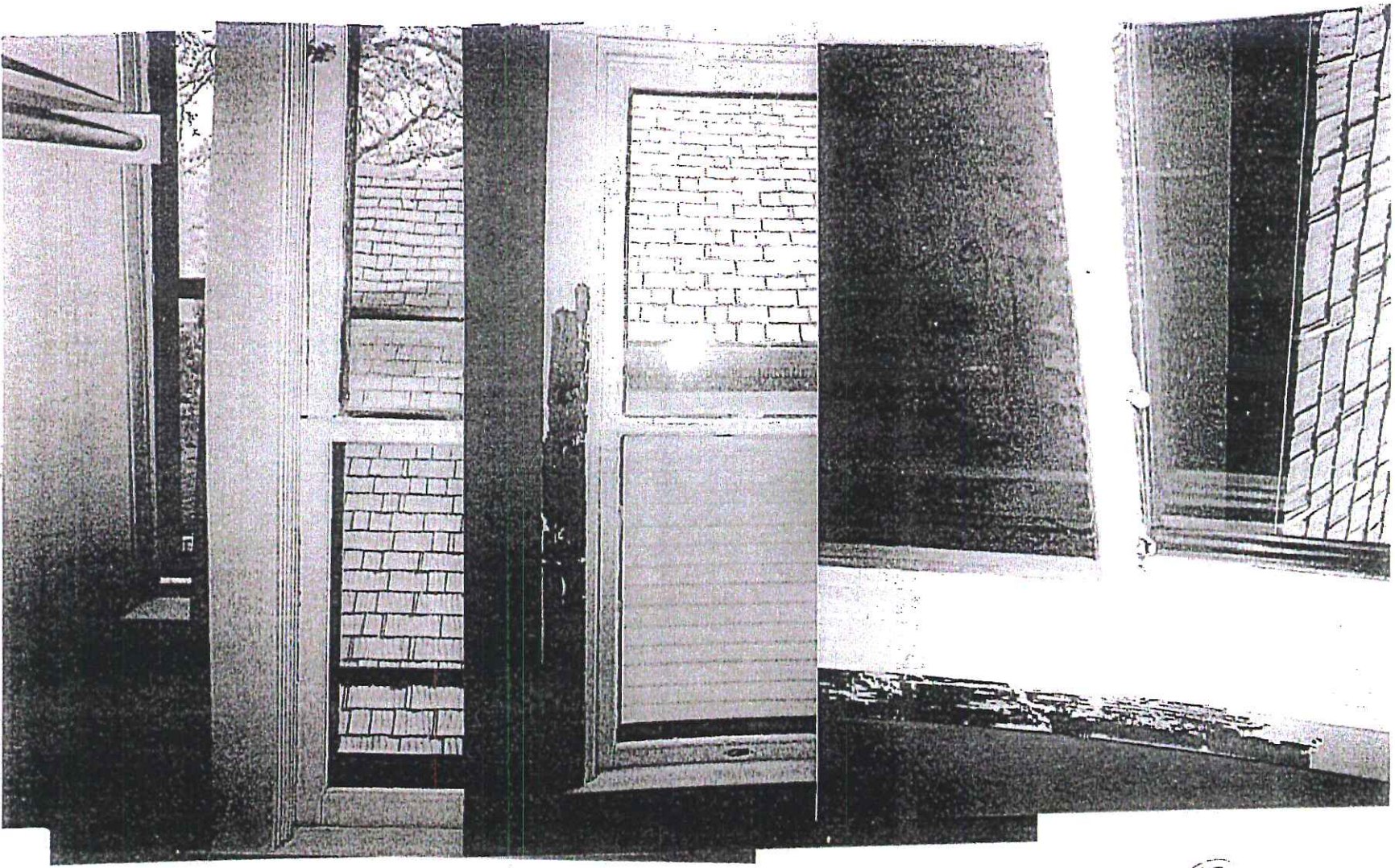
(4)

- ① No window here, just frame window, needs new window
- ② Existing 'Good' window that is used. Frame vinyl casement
- ③ Another 'Good' window that is painted outside for ease
- ④ 'Bad' window that needs to be replaced, nothng stills



- ① No window here, just storm window, needs new window
- ② Existing 'Good' window that is wood frame vinyl casement
- ③ Another 'Good' window that is painted outside frame
- ④ 'Bad' window that needs to be replaced, rotten sills





5

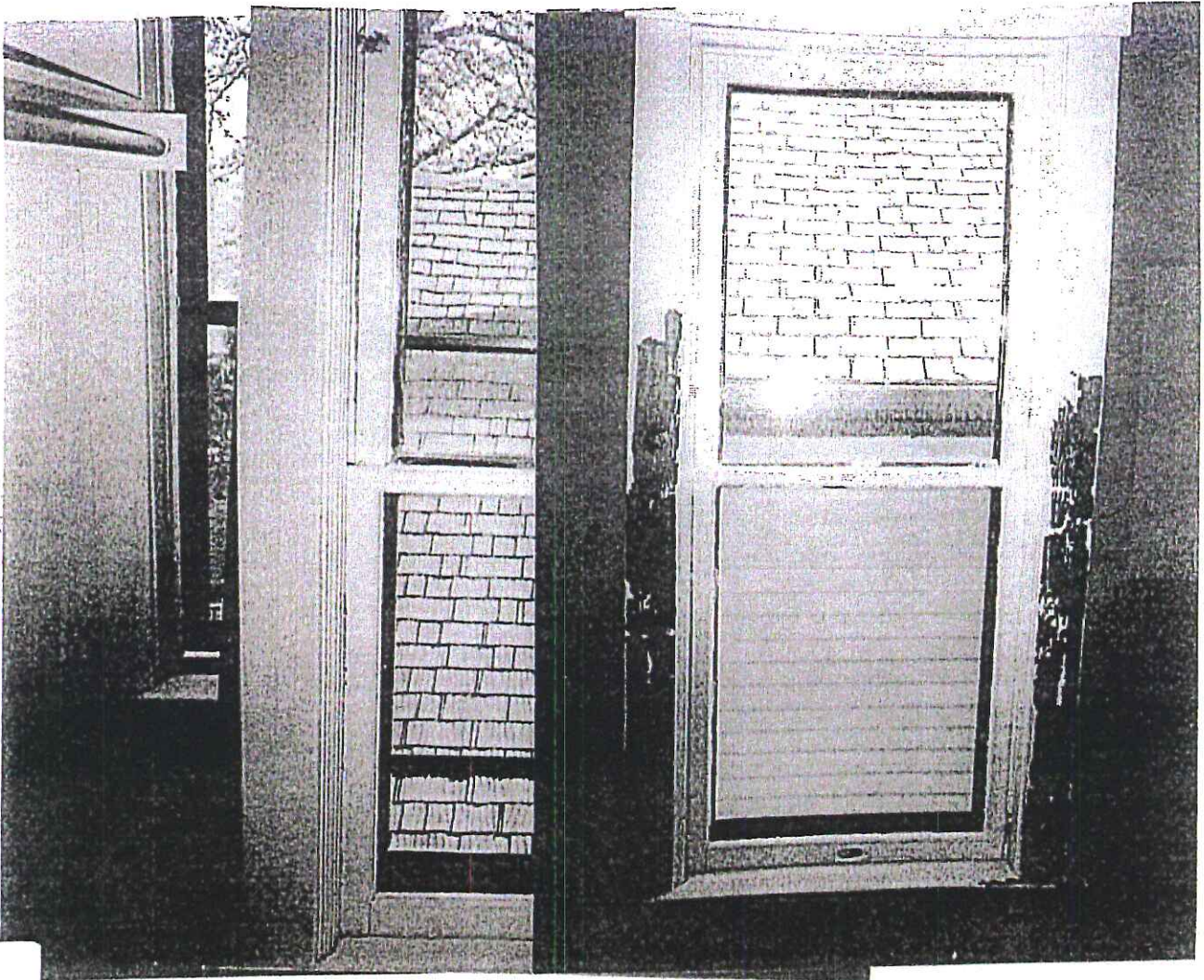
6

7

8

9
(window)

9 'Ball - window with only storm window.



③ Blind - window with only shown condition

(window)

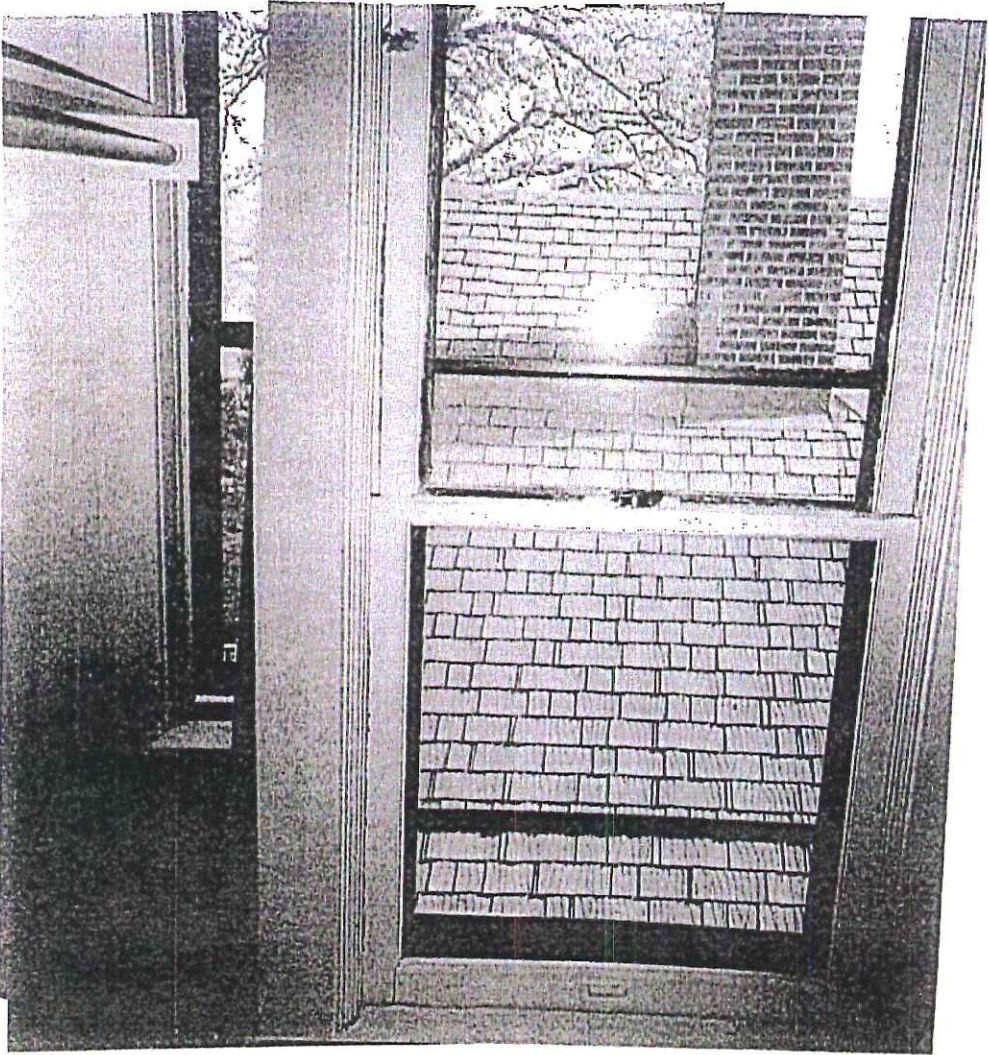
⑧

⑦

⑥

⑤

⑧ Hand - wind on with only storm window



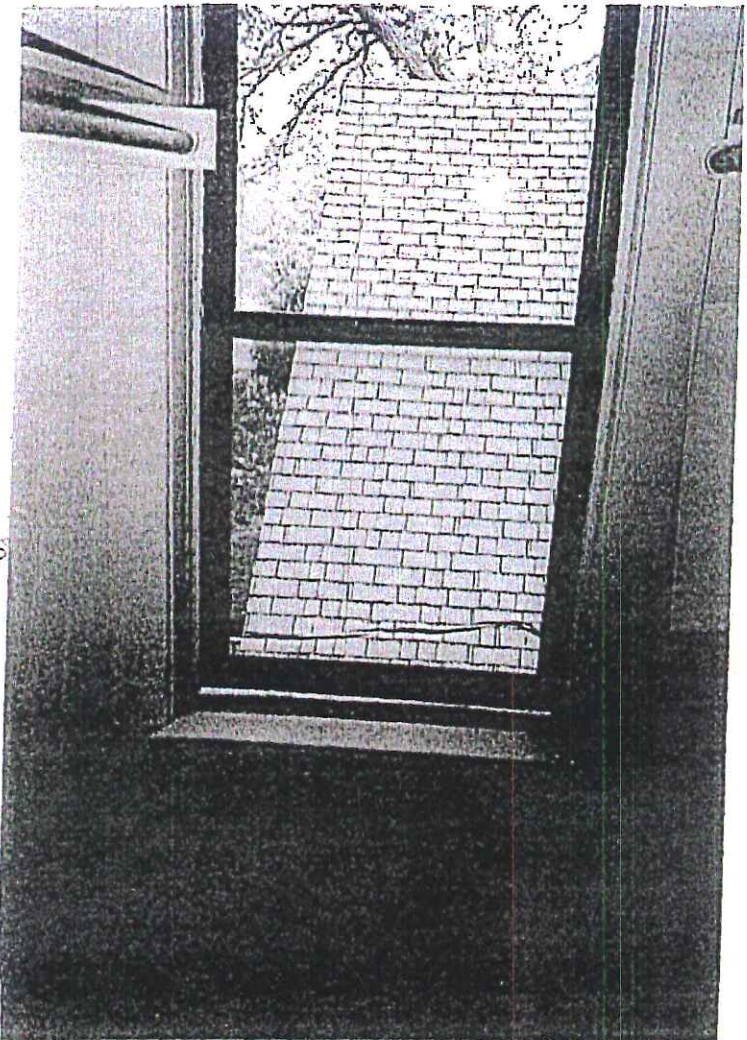
Window

⑧

⑦

⑥

⑤



⑨ 'Bad' - window with only Storm window

(window)

⑧

⑦

⑥

⑤

NOTICE: NO OVERHANGS, FACIA BOARDS, SOFFITS, SILLS, WINDOW FRAMES, DOOR FRAMES OR ANY OTHER TRIM INCLUDED IN CONTRACT UNLESS CHECKED BELOW OR SPECIFIED UNDER REMARKS

Yes	No	Color	Yes	No	Color	Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Case out Window Frames	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Case out Paint Door Frames	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Case out Door Frames	<input type="checkbox"/>	<input type="checkbox"/>	Case out Fascia Trim	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	Case out Garage Frames	<input type="checkbox"/>	<input type="checkbox"/>	Cover Soffit Trim	<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>

All checks made payable to Iowa Lumber and Construction Co.
NO ADDED OR HIDDEN CHARGES

TOTAL CASH PRICE of Labor and Material \$ _____

Deposit with Order \$ _____

Balance Payable Upon Completion of Work \$ Pay with Money

TOTAL (to be financed) \$ _____

Payable in _____ monthly installments of _____ each. (Installments include all interest and other charges). Apr. Rate _____ %

First payment due _____ days after completion of job.

FINANCING OPTION:
Owner desires to obtain financing of the total cash price due contractor and Owner's obligations under this proposal are expressly made contingent upon Owner obtaining a conventional loan at the current rate of interest. This contract shall be void if credit approval of Owner is refused.

If this order is countermanded before work is started in any other manner than is provided for in the Consumer Credit Protection Act, there will be a charge of 15% of the contract price for liquidated damages and not considered a penalty. (40% cancellation fee on windows or substitutions.)

All papers, notes, etc. necessary for bank financing to be signed upon the request of Iowa Lumber & Construction Company.

No work is to be done other than that specified in this contract without additional charges.

Owner warrants that this contract is signed without any reliance upon representations or promises of the Contractor or his agents except as is specifically written on the face of this contract, and that no such promises or representations have been offered as an inducement for signing, it being the intent and agreement of the parties that this contract constitutes the entire agreement and understanding of the parties.

This contract is accepted subject to approval of Contractor and Credit Approval. Contractor has the right to reject the terms of this contract at his option at any time prior to commencement of work.

BUYER'S RIGHT TO CANCEL

If this agreement was solicited at your residence and you do not want the goods or services, you may cancel this agreement by mailing a notice to the seller. The notice must say that you do not want the goods or services and it must be mailed before midnight on the third business day after you sign this agreement. The notice must be mailed to 104 First Street, West Des Moines, Iowa 50265.

contractor _____ (L.S.) homeowner _____ (L.S.)

White—Office Yellow—Installation Pink & Gold—Customer Copies



(9)



(10)

(9) Bad Window, Bad Sill and Frame

(10) Bad Window, Large Gap in Sill and Brick Work

Examples of properties in Sherman Hill that are driving down property values

828 17th Street



834 16th Street



PENGAD 800-631-6989
EXHIBIT
AA

Examples of properties in Sherman Hill that are driving down property values

841 16th Street



839 16th Street



Examples of properties in Sherman Hill that are driving down property values

1605 Woodland Ave



847 & 845 17th Street.

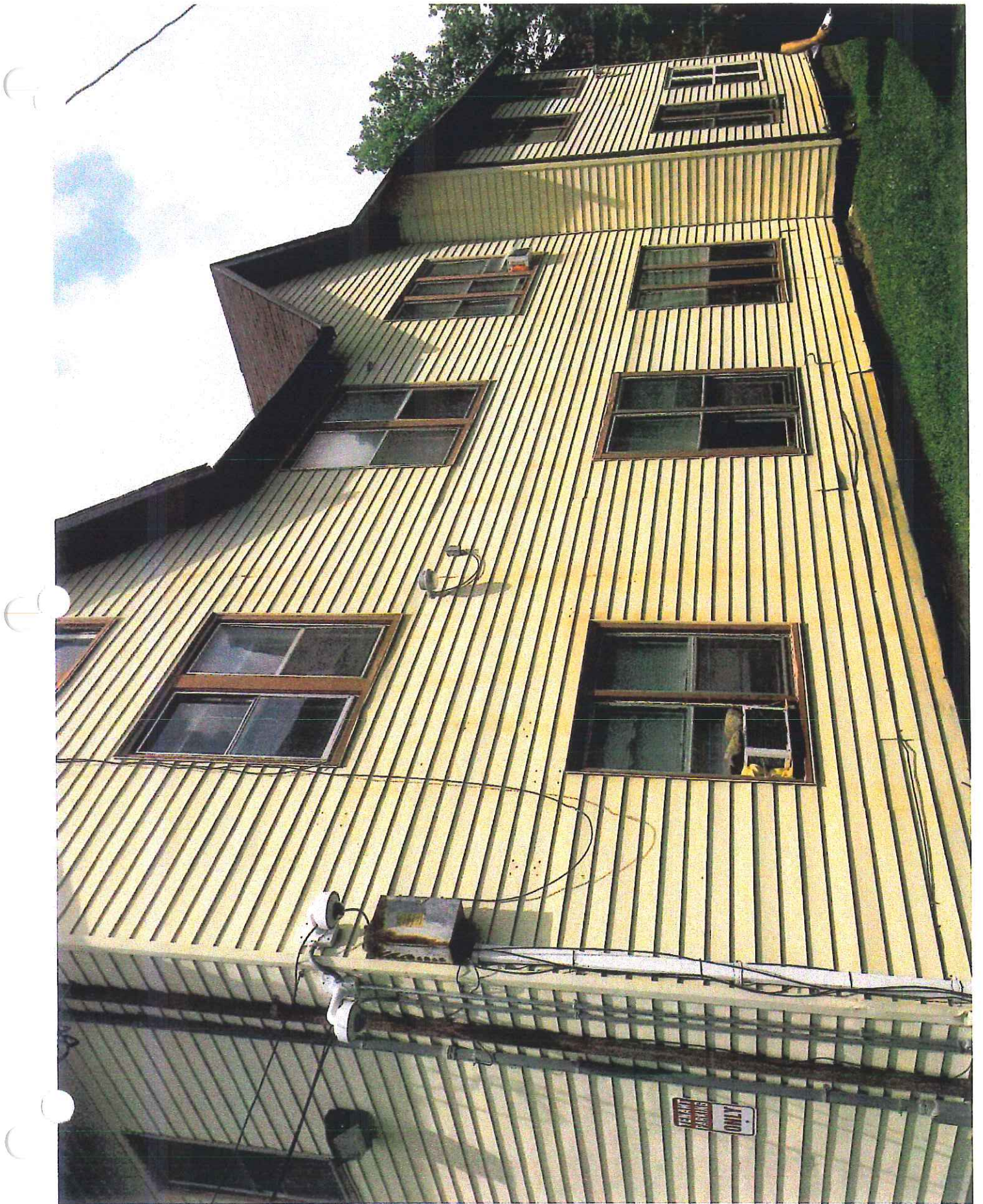




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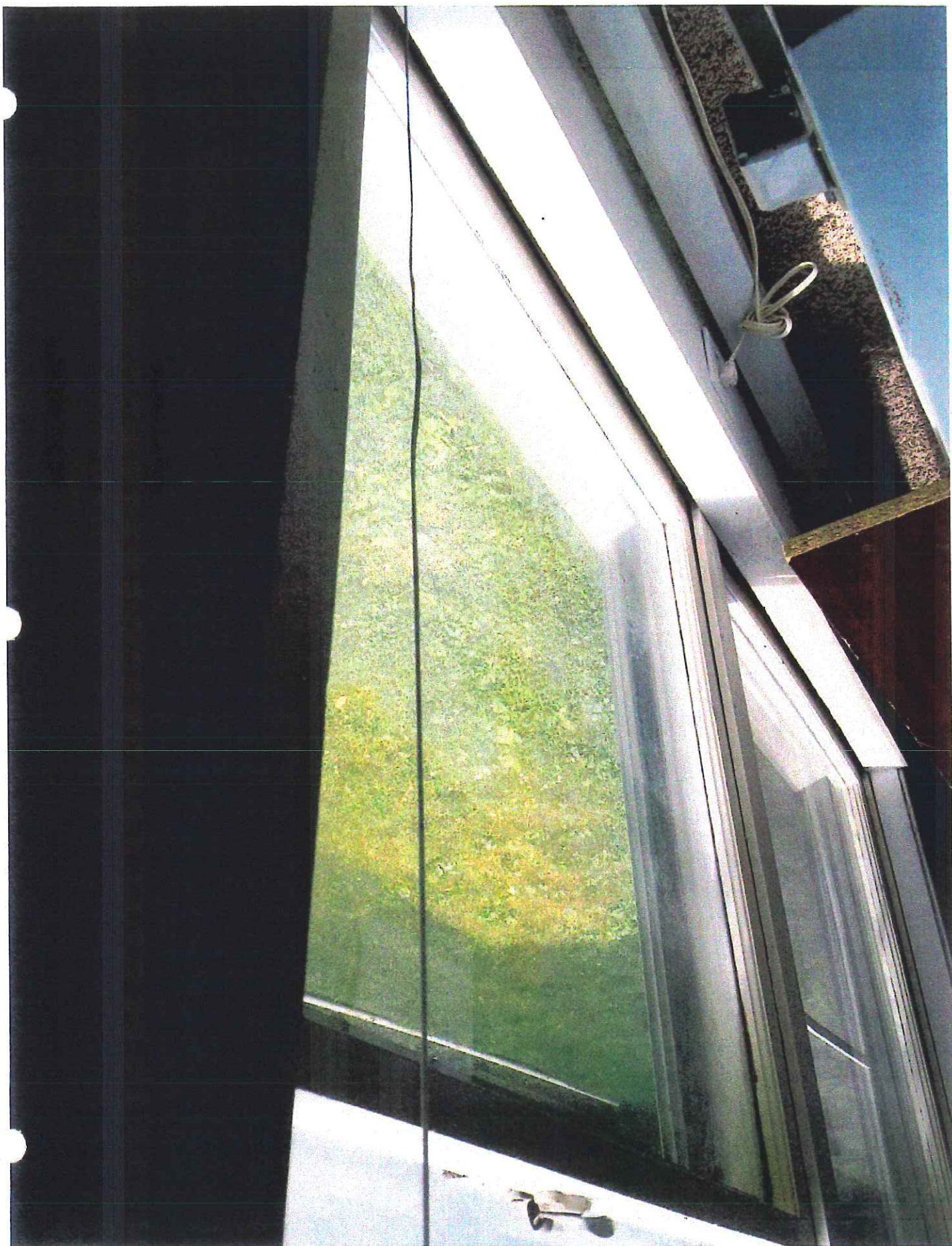
BB

EXHIBIT























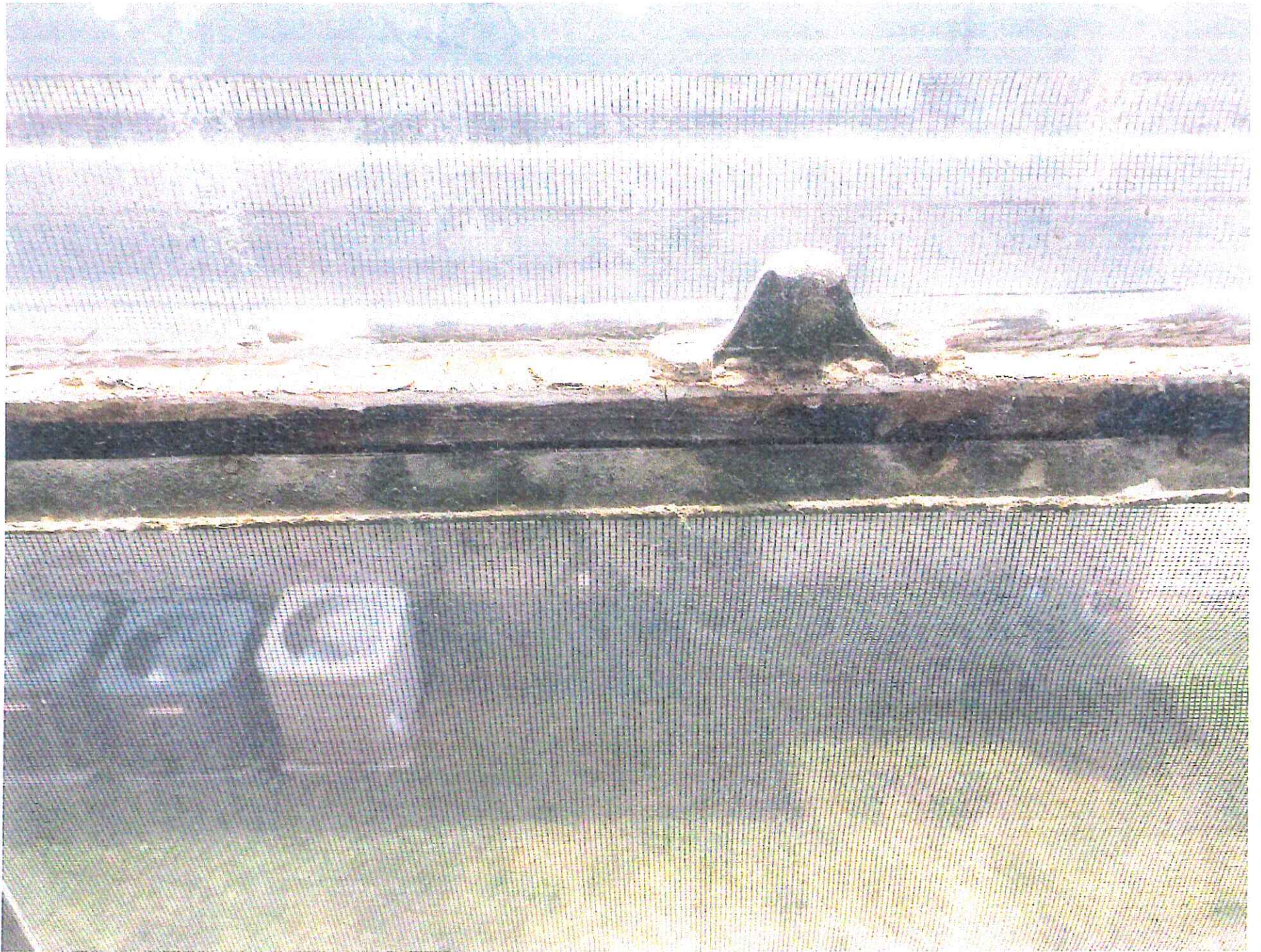


















826 18th St Window Report/Conlin Properties

On 6-22-16 I was asked to assess the possibility of replacing two windows on the south elevation of the property at 826 18th St in Des Moines for Conlin Properties. The property is in an historic district and the preferred procedure would be to repair existing materials when possible. After a thorough inspection of the windows in question, it is my determination that repair of the existing window units is no longer possible. Both windows, jambs and sashes included, show extreme rotting and signs of prior repairs that have sustained them up to this point but are no longer able to provide a functioning window unit(s).

One of the two has at some point had jamb stops removed and aluminum sash slides installed so that it can no longer be considered original.

Rotten sill



Rotten Condition





Can place finger through window sill



Rotten sash



More wood rot



CITY OF DES MOINES HISTORIC PRESERVATION COMMISSION
STAFF REPORT AND RECOMMENDATION
Wednesday, July 20, 2016

AGENDA ITEMS #3

20-2017-5.01

Applicant: James Conlin (owner) represented by Rebecca Brommel (attorney).

Location: 826 18th Street (Sherman Hill Historic District).

Requested Action: Replacement of 4 windows on the south façade of the building.

I. GENERAL INFORMATION

1. **Site Description:** The subject property measures 60 feet by 125 feet and contains a 2½-story building built circa 1888. The building was originally constructed as a single-family dwelling but has been converted to a 7-unit apartment building.
2. **Sanborn Map:** The 1901 and 1920 maps identify the building as a single-family dwelling. The footprints shown on these maps are different than the current footprint. The 1901 map show a front porch limited to around the front door area. The 1920 map shows that the building had a full front porch. The 1957 map shows the current footprint of the building and indicates apartment use.
3. **Relevant COA History:** On November 30, 2011, the Commission approved COA 20-2012-5.14 allowing the replacement of 10 first floor windows subject to the following conditions:
 1. The windows shall be constructed of wood with no metal cladding.
 2. The windows shall be of the same general style, shape and dimensions as the existing windows.
 3. Review and approval of the selected window product by staff prior to installation.

The applicant appealed the Commission's decision to apply conditions of approval to the City Council. On April 23, 2012, the City Council referred the matter back to the Commission to allow new information to be submitted for consideration. On May 16, 2012, the Commission reconsidered the requested and voted to up hold their previous decision. This decision was appealed to the City Council. On July 9, 2012, the City Council upheld the Commission's decision. The applicant filed a lawsuit that was heard by the U.S. District Court. On August 2, 2015, the Court ruled in the City's favor.

On November 20, 2012, the Commission approved COA 20-2013-5.16 allowing the replacement of the eastern portion of the south foundation wall.



II. REVIEW OF APPLICATION EXHIBITS

The application includes 27 labeled exhibits. Section II of this report identifies each exhibit and provides analysis as necessary.

Exhibit A contains photographs of the four windows proposed to be replaced at the west end of the south façade of the building.

Exhibit B consists of a picture of the front (east) façade of the building and a picture of the eastern end of the south façade. Both pictures show existing wood windows and vinyl windows that were installed without a Certificate of Appropriateness and have not been replaced to comply with the conditions of approval for COA 20-2012-5.14.

Exhibit C are copies of the 1901, 1920 and 1957 Sanborn Fire Insurance Maps, which identify building footprints and related information.

Exhibit D is a manufactures flyer for the proposed window product.

Exhibit E are test reports prepared by Architectural Testing of Vinyleite Window products indicating that they meet industry standards.

Exhibit F is a statement from Bob Lane, Moehl Millwork, Inc on the Design Pressure rating, U Value and R Value of the proposed vinyl window and an unspecified Marvin window.

The application states that "Exhibits E and F provide supporting information for the energy efficiency of the Vector windows". The application goes on to reference the portion of Section 58-31(c) of the City Code that states "the commission shall be sympathetic to proposals utilizing energy saving modifications."

There are many window products and means to achieve energy efficiency within a building. The proposed window product is not the sole option to achieve energy efficiency. Section 58-31(c) also requires the Commission to consider the City's Architectural Guidelines for Building Rehabilitation in Des Moines' Local Historic Districts, standards promulgated by the Secretary of the Interior, and the relationship of the proposed changes to exterior features of structures in the neighborhood.

Exhibit G is a letter from Gene Nelson, Nelsen Appraisal Associates, Inc., expressing his opinion on the impacts of installing vinyl windows in the subject building. This letter was provided to the Historic Preservation Commission and the City Council during the consideration of COA 20-2012-5.14 in 2012.

The application includes the following statement:

There is no evidence that the installation of vinyl windows in the non-original, steel-sided portion of this property would "seriously impair" the surrounding area. In fact, the prior installed vinyl windows in the property have had no impact on the historical values and character of the surrounding area. See Exhibit G – Opinion Letter of Nelson Appraisal Associates, Inc.

Although the historic significance of a property can have a direct relationship with its appraised value, they are not the same thing. Mr. Nelson's letter does not address the issue of whether the proposed windows comply with the guidelines, as he states the following in his letter:

It is not our intent to comment whether the windows are conforming or not. Rather, you have asked that we provide an opinion as to whether the installation of vinyl windows at this property would have an effect on value of the surrounding properties.

Exhibit H consists of two photographs of the house at 755 20th Street.

Exhibit I consists of two photographs of the apartment building at 717 17th Street.

Exhibit J consists of four photographs of the apartment complex at 707 18th Street.

Exhibit K consists of a photograph of the house at 840 17th Street.

Exhibit L consists of two photographs of the house at 1939 Leyner Street. (This property is not located within the Sherman Hill Local Historic District.)

Exhibit M consists of a photograph of the house at 919 18th Street.

Exhibit N consists of five photographs of the house at 920 18th Street. It appears that the fifth picture is of a different property as the architectural details do not match the house at 920 18th Street.

Exhibit O consists of two photographs of the house at 736 20th Street.

Exhibit P consists of three photographs of the house at 840 18th Street.

Exhibit Q consists of two photographs of the garage at 714 20th Street.

Exhibit R consists of three photographs of the apartment building at 718 18th Street.

Exhibit S consists of two photographs of the house at 846 19th Street.

Exhibit T consists of a photograph of the condominium building at 824 18th Street.

Exhibit U consists of eight photographs of the house and attached accessory structure at 1718 Crocker Street.

Exhibit V consists of four photographs of the apartment building at 611 16th Street, the print out of the Polk County Assessor webpage information for the property and a copy of information regarding the property found on www.wikipedia.org as printed on May 19, 2016. (This property is not located within the Sherman Hill Local Historic District.)

Exhibits H through V consist of examples of buildings with one or more windows that the applicant believes are not constructed of wood. The properties at 1939 Leyner Street (Exhibit L) and 611 16th Street (Exhibit V) are not located within the boundaries of the Sherman Hill Local Historic District. Some of the windows shown at the other properties may predate the establishment of the district or may be storm windows, which are not regulated by the Historic Preservation Ordinance.

The Commission is charged with reviewing applications for Certificates of Appropriateness as they are brought forward. Enforcement of Article II of Chapter 58 of the City Code (Historic Preservation Ordinance) is coordinated by City staff in accordance with Section 58-34 of the City Code. The success of enforcement is affected by multiple issues that do not involve the Commission, including the strength and type of evidence of non-compliance and the City resources available in both the Community Development Department and the Legal Department to pursue owners who chose not to comply with City Code.

Exhibit W consists of two photographs of the apartment building at 1913 Pleasant Street, a copy of COA 20-2003-5.53 that was issued on September 17, 2003 to allow the installation of vinyl clad double-hung windows along with other work and copies of the content of the associated application file.

Exhibit X consists of three photographs of the apartment building at 1917 Pleasant Street, a copy of COA 20-2003-5.52 that was issued on September 17, 2003 to allow the installation of vinyl clad double-hung windows along with other work and copies of the content of the associated application file.

Exhibit Y consists of two photographs of the apartment building at 713 20th Street, a copy of COA 20-2003-5.54 that was issued on September 17, 2003 to allow the installation of vinyl clad double-hung windows along with other work and copies of the content of the associated application file.

The properties at 1913 Pleasant Street, 1917 Pleasant Street and 713 20th Street are owned in common currently and were owned in common by a previous owner in 2003. The files for these cases do not provide a rationale for why the use of vinyl clad windows was approved. It is staff's opinion that the vinyl windows that were installed do not appear to comply with the City's Architectural Guidelines for Building Rehabilitation in Des Moines' Local Historic Districts or the Secretary of the Interior's Standard for Rehabilitation.

Exhibit Z consists of three photographs of the duplex building at 649 20th Street, a copy of COA 20-2005-5.11A that was issued on May 12, 2005 to allow replacement of 9 out of 40 windows with wood framed, vinyl casement windows and copies of the content of the associated application file.

In accordance with Section 58-32 of the Code, a list of alterations have been identified that staff can approve with an administratively issued Certificate of Appropriateness. Included on this list is the replacement of no more than 25% of the existing windows. COA 20-2005-5.11A was approved by staff on May 12, 2005. The file for this case does not provide a rationale for why the use of vinyl clad windows was approved.

It is staff's opinion that these vinyl windows do not comply with the City's Architectural Guidelines for Building Rehabilitation in Des Moines' Local Historic Districts or the Secretary of the Interior's Standard for Rehabilitation. This COA appears to have been issued in error.

Exhibit AA consists of pictures of the buildings located at 828 17th Street, 834 16th Street, 841 16th Street, 839 16th Street, 1605 Woodland Avenue, 845 17th Street and 847 17th Street that the applicant contends are negatively impacting property values in the Sherman Hill Historic District.

The Historic Preservation Ordinance is not a property maintenance code. It provides a design review process for alterations as they are proposed by property owners. This exhibit is not relevant to the request before the Commission.

III. APPLICABLE DESIGN GUIDELINES

1. Architectural Guidelines for Building Rehabilitation (windows):

- a. Existing windows should be retained, reconditioned and well maintained to be energy sound.
- b. Any replacement windows should duplicate the original window in type, size, and material. The shape of the original window subdivisions should not be changed. New muntin bars and mullions should duplicate the original in size and profile shape

- c. Windows with true divided lights should be used in places where this type of window was used originally. Snap in muntin bars should not be used.
- d. The original size of all door and window openings should be restored and replacement windows should match the shape of the original openings.
- e. Existing door and window openings should not be blocked down to accommodate stock sizes.
- f. Air conditioners should not be put in the windows of any primary façade.
- g. When original doors or windows of some merit are removed and replaced with new, they should be kept in dry storage for a future owner who may be interested in a complete restoration.

The applicant is proposing to replace 4 windows at the western end of the south façade of the building. The windows are grouped in sets of two, with one set located on the first floor and one set located on the second floor. The first floor windows consist of the third and fourth windows from the west end of the building. The second floor windows consist of the first and second windows from the west end of the building.

The Sanborn Fire Insurances Maps suggest that the subject windows are located in an addition that was constructed sometime between the issuance of the 1920 and 1957 maps. The windows may have been relocated from the original exterior walls or they may have been brought to the property when the addition was constructed.

On July 6, 2016, staff inspected the subject windows. The second floor window framing and sashes are very deteriorated. The first floor sashes are generally sound. However, the framing is in poor condition, particularly the window sills. It is staff's opinion that the level of repair that would be necessary for the windows to be retained is not reasonable given the modifications that have occurred to the building and their location in an addition. Included in the Commission's packet is a copy of a memo from Koester Construction outlining their observations of the subject windows. This memo was submitted to staff at the site meeting.

The applicant is proposing to install a vinyl window product produced by Vector, which was formerly known as Vinylite. The proposed vinyl windows do not comply with the design guidelines, specifically guideline "b" listed above, which states "any replacement windows should duplicate the original window in type, size, and material."

In addition to the local design guidelines, the City Code states the Commission shall utilize standards for rehabilitation promulgated by the Secretary of the Interior. The National Park Service produces documents known as Preservation Briefs. These documents are intended to assist in the interpretation of the Secretary of the Interior's Standards, which provide broad direction.

Preservation Brief #16 (The Use of Substitute Materials on Historic Building Exteriors) provides guidance on the use of substitute materials. Utilizing this information, the Commission reviews substitute materials to ensure that they are comparable in composition, design, dimensions, durability, color, texture and visual properties as the historic material. The following chart compares the proposed vinyl window against a typical wood window.

	Proposed Vinyl Windows
Composition	Vinyl does not have the same composition as wood.
Design	They are double-hung style but their dimensions, color and visual properties do not match. These variations are visually noticeable.
Dimensions	The dimensions of the frame components are not the same. There is minimal depth between the framing and the glass.
Durability	In general, modern replacement windows constructed of vinyl or wood are not as durable as historic windows constructed of old growth lumber.
Color	The vinyl windows have a glossy white appearance typical of a vinyl product, which does not match the appearance of a typical painted wood window.
Texture	Vinyl has a different textural quality than wood when touched or visually inspected.
Visual Properties	The variations in visual properties of the proposed product are noticeably different from those of a wood window due to the differences in dimensions and design.

The proposed vinyl product does not substantially match the composition, design, dimensions, color, texture and visual properties of a wood window.

The application references the following language from Page 5 of Preservation Brief #8 (Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings):

For historic residential buildings, aluminum or vinyl siding may be an acceptable alternative only if (1) the existing siding is so deteriorated or damaged that it cannot be repaired; (2) the substitute material can be installed without irreversibly damaging or obscuring the architectural features

and trim of the building; and (3) the substitute material can match the historic material in size, profile and finish so that there is no change in the character of the historic building. In cases where a non-historic artificial siding has been applied to a building, the removal of such a siding, and the application of aluminum or vinyl siding would, in most cases, be an acceptable alternative, as long as the above-mentioned first two conditions are met.

The applicant contends that this language supports their application to use vinyl windows. The applicant chose not to quote the following language from Page 1 of Preservation Brief #8:

Standard 6 of the Secretary of the Interior's "Standards for Rehabilitation" states that "deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities." Therefore, **the Secretary's Standards and their accompanying Guidelines never recommend resurfacing frame buildings with any new material that does not duplicate the historic material** because of the strong potential of altering the character of the historic building.

The applicant chose not to quote the following language from Page 2 of Preservation Brief #8:

The preferred treatment is always replacement in kind, that is, with the same material. Because this approach is not always feasible, provision is made under the recommended treatment options in the Guidelines that accompany the Secretary of the Interior's Standards to consider the use of a compatible substitute material. A substitute material should only be considered, however, if the form, detailing, and overall appearance of the substitute material conveys the visual appearance of the historic material, and the application of the substitute material does not damage, destroy or obscure historic features.

Preservation Brief #8 does not offer blanket support for the use of vinyl products. It is specific to siding. In addition, it states that using material that duplicates the historic material is always the preferred option. Furthermore, it indicates that if vinyl siding is to be used that it should match the historic material in size, profile and finish. It is staff's opinion that the proposed vinyl windows do not meet this criteria; in addition, they do not meet the criteria discussed in Preservation Brief #16 as discussed on Page 7 of this report.

IV. STAFF RECOMMENDATION

Staff recommends approval of the issuance of a Certificate of Appropriateness to allow the replacement of the four windows subject to the following conditions:

1. The windows shall be constructed of wood with no cladding.
2. The windows shall be of the same general style, shape, and dimensions as the existing windows.
3. The selected window product shall be reviewed and approved by staff prior to installation.

Des Moines



It is understood that while the City of Des Moines Geographical Information Systems Division has no indicator and reason to believe that there are inaccuracies in information incorporated in the base map, the GIS personnel make no warranty or representation, either expressed or implied, with respect to the information, or data displayed.

Note: Public property represented on this map is not intended to be inclusive.
For information about Zoning data: please contact the City of Des Moines' Community Development Department

7/16/2016



tabbles
EE
EXHIBIT

HISTORIC PRESERVATION COMMISSION
CITY OF DES MOINES
CERTIFICATE OF APPROPRIATENESS
In the Following Matter

This Certificate of Appropriateness is valid for one year from the meeting date

REQUEST FROM: : CASE NUMBER: **20-2017-5.01**
: :
JAMES CONLIN : :
: :
PROPERTY LOCATION: : MEETING DATE: **JULY 20, 2016**
: :
826 18TH STREET : :

This Decision of the Historic Preservation Commission does not constitute approval of any construction. All necessary permits must be obtained before any construction is commenced upon the Property. A Certificate of Occupancy must be obtained before any structure is occupied or re-occupied after a change of use.

SUBJECT OF THE REQUEST:

Replacement of 4 windows on the south façade of the building.

FINDING OF THE HISTORIC PRESERVATION COMMISSION:

Granting the application as presented subject to the conditions below would be in harmony with the historic character of the neighborhood and would meet the requirements set out in the Historic District Ordinance, the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the City of Des Moines' Standard Specifications.

CONDITIONS:

1. The windows shall be constructed of wood with no cladding.
2. The windows shall be of the same general style, shape, and dimensions as the existing windows.
3. The selected window product shall be reviewed and approved by staff prior to installation.
4. The applicant is encouraged to reuse or allow the reuse of the hardware from the existing windows.



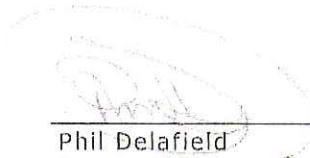
VOTE: A vote of 9-0-0 was registered as follows:

	Aye	Nay	Abstain	Absent
Barry	X			
Bye	X			
Griffin				X
Green	X			
Holderness				X
Estes	X			
Fenton	X			
Marchand	X			
McCoy	X			
Taenzer	X			
Todd	X			

Approved as to form:



Michael Ludwig, AICP
Planning Administrator



Phil Delafield
Community Development Director

Date Filed: 7/20/16

Filed By: [Signature]