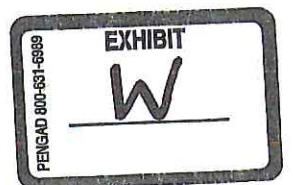


62A/62B
ITEM ~~68A/68B~~

EXHIBITS

W-X

1913 Pleasant







20-2003-5.53 1913 Pleasant
Paul Mangan Replace several
windows with vinyl, reroof two
front porches and dwelling, re-
place ceilings and floors in both
front porches

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

REQUEST FROM: : CASE NUMBER: **20-2003-5.53**
: :
PAUL MANGAN : :
: :
PROPERTY LOCATION: : MEETING DATE: **SEPTEMBER 17, 2003**
: :
1913 PLEASANT 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, replace floors and ceilings in two front porches with like material, and re-roof the front porches and dwelling at 1913 Pleasant Street

FINDING OF THE HISTORIC DISTRICT COMMISSION:

Granting the application as amended pertaining to replacement of all of the existing windows with the condition that 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:

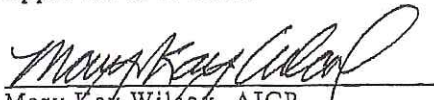
	Aye	Nay	Abstain	Absent
Blackburn				X
Estes		X		
LeJeune	X			
Holderness	X			
Fitzpatrick	X			
Nelson				X
Shaw	X			
Reavely	X			
Stamps		X		

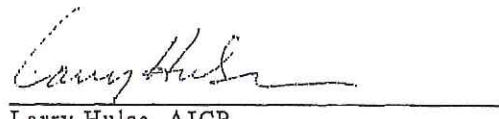
Granting the application pertaining to the replacement of the porch ceilings and floors and re-roofing the porches and dwelling with the conditions the porch ceilings are to be bead board of wood or other fiber and the floors are to be tongue and groove wood would be in harmony with the historic character 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 20-2003-5.55

Address of the Property 1913 PLEASANT ST. DSM - 50314

Legal Description of the Property 030-00474-000-000
E 33F LOT W E 53 F 24 F LOT 12

Owner of the Property PAUL MANGAN

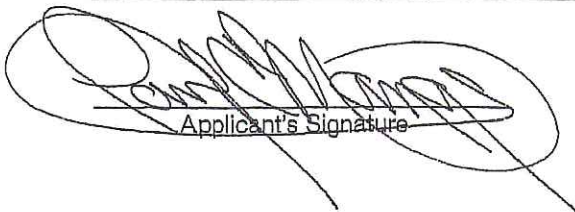
Owner's Phone Number: Home 515-274-2952 Work 515-360-2600

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 18 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 BTU/H) (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 there be?

⊗ REPLACE PORCH FLOOR & CEILING (TWO) REPLACE WITH FINISHED GRADE PLYWOOD OVER EXISTING PLYWOOD. SAND, SEAL AND PAINT. THE WORK WILL IMPROVE THE APPEARANCE OF THE PROPERTY. REROOF ARCHES

6a. What is being done? 6b. What materials are being used? 6c. What changes in appearance will there be?

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



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



- 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 1913 PLEASANT 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:

\$ 37,256 *Thirty-seven Two hundred & fifty-six ^{NO} Dollars*

- 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.
- 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.
- The Bidder hereby agrees that the Owner(s) or the City reserve the right to reject any and all bids.
- 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:

8-23-03
 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:

Date: 8-27-03

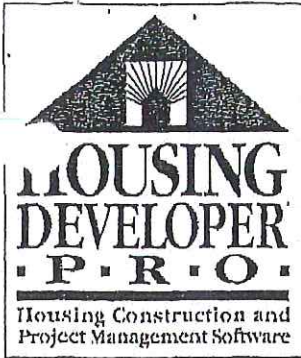
(HOMEOWNER - DO NOT SIGN THIS UNTIL THE COMPLETED BID HAD BEEN RETURNED TO YOU.)

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: P Manqan
Address: 1913-1915 Pleasant
Unit Name: 1913 - 1915 Pleasant 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: 0300694

Address: 1913-1915 Pleasant

Unit: 1913 - 1915 Plee

Location: 1 Entire Structure

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

Trade: 9 Environmental Rehab

9155.1	**CLEAN AND STABILIZE PAINT** 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.	1.00		542	2,710
--------	--	------	--	-----	-------

9223.1	REMOVE PAINT- SOLVENTS OR HEATGUN Protect all adjacent areas not to be stripped. Establish any required floor containment with polyethylene sheeting. Apply any recommended paint remover, detergent wash and rinse in accordance with manufacturer's specifications. Collect residue and rinse water or use an allowable heat gun to remove paint from surface. Allow surface to dry and HEPA vacume any visible paint chips, dust and debris. Prime and top coat with a premium acrylic latex paint.	1.00	SF		
--------	---	------	----	--	--

ALL WALLS, CEILINGS, DOOR & WINDOW CASINGS AND TROUGHS AS SHOWN ON ATTACHED LBP REPORT

ALL WINDOW SILLS, STOPS AND GUIDES AS SHOWN ON ATTACHED LBP REPORT.

SEE 9451-1

*WINDOWS THAT CAN BE CONTAINED FOR UNDER \$100⁰⁰ WILL NOT BE REPLACED



SPECS BY LOCATION/TRADE

08/14/2003

Project: 0300694

Address: 1913-1915 Pleasant

Unit: 1913 - 1915 Plea

Location: 1 Entire Structure

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

Trade: 9 Environmental Rehab,

9451.1 WOOD REPLACEMENT SASH-HISTORICAL PRE

1.00 EA

18 @
300 = 5,400

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 ATTACHED LBP REPORT.

Repl 18
WINDOWS
@ 300 EA
*SEE 9223.1

windows painted
like as per

9649.1 EXTERIOR-STABILIZE AND REPAINT TRIM

1.00 LF

285 = 1062.00

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 CASINGS, WALL & TRIM, PORCH CEILINGS & TRIM AS SHOWN ON ATTACHED LBP REPORT.

Trade: 15 Roofing



SPECS BY LOCATION/TRADE

08/14/2003

Project: 0300694

Address: 1913-1915 Pleasant

Unit: 1913 - 1915 Plea

Location: 1 Entire Structure

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

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. SEE ATTACHED STATEMENT.	1.00	SQ	<u>1576²⁰</u>	<u>7,881</u>
--------	---	------	----	--------------------------	--------------

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	<u>560⁴⁰</u>	<u>2,802⁰⁰</u>
--------	---	------	----	-------------------------	---------------------------

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, Thermostats, 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. See attached bid sheet for details. INSTALL ONE FOR EACH UNIT IN THE BUILDING	1.00	EA	<u>3280²⁰</u>	<u>16,401</u>
--------	---	------	----	--------------------------	---------------

Bidder: _____

Total: 36,256

TRADE: REPLACE Porch Floor & CEILING
Two

1,000

37,256 523

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 Floors.

- 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 - \$6000.00
MATERIAL - \$1500.00
TAX 450.00
TOTAL \$7950.00

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

RAPID MEMO - 740-

DAN BARNES

2032 2nd St.

SPRINGFIELD, MO 65715

ST. JO. ST. 15607 21

TO: Dale Morrison

713 - 20 34

1013 1010 - Ple 4114

DATE

SUBJECT: Re Ple & Roof

Re Mike & Bob's roof

Re Roof Brackets (2)

We supply labor and materials

22,200.00

5 Year Workman Ship Warranty

Dan Barnes

23 address SC1158

0

CR REC'D	\$10.00	DEPARTMENT OF BUILDING
CA REC'D	\$.00	DES MOINES, IOWA
CH REC'D	\$.00	
CA RET'D	\$.00	

RECEIPT # 2003-007846

BUSINESS DATE 09/02/2003
\$10.00

RECEIVED OF: MANGAN, PAUL
JOB ADDRESS: 01913 PLEASANT
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 13:38:25 TERM PGD7

Historic District Commission - Checklist for Certificate of Appropriateness applications

Name Paul Morgan

Address 1913 Pleasant

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 list includes repair
for porches, re-roof (dwelling
and porches), window
replacement - staff photo
will show structure

September 12, 2003

Paul Mangan
3846 Lower Beaver Road
Des Moines, Iowa 50310

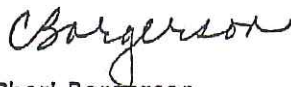
Dear Mr. Mangan:

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.

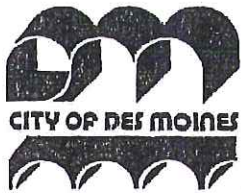
These applications will be No. 1, 2 and 3 on the agenda.

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

Sincerely,



Cheri Borgerson
Recording Secretary



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

ALL-AMERICA CITY 1949, 1976, 1981

Sherman Hill Court
Post Office Box 12098
Des Moines, IA. 50312
515-360-2600

2004 Capital Improvements
1913-1915 Pleasant Street Des Moines, IA 50314

· Clean & Stabilize interior/exterior paint Project completed following lead based paint Containment guidelines.	\$6,500
· Replace 34 Windows Install new replacement vinyl double hung, Lo-E windows with argon gas filler	\$11,900
· Replace roof/gutter	\$8,500
· Exterior landscape and retaining wall	\$3,300
· Install new concrete steps and walkways	\$1,500
· Replace porch floors and ceilings	\$1,750
· Remodel/Upgrade kitchens/baths, misc. units	\$4,400
· Total costs of improvements	\$37,850

Sherman Hill Court
Post Office Box 12098
Des Moines, IA. 50312
515-360-2600

2004 Capital Improvements
1917-1919 Pleasant Street Des Moines, IA 50314

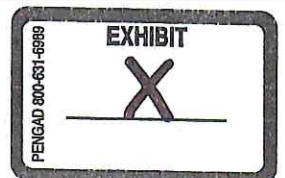
· Clean & Stabilize interior/exterior paint Project completed following lead based paint Containment guidelines.	\$6,500
· Replace 34 Windows Install new replacement vinyl double hung, Lo-E windows with argon gas filler	\$11,200
· Replace roof/gutter	\$8,500
· Exterior landscape and retaining wall	\$3,300
· Install new concrete steps and walkways	\$1,500
· Replace porch floors and ceilings	\$1,750
· Remodel/Upgrade kitchens/baths, misc. units	\$4,400
· Total costs of improvements	\$37,150

Sherman Hill Court
Post Office Box 12098
Des Moines, IA. 50312
515-360-2600

2004 Capital Improvements
713 20th Street Des Moines, IA 50314

• Clean & Stabilize interior/exterior paint Project completed following lead based paint Containment guidelines.	\$5,900
• . . . Replace 34 Windows Install new replacement vinyl double hung, Lo-E windows with argon gas filler	\$6,400
• Replace roof/gutter	\$6,000
• Exterior landscape and retaining wall	\$3,300
• Install new concrete steps and walkways	\$1,500
• Replace porch floors and ceilings	\$1,750
• Remodel/Upgrade kitchens/baths, misc. units	\$4,400
• Total costs of improvements	\$29,250

1917 Pleasant









70-2003-5.52 1917 Pleasant
aul Mangar Replace several
windows with vinyl, reroof two
front porches and dwelling, re-
place ceilings and floors in both
front porches

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

REQUEST FROM:	:	CASE NUMBER: 20-2003-5.52
	:	
PAUL MANGAN	:	
	:	
PROPERTY LOCATION:	:	MEETING DATE: SEPTEMBER 17, 2003
	:	
1917 PLEASANT 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, replace floors and ceilings in two front porches with like material, and re-roof the front porches and dwelling at 1917 Pleasant Street

FINDING OF THE HISTORIC DISTRICT COMMISSION:

Granting the application as amended pertaining to replacement of all of the existing windows with the condition that 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:

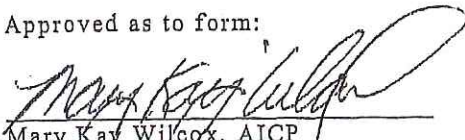
	Aye	Nay	Abstain	Absent
Blackburn				X
Estes		X		
LeJeune	X			
Holderness	X			
Fitzpatrick	X			
Nelson				X
Shaw	X			
Reavely	X			
Stamps		X		


Granting the application pertaining to the replacement of the porch ceilings and floors and re-roofing the porches and dwelling with the conditions the porch ceilings are to be bead board of wood or other fiber and the floors are to be tongue and groove wood 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:

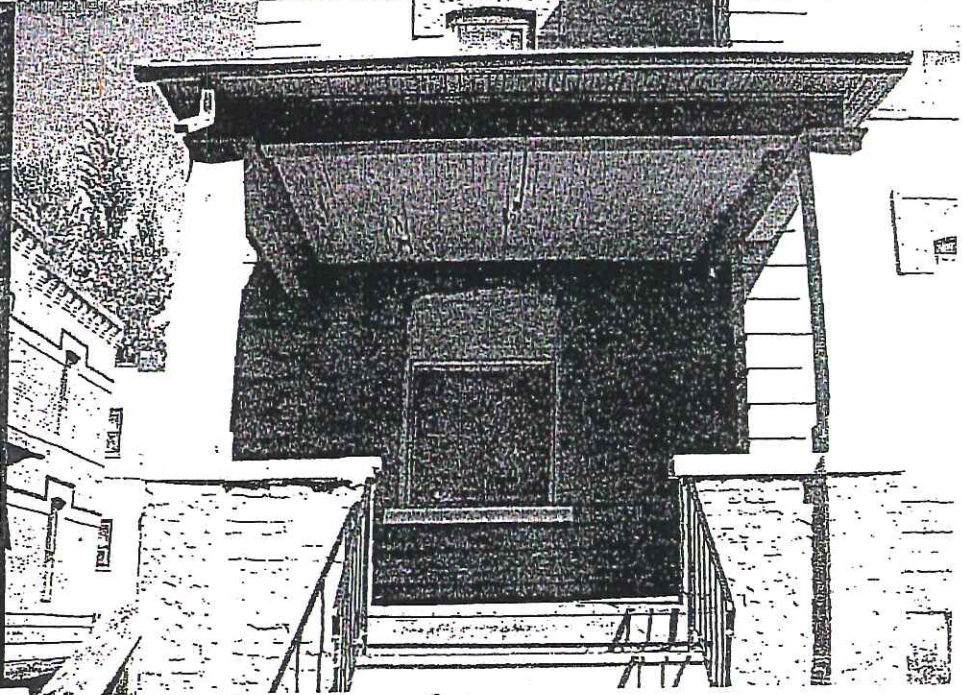
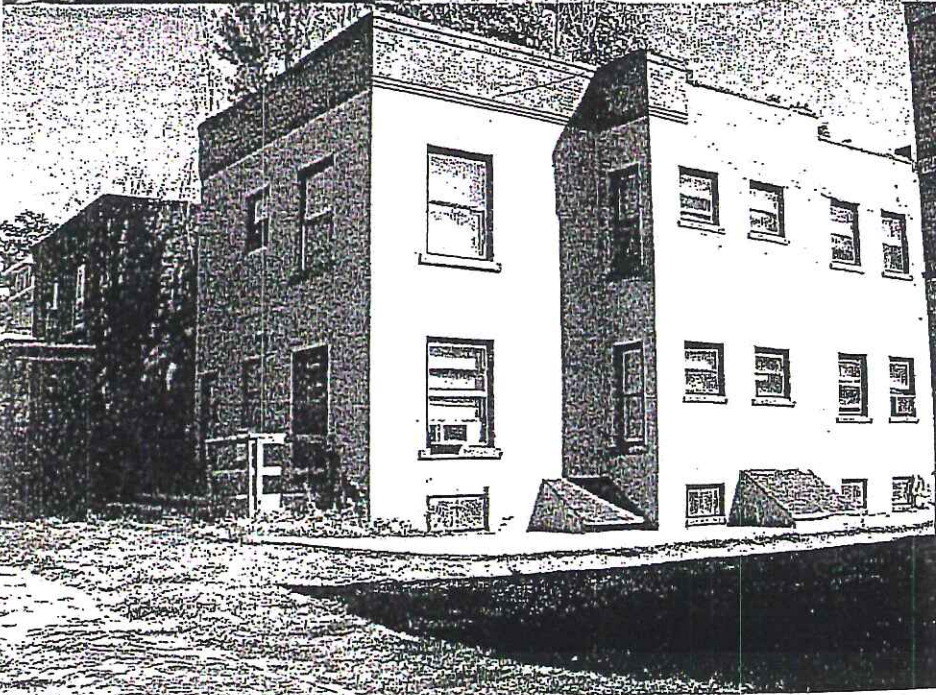
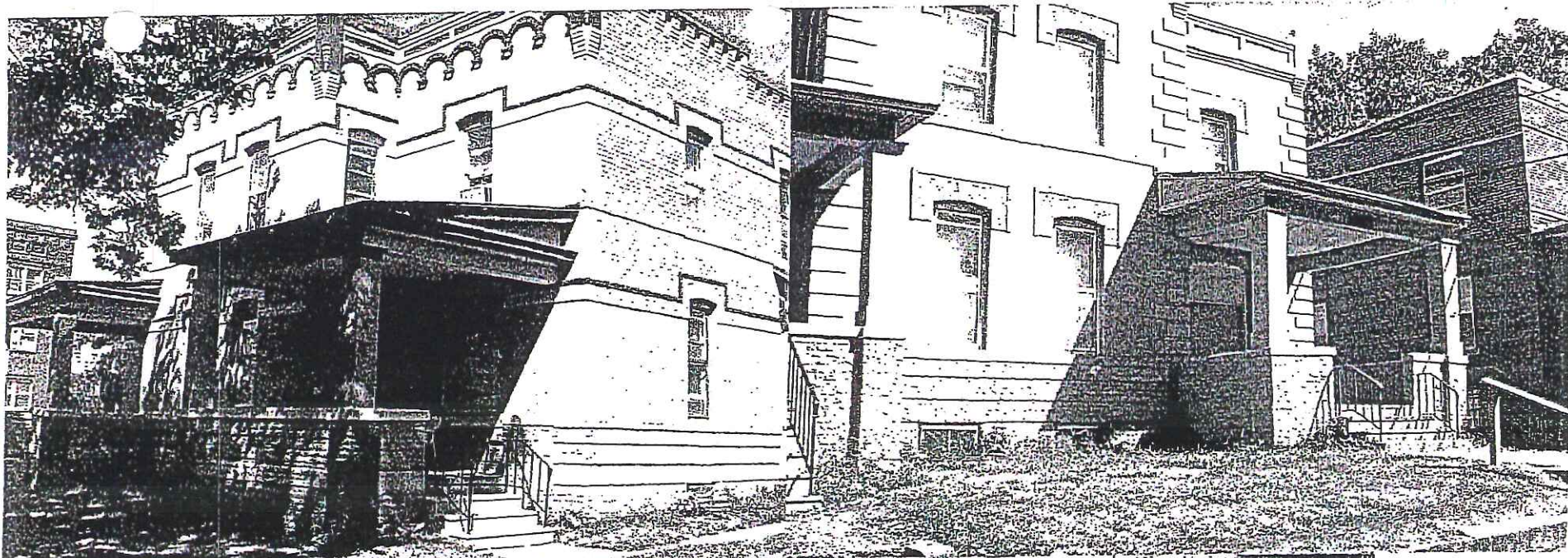
	Aye	Nay	Abstain	Absent
Blackburn				X
Estes	X			
LeJeune	X			
Holderness	X			
Fitzpatrick	X			
Nelson				X
Shaw	X			
Reavely	X			
Stamps	X			

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.



713 20TH ST.

1913/15 PLEASANT



SPECS BY LOCATION/TRADE

08/14/2003

Project: 0300695

Address: 1917 - 1919 Pleasant

Unit: 1917/1919 Pleas

Location: 1 Entire Structure

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

Trade: 9 Environmental Rehab

9155.1 **CLEAN AND STABILIZE PAINT**

1.00

542 2710

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.

ALL WALLS, KITCHEN CABINETS, CEILINGS, CLOSET SHELVES, CASINGS, TROUGHS, BASEBOARDS AND APRONS AS SHOWN ON ATTACHED LBP REPORT

9223.1 REMOVE PAINT- SOLVENTS/HEAT GUN

1.00 SF

Protect all adjacent areas not to be stripped. Establish any required floor containment with polyethylene sheeting. Apply any recommended paint remover, detergent wash and rinse in accordance with manufacturer's specifications or use a recommended heat gun to strip paint. Allow surface to dry and HEPA vacume any visible paint chips, dust and debris. Prime and top coat with a premium acrylic latex paint.

ALL SILLS, DOOR JAMBS AND WINDOW STOPS AND TRACKS AS SHOWN ON ATTACHED LBP REPORT.

SEE 9451.1

* WINDOWS THAT CAN BE CONTAINED FOR UNDOEN \$1000 will NOT BE REPLACED



SPECS BY LOCATION/TRADE

08/14/2003

Project: 0300695

Address: 1917 - 1919 Pleasant

Unit: 1917/1919 Pleas

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 LBP REPORT	1.00	EA	17@ \$300 ⁰⁰	5100
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 & DOOR CASINGS AND PORCH CEILINGS & TRIM AS SHOWN ON ATTACHED LBP REPORT.	1.00	LF	285 ⁰⁰	1062 ⁰⁰

REPL 17
WINDOWS @
\$300⁰⁰ EA.
*SEE 9223.1

Trade: 15 Roofing



SPECS BY LOCATION/TRADE

08/14/2003

Project: 0300695

Address: 1917 - 1919 Pleasant

Unit: 1917/1919 Pleas

Location: 1 Entire Structure

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

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 MAINSTRUCTURE AND PORCHES	1.00	SQ	1576 ²⁰	7881
--------	---	------	----	--------------------	------

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	560 ⁴⁰	2802
--------	---	------	----	-------------------	------

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, thermostats, 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. See attached bid for details. INSTALL ONE FOR EACH UNIT IN THE BUILDING	1.00	EA	3280	16401
--------	---	------	----	------	-------

Bidder: _____

Total: 35,956

TRADE: REPLACE PORCH FLOORS & CEILING
Two

\$ 1,000

36,956





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



- 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 1917 PLEASANT 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:

\$ 36,956 *Thirty-six Thousand Nine Hundred & Fifty-six* Dollars)

- 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.
- 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.
- The Bidder hereby agrees that the Owner(s) or the City reserve the right to reject any and all bids.
- 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.)

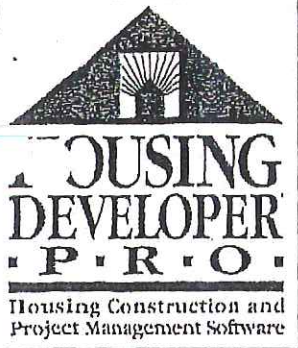
Bid Review:

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

by: Dennis Piper
 Construction Specialist

Date: 8-27-03

UNIT DESCRIPTION



08 /14/2003

Project: Paul Mandan
Address: 1917 - 1919 Pleasant
Unit Name: 1917/1919 Pleasants
Unit Type: Apartment
Occupant:
Phone: 515-360-2600
Number of Bedrooms: 0
Number of Floors: 0
Number of Rooms: 0
Square Feet: 0

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 Coll'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 Coll's and Honeywell T8112D Thermostat's are not installed.

Includes Using Existing Flues.

- 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 Workman'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 - \$600.00

MATERIAL - \$1500.00

TAX 450.00

TOTAL \$7950.00

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

RAPID MEMO 240

DAN BARNES
2032 2nd ST
SPRING HILL, TX 70123
(515) 971-7367

Paul Mankin
713-20 34
1913 - 1919 - Present

DATE
SUBJECT Re Place Roof

Re Place (B) Roof
Re Roof Porches (D)

We supply Labor & Materials 22,200.00

5 Year Workman Ship Warranty

D Dan Barnes

Historic District Commission - Checklist for Certificate of Appropriateness applications

Name Paul Morgan

Address 1917 Pleasant

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 list includes repair
for porches, re-roof (dwelling
and porches), window
replacement - staff photo
will show structure.

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

(To be filled out by the applicant)

File Number 20-2003-5.52

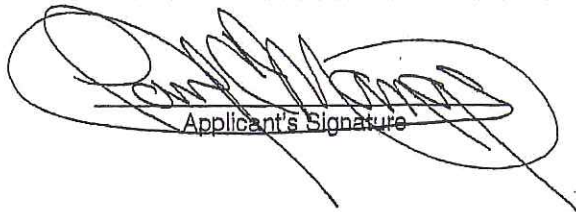
Address of the Property 1917 PLEASANT ST DSM 50314
Legal Description of the Property 036 00475-000-000
W 72 F LOT 11 & S 24 F W 72 F L 6 T 2
Owner of the Property PAUL MANGAN 38 4/6 LOWER BEAVER RD.
50310
Owner's Phone Number: Home 515-274-2962 Work 515-360-2600

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 CB 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 17 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 BTUH) (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 there be?

FRONT REPLACE PORCH FLOOR & CEILING
(TWO) REPLACE WITH FINISHED GRADE
PLYWOOD OVER EXISTING PLYWOOD.
SAND, SEAL AND PAINT. THE WORK
WILL IMPROVE THE APPEARANCE OF
THE PROPERTY. RE ROOF PORCH.

6a. What is being done? 6b. What materials are being used? 6c. What changes in appearance will there be?

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

CK REC'D \$10.00 DEPARTMENT OF BUILDING
CA REC'D \$0.00 DES MOINES, IOWA
CH REC'D \$0.00
CA REC'D \$0.00

RECEIPT # 2003-007845

BUSINESS DATE 09/02/2003

\$10.00

RECEIVED OF: MANGAN, PAUL
JOB ADDRESS: 01917 PLEASANT
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 13:37:57 TERM PGD7

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.

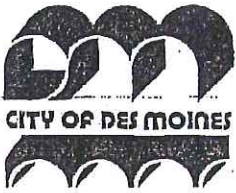
These applications will be No. 1, 2 and 3 on the agenda.

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

Sincerely,



Cheryl Borgerson
Recording Secretary



HISTORIC DISTRICT COMMISSION
ARMORY BUILDING
602 EAST FIRST STREET
DES MOINES, IOWA 50309-1981
(515) 283-4192

ALL-AMERICA CITY 1949, 1976, 1981