

Application for Purchase and Renovation of 406 W. 8th St., Davenport

Gateway Redevelopment Group (GRG) is a not-for-profit organization whose primary goal is saving abandoned buildings in the Gold Coast-Hamburg Historic District. To that end, we are now seeking applications from individuals interested in ownership and renovation of the historic Brandt-Klenze House, a single family home at 406 W. 8th Street in Davenport's Hamburg Historic District and in becoming an active member of this vibrant and dynamic neighborhood.

The selected applicant will be able to purchase the home from GRG for a minimal investment of \$2,000 plus closing costs. He or she will be required to make the property an owner-occupied single family home for a period of five years, be able to show the financial ability to pay for renovations, meet certain deadlines during the five year period, as well as meet other requirements as outlined below.

The successful applicant will be selected through an application process that includes specific objective criteria tied to a 100-point scoring system. Applications will be scored in a blind review process by a panel. Criteria will include completeness of work plan, budget, and financial ability. Scoring weight of each area is detailed in the application below. Pictures of the house in its current condition are available on the GRG website at www.grgdavenport.org. GRG reserves the right to reject any and all applications. The house will be available for inspection by all interested parties during the application period. An open house will be held Saturday and Sunday May 17th & 18th from 1 to 4PM.

Completed, signed applications must be postmarked by July 1, 2014 and mailed to:

Gateway Redevelopment Group c/o Jeremy Keninger
PO Box 3953, Davenport, IA 52808

Contact Person

All questions should be directed Jeremy Keninger, 309-314-5879 or via email at 406@grgdavenport.org. Applicants are invited to contact Mr. Keninger at any time during the application process.

Successful Applicant Must Agree to:

1. Complete and sign the GRG application form.
2. Pay \$2,000 to GRG to acquire ownership of home.
3. Pay all closing costs.
4. Restore the home as an owner-occupied single family residence.
5. Provide proof of ability to pay for rehab; required as part of application process.
6. Allow GRG to perform verification of financial information and a formal background check with the Davenport Police Department (Finalists only).
7. Keep property insured for five years.
8. Insure that the home remains a single family/owner occupied residence for five years.
9. Carry a \$25,000 GRG lien on the home, forgivable after five years if conditions of sale are met. This lien is transferable with the sale of the home as long as the home remains an owner occupied single family home for the 5 year period. If conditions of contract are not maintained through the five year agreement, the \$25,000 lien may become immediately due.
10. Provide a complete plan of work, include in the plan, details of how applicant will manage:
 - a. Repair to the foundation; (Work to be completed within 2 years of signed agreement)
 - b. Repair of the soffit and replacement of the roof. (Work to be completed within 2 years of signed agreement)
 - c. Return of the front porch to an open configuration. (Work to be completed within 2 years of signed agreement)
 - d. Removal of window air conditioners on south façade and east elevation. (Work to be completed within in one year of signed agreement)
 - e. Replacement of inappropriately sized windows in kitchen and off 2nd floor hall. (Work to be completed within two years of signed agreement)
 - f. Completion of interior work, trim, finish flooring, and other interior finishes in a professional and workmanlike manner. (Work to be completed during the 5 year agreement)
11. Obtain HPC approval for all exterior work requiring permits, including but not limited to changes to exterior doors, roofing, windows, and changes to exterior materials or design.
12. Have all required city building permits and inspections for all work being performed.
13. Keep lawn and snow clearing maintained according to city code.
14. Keep property free of all delinquent taxes or liens.

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About the House

The Brandt-Klenze House (c 1898) is a Queen Anne style home with later 1915 Craftsman additions including stucco cladding and the front porch.

The house was built by was built by Henry Brandt, a German immigrant and artist, who opened photography studios in Avoca, then in Davenport, Iowa. He was born in Germany in 1862 and immigrated to the US in 1881. In 1895, he married Martha Lorenzen, daughter of crockery merchant Jens Lorenzen, also a resident of the Gold Coast.

The first listing of the house appears in the 1898 city directory as 402 W. 8th. As houses were built along streets in early Davenport, it is not unusual for them to change addresses.

By 1920, Henry and Martha were living in Boise, Idaho. The house then became home to John and Louise (Andresen) Klenze. They shared the home with Louise's brother Richard Andresen and his wife Minnie. Both John and Louise grew in the Gold Coast; their homes on W. 7th and W. 6th Streets were across the alley from each other.

The house was later divided into multiple units. The transition back to its present condition as a single family home began in the late 1990's.

Directions: Fill out all questions as completely and accurately as possible. If you are unable to answer a question, please explain why. **Incomplete applications will be rejected.** If you require additional space for any question please attach pages as necessary. You are encouraged to include a cover letter detailing reasons why you are interested in the property and the Gold Coast-Hamburg Historic District.

A. APPLICANT INFORMATION

Name(s) of Applicant(s)	
Mailing Address	
Daytime Phone Number	
Nighttime Phone Number	
Email Address	

B. OCCUPANCY & SALES DETAILS

406 W. 8th must be owner-occupied single family home for five years.

What are your proposed plans for the occupancy status of the completed home? Please check one:	<input type="checkbox"/> I will be living there <input type="checkbox"/> I will be selling to an owner occupant
If you are selling the home, what is the proposed method of sale? Realtor or for sale by owner? (Conventional mortgages only; no contract sales permitted)	Method of Sale:
What is the estimated sales price of the home?	Estimate Price:
If you are planning on occupying the house and currently own your home, what are your plans for your current home?	Plans for current home:

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The following Parts C, D and E will be scored based on a total of 100 points to insure the most qualified application is selected.

C. PROOF OF FUNDING FOR PROJECT (50 points)

1. Please provide documentation that states you will have the funding available to complete the project. This documentation can be a letter from your financial institution stating that you have adequate funds available or stating their willingness to provide you with a loan to cover the costs of the renovation work. If you have any matching grants or other funding you will be using, list these as well. Please be as complete and detailed as possible. Add extra sheets if necessary.

SOURCES AND AMOUNTS OF FUNDING

2. Have you filed for bankruptcy in the past five years? Yes No If yes, please provide details:

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D. WORK PLAN/PROJECT BUDGET (30 Points Total)

1. **Work Plan** (15 Points) Please list a detailed work plan included projected time frames. The plan should include required repairs as well as additional proposed work. **Please be as complete and detailed as possible. Add additional sheets if necessary.**

Required Repairs Description	Proposed Completion Date
Foundation repair	
Roof replacement/Soffit repair	
Front Porch restoration	
Window replacement	
Additional Repairs/Improvements Description	

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2. **Project Budget** (15 Points) Include detailed cost estimates, itemized by type of work (plumbing, electrical, etc.) and/or house component (roof, siding, cabinets, etc.). Please attach bids if available. Please be as detailed as possible. Use additional sheets if necessary

Required repairs	Cost Estimate
Foundation repair	
Roof replacement /Soffit repair	
Front Porch restoration	
Window replacement	
Additional Repairs/Improvements	
TOTAL BUDGET	

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HISTORIC PROPERTY INFORMATION

406 W. 8th Street is in the local Hamburg Historic District. This requires any exterior changes requiring a building permit must be reviewed by the Davenport Historic Preservation Commission (HPC). Applicants are required to work in accordance with the Historic Preservation Commission’s guidelines and approval. Applicants are encouraged to discuss the details of the renovation with the Davenport Historic Preservation Commission members of the HPC, or the city staff liaison, Ryan Rusnak.

Renovations to the following elements require HPC approval:

Roof/Soffit Repair

Window or Exterior Door Replacement

Porch restoration

Any proposed changes to exterior siding (i.e., removal of stucco to reveal original clapboard)

Any other proposed changes that would alter the exterior appearance of the building.

CERTIFICATION OF APPLICANT:

I verify that the above information is accurate to the best of my knowledge and I agree to the conditions required to enter into this agreement with Gateway Redevelopment Group and give them the right to verify all information included and to perform a background check with the Davenport Police Department.

Signature of Applicant

Date

Signature of Applicant

Date

Please take note that incomplete applications will be rejected

Date Received by GRG _____

Gateway Redevelopment Group will consider all applications without regard to race, creed, color, ethnicity, national origin, religion, sex, sexual orientation, gender expression, age, physical or mental ability, veteran status, military obligations, and marital or familial status.

Gateway Redevelopment Group (GRG) is a 501 C 3 not for profit organization whose mission is:

“Uniting community resources of volunteer service, professional expertise, and financial assets to save abandoned buildings in our neighborhood.”

For complete information, visit our website at www.grgdavenport.org

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