

City of Davenport

Committee: Community Development
Department: Community Planning and Economic Development
Contact Info: Matt Flynn 326-7743
Wards: 3rd

Action / Date
COW1/7/2015

Subject:

Resolution setting a public hearing to convey 510 West 6th Street to Richard A. Stone *[3rd Ward]*

Relationship to Goals:

Revitalized Neighborhoods and Corridors.

Background:

The City acquired this abandoned, historic property on October 9, 2014 to intervene on a willful demolition through neglect. This is one of the most significant properties within the Historic Hamburg District based on its association with prominent citizens, its architectural style and the architect who designed the building.

During the months of October and November, the City inspected the property to determine if it was safe and hired a contractor to dispose of refuse. To date, the City has spent or is committed to spending \$38,082.75 to acquire, gain entry and dispose of refuse.

The City issued a Request for Proposals (RFP 15-67) in late November for the purchase and rehabilitation of the property. The City received a response to the RFP from Richard Stone who wishes to rehabilitate the property for use as his primary residence. The response indicates that Mr. Stone would purchase the property from the City for \$38,000. Additionally, it estimates that the rehabilitation would cost \$300,000 over a period of three years.

Approval of this resolution would authorize staff to publish a notice advertising a public hearing to be held at the January 21 Committee-of-the-Whole meeting.

ATTACHMENTS:

Type	Description
<input type="checkbox"/> Cover Memo	Resolution
<input type="checkbox"/> Backup Material	Response to RFP
<input type="checkbox"/> Backup Material	Response to RFP - Cost Estimate
<input type="checkbox"/> Backup Material	Response to RFP - Bank Letter
<input type="checkbox"/> Backup Material	Response to RFP - Rehabilitation Schedule

Resolution No. _____

Resolution offered by Alderman Boom

Resolved by the City Council of the City of Davenport.

Resolution setting a public hearing to convey 510 West 6th Street (Lambrite-Iles-Petersen House) to Richard A. Stone [3rd Ward]

Whereas, the City of Davenport is the legal owner of the following described real estate:

Parcel G0053-04, which is also described as Lot 4, Block 35 and the east 40 feet of Lot 3, Block 35 of the Original Town of Davenport; and

Whereas, the Lambrite-Iles-Petersen House is one of the most significant properties within the Historic Hamburg District based on its association with prominent citizens, its architectural style and the architect who designed the building; and

Whereas, the City of Davenport acquired the Lambrite-Iles-Petersen House to convey it to an entity for the purpose of rehabilitating the property; and

Whereas, the conveyance and rehabilitation of the property would generate additional tax revenue; and

Whereas, a public hearing on the conveyance is required by law;

Now, therefore, be it resolved by the by the City Council of the City of Davenport, Iowa, that a public hearing shall be held on the proposed conveyance of this real estate to Richard A. Stone on Wednesday, January 21, 2015, at 5:30 PM in the Council Chambers of City Hall and notice of said hearing shall be published in the manner prescribed by law.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, City Clerk

510 West 6th Street – Lambrite-Iles-Petersen House Property
Purchase and Building and Site Rehabilitation – RFP #15-67



December 5, 2014

Submitted by:

Richard A. Stone

2638 Seven Oaks Park

Muscatine, IA 52761

6034stone@gmail.com

563-264-6073

510 West 6th Street – Lambrite-Iles-Petersen House Property Purchase and Building and Site Rehabilitation – RFP #15-67

Principals and Key Persons

Richard A Stone - A resident of Muscatine, IA for the past 15 years. Recently retired as the Engineering Manager for H J Heinz Co. I was responsible for the engineering, maintenance, purchasing and 3rd party services for the company. This included management of capital and maintenance projects to support the operation. These projects ranged from small to over \$30MM. The job included much interaction with regulatory organizations, contractors and equipment vendors, as well as, local, state and federal governments.

Prior to Heinz, I worked for Nestle, Gerber, and State of Minnesota in the engineering or research fields. I received BS and MS degrees in Engineering from the University of Michigan in Ann Arbor, MI.

I have always had an interest in historical buildings and an advocate for restoration of buildings rather than tearing them down or letting them deteriorate. I have completed the following building or rehabilitation projects:

Fremont, MI – Built a 3-bedroom house where I served not only as the project manager but did over 80% of the labor myself.

Kankakee, IL – Rehabilitation of a flood damaged home on the Kankakee River.

Waverly, IA – Restoration and rehabilitation of an 1890's Victorian home (Orlando Babcock) that I converted back to a single family home from 3 apartments. The building had also sustained some damage from a fire.

Muscatine, IA – Rehabilitation of 4 bedroom home after water damage from improper winterization of a vacant home.

Linda Stone – Wife of Richard, Linda has worked as a biologist and as a food technologist. She has also served on the boards of non-profit organizations and foundations. She attended Central Michigan University in Mt. Pleasant, MI.

510 West 6th Street – Lambrite-Iles-Petersen House Property Purchase and Building and Site Rehabilitation – RFP #15-67

Rebecca McCarley - SPARK Consulting, 17 Oak Lane, Davenport, IA, 52803,
Phone: (563) 324-9767

Rebecca McCarley lives in Davenport, Iowa, where she has worked as an architectural historian and historic preservation consultant since 2003.

Through her business, SPARK Consulting, she offers a variety of services, including architectural surveys, National Register of Historic Places nominations, grant applications, and historic preservation tax credit applications. She has completed several preservation projects in eastern Iowa over the last decade, working with local historic preservation commissions, Main Street boards, and property owners. Additionally, she serves on the Design Review Board for the City of Davenport. She holds a Master of Science in Historic Preservation from Ball State University, and she meets the federal professional qualifications for both a historian and architectural historian.

David Arbogast - Architectural Conservator, 1803 Pineacre Avenue, Davenport, IA 52803, Phone: (563) 355-1553

David is self-employed and his firm is titled, David Arbogast, Architectural Conservator. He performs mortar, plaster, stucco and paint/finishes analysis; historic architectural cell phone tower surveys; National Register of Historic Places Nominations (both individual historic structures and historic districts), architectural assessments, and all other professional services related to the field of historic architectural conservation and preservation. He also teaches four courses at the Campbell Center for Historic Preservation Studies in Mount Carroll, Illinois. These include Introduction and Overview of Historic Preservation Theory, Preservation Maintenance, Historic Structures Reports, and Historic Paint Analysis. W. W. Norton has published a book, How to Write Historic Structures Reports. He is skilled and experienced in preparing measured drawings of historic buildings and designing additions and alterations to historic structures. He has broad experience in working for government agencies (federal, state, and local), architects, general contractors, masons, and painting contractors. He has two websites - mortaranalysis.biz and paintanalysis.biz.

510 West 6th Street – Lambrite-Iles-Petersen House Property Purchase and Building and Site Rehabilitation – RFP #15-67

Richard Carlson -Office of the State Archaeologist, 700 Clinton St. Building, Iowa City, IA 52242, Phone: (319) 384-0727

Richard's skills are in History and Architectural History

Mike Dorbeck – Principal, East Moline Sheet Metal and Glass

Dan Bradley – Project Manager, East Moline Sheet Metal and Glass, 3001 48th Ave, Moline 61265, Phone: (309) 755-9100

Experienced in the installation of “turned” metal roofing, installation of glass and restoration of windows and architectural metals.

Gateway Redevelopment Group – 732 Gaines Street, Davenport, IA 52802

This group has already shown itself to be a very valuable assets for this project. I would continue to tap into its wealth of knowledge and passion for preservation of the neighborhood.

510 West 6th Street – Lambrite-Iles-Petersen House Property Purchase and Building and Site Rehabilitation – RFP #15-67

Historic Preservation

If this proposal is accepted I would plan to hire the following consultants to utilize their experience and qualifications in the field of historic preservation. I have discussed the project with the individuals and they are all familiar with the project and have very impressive resumes in this area. Their contact information and work summaries are listed in the key persons section above. They have indicated that would be glad to work on the project although since the bid has not been accepted it would be dependent on their work schedules and availability.

Rebecca McCarley - SPARK Consulting, 17 Oak Lane, Davenport, IA, 52803,
Phone: (563) 324-9767

Rebecca would provide services for National Register of Historic Places nominations and historic preservation tax credit applications. In addition she has completed several preservation projects in eastern Iowa over the last decade, working with local historic preservation commission. She also serves on the Design Review Board for the City of Davenport. The following link contains a list of project completed. www.facebook.com/sparkconsulting

David Arbogast - Architectural Conservator, 1803 Pineacre Avenue, Davenport, IA 52803, Phone: (563) 355-1553

David would provide services in preparing measured drawings of historic buildings and designing additions and alterations to historic structures. Additionally he would conduct architectural survey and assessment which would be used to generate Historic Structures Reports. I would also plan to tap into his experience with government agencies and contractors. He also performs paint and plaster/mortar analyses. A comprehensive list of his completed projects are in his attached resume. The list includes the following projects in the Quad City area: The Kautz Residence (Bellevue) and Stein Residence in Muscatine, Iowa. The Renwick Building, the Henry Lischer Home, Palmer Mansion, Palmer Chiropractic University and the Peterson Residence in Davenport, Iowa.

510 West 6th Street – Lambrite-Iles-Petersen House Property Purchase and Building and Site Rehabilitation – RFP #15-67

Richard Carlson -Office of the State Archaeologist, 700 Clinton St. Building, Iowa City, IA 52242, Phone: (319) 384-0727

Richard would provide historical and architectural history information on the style of the house and finishes for the period. He can conduct searches for missing information through utilization of State of Iowa records and files.

510 West 6th Street – Lambrite-Iles-Petersen House Property Purchase and Building and Site Rehabilitation – RFP #15-67

Project Schedule

A proposed project schedule showing various tasks and estimated start and finish dates for each task is in a separate attached document (510 W 6th Street Rehabilitation Schedule). It is in both excel and pdf formats. This schedule assumes the purchase of the property and building would take place in January 2015. Projected completion date is September 2017. Due to the RFP schedule and the lack of opportunity to obtain actual bids, the timelines will likely be altered to meet availability of materials, labor or approval of plans. We would plan to keep the schedule updated and break down into further details once more information is able to be gathered.

510 West 6th Street – Lambrite-Iles-Petersen House Property Purchase and Building and Site Rehabilitation – RFP #15-67

Preliminary Budget and Funding

The estimated costs for the project are shown on the attached document (510 W 6th Street Rehabilitation Estimated Costs) in both excel and pdf formats. The total estimated cost of the project including building and property purchase is projected to be \$348,000. A rough breakdown by category is shown on the attachment.

It should be noted that because of time constraints, inability to access all areas of rehabilitation and no actual quotes for work, the numbers will change as more information is gathered about the scope of the rehabilitation. This estimate should show that we understand the breadth and scope of the work.

Attached is a letter from Central State Bank in Muscatine stating that they have reviewed our credit reports and unverified income and we will qualify for a home improvement or construction loan to finance the rehabilitation. They also stated that we have the financial capacity to complete the rehabilitation. I have also attached a document (Confidential Account Information) showing other personal accounts that we have that I would ask to be confidential. These demonstrate our financial capacity to fund this project.

510 West 6th Street – Lambrite-Iles-Petersen House Property Purchase and Building and Site Rehabilitation – RFP #15-67

Construction methods and techniques

The rehabilitation would be done by a process that would accurately reveal, recover or represent the building as it appeared in the 1850-1860 period. The work would also reverse the decay and alterations made to the building. Every effort will be made to follow the Secretary of Interior Standards of Rehabilitation during the process. These standards define "Rehabilitation" as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." These repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

Repair of historic materials will be done wherever possible but when deterioration has made the historic material unusable replacement would be done with materials the same as original. New construction would be undertaken in such a manner that the essential form and integrity of the historic property and its environment would be unimpaired. Any new construction or alterations would not destroy historic materials that characterize the property. Installation of new mechanical systems, if required, would be done so it causes the least alteration possible to the building's floor plan, the exterior elevations, and the least damage to the historic building materials.

510 West 6th Street – Lambrite-Iles-Petersen House Property Purchase and Building and Site Rehabilitation – RFP #15-67

Agency Reviews and Code Issues

Since the project is to be conducted as an Iowa Historic Tax Credit Project it will require the State Historic Preservation Office (SHPO) plan approval and project review along with adherence to the Secretary of Interior's Standards for Rehabilitation. The City will also require that all rehabilitation and slope stabilization of the site be reviewed and approved by the SHPO. The City also requires that the local Historic Preservation Commission review and approve any rehabilitation of the interior or exterior of the building as well as the site. The City also requires that a historic preservation agreement with the City be in effect during the rehabilitation period. They also encourage that an individual National Register of Historic Places nomination be prepared and submitted to the SHPO.

The City of Davenport Public Works Department will require permits for Building, Electrical, Plumbing and Mechanical work. Inspections/reviews are typically required for service, cover and final phases.

Codes are adopted by ordinance and codified in Davenport City Code. The following codes have been adopted for building, electrical, plumbing and mechanical work.

- Building: Currently adopted International Building Code
- Electrical: The state and locally amended 2011 National Electrical Code
- Plumbing: The 2012 Uniform Plumbing Code as adopted by the State of Iowa
- Mechanical: the 2009 International Mechanical Code

In instances where code or building issues conflict with historical preservation guidelines I would call upon the expertise of my historical consultants, the SHPO and Historic Preservation Commission to help work out a resolution.

510 West 6th Street – Lambrite-Iles-Petersen House Property Purchase and Building and Site Rehabilitation – RFP #15-67

Purchase Price

We would offer to purchase the property, building and all of the contents on and within the building for \$38,000. This should allow the City to recuperate its cost to acquire and clean up the property.

Estimated Costs by Category

<u>Category</u>	<u>Estimated Cost</u>
Structural Repair	\$40,000
Plumbing	\$15,000
Electrical	\$10,000
Roofing	\$25,000
Exterior Wood	\$10,000
Heating	\$10,000
Windows	\$18,000
Historic Tax Credit Consultant	\$6,000
Architectural fees	\$12,000
Landscaping	\$20,000
Bathrooms	\$24,000
Kitchen	\$15,000
Painting	\$25,000
Permits, etc.	\$5,000
Plastering	\$30,000
Millwork	\$15,000
Carriage House/Garage	\$20,000
Fireplaces/Chimney	\$10,000
<hr/>	
Rehabilitation Total	\$310,000
<hr/>	
Cost of Property and House	\$38,000
<hr/>	
Total Project Cost	\$348,000



Member FDIC

Dawn Sturms Dodds
Mortgage Originator
(563) 262-3152
dawn.sturmsdodds@centralstate.com

December 1, 2014

Richard & Linda Stone
2638 Seven Oaks Park
Muscatine, IA 52761

To Whom It May Concern:

After review of Richard & Linda's credit report and unverified income, they will qualify for a home improvement or construction loan originated by Central State Bank. They have the financial capacity to complete the rehabilitation on 510 West 6th Street, Davenport, IA. This pre-qualification does not constitute commitment to rate, fees or terms.

Sincerely,

A handwritten signature in blue ink that reads 'Dawn Sturms Dodds'.

Dawn Sturms Dodds, NMLS #1007051
Mortgage Loan Originator
Dawn.Sturmsdodds@centralstate.com
Phone: 563-262-3152
Fax: 263-0148

510 W 6th Street Rehabilitation Schedule

Task	Description
Pre construction activities	<ul style="list-style-type: none">Inventory and document contents on property and within buildingRemove or relocate contents to allow for allow necessary access to evaluate building conditionClean up debris from deteriorated areaConduct asbestos sampling and testingcomplete asbestos abatementcomplete property survey if one not available
Historic Tax Credits	<ul style="list-style-type: none">Select consultant for historic preservation tax credit (State and Federal) applications and individual National Register of Historic Places nominationsSHPO plan review and approval
Architectural	<ul style="list-style-type: none">Select architect for floor plan drawing w/dimensions and elevationsConduct architectural survey and report for significant interior finishes and recommended treatmentsEvaluate removal of sunrooms and porch additionsComplete structural evaluation of deteriorated areas of houseDevelop plan for bathrooms, laundry and necessary plumbing. Includes code compliance
City of Davenport	<ul style="list-style-type: none">Historical Preservation Commission review and approval of any rehabilitation and building (interior and exterior) and siteExecute a historical preservation agreement to be in effect during rehabilitation period.Obtain building permitsConduct regulatory reviews (as needed)Meet necessary housing and other code issues (as needed)Execute purchase of property, building and contents
Utilities	<ul style="list-style-type: none">Audit electrical service and distribution, changes needed for code compliancedevelop drawings and scope of work for electrical service and distributionobtain quotescomplete electrical work

Audit natural gas service and distribution, changes needed for code compliance

develop drawings and scope of work for natural gas service and distribution
obtain quotes

complete natural gas work

Audit plumbing, including hot and cold water, DWV and changes needed for code compliance

develop drawings and scope of work for plumbing

obtain quotes

complete plumbing work

Audit heating system including radiators and distribution and changes needed for code compliance

develop drawings and scope of work for heating system

obtain quotes

complete heating work

Roofing

Prepare specifications for turned metal roofing and rain gutters and downspouts for two story portion of house and belvedere

Replace and repair eaves and woodwork on two story portion of house and belvedere

Remove existing roofing and repair decking as needed

installation of new roof and rain gutters and downspouts

Prepare specifications for turned metal roofing and rain gutters and downspouts for one story rear portion of house

Replace and repair eaves and woodwork on one story rear portion of house

Remove existing roofing and repair decking as needed

installation of new roof and rain gutters and downspouts

Remove existing roofing for sunrooms/porches and return to original

Structural Rehabilitation

Complete structural evaluation of deteriorated areas of house

Develop plan and drawings for remediation

Obtain quotes to complete rehabilitation

Structural rehabilitation work

Windows/Doors

Repair of glass and sashes and make windows operational

Storms and screens - evaluate and make

Repair of glass and make exterior doors operational

Fireplaces/Chimneys

Inspect and identify work needed to make functional

Develop scope of work and obtain quotes

complete necessary work

Plaster

Complete plaster/mortar analysis
Develop scope of work and specifications
Obtain quotes from qualified plasterers
Complete plaster work
Complete fresco work

Painting

complete paint analysis (interior and exterior)
Develop scope of work and specifications (interior and exterior)
Obtain quotes from qualified painter for exterior work
Complete exterior painting
Obtain quotes from qualified painter for interior work
Complete interior painting
Complete interior wood finishes

Landscaping

Identify scope of work and obtain quotes
Front stone retaining wall
Stone stair case
Rear retaining wall with buttresses
Terraces of lawn, etc.

Carriage House/Garage

Research period buildings and develop plans
Prepare specifications and obtain quotes
Build garage

Millwork/woodwork

Identify deteriorated wood for repair or replacement with original wood.
(Exterior and interior)
Complete exterior wood repair and replacement
Complete interior wood repair and replacement