

Building Condition Assessment

The George Krabbenhoeft House c 1888

716 W. 5th Street, Davenport, Iowa

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HP 634 Preservation Technology

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Note: Unless otherwise credited, all photos and graphics are those of the author. Photos were taken October 16 and October 28, 2016.

Summary

The George Krabbenhoeft House is a contributing structure located at 716 W. 5th Street in the Davenport, Iowa, National Register Hamburg Historic District. (45. Map, page 19) Vacant for almost twenty years, it has suffered neglect.

The city proposed demolition of the building in a 2015 plan presented to City Council and the Davenport Historic Preservation Commission. Neighbors successfully petitioned the city to remove it from the current demo list.

Scott County, Davenport's home county, is in the process of gaining ownership and clearing the title to the property so that it can be conveyed to Gateway Redevelopment Group (GRG), a not-for-profit organization whose goal is saving abandoned buildings in the Hamburg Historic District. GRG proposes to stabilize and mothball the building for future redevelopment. Severe deterioration in some areas will require immediate action if the house is to be saved.

History of the Site and Building: Habitation

Davenport city staff research indicates an early unclear association with Jacob Housman, who was described as a laborer. In 1882, George Krabbenhoeft was first recorded as the property owner.

His father, J. H. Krabbenhoeft, arrived in Davenport from Germany in 1847. A carpenter and cabinet maker, he established a business as an undertaker and furniture maker in the city's German area where he and his sons would live and work. Sons George and Theodore joined with a third partner to form the the Davenport Cigar Box Company. In 1882, George purchased 716 W. 5th and may have altered an existing building there. He married Ella Higgison in 1884. They began occupying the property in 1888. George died of an infection in 1894 at age thirty seven. The cigar box company the brothers had established continued with Theodore at the helm for almost forty years.

Ella Krabbenhoeft continued living in the house until at least 1906; she remarried in 1899. During this period, the house appears to have been divided to create a 716 and a 716-1/2 address. The next occupants were the Lautrup family who lived at 716-1/2 until 1935 with other tenants at 716. While city directories do not list Lautrup as the building's owner, a Lantrup is so designated in a 1923 building permit.

A somewhat illegible permit for 1935 appears to show conversion to at least three apartments. The 1936 directory lists a new owner, James P. Goodfellow. James and wife Helen both lived in the house and rented furnished rooms. The house was still in the possession of widowed Helen in 1960. A 1981 permit indicates that ownership had passed to another party.



History of the Site and Building: Environment and Structure

Davenport, Iowa, is sited on the Mississippi River at a location where the river runs east/west. 716 W. 5th Street is located five blocks from the riverfront within the original thirty seven and a half blocks platted as part of the original city in a section that was developed by German immigrants. Businesses tended to be built close to the river with residential areas immediately to the north.



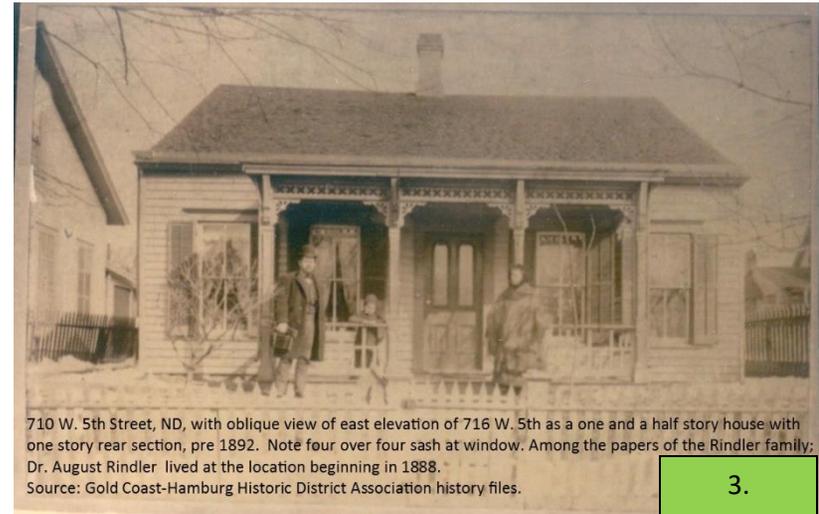
2.

The Krabbenhoeft house is sited on the north side of 5th Street facing south and directly across the street from historic Lafayette Park and railroad tracks to the south. (2)

One historic image (3) and early Sanborn maps provide clues to its early appearance. The east elevation is visible in an early photo of an extant 1869 cottage to the west. The shape of the building is essentially the same but the number of stories has changed matching the information in the early Sanborn maps (4):

- In 1886, the house is a one-and-a-half-story square dwelling with a narrower one story rear section.
- In 1892, the front section is two story and the rear section is one story with a northeast covered porch.

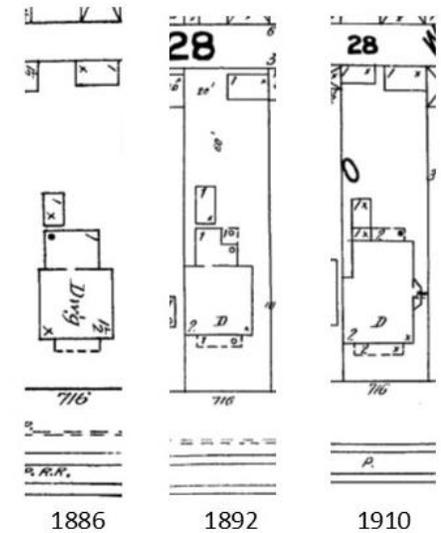
- In 1910, the house is two story throughout; a second floor bay appears on east elevation. The rear porch extends across the north elevation.



710 W. 5th Street, ND, with oblique view of east elevation of 716 W. 5th as a one and a half story house with one story rear section, pre 1892. Note four over four sash at window. Among the papers of the Rindler family; Dr. August Rindler lived at the location beginning in 1888. Source: Gold Coast-Hamburg Historic District Association history files.

3.

- On all maps, the front porch the size it is today. It is one story in 1886 and 1892, and two story by 1910.
- Early outbuildings are non-extant.



Source: Sanborn Maps, Davenport, Iowa

4.

2. Left, looking S from Krabbenhoeft lot to 5th Street.
 3. Above, 710 W. 5th, the 1869 Esberg House, with oblique view of 716 W. 5th.
 4. Right, side by side Sanborn views of the lot and building. Davenport's first Sanborn map dates to 1886 and last to 1910.

Description

Exterior (5-16, 34-39)

The Krabbenhoeft House is a 3,116 square foot two story vernacular residence with varied design elements reflecting its transformation from a one and a half story dwelling to a two story multi-family building. It sited close to the front of its lot which is slightly raised from current street level. It is bounded on the south by a low limestone block wall covered by later materials. At the rear, the grassy lot slopes gently north to the alley. The building sits close to its lot line and to an extant building to the east. The historic building to the west has been removed, leaving a level grassy lot.

The house is comprised of two rectangular sections, a larger thirty six by thirty two foot section at the front and a smaller seventeen by seventeen foot section at the rear. (17)

The roof is designed with a steeply pitched front cross gable and and nearly flat rear shed roof. The roof is covered in asphalt shingles. In 1956, asbestos shingles covered historic wood lap siding. The house sits on on a limestone foundation. Around the front section, the limestone is parged and decorated with incised lines in the shape of block. A limestone rubble foundation is visible on the rear area.

The home's symmetrical southern façade features a raised two story covered porch set on a concrete block foundation. On both first and second floors, narrow wood columns are joined by twentieth century steel railings. Both porches retain wood tongue and groove ceilings. The second floor roof ends in a small gable inset with basket trim; the gable's angle matches that of the roof.

The first floor front door is flanked by four large windows and five large windows on the second floor—including one that could provide an easy walkout option to the porch-- and a pair of smaller coffin topped windows in the third floor gable. Bracketed wooden hoods are still extant above the front door and the windows that

flank it. It is possible that more hoods were removed when the asbestos siding was applied.

Fenestration includes windows on east and west elevations on all levels. The east elevation also features a second floor polygonal bay. The proximity of the Krabbenhoeft house to shorter neighboring buildings on either side may account for the lack of side windows in rooms at the front of the house. The large southside windows provide substantial natural light to these spaces. The house retains many original windows, although some have been altered. The sash design on the primary south façade is divided light two over two double hung sashes with broad ogee muntins. Muntins have been removed from original windows on this elevation, creating large single light units. Units on the rear and side elevations appear to have been less expensive double hung units, with either four over four sashes with broad vertical and narrow horizontal muntins or four over four sashes with matchingl narrow muntins.

The north elevation has three exit doors, two on the first floor and another on the second that presumably led to a non-extant exterior staircase. The narrow front yard left room for a deep back yard that extends to an alley to the north.





Clockwise from top left

- 6. Looking NE, W elevation. Fascia missing
- 7. Looking NW, S and E elevation.
- 8. Looking NW, E elevation, front.
- 9. Looking NW E elevation, rear.
- 10. Looking S, N elevation.
- 11. Looking SE, N and W elevation.

Previous Page

- 5. Looking N, S façade.



Clockwise from top left

12. Looking N, S façade. Double porch.

13. Looking N, 1st floor dining room, example of two light, vertical muntin window.

14. Looking N, front porch. Original hood above door also found above windows.

15. Looking E, W elevation. Four over four window matching that found in Rindler photo, (#3).

16. Looking NE, front corner parking and damage.

Description

Interior (#18-33, 40-44)

The interior floor plan (17) reflects the symmetrical nature of the exterior. The front door opens on to a hallway sixteen by six feet with the staircase to the second floor on the right and doors on the east, west and north walls. The basement door is on a beadboard wall under the stairs.

Parlors on each side of the hall measure fifteen feet long and thirteen feet wide. The west parlor connects via a wide cased doorway to a dining room fifteen by fifteen feet. A service door separates the east parlor from the northeast parlor. Closets are fitted into the walls between the dining room and this room.

Another large room—fifteen by sixteen feet and likely an early kitchen-- and a smaller bathroom finish the north elevation. Paintlines along walls and woodwork indicate that the ceiling heights were dropped via a suspended system.

The second floor, with ceiling heights of nine feet, features a similar layout but adds additional hallway space to allow access to all rooms.

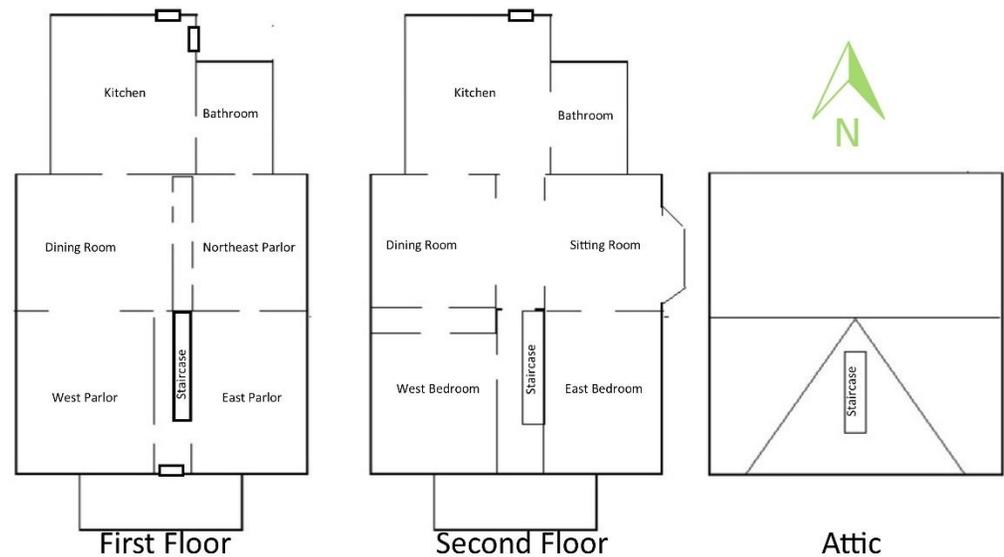
The attic, reached by enclosed stairs above the main staircase, is one large finished space.

The basement appears to follow the full footprint of the house and the limestone walls appear intact and straight.

Interior architectural features include wood floors of various widths and plaster walls with a smooth finish. The staircase retains its turned walnut newel post and spindles and rail of a type commonly found in Davenport homes during the 1870s and 1880s. There are no fireplaces; the remains of one chimney is extant along the north wall of the kitchens.

The doors on both floors are the familiar two over two wood panel doors but there is distinctively different woodwork on the two residential floors. On the first floor, casings are wide flat boards finished with ogee curved trim, a design often found in local houses

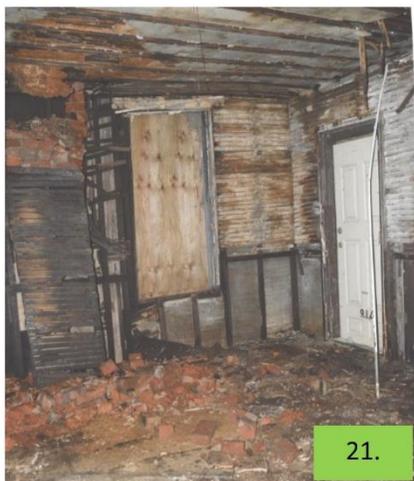
of the 1870s-80s. All woodwork is painted and an original finish is difficult to determine. On the second floor, the casings are circa 1890s grooved horizontal and vertical boards meeting at a square bulls eye block. Some doors and casings retain a high gloss shellac or



17. Source: Outline, Scott County Iowa Assessor's website. Internal layout by author. Since much of the house has been cleared, room names are assigned by author for identification purposes and reflect the house as the multi-family dwelling it was for more than a hundred years.

varnish finish.

The change in interior design is consistent with the timing of changes shown on the 1892 and 1910 Sanborn maps. During this period, the second floor east gable was added, the rear section was altered from one to two floors and the front porch gained a second floor. The newer casement style is in keeping with this era. It is possible that they coincide with the same 1898-1899 period in which the house is first listed with two addresses.



21.



22.



23.



20.



18.



24.



19.

First floor, clockwise from middle

- 18. Looking N, staircase.
- 19. Looking SW, west parlor.
- 20. Looking NE, dining room.
- 21. Looking NE, kitchen.
- 22. Looking S, example of first floor ogee trim.
- 23. Looking SW, northeast parlor.
- 24. Looking SW, east parlor.



25.

Second Floor, clockwise from top left

25. Looking N, kitchen with severely damaged roof and modern metal door.

26. Looking SE, door with original varnish finish.

27. Looking E, cased opening between dining room and sitting room.

28. Looking S, west bedroom, severe ceiling damage.

29. Looking SE, sitting room and bay.

26.



27.



29.



28.



30.



31.



32.



33.

Attic and Basement, Clockwise from top left FIX NUMBERS TO THIS POINT.

30. Looking N, stairs to attic.

31. Looking E, finished attic.

32. Looking S, hole in roof at east valley in attic.

33. Looking NW, basement. General condition.

Condition Assessment

The building was visited by the assessor on several occasions during the past four years. The survey upon which this report is written took place on the afternoon of October 16, 2016. Boarded windows and no electrical power required examination by flashlight. All floors were visited. Due to what appeared to be severely deteriorated conditions of ceiling and floor joists in the rear section of the building, those rooms were assessed by extending a tape measure cross the room and observing conditions from a doorway.

Site

Other than limited access to the building at its east elevation due to a tight lot line and fence, the site is accessible, dry and relatively level.

Exterior

While some elements appear intact, there are alarming issues relating to failing roofs.

- The cross gable section of the roof is sound but shingles are in poor condition. Roof holes approximately two and three feet in diameter located at two valleys near the south elevation are allowing water to enter the interior at the attic. Damage created by this condition is evident even in parts of the first floor. (19, 24, 28, 32, 40, 41)
- Lack of maintenance and a flat design which does not easily shed water or snow has caused the shed roof on the north elevation to fail. The second and first floor rooms beneath this roof have lost most of their ceiling plaster and a considerable amount of ceiling lath and wall plaster due to this failure. (10, 21, 25, 44)
- The smaller northside room, a cantilevered section at the northeast corner of the building, is open to the elements at one corner and near collapse. It has lost some of its external bracing and is sagging under the weight of damaged framing and heavy exterior cladding. Should it completely fail and pull away from the house, other intact walls and framing could be compromised. (36, 37, 42, 43)
- Wood fascia and tongue and groove soffit materials are missing or damaged across all elevations. Metal K-gutters are in poor condition. (6, 10, 12)
- On the south elevation, an area that was observed only from the ground, the second floor porch roof and its decorative gable are sagging above wood columns whose individual boards are beginning to pull apart. The appearance may be somewhat exaggerated by extremely deteriorated fascia hanging across the roof edge. (35, 38, 39)
- All exterior doors are modern metal units inappropriate to an historic home. (25)
- Window openings are securely boarded on the exterior, with no moisture apparent on interior surfaces. Some sills have failed. Application of the asbestos siding might have brought changes to exterior window trim and casings. Full assessment will require removal of boarding materials. (19, 39)
- Original windows are either still in openings or set to one side. The muntin pattern on some sashes has been altered. (13, 15)
- The condition of the wood siding underneath the asbestos shingle is unknown. Only a small portion is visible; in those areas, the lap siding appears sound. (36)
- The second floor east side bay retains its original siding and trim and appears structurally sound but in need of paint. (8, 9)
- On all sides, viewed from both the exterior and interior, the foundation appears square and true. It has lost a small amount of parging at some corners and basement window openings and in the basement interior, a plaster coating on the limestone has detached. (16, 33)



Clockwise from top left

34. Looking W, S façade, delaminating column. 35. Looking N, S façade, sagging roof and bad soffit on porch. 36. Looking S, N elevation, sagging walls on second floor room in NW corner. Lap siding uncovered in this location. 37. Looking SW, interior of room in #37. Daylight at roof. 38. Looking N, S façade, deteriorated condition of porch and eaves. 39. Looking SE, W elevation, window trim partially covered by asbestos shingles.

Condition Assessment

Interior

Most interior elements have been impacted by the lack of conditioned air as well as water leaking into the space from the roof. Despite this issue, no mold was observed during this assessment. Conditions throughout the interior vary in terms of severity.

First floor-front section (four rooms and hall):

- Wood floors are generally in good condition. One is covered with vinyl or asbestos tile. (20, 23)
- Some damage is present to ceilings in front parlors and to floor in east parlor due to moisture from above. (24, 41)
- Paint is peeling from ceilings and walls. (18, 24)
- Original trim, doors and most staircase elements are intact. (18,22)

First floor-rear section (two rooms). Questionable condition of floor joists required assessment from the doorway:

- Ceiling and wall plaster is damaged or missing. (21, 43)
- Chimney stack has collapsed on north wall of kitchen. (44)
- Floors are too covered with debris to walk into area. (21)
- Ceiling in kitchen was covered with later acoustical tiles that have fallen. (44)

Second floor-front section (four rooms and hall):

- Original doors and trim are intact, some with original finishes. (26, 27)
- Bedroom ceilings are severely damaged and floor boards warped from roof moisture. (40)
- There is some ceiling and floor damage to sitting room and dining room, but they and the hallway appear sound. (27,29)
- Animal scat (raccoon) was observed on second floor.

Second floor-rear section (two rooms). These rooms were unsafe to enter and were assessed from a doorway or the exterior:

- All structural elements of kitchen appear severely damaged and room is littered with debris. (25)
- Exterior view of bathroom (inaccessible) is of a sagging wall and section open on exterior. (42)

Attic:

- Holes at valleys and floor damage are clearly visible. (32)
- Balance of flooring seems structurally sound.
- Staircase from second floor is structurally sound.
- There is some damaged to finished ceilings due to water incursion or vandalism. (31)
- Some sashes are missing with windows covered by storms.

Basement:

- Staircase to basement is intact but may need reinforcement.
- First floor joists under severely damaged northeast section appear to have severe water damage. White areas might indicate rot. Due to severe conditions above, this area was examined and photographed from a doorway.
- Other conditions as noted in Exterior description.

Mechanicals:

- Electrical service is generally via wire mold on walls and ceilings and does not meet current code due to age and condition. (43)
- No plumbing is in evidence and kitchens and bathrooms have been removed or are located in inaccessible areas.
- Ducting for forced air furnace is intact in basement; some grates are missing.



40.



42.



41.



44.



43.

Left from top

40. Looking SW, second floor, condition of floor in west bedroom.
 41. Looking SW, first floor, fallen plaster in parlor below bedroom.

Middle

44. Looking N, first floor kitchen, north wall.

Right from top

42. Looking N, second floor, room at NW corner; daylight is visible.
 43. Looking N, first floor, ceiling below room in #42. Wire mold electrical service.

Preservation Issues

There were more than 350 contributing structures in the Hamburg Historic District when it was surveyed and listed in the National Register almost thirty-five years ago. Today, that number stands at fewer than 280. Almost twenty percent has been lost. The Krabbenhoeft House is one of four remaining buildings on its block; the fifth was demolished years ago. The District was re-surveyed recently and its boundaries were reduced by several blocks due to loss of integrity.

Gateway Redevelopment Group (GRG) is a volunteer not-for-profit organization whose mission is saving abandoned buildings in the District. This goal has been accomplished by advocacy as well as rehabilitation by GRG and through taking ownership and conveying buildings to new owners willing to undertake the work. Since 2004, the group has successfully intervened on behalf of eight District buildings.

When demolition of the Krabbenhoeft house was proposed in late 2015 and early 2016, GRG offered to take the property in order to mothball it for future redevelopment. Since that time, the process used by the county to clear titles and convey properties has been ongoing as the structure has continued to deteriorate.

Despite concealment of original materials and its somewhat dire condition, the building retains many historic exterior and interior elements such as lap siding, original windows, casework, flooring as well as an intact floor plan.

Since the house is not located in the local portion of the Hamburg Historic District (Map, page 19), Historic Preservation Commission approval for exterior changes is not required nor would work need to meet the Secretary of Interior Standards for rehabilitation. The best opportunities for rehabilitation funding rest with the Iowa Historic Preservation and Cultural & Entertainment District (HPCED) tax credit program or with Historic Resource

Development Program (HRDP) grants that do require adherence to the Standards.

Gateway Redevelopment Group has limited funding and is currently engaged in rehabilitation another derelict building in the district. That activity is why the group has restricted its plans for the Krabbenhoeft house to stabilizing the building for future redevelopment and removal of some debris.

Having a complete rehabilitation plan in place could be helpful in recruiting new owners for the project and assist them in securing historic rehabilitation funding. To meet those goals, the attached plans on pages 16-18 include one for stabilization and securing the building long term and another for complete rehabilitation. GRG would require historic exterior rehabilitation as part of any conveyance to a new owner.

While the structure of Iowa's state historic tax credits permits not-for-profits to participate and receive direct financial benefit from the program, securing credits to encourage redevelopment is not a course GRG will follow since they are not transferable between owners. GRG could complete the first phase of the tax credit process to receive a determination of eligibility from SHPO.

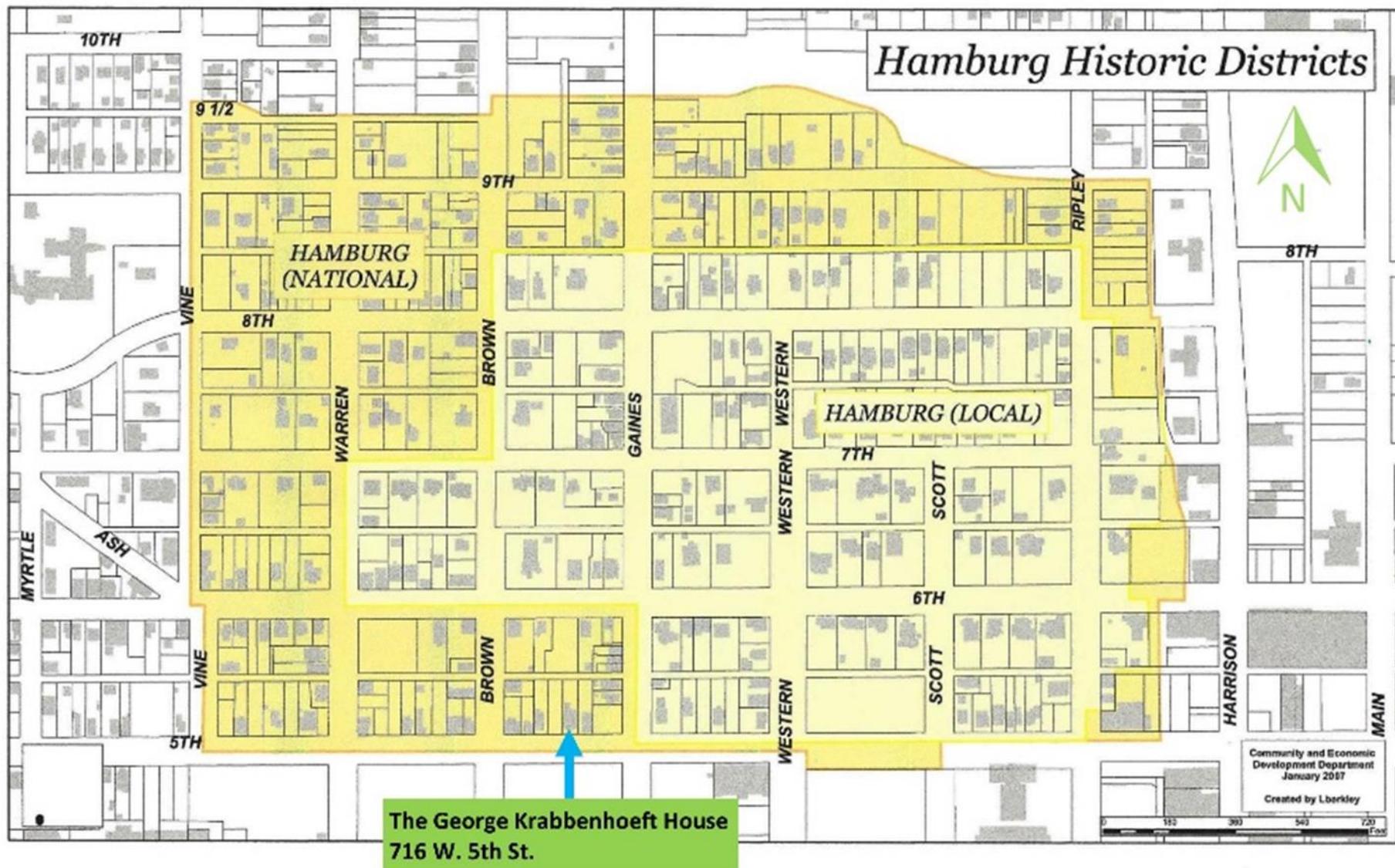
GRG acknowledges that single family ownership provides the greatest long term benefit to the neighborhood but recognizes that redevelopment of some properties as rental units may be the best option.

Presently, the most critical preservation issue is the swift conveyance of the property so that stabilization can begin. Exterior construction work can be difficult during typical Iowa winters.

| Stabilize Building, Enhance Appearance and Marketability (GRG) | | | | | Priority : 1 = High 2 = Moderate 3 = Low | |
|--|----------------------------|---------------------|--|---|---|------------|
| | | | | | Time Frame: 1 = Within 60 days 2 = Within 6 months 3 = Within 12 months | |
| Item | Location | Floor | Description | Action to be Taken | Priority | Time Frame |
| Roof valleys | Ext | NA | Holes are allowing water into interior, damaging internal elements. | Make emergency repairs with rolled roofing. Add temporary interior horizontal bracing across valleys, set on sound joists. | 1 | 1 |
| Rear Section | NE corner, N Elevation | 2 | Cantilevered section is dangerously deteriorated. | Add additional temporary support from ground level across second floor joists. Starting at the roof, remove entire cantilevered second floor section, retaining joists. Seal exposed interior walls with weatherproof materials. Retain reusable materials in dry area. | 1 | 1 |
| Rear Section | NW corner, N Elevation | 2 | Area has severe damage and may not be salvageable, but does have some support from the first floor walls. | Install rolled roofing across shed roof to slow moisture penetration into interior. Secure door. | 1 | 1 |
| Joists | Rear section, all rooms | Roof and all floors | All roof and floor joists exposed to severe water damage on all floors | From a safe position, open floors and ceilings to assess condition and to check for mold. Replace or repair. Assessment might result in removal of portions of the second floor. | 1 | 2 |
| Joists | Front section, front rooms | All floors | Flooring and therefore joists have been exposed to water from holes in roof. | Open floors and ceilings to assess condition of all floor joists where moisture has penetrated. Replace or repair by sistering to solid members. | 1 | 2 |
| Porch | Ext, south Elevation | 1 and 2 | Grass is growing in second floor porch gutter; boards have detached and dropped across porch. First floor column is delaminating. | Assess safety of porch roof system before proceeding with work. If safe, remove organic material from gutter and detached boards. Repair or temporarily remove delaminated column after supporting area with temporary timber or 2x4 member. To maintain the home's appearance, repair and re-install. Railings should not be removed until appropriate historic replacements are ready for installation as they may be lending support to the structure. | 1 | 2 |
| Rooms | Rear section | 1 and 2 | Most interior elements in these rooms are damaged beyond repair | Install plywood subfloors over new or repaired joists. Remove remaining plaster and lath and install new wall studs as needed. Remove damaged materials. Secure area against pests. | 2 | 2 |
| Rooms | Front Section | 1, 2 and Attic | Paint is peeling on many walls and ceilings. Plaster is damaged. Some floors are warped, some have later tile coverings. These conditions may deter buyers. | Remove damaged materials and scrape peeling paint, taking care to use precautions relating to lead. Where flooring has been removed, install temporary plywood floor panels. | 2 | 3 |
| Tax Credit Eligibility | N/A | N/A | A determination of eligibility is the first step in giving historic structures access to Iowa's Historic Tax Credit program. | GRG will make application to the program once it has established ownership | 2 | 1 |
| Secure for Future Redevelopment | | | | | | |
| Item | Location | Floor | Description | Action to be Taken | Time Frame | Priority |
| Air Flow | All | All | GRG assumes that finding a new owner for the building will take two to three years. Building windows have been boarded on the exterior. The non-historic outer door has been secured with two locks. | Recheck the security of all openings. Raise bottom sash to open position so that dampness does not accumulate at sill. Install metal louvers in plywood sheets covering windows. | 2 | 2 |
| Security | NA | NA | There is no electrical service; vagrancy is an issue. | Assess exterior monthly and interior quarterly. | 2 | 1 |

| Long Term Rehabilitation Plan | | | | |
|------------------------------------|----------|-------|--|--|
| Item | Location | Floor | Description | Action to be Taken |
| Roofs, Soffits, fascia and gutters | Exterior | N/A | Roof has been secured with temporary materials and supports. Many trim elements are missing, affecting ability of structure to shed water and protect interior against pests. Gutter system is not functional. | House: Install new roof system using asphalt dimensional shingles and replacing sheathing as needed. Consider slightly increasing the angle of the shed roof to allow for better drainage. This will be visible from the rear elevation only and should have little impact from the primary 6 th Street façade. Install metal valleys with "w" groove at sides of cross gable. Flashing to be a bronze metal. Install new tongue and groove soffits and fascia to match existing or replace missing or severely damaged. South Porch: If necessary, repair or replace roof supports and roof and flooring on second floor porch with like materials. Prime and paint all wood elements. Install new gutter system before new roof is laid down. |
| Layout | Interior | All | Current layout of house may not suit lifestyle or mechanicals needs. | Develop whole house plan that includes mechanical and design details. If original materials are to be removed, mark location and store for future reuse or reinstallation. |
| Insulation | Interior | All | Insulating historic lap siding houses can cause issues with trapped moisture and not allow proper transmission of vapor through the walls Some insulation is required in the Iowa climate. | Early in rehabilitation project, explore options for insulating appropriately. -Consider installation of a vapor barrier on exterior of temporary north walls prior to reapplying lap siding. -Explore options for wood exterior storms or interior storm system. |
| Windows/ Sashes (Assessment) | Interior | All | Repair or replacement of historic sashes may take several months to complete. On the exterior, historic elements might have been removed or altered to allow installation of asbestos siding. | While openings are still boarded, assess the condition of each sash and frame prior to beginning rehabilitation process. Temporarily open several windows to assess impact of asbestos installation and to determine if missing elements need to be recreated. If recreating historic elements is too costly, a simpler alternative may be in order. On an active work site, it may be safe to remove covered second floor windows. Repairs to interior window elements and sashes can take place while coverings are in place but may be more difficult while exterior coverings are intact. Lead precautions should be taken. |
| Interior Finishes | Interior | All | While some loose materials were removed as part of the Make Safe and marketing process, other materials have been left in place. | Remove remaining damaged or extraneous materials. |
| New Construction | Interior | All | Layout changes may require new walls | Rough in new walls. Lay down floor protection for existing surfaces to be retained. |

| | | | | |
|---|-----------------------|----------------------------|---|--|
| Mechanicals | Interior | All | Building has no functioning mechanicals. | Install new electrical and plumbing service to meet current codes and while ceilings and walls are open. Install new heating system to permit work to continue during winter months. |
| Ceilings and Walls; trim and doors; staircase | Interior | All | Some walls and ceilings are still open and damaged. Most doors and trim have heavy coats of paint but a few are intact. | Repair plaster where possible. Replace with drywall where plaster is missing or too damaged to retain. Finish surfaces in smooth plaster finish to match original finishes. Retain doors with original finish. Sand or strip doors and trim using lead precautions; paint or varnish as desired. |
| Siding/ Repair and Exterior Repainting | Exterior | All | Asbestos siding is a hazardous material that must be removed and bagged for disposal. Two walls on the north elevation of the house have been covered with temporary exterior siding. Areas of exposed lap siding are covered with a disintegrated coat of paint which is most likely lead based. | In Iowa, owners are permitted to address asbestos and lead issues on their own homes. Hire a licensed contractor or follow safety procedures to remove and dispose of this material. Reinstalled conserved wood siding or install new siding to match original lap siding. Scrape lap siding and trim, following guidelines for removal of lead paint. Apply a linseed oil/turpentine coat to exposed lap siding and allow to sit for at least one day. Prime using oil based primer and latex topcoats of good quality latex paint. |
| Frames and Sashes | Exterior/ Interior | All | Window frames and sashes may require additional repairs as exterior rehabilitation is completed. | Remove all coverings, reinstall rebuilt missing elements, reinstall historic or replacement sashes. Sashes may be painted as part of the overall exterior paint project. |
| Porch | Exterior | South | Existing railings are inappropriate modern additions. | Remove one of the railings and examine column for telltale signs of old mounting holes or rail shadows and/or propose new wood railings based on those found on other houses of the same era in the neighborhood. |
| Doors | Exterior | South and North Elevations | All exterior doors appear to modern metal units that are inappropriate to the period of the house. Additionally it appears that there was a transom or light above the front door. The original appearance is unknown. | Remove the front door and plywood covering the area above it and examine the opening for old cutouts or patches where hinges were set. Since the appearance of the house dates to the end of the 19 th century, installation of doors in the style of that period would be most appropriate. |



45. Map The National and Local Hamburg Historic Districts with the location of the Krabbenhoft House. The National Register District was listed in 1982; the Local Historic District, a subset of the National Register District, was established in 2000 by a neighborhood referendum. Source: City of Davenport map with additions by author.

Photo/Illustration List

1. 716 W. 5th Street Site Plan.
2. Left, looking S from Krabbenhoeft lot to 5th Street.
3. Above, 710 W. 5th, with oblique view of 716 W. 5th.
4. Right, side by side Sanborn views of the lot and building.
Davenport's first Sanborn map dates to 1886 and last to 1910.
5. Looking N, South façade.
6. Looking NE, W elevation.
7. Looking NW, S and E elevation.
8. Looking NW, E elevation, front.
9. Looking NW E elevation, rear.
10. Looking S, N elevation.
11. Looking SE, N and W elevation.
12. Looking N, S façade. Double porch.
13. Looking N, 1st floor dining room, example of two light, vertical muntin window.
14. Looking N, front porch. Opening above door showing original hood design above door and windows.
15. Looking E, W elevation. Four over four window matching that found in Rindler photo.
16. Looking NE, front corner parging and damage.
17. Floor plans.
18. Looking N, staircase.
19. Looking SW, west parlor.
20. Looking NE, dining room.
21. Looking NE, kitchen.
22. Looking S, example of first floor ogee trim.
23. Looking SW, northeast parlor.
24. Looking SW, east parlor.
25. Looking N, kitchen with severely damaged roof.
26. Looking SE, door with original varnish finish.
27. Looking E, cased opening between dining room and sitting room.
28. Looking S, west bedroom, severe ceiling damage.
29. Looking SE, sitting room and bay.
30. Looking N, stairs to attic.
31. Looking E, finished attic.
32. Looking S, hole in roof at east valley in attic.
33. Looking NW, basement. General condition.
34. Looking W, S façade, delaminating column.
35. Looking N, S façade, sagging roof and bad soffit on porch.
36. Looking S, N elevation, sagging walls on second floor room in NW corner.
37. Looking SW, interior of room in #36. Daylight at roof.
38. Looking N, S façade, deteriorated condition of porch and eaves.
39. Looking SE, W elevation, window trim partially covered by asbestos shingles.
40. Looking SW, second floor, condition of floor in west bedroom.
41. Looking SW, first floor, fallen plaster in parlor below bedroom.
42. Looking N, second floor, room at NW corner; daylight is visible.
43. Looking N, first floor, ceiling below room in #42. Wire mold electrical service.
44. Looking N, first floor kitchen, north wall.
45. Map of National Register and Local Hamburg Historic Districts.

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