Rock Island Preservation Commission Agenda
City Hall Council Chambers
1528 3rd Avenue
April 17, 2019
5:00 PM

1. Call to Order and Roll Call
   A. Voting Members
      Linda Anderson
      Robert Braun
      John Daly
      Elizabeth DeLong
      Paul Fessler **Absent**
      Addison Kimmel
      Margaret Morse
      Diane Oestreich
      Mark Schwiebert
   B. Associate Members
      Jeff Dismer **Absent**
      Deb Kuntzi

2. Opening Items
   A. Approval of the Written Agenda for April 17, 2019
      *Recommended Motion: Move to approve the written agenda for April 17, 2019.*
   B. Approval of the December 19, 2018 Meeting Minutes
      *Recommended Motion: Move to approve the meeting minutes for March 20, 2018.*
   C. Welcome and Introduction of New Commission Members

3. Old Business
   A. Update on Downtown National Register District Nomination Process
   B. Update on CLG Grant Application for 1918 Government Housing Multiple Property Document
   C. MoSUS Update Process

4. New Business
   A. Case 2019-01: Window Repairs and Replacements at Kelly House
      *Recommended Motion: Move to approve the Certificate of Appropriateness for the work as outlined in the application for Case 2019-01 with the stipulation that storm windows be installed so as to limit their visual impact.*
   B. Case 2019-02: Basement Egress Window Installation at Kelly House
      *Recommended Motion: Move to approve the Certificate of Appropriateness for the work as outlined in the application for Case 2019-02 with the stipulation that landscaping around the window well be used to camouflage the opening and reduce its visual impact.*
   C. Case 2019-03: Walkway and Stair Replacement at Kelly House
      *Recommended Motion: Move to approve the Certificate of Appropriateness for the work as outlined in the application for Case 2019-03 with the stipulation that new metal handrails (black powder coated aluminum, for example) be installed on both sides of the new stairs that are between 34 and 38 inches in height above the steps.*

5. Other Business
A. Election of Commission Chair
   Recommended Motion: Move to elect [name] as Commission Chair for one year.

B. Election of Commission Vice Chair
   Recommended Motion: Move to elect [name] as Commission Vice Chair for one year.

6. Public Comment

7. Adjournment
   Recommended Motion: Move to adjourn.
Staff Report  
Community & Economic Development Department

To: Members of the Preservation Commission  
From: Planning & Redevelopment Division  
Subject: Kelly House at 1703 20th Street  
Case: 2019-01  
Date: April 12, 2019

Applicable Guidelines and Regulations  
Sec. 11-113 Certificate of Appropriateness

Staff Comments
An application for a certificate of appropriateness was submitted by Brian Hollenback, owner of the Kelly House at 1702 20th Street. Built in 1895, the house was designed by local architect George Stauduhar for Highland Park developer Frank Kelly. It is one of the best examples of the Queen Anne style in Rock Island. Intricate woodwork details adorn the house with varied motifs throughout. The house underwent a previous restoration approximately twenty years ago and retains a high level of integrity.

The proposed action is to install three new wood windows in the house as well as conduct various repairs to nearly all other existing windows. The three windows identified for replacement are too damaged to make repair cost effective. New windows will be made of pine wood and custom built to replicate the original appearance of the windows being removed. Storm windows will be installed in some cases replacing damaged ones. Cedar siding around openings will be repaired where required as well. A detailed scope of work is attached.

The proposed action is in compliance with Sec. 11-113 (d)(2) and (d)(3).

Planning staff have reviewed the application materials and have no concerns with the proposed project so long as all work is done in accordance with the International Residential Code from the International Code Council when applicable. It is staff's opinion that the proposed work will comply with the requirements in the Preservation Ordinance.

Recommended Motion
Move to approve the Certificate of Appropriateness for the work as outlined in the application for Case 2019-01 with the stipulation that storm windows be installed so as to limit their visual impact.
**CERTIFICATE OF APPROPRIATENESS APPLICATION**

City of Rock Island Planning Office  
City Hall, 1528 3rd Avenue  
Rock Island, Illinois 61201  
Phone: (309) 732-2900 Fax: (309) 732-2930  
Email: planning@rigov.org

**LANDMARK INFORMATION**

Landmark Address:  
1703 20th Street Rock Island, IL 61201

Name and Address of Property Owner:  
JDH of Rock Island LLC

Written description of each existing condition and each proposed modification. Include information relating to dimension, profile, height, materials, landscaping, location, placement, etc. Attach additional page if necessary.

Please see the attached detail and description of each window

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**SUBMITTAL REQUIREMENTS**

- [x] Relevant site plans  
- [ ] Detail sketches  
- [ ] Elevation drawings  
- [ ] Photographs  
- [ ] Catalog pages

Name of Architect, contractor or builder:  
Steiffert Windows and Doors

Proposed Timeline of Work:  
Summer 2019

**APPLICANT INFORMATION**

Name (please print):  
JDH of RI LLC  
Phone:  
(309) 737-2700

Address:  
1703 20th Street Rock Island IL 61201

Email:  
BDHKYE@yahoo.com

Signature:  

My signature indicates that I understand that any advice provided during an "Advice Session" or privately by a Rock Island Preservation Commission member is not binding pending submittal of the Certificate of Appropriateness Application.

**FOR OFFICE USE ONLY**

Case #:  
Date:

For more information, please refer to Section 8 of the Rock Island Preservation Ordinance or Section 11-113 in the Rock Island Code of Ordinances.  
Go to www.rigov.org for online advice and downloadable design guidelines or contact city staff for additional assistance.
South Elevation

Unit 1 – Full replacement. Sash opening each window, 28” x 78 1/2”. Full frame 63 1/2” x 80”.
Unit 2 - Storm only. 30” x 79 5/8”. 40 1/2” from bottom of storm to bottom of check rail.
Unit 3 – Storm only. 48” x 79 5/8”. 55” from bottom of storm to bottom of check rail.
Unit 4 – Storm only. 30” x 79 5/8”. 40 1/2” from bottom of storm to bottom of check rail.
Unit 5 – New sill required. New storm, 30” x 60” actual size.
Unit 6 – Nothing required.
Unit 7 – Nothing required.
Unit 8 – Nothing required.
Unit 9 – Nothing required.
Unit 10 – Full replacement including storm. 26 1/8” x 65 3/4” Inside sash opening.
Unit 11 – New sill required. New storm, 26 1/4” x 34”.
Unit 12 – Nothing required.
Unit 13 – 2 Separate openings, full replacement including storms. 27 1/4” x 38” Inside sash opening each window.

Basement – 2 storms on north and 2 storms on south. 31 3/8” x 25 1/4”.
1/2” x 6” smooth siding.
1/2” x 4” smooth siding.
1”x12” wood material.
2”x6” wood material.
Unit 14 – New sill required. New storm, 30"x60" actual size.
Unit 15 – New sill required. New storm, 30"x60" actual size.
Unit 16 – Nothing required.
Unit 17 – New sills required both units, new storms 20 1/4" x 44" Inside sash opening dimensions.
Unit 18 – Nothing required.
Unit 19 – Storm window required. 30 1/8" x 59 1/2".
Unit 20 – Nothing required.
Unit 21 – Storm window required. 48" x 79 5/8". 55" from bottom of storm to bottom of check rail.
Unit 22 – Storm window required. 30" x 79 5/8". 40 1/2" from bottom of storm to bottom of check rail.
Unit 23 – Storm window required. 30"x43".
Unit 24 – Nothing required.
Unit 25 – Sill required. New storm required. 30 1/4" x 75 13/16".
Unit 26 – Nothing required.
Unit 27 – Complete new window required, and new storm unit. 2" flat casing around window.
            34 1/4" x 81 1/2" OS of casing dimensions. 1 3/4" thick sill nose. (Photo 5)
            30 1/4" x 73 3/4" inside sash opening dimensions.
Unit 28 – Nothing required.
Unit 29 – Nothing required.
Unit 30 – Nothing required.
Unit 31 – Re-glaze storm window.
Unit 32 – Rectangular window with pattern in top sash. 33" x 68 1/4" sash opening dimensions.
Spring line 40 1/4"
Unit 33 – New sill required. New storm unit needed. 30 1/8" x 73 7/8" inside sash opening.
North Elevation – Attic

Unit 34 – Nothing required.
Unit 35 – Nothing required.
Unit 36 – Nothing required.
Unit 37 – Nothing required.
Unit 38 – Both windows require storms. 27” x 38 1/4” Inside sash opening widths.
Hollenback
Advised units

Quote #: 1K8MUKG

A Proposal for Window and Door Products prepared for:
Job Site:
61201

Shipping Address:
SEIFFERT LUMBER CO
4112 W KIMBERLY RD
DAVENPORT, IA 52806-3324

Featuring products from:

This report was generated on 4/2/2019 2:12:29 PM
using the Marvin Order Management System,
version 0002.25.05 (Current). Price in USD. Unit
availability and price are subject to change. Dealer
terms and conditions may apply.
## UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

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<td>Configured Part for: Wood Ultimate Double Hung</td>
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<td>Unit #17 East</td>
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<td>11</td>
<td>Unit #21 North</td>
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<td>Unit #22 North</td>
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<td>13</td>
<td>Unit #23 North West</td>
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OMS Ver. 0002.25.05 (Current)  
Processed on: 4/2/2019 2:12:29 PM  
Page 2 of 10
Wood Ultimate Double Hung Picture 1 5/8"
Sash
RD 33 7/8" X 27 7/16"
# LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

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<td>Glass Add For All Sash/Panels</td>
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<td>***Sash Ship Loose</td>
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<td>Line #</td>
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<td>2&quot; Long Sill Horns</td>
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<td>Loose Installation Brackets</td>
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<td>***Note: Non-Certified mull: check with local code officials for project specific requirements.</td>
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**Notes:**
- Configured Part: 2-Lite Storm Sash for:
  - Wood Ultimate Double Hung
  - Outside Measurement 30" X 79 5/8"
  - **BOTTOM OF CHECKRAIL AT 40 1/2"**
  - 2-Lite Storm Sash
  - Primed Pine Storm Sash Finish
  - # Non system generated Pricing
  - ***Note: Unit Availability and Price is Subject to Change
  - ***Note: Errors approved by DUSTIN STEWART on Tuesday, April 02, 2019 @ 01:52:46 PM

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**Notes:**
- Configured Part: 2-Lite Storm Sash for:
  - Wood Ultimate Double Hung
  - Outside Measurement 30" X 60" 
  - 2-Lite Storm Sash
  - Primed Pine Storm Sash Finish
  - ***Note: Unit Availability and Price is Subject to Change

**Notes:**
- Primed Pine Exterior
- Primed Pine Interior
- Wood Ultimate Double Hung
- Frame Size w/ Subsill
  - 27 5/8" X 67 1/4"
- Rough Opening w/ Subsill
  - 28 5/8" X 67 3/4"
Glass Add For All Sash/panels
Top Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Clear
Stainless Perimeter Bar
Putty Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Clear
Stainless Perimeter Bar
Putty Exterior Glazing Profile
Ovolo Interior Glazing Profile
Antique Brass Sash Lock
Rout for Finger Pull
White Jamb Hardware
No Screen
2-Lite Storm Sash
Primed Pine Storm Sash Finish
***Storm Sash Ship Loose
5 3/16" Jambs
Primed Pine 2 5/4 Flat Casings
Primed Pine Simulated Thick Subsills
Non Finger-Jointed Subsills
2" Long Sill Horns
Loose Installation Brackets
***Note: Unit Availability and Price is Subject to Change

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Configured Part: 2-Lite Storm Sash for:
Wood Ultimate Double Hung
Outside Measurement 26 1/4" x 36"
2-Lite Storm Sash
Primed Pine Storm Sash Finish
***Note: Unit Availability and Price is Subject to Change

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Primed Pine Exterior
Primed Pine Interior
2W1H - Rectangle Assembly
Assembly Frame Size w/ Subsill
60 1/2" x 39 1/2"
Assembly Rough Opening w/ Subsill
61 1/2" x 40"
Unit: A1
Wood Ultimate Double Hung
Basic Frame 28" x 38 13/32"
Rough Opening w/ Subsill
29" x 40"
Glass Add For All Sash/panels
Top Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Clear
Stainless Perimeter Bar
Putty Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
Primed Pine Sash Exterior
Primed Pine Sash Interior
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**MARVIN**

Built around YOU.
Egress Information
No Egress Information available.

Configured Part: 2-Lite Storm Sash for:
Wood Ultimate Double Hung
Outside Measurement 30" X 60"
2-Lite Storm Sash
Primed Pine Storm Sash Finish
***Note: Unit Availability and Price is Subject to Change

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**MARVIN**

Built around YOU.

Processed on: 4/2/2019 2:12:29 PM
### Line #10
**Mark Unit: Unit #19 North**  
**Net Price:** 127.18
**Ext. Net Price:** 127.18

- **Qty:** 1
- **Configured Part:** 2-Lite Storm Sash for:
  - Wood Ultimate Double Hung
  - Outside Measurement 30 1/8" X 59 1/2"
  - 2-Lite Storm Sash
  - Primed Pine Storm Sash Finish

**Note:** Unit Availability and Price is Subject to Change

### Line #11
**Mark Unit: Unit #21 North**  
**Net Price:** 397.34
**Ext. Net Price:** 397.34

- **Qty:** 1
- **Configured Part:** 2-Lite Storm Sash for:
  - Wood Ultimate Double Hung
  - Outside Measurement 48" X 79 5/8"

**Note:** Unit Availability and Price is Subject to Change

**Note:** Errors approved by DUSTIN STEWART on Tuesday, April 02, 2019 @ 01:53:14 PM

### Line #12
**Mark Unit: Unit #22 North**  
**Net Price:** 146.58
**Ext. Net Price:** 146.58

- **Qty:** 1
- **Configured Part:** 2-Lite Storm Sash for:
  - Wood Ultimate Double Hung
  - Outside Measurement 30" X 79 5/8"

**Note:** Unit Availability and Price is Subject to Change

### Line #13
**Mark Unit: Unit #23 North West**  
**Net Price:** 103.46
**Ext. Net Price:** 103.46

- **Qty:** 1
- **Configured Part:** 1-Lite Storm Sash for:
  - Wood Ultimate Double Hung Picture 1 5/8" Sash
  - Outside Measurement 32 1/2" X 45 3/16"

**Note:** Unit Availability and Price is Subject to Change

### Line #14
**Mark Unit: Unit #25 North West**  
**Net Price:** 143.70
**Ext. Net Price:** 143.70

- **Qty:** 1
- **Configured Part:** 2-Lite Storm Sash for:
  - Wood Ultimate Double Hung
  - Outside Measurement 30 1/4" X 75 13/16"

**Note:** Unit Availability and Price is Subject to Change

### Line #15
**Mark Unit: Unit #27 West Tower**  
**Net Price:** 1,209.29

**Note:** Unit Availability and Price is Subject to Change
Qty: 1

Primed Pine Exterior
Primed Pine Interior
Wood Ultimate Double Hung
Frame Size w/ Subsill
31 3/4" X 75 3/4"
Rough Opening w/ Subsill
32 3/4" X 76 1/4"
Glass Add For All Sash/panels
Top Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Clear
Stainless Perimeter Bar
Putty Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Clear
Stainless Perimeter Bar
Putty Exterior Glazing Profile
Ovolo Interior Glazing Profile
Antique Brass Sash Lock
Rout for Finger Pull
White Jamb Hardware
No Screen
2-Lite Storm Sash
Primed Pine Storm Sash Finish
***Storm Sash Ship Loose
5 3/16" Jambs
Primed Pine 2" 5/4 Flat Casing
Primed Pine Simulated Thick Subsill
Non Finger-Jointed Subsill
2" Long Sill Horns
Loose Installation Brackets
***Note: Unit Availability and Price is Subject to Change

Line #16
Mark Unit: Unit #32 West Upper

Qty: 1

Primed Pine Exterior
Primed Pine Interior
Wood Ultimate Double Hung
Frame Size w/ Subsill
34 1/2" X 69 3/4"
Rough Opening w/ Subsill
35 1/2" X 70 1/4"
#VARIATION 6 - GOTHIC SHAPE PER CUSTOMER SKETCH
Glass Add For All Sash/panels
Top Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Clear
Stainless Perimeter Bar
Putty Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Clear
Stainless Perimeter Bar
Putty Exterior Glazing Profile
Ovolo Interior Glazing Profile
Antique Brass Sash Lock
Rout for Finger Pull
White Jamb Hardware
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                Wood Ultimate Double Hung  
                Outside Measurement 30 1/8" X 75 7/8"  
                2-Lite Storm Sash  
                Primed Pine Storm Sash Finish  
                ***Note: Unit Availability and Price is Subject to Change |
|          | 142.98                              | 142.98     |                 |     |

|----------|----------------------------------|------------|----------------|-----|
| Qty: 2   | Configured Part: 2-Lite Storm Sash for:  
                Wood Ultimate Double Hung  
                Outside Measurement 27" X 40 1/4"  
                2-Lite Storm Sash  
                Primed Pine Storm Sash Finish  
                ***Note: Unit Availability and Price is Subject to Change |
|          | 104.18                             | 208.36     |                 |     |

|----------|-------------------------|------------|----------------|-----|
| Qty: 4   | Configured Part: 1-Lite Storm Sash for:  
                Wood Ultimate Double Hung Picture 1 5/8" Sash  
                Outside Measurement 31 3/8" X 25 1/4"  
                Rough Opening w/ Sub sill  
                33 7/8" X 27 7/16"  
                #31WH SDL  
                1-Lite Storm Sash  
                Primed Pine Storm Sash Finish  
                # Non system generated Pricing  
                ***Note: Unit Availability and Price is Subject to Change |
|          | 87.66                   | 350.64     |                 |     |

Project Subtotal Net Price: USD 12,541.17  
7.000% Sales Tax: USD 877.88  
Project Total Net Price: USD 13,419.05
**QUOTE**

**SEIFFERT BUILDING SUPPLIES**

4112 WEST KIMBERLY ROAD
DAVENPORT, IA 52806
(563) 391-5110 FAX (563) 391-5113
billing@seifftlumber.com

**QUOTE**

**Quote:** 00015766

**Sold To:** GROWTH GENERAL CONTRACTING LLC
100 19TH STREET, SUITE 109
ROCK ISLAND, IL 61201
(309) 794-7671

**Ship To:** HOLLENBACK HOUSE
1703 26TH ST.
ROCK ISLAND, IL 61201
(309) 794-6711

**Customer #:** G7900

**Terms:** 10TH

**Customer PO:** HOLLENBACK HOUSE

**Order By:**

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**PER LF PRICE ABOVE**

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**This quote is active until the expire date as printed on this quote. The prices on this quote will only be honored until the expire date. No exceptions. Only items listed on this quote will be allowed to be purchased at the above prices.**

**QUOTE ONLY**

2 - Customer Copy

**Sales total:** $84.82

| Taxable (%) | 84.82 |
| Non-taxable | 0.00  |
| Tax #       |       |

**Sales Tax (7%)** 5.94

**TOTAL:** $90.76

**Balance:** $90.76
Applicable Guidelines and Regulations
Sec. 11-113 Certificate of Appropriateness

Staff Comments
An application for a certificate of appropriateness was submitted by Brian Hollenback, owner of the Kelly House at 1702 20th Street. Built in 1895, the house was designed by local architect George Stauduhar for Highland Park developer Frank Kelly. It is one of the best examples of the Queen Anne style in Rock Island. Intricate woodwork details adorn the house with varied motifs throughout. The house underwent a previous restoration approximately twenty years ago and retains a high level of integrity.

The proposed action is to install an aluminum clad wood double hung egress window on the south side of the basement wall. This will replace a smaller window with a larger one that opens into a new polyethylene window well. The objective of doing this is to provide more light and ventilation into the basement as well as to ensure there is an additional exit from that level of the house.

The proposed action is in compliance with Sec. 11-113 (d)(2) and (d)(3).

Planning staff have reviewed the application materials and have no concerns with the proposed project so long as all work is done in accordance with the International Residential Code from the International Code Council when applicable. It is staff’s opinion that the proposed work will comply with the requirements in the Preservation Ordinance.

Recommended Motion
Move to approve the Certificate of Appropriateness for the work as outlined in the application for Case 2019-02 with the stipulation that landscaping around the window well be used to camouflage the opening and reduce its visual impact.
CERTIFICATE OF APPROPRIATENESS APPLICATION

City of Rock Island Planning Office
City Hall, 1528 3rd Avenue
Rock Island, Illinois 61201
Phone: (309) 732-2900 Fax: (309) 732-2930
Email: planning@rigov.org

<table>
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<th>LANDMARK INFORMATION</th>
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<td>Landmark Address:</td>
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<tr>
<td>1703 20th Street Rock Island, IL 61201</td>
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<tr>
<td>Name and Address of Property Owner:</td>
</tr>
<tr>
<td>JDH of Rock Island LLC</td>
</tr>
<tr>
<td>Written description of each existing condition and each proposed modification. Include information relating to dimension, profile, height, materials, landscaping, location, placement, etc. Attach additional page if necessary.</td>
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<tr>
<td>Remove basement window on South elevation and install 48&quot; W 62&quot; X 42&quot; Egress window Well and window.</td>
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<th>SUBMITTAL REQUIREMENTS</th>
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<tbody>
<tr>
<td>□ Relevant site plans  □ Detail sketches  □ Elevation drawings  ☑ Photographs  ☑ Catalog pages</td>
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Name of Architect, contractor or builder:
Garcia Construction

Proposed Timeline of Work:
Summer 2019

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<th>APPLICANT INFORMATION</th>
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<tr>
<td>Name (please print):</td>
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<tr>
<td>JDH of RI LLC</td>
</tr>
<tr>
<td>Phone:</td>
</tr>
<tr>
<td>(309) 737-2700</td>
</tr>
<tr>
<td>Address:</td>
</tr>
<tr>
<td>1703 20th Street Rock Island IL 61201</td>
</tr>
<tr>
<td>Email:</td>
</tr>
<tr>
<td><a href="mailto:BDHKYE@yahoo.com">BDHKYE@yahoo.com</a></td>
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<td>Signature:</td>
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My signature indicates that I understand that any advice provided during an "Advice Session" or privately by a Rock Island Preservation Commission member is not binding pending submittal of the Certificate of Appropriateness Application.

FOR OFFICE USE ONLY

Case #:
Date:

For more information, please refer to Section 8 of the Rock Island Preservation Ordinance or Section 11-113 in the Rock Island Code of Ordinances. Go to www.rigov.org for online advice and downloadable design guidelines or contact city staff for additional assistance.
South Elevation

Unit 1 – Full replacement. Sash opening each window, 28” x 78 1/2”. Full frame 63 1/2” x 80”.
Unit 2 - Storm only. 30” x 79 5/8”. 40 1/2” from bottom of storm to bottom of check rail.
Unit 3 – Storm only. 48” x 79 5/8”. 55” from bottom of storm to bottom of check rail.
Unit 4 – Storm only. 30” x 79 5/8”. 40 1/2” from bottom of storm to bottom of check rail.
Unit 5 – New sill required. New storm, 30” x 60” actual size.
Unit 6 – Nothing required.
Unit 7 – Nothing required.
Unit 8 – Nothing required.
Unit 9 – Nothing required.
Unit 10 – Full replacement including storm. 26 1/8” x 65 3/4” Inside sash opening.
Unit 11 – New sill required. New storm, 26 1/4” x 34”.
Unit 12 – Nothing required.
Unit 13 – 2 Separate openings, full replacement including storms. 27 1/4” x 38” Inside sash opening each window.

Basement – 2 storms on north and 2 storms on south. 31 3/8” x 25 1/4”.
1/2” x 6” smooth siding.
1/2” x 4” smooth siding.
1”x12” wood material.
2”x6” wood material.
Wellcraft™ 49"W x 62"H x 42" Projection Granite Gray Polyethylene 4-Step Egress Window Well
Model Number: 020620190

$789.00 each

Color: Granite Gray

Description & Documents

Window well escape systems may be a safety requirement, but that doesn't mean you have to sacrifice your basement's beauty! Wellcraft™ offers a complete system that turns your basement into a bright and comfortable living room or bedroom while ensuring the safety of those inside. This window well system offers a simple solution for your basement windows. With a high-quality polyethylene construction, this window well is virtually maintenance-free and can accommodate egress windows up to 36 inches wide.

Dimensions: Inside 46"W x 62"H x 37-1/2" Projection

Brand Name: Wellcraft

Features
- Constructed from polyethylene for a maintenance-free design that is durable and prevents rust
- Accommodates an egress window up to 36" wide
- Built-in step aids in emergency escape
- One-piece construction prevents leakage and eliminates the need for additional sealing
- UV-inhibitors protect the well from damage from the sun and extend the life of the well
### CLAD ULTIMATE DOUBLE HUNG TRANSOM UNIT NEXT GENERATION

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<th>2-1/4 (654)</th>
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#### CONSTRUCTION DETAILS

**HEAD JAMB AND SILL - TRANSOM**
MILLED OVER CLAD ULTIMATE DOUBLE HUNG

![Construction Details Diagram]

#### NOTES:
- Please contact your local Marvin representative for masonry openings that include casings and sills.
- Please consult your local Marvin® representative for more information.

**Clad Ultimate Double Hung Transom - Next Generation: CUDHT-NG**

CLAD ULTIMATE DOUBLE HUNG TRANSOM UNIT NEXT GENERATION

JANUARY 2019

NOT TO SCALE
Part 1 General

1.1 Section Includes

A. Aluminum Clad Wood Ultimate Double Hung – Next Generation 2.0, Single Hung, Transom, Picture window complete with hardware, glazing, certified mulls, weather strip, insect screen, grilles-between-the-glass, simulated divided lite, jamb extension, combination storm/screen, and standard or specified anchors, trim, attachments, and accessories

B. Aluminum Clad Wood Ultimate Double Hung – Next Generation 2.0 Bay, Bow window complete with hardware, glazing, weather strip, insect screen, grilles-between-the-glass, simulated divided lite, jamb extension, combination storm/screen, head/seat board, and standard or specified anchors, trim attachments, and accessories

1.2 Related Sections

A. Section 01 33 23 – Submittal Procedures; Shop Drawings, Product Data and Samples
B. Section 01 62 00 – Product Options
C. Section 01 65 00 – Product Delivery
D. Section 01 66 00 – Storage and Handling Requirements
E. Section 01 71 00 – Examination and Preparation
F. Section 01 73 00 - Execution
G. Section 01 74 00 – Cleaning and Waste Management
H. Section 01 76 00 – Protecting Installed Construction
I. Section 06 22 00 – Millwork: Wood trim other than furnished by window manufacturer
J. Section 07 92 00 – Joint Sealant: Sill sealant and perimeter caulking
K. Section 09 90 00 – Painting and Coasting: Paint and stain other than factory-applied finish

1.3 References

A. American Society for Testing Materials (ASTM):
   1. E283: Standard Test method for Rate of Air Leakage through Exterior Windows, Curtain Walls and Doors

4. E2190: Specification for Sealed Insulated Glass Units

5. C1036: Standard Specification for Flat Glass


8. E 1886: Standard Test method for Performance of Exterior Windows, curtain Walls, and Storm Shutters Impacted by Missile(s) and Exposed to Cyclic Pressure Differentials


B. American Architectural Manufacturer's Association/Window and Door Manufacturer's Association (AAMA/WDMA/CSA):

1. AAMA/WDMA/CSA 101/I.S.2/A440-08, Standard/Specification for windows, doors and skylights

2. AAMA/WDMA/CSA 101/I.S.2/A440-11, Standard/Specification for windows, doors and skylights

3. AAMA 450-10, Voluntary Performance Rating Method for Mulled Fenestration Assemblies

C. WDMA I.S.4: Industry Standard for Water Repellant Preservative Treatment for Millwork

D. Window and Door Manufacturer's Association (WDMA): 101/I.S.2 WDMA Hallmark Certification Program

E. Sealed Insulating Glass Manufacturer's Association/Insulating Glass Certification Council (SIGMA/IGCC)


G. National Fenestration Rating Council (NFRC):

1. 101: Procedure for Determining Fenestration Product thermal Properties

2. 200: Procedure for Determining Solar Heat Gain Coefficients at Normal Incidence

H. Window Covering Manufacturer's Association

1. A100.1: American National Standard for Safety of Corded Window Coverings Products
### 1.4 System Description

#### A. Design and Performance Requirements:

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*Tested with the Performance Bracket Removed*
1.5 Submittals

A. Shop Drawings: Submit shop drawings under provision of Section 01 33 23

B. Product Data: Submit catalog data under provision of Section 01 33 23

C. Samples:
   1. Submit corner section under provision of section 01 33 23
   2. Include glazing system, quality of construction and specified finish

D. Quality Control Submittals: Certificates: submit manufacturer’s certification indicating compliance with specified performance and design requirement under provision of section 01 33 23

1.6 Quality Assurance

A. Requirements: consult local code for IBC [International Building Code] and IRC [International Residential Code] adoption year and pertinent revisions for information on:
   1. Egress, emergency escape and rescue requirements
   2. Basement window requirements
   3. Windows fall prevention and/or window opening control device requirements

1.7 Delivery

A. Comply with provisions of Section 01 65 00

B. Deliver in original packaging and protect from weather

1.8 Storage and Handling

A. Prime and seal wood surfaces, including to be concealed by wall construction, if more than thirty (30) days will expire between delivery and installation

B. Store window units in an upright position in a clean and dry storage area above ground to protect from weather under provision of Section 01 66 00

1.9 Warranty

Complete and current warranty information is available at marvin.com/warranty. The following summary is subject to the terms, condition, limitations and exclusions set forth in the Marvin Windows and Door Limited Warranty and Products in Coastal Environments Limited Warranty Supplement:
A. Clear insulating glass with stainless steel spacers is warranted against seal failure caused by manufacturing defects and resulting in visible obstruction through the glass for twenty (20) years from the original date of purchase. Glass is warranted against stress cracks caused by manufacturing defects from ten (10) years from the original date of purchase.

B. Standard exterior aluminum cladding finish is warranted against manufacturing defects resulting in chalk, fade and loss of adhesion (peel) per the American Architectural Manufacturer's Association (AAMA) Specification 2605-11 Section 8.4 and 8.9 for twenty (20) years from the original date of purchase.

C. Factory-applied interior finish is warranted to be free from finish defects for a period of five (5) years from the original date of purchase.

D. Hardware and other non-glass components are warranted to be free from manufacturing defects for ten (10) years from the original date of purchase.

Part 2 Products

2.1 Manufactured Units

A. Description: Aluminum Clad Ultimate Double Hung – Next Generation 2.0 (and related stationary units) as manufactured by Marvin Windows and Doors, Warroad, Minnesota.

B. Description: Aluminum Clad Ultimate Double Hung – Next Generation 2.0 Bow unit, (and related stationary units) as manufactured by Marvin Windows and Door, Warroad, Minnesota.
   1. Available in 3, 4, 5, and 6 wide assemblies
   2. 6 degree angle
   3. With and w/out head and seat board

C. Description: Aluminum Clad Ultimate Double Hung – Next Generation 2.0 Bay Assemblies as manufactured by Marvin Window and Doors, Warroad, Minnesota
   1. Available 30 degree, 45 degree, and 90 degree
   2. With and w/out head and seat board

2.2 Frame Description

A. Interior: Non Finger-Jointed Pine or finger-jointed core with non finger-jointed Pine veneer; optional non finger-jointed Douglas Fir or finger-jointed core with non finger-jointed Douglas Fir veneer; optional non finger-jointed White Oak or finger-jointed with non finger-jointed Oak veneer; non finger-jointed Cherry or finger-jointed core with Cherry veneer; non finger-jointed Mahogany or finger-jointed core with non finger-jointed Mahogany veneer; non finger-jointed Vertical Grain Douglas Fir or finger-jointed with non finger-jointed Vertical Grain Douglas Fir veneer
1. Kiln-dried to moisture content no greater than 12 percent at the time of fabrication

2. Water repellant, preservative treated in accordance with ANSI/WDMA I.S.4.

B. Frame exterior aluminum clad with 0.050" (1.3mm) thick extruded aluminum

C. Frame thickness: 11/16" (17mm) head and jambs

D. Frame depth: Frame depth had an overall 5 21/32" jamb (144mm). 4 9/16" (116mm) jamb depth from the nailing fin plane to the interior face of the frame for new construction.

E. Sill assembly including the sill liner: 2 7/32" (56mm)

2.3 Sash Description

A. Interior: Non Finger-Jointed Pine or finger-jointed core with non finger-jointed Pine veneer; optional non finger-jointed Douglas Fir or finger-jointed core with non finger-jointed Douglas Fir veneer; optional non finger-jointed White Oak or finger-jointed with non finger-jointed Oak veneer; non finger-jointed Cherry or finger-jointed core with Cherry veneer; non finger-jointed Mahogany or finger-jointed core with non finger-jointed Mahogany veneer; non finger-jointed Vertical Grain Douglas Fir or finger-jointed with non finger-jointed Vertical Grain Douglas Fir veneer

1. Kiln-dried to moisture content no greater than 12 percent at the time of fabrication

2. Water repellant preservative treated with accordance with WDMA I.S.4.

B. Sash exterior aluminum clad with 0.050" (1.3mm) thick extruded aluminum

C. Sash thickness: 1 3/4" (44mm). Corner slot and tenoned.

D. Operable sash tilt to interior for cleaning or removal

E. Sash Options:
   a. Standard: Equal Sash
   b. Optional:
      i. Unequal Sash
      ii. Both Sash Stationary

F. Exterior Cope Profile: Putty

G. Interior Sash Sticking
   1. Standard: Ogee
   2. Optional: Square

2.4 Glazing
A. Select quality complying with ASTM C1036. Insulating glass SIGMA/IGCC certified to performance level CBA when tested in accordance with ASTM E2190.

B. Glazing method: Insulating glass

C. Glazing seal: Silicone bedding on interior and exterior

D. Glass Type: Clear, Bronze, Gray, Reflective Bronze, Tempered, Obscure, Laminated, Low E2 with or without Argon, Low E3 with or without Argon, Low E1 with or without Argon, Low E2/ERS Argon or air, Low E3/ERS Argon or air;

E. TriPane Glass(TG): Tripane Low E1 Argon, Tripane Low E2 Argon, Tripane Low E3 Argon, Tripane Low E1 Krypton/Argon, Tripane Low E2 Krypton/Argon, Tripane Low E3 Krypton/Argon.

2.5 Certified Mulling

A. Directional mull limits: 1 High (can be 2 or more units wide in an assembly)
   1. Max mullion span is 71 1/2" (1816mm); max tributary width 45 3/4" (1149mm)
   2. CUDH NG 2.0 to CUDH NG 2.0 only
   3. Certified to Design Pressure 50

B. Directional mull limits: 1 Wide (can be 2 or more units high in an assembly)
   1. Max mullion span is 69 3/4" (1759mm); max tributary height 53 19/32" (1361mm)
   2. CUDH NG 2.0 over CUDH NG 2.0 only
   3. Certified to Design Pressure 50

C. Multiple Wide x Multiple High assemblies with 1” LVL
   1. Max mullion span is 75 11/16" (1922mm); max tributary width is 45 1/4" (1149mm)
   2. LVL must be in vertical mull
   3. Certified to Design Pressure 50

D. Multiple Wide x Multiple High assemblies with 3/8" (10mm) MRF
   1. Max mullion span is 83 11/16" (2125mm); max tributary width 45 1/4" (1149mm)
   2. CUDH NG 2.0 over CUDH NG 2.0 only
   3. Certified to Design Pressure 65

E. If any units have a lower design pressure the entire assembly will have the lowest design pressure of any unit or mull in the assembly.
2.6 Finish

A. Exterior: Aluminum clad. Fluoropolymer modified acrylic topcoat applied over primer. Meets AAMA 2605 requirements.

1. Aluminum clad color options: Bahama Brown, Bronze, Cadet Gray, Cascade Blue, Cashmere, Clay, Coconut Cream, Ebony, Evergreen, Gunmetal, Hampton Sage, Pebble Gray, Sierra White, Stone White, Suede, Wineberry, Bright Silver (pearlescent), Copper (pearlescent), Liberty Bronze (pearlescent)

2. Custom colors: Contact your Marvin representative

B. Interior Finish options:


2.7 Hardware

A. Locking system that provides locking, unlocking, balancing, and tilting of the sash members

B. Lock Actuator Assembly

1. Material
   a. Zinc die-cast
   b. Available finishes: Satin Taupe, White, Bronze, Matte Black, Brass, Antique Brass, Polished Chrome, Satin Chrome, Oil Rubbed Bronze, or Satin Nickel

2. Design Feature and Components
   a. To unlock unit, turn the handle 135°
   b. Lock automatically locks when both sash are closed.
   c. To tilt the bottom sash for wash mode, the bottom sash must be unlocked and raised a few inches; push the button on top of the lock handle and rotate the handle 180°
d. To tilt the top sash for wash mode, the bottom sash must be tilted and/or removed from the frame; lower the top sash to a good working height, retract the tilt latches on the top rail and tilt sash inward out of the frame

e. Custodial hardware colors: Satin Taupe, White, Bronze, Matte Black

C. Bottom Rail Lock Actuator Assembly - Lift Lock (Optional for Single Hung)

1. Material
   a. Zinc die-cast
   b. Available finishes: Satin Taupe, White, Bronze, Matte Black, Brass, Antique Brass, Polished Chrome, Satin Chrome, Oil Rubbed Bronze, or Satin Nickel

2. Design Feature and Components
   a. Does not contain Check Rail Lock Actuator Assembly or Strike Assembly
   b. Available in Traditional and Contemporary designs
   c. To unlock unit, lift the lock
   d. Lock automatically locks when bottom sash is closed.
   e. To tilt the bottom sash for wash mode, raise the bottom sash and manually retract the latches.
   f. Custodial hardware colors (available with traditional design): Satin Taupe, White, Bronze, Matte Black

D. Latches

1. Bottom sash latch
   a. Material
      i. Bolt: Glass-filled nylon
      ii. Latch housing: Acetal
      iii. Sash latch reinforcement: Stainless steel

2. Top sash tilt latch
   a. Material
      i. Bolt: Glass-filled nylon
      ii. Latch housing: Glass-filled nylon

3. Latches accommodate travel of sash in frame, and tilting into wash-mode

4. Color: Beige (manual latch for Lift Lock also available in White and Black)
E. Strike Assembly

1. Material
   
   f. Zinc die-cast strike plate and injection-molded Acetal housing and button
   
   g. Available finishes: Satin Taupe, White, Bronze, Matte Black, Brass, Antique Brass, Polished Chrome, Satin Chrome, Oil Rubbed Bronze, or Satin Nickel

2. Strike assembly accommodates locking/unlocking

F. Balance System (balance system determined by sash weight)

1. Block & tackle balances

2. Hybrid spiral balances

G. Factory-applied Window Opening Control Device (WOCD) is a sash limiter that prevents the window opening more than 4" vertically. It meets ASTM F2090-17 specifications for window fall prevention standards. The system consists of two single action devices that allows for egress (when applied to an egress size window) by bypassing the 4" stop feature.

1. Material
   
   a. WOCD device: zinc die-cast
   
   b. WOCD strike plate: nylon

2. 2 WOCD's applied to each double and single hung window and will be recessed into the stiles of the top sash

3. Default color matches lock handle

4. Strike plate mounted to the bottom sash check rail

5. Strike plate color to match weather strip

H. Sash Limiter

1. Bottom Sash Limiter (Acetal)
   
   a. Available on all operator configurations, and StormPlus IZ3
   
   b. Selectable bottom sash locations, 4", 6" or 8" Net Clear Opening (NCO)
   
   c. Non-tilt hardware is default, and a sash removal tool is required in order to bypass the Sash limiter for sash removal (tilt wash mode)
   
   d. Standard application is factory applied. Available for field retrofit applications.
   
   e. Color: Will align with the Exterior Weather Strip Package selection

2. Top Sash Limiter (Extruded PVC)
a. Available on all operator configurations, with the exception Single Hung configurations. This includes StormPlus IZ3

b. Standard application is factory applied. Available for field applications

c. Color: Will align with the Interior Weather Strip Package selection

I. Exterior Sash Lugs – Standard Option

1. Standard Profile: Ogee

2. Available on Top Sash

3. Color: Available in all exterior clad color options
   a. Color shall be the same as top sash clad color

4. Standard application is factory applied. Available for field applications

2.8 Weather Strip

A. Operating units:

   1. Jambs: Foam-filled bulb

   2. Header: Continuous dual leaf

   3. Bottom rail and check rail: Hollow bulb

B. Stationary units:

   1. Jambs: Foam for picture units; foam-filled bulb for transom unit

   2. Header and bottom rail: Hollow bulb

2.9 Jamb Extension

A. Jamb extensions are available for various wall thickness factory-applied up to a 14" (356mm) wide

B. Finish: Match interior frame finish

2.10 Head/Seat Board (For use with Bow and Bay units)

A. Factory-installed (head board) (seat board) for wall thickness indicated or required

B. Finish: Match interior finish

2.11 Insect Screen
A. Factory-installed full or half screen. Half screen covers sash opening.
   1. Screen Mesh: Charcoal Fiberglass
   2. Optional Screen Mesh: Charcoal Aluminum Wire, Black Aluminum Wire, Bright Aluminum Wire, Bright Bronze Wire, Hi-Tran Fiberglass Mesh

B. Aluminum frame finish:
   1. Color: Matches exterior aluminum clad color

C. Optional Magnum Screen:
   1. Extruded aluminum surround with Charcoal Hi-Tran Fiberglass Mesh

2.12 Combination Storm Sash and Screen

A. Frame: Exterior extruded aluminum 0.050" (1.3mm) thick

B. Finish: Fluoropolymer modified acrylic topcoat applied over Fluoropolymer primer. Meets AAMA 2605 requirements
   1. Finish: Stone White, Bahama Brown, Bronze, Evergreen, Pebble Gray

C. Hardware: Spring loaded locking pins to hold movable storm panel in position. Heavy metal clips to lock upper and lower storm panels together

D. Weather strip: Dual durometer weather strip on center cross rail seals against operating panel in closed position

E. Storm panel: Select quality glass in aluminum frame
   1. Frame finish: Standard color: Stone White, Bahama Brown, Bronze, Evergreen, Pebble Gray

F. Insect screen panel:
   1. Extruded aluminum surround
   2. Screen Mesh: Charcoal Fiberglass, Charcoal Aluminum Wire, Black Aluminum Wire, Bright Aluminum Wire, Bright Bronze Wire, Hi-Tran Fiberglass Mesh
   3. Aluminum frame finish: Bronze, White

2.13 Retractable Screen

A. Screen and its associated hardware shall fit within a 4 9/16" frame, minimal exposure and shall not interfere with common window dressings

B. Pull bar will protrude beyond the interior 4 9/16" plane of the window

C. Standard Screen Mesh: Stiffened High Transparency Mesh
D. Pull Bar Latch Hardware
E. Not available with Lift Lock

2.14 Interior Shade

A. Cellular shade is attached to the window with a removable surround system that houses the cellular shade system

1. Minimum jamb depth: 5 13/16" (148mm)
2. Shade cartridge is removable and replaceable
3. Shade control: top down, bottom up
4. Retractable screen option can be used in conjunction with the interior shade, minimum jamb depth: 6 9/16" (167mm)

B. Wood wrapped extruded aluminum surround frame

1. Species: Pine, Mahogany, Mixed Grain Douglas Fir, Vertical Grain Douglas Fir, Cherry, or White Oak
2. Interior finishes: Bare, Prime Interior Finish (PIF), Clear Interior Finish (CIF) or Stain Interior Finish (SIF)
3. Rolled Form Screen: Satin Taupe (standard), White or Bronze (optional)
4. Optional Shade Cover

C. Cellular Shade

1. Single non-fire rated hexagonal honeycomb (cellular) 3/4" (19mm)
2. Semi-Opaque Fabric (light filtering)
   a. Colors: Driftwood, Marigold, Almond, Rose, Denim, Biscuit, Champagne, Moss, Cinnamon, Silver, White, Stone, Tan, Ivory, Eggshell
3. Opaque Fabric (blackout)
   a. Colors: White, Stone, Tan, Ivory, Eggshell

2.15 Simulated Divided Lites (SDL)

A. 5/8" (16mm) wide, 7/8" (22mm) wide, 1 1/8" (29mm) wide, 1 3/4" (44mm) wide, 1 15/16" (49mm) wide, 2 13/32" (61mm) wide with or w/out internal spacer bar

B. Exterior muntins: 0.050" (1.3mm) thick extruded aluminum

C. Interior muntins: Pine, Mixed Grain Douglas Fir, White Oak, Cherry, Mahogany Vertical Grain Douglas Fir

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D. Muntins adhere to glass with closed-cell copolymer acrylic foam tape

E. Exterior sticking: Putty

F. Interior Sticking:
   1. Standard: Ogee
   2. Optional: Square

G. Patterns: Rectangular, diamond, custom lite cut

H. Finish – exterior matches exterior aluminum clad colors, interior matches interior wood species and color

2.16 Grilles-Between-the-Glass (GBG)

A. 23/32" (18mm) contoured aluminum bar
   1. Exterior Colors: Exterior matches exterior aluminum clad colors. The exterior GBG color is designed to best match the Marvin aluminum clad color when used with Low E glass. The use of different types of glazing may alter the exterior GBG color appearance
   2. Interior Colors: White is the default color. Optional colors: Bronze, Pebble Gray, Sierra, White

B. Optional flat aluminum spacer bar. Contact your Marvin representative.

C. Pattern: Rectangular, Cottage, Custom lite layout

2.17 Accessories and Trim

A. Installation Accessories:
   1. Factory-installed vinyl nailing/drip cap
   2. Installation brackets: 6 3/8" (162mm), 9 3/8" (283mm), 15 3/8" (390mm)
   3. Masonry brackets: 6" (152mm), 10" (254mm)

B. Aluminum Extrusions:
   1. Casing Profile: Brick Mould Casing (BMC), Flat Casing, Columbus Casing, Grayson Casing, Ridgeland Casing, Stratton Casing, Thorton Casing, Potter Casing
   2. Aluminum clad Extrusion: Frame Expander, Jamb Extender, Mullion Cover, Mullion Expander, Subsill, Subsill End Cap and Lineal Cap
   3. Finish: Fluoropolymer modified acrylic topcoat applied over primer. Meets AAMA 2605 requirements
   4. Available in all exterior aluminum clad colors

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2.18 Lock Status Sensor (Optional)

A. Lock Status Sensor

1. Unit is factory-prepared for an integrated lock status sensor system. Sensor and Magnet mounted inside the boundaries of the overall frame size. Refer to Lock Status Sensor Installation Instructions.

2. Lock Status Sensor may be wired or wireless.
   a. For wired option, check with local codes on potential contractor requirements for low voltage networking connections.
   b. Wireless option available. Requires purchase of secondary transmitter for operation. Marvin will prep for this option.

3. For CUDH-NG 2.0 products, the sensor will always be located on the right-hand side of the check rail (from the exterior) for the bottom sash. For the top sash, the sensor will be located in the header parting stop of the frame on the right side (from the exterior).

4. Actuator (magnet) for the sensor will be located on the stile for the top sash. For the bottom sash, it will be integrated into the locking hardware on the same side as the sensor.

B. Lock Status Sensor Option Includes:

1. Sensor - Reed

2. Actuator – Neodymium Magnet

3. Actuator Cover (Casement and Double Only)
   a. Colors: Black: Bare, stain and designer black; White: PIF-White and Prime
Part 3 Execution

3.1 Examination

A. Verification of Condition: Before installation, verify openings are plumb, square and of proper dimensions as required in Section 01 71 00. Report frame defects or unsuitable conditions to the General contractor before proceeding.

B. Acceptance of Condition: Beginning on installation confirms acceptance of existing conditions.

3.2 Installation

A. Comply with Section 01 73 00.

B. Assemble and install window/door unit(s) according to manufacturer’s instruction and reviewed shop drawing.

C. Install sealant and related backing materials at perimeter of unit or assembly in accordance with Section 07 92 00 Joint Sealants.

D. Install accessory items as required.

E. Use finish nails to apply wood trim and mouldings.

3.3 Field Quality Control

A. Remove visible labels and adhesive residue according to manufacturer’s instruction.

B. Unless otherwise specified, air leakage resistance tests shall be conducted at a uniform static pressure of 75 Pa (~1.57 psf). The maximum allowable rate of air leakage shall not exceed 2.3 L/sm² (~0.45 cfm/ft²).

C. Unless otherwise specified, water penetration resistance testing shall be conducted per AAMA 502 and ASTM E1105 at 2/3 of the fenestration products design pressure (DP) rating using “Procedure B” – cyclic static air pressure difference. Water penetration shall be defined in accordance with the test method(s) applied.
3.4 Cleaning

A. Remove visible labels and adhesive residue according to manufacturer’s instruction.

B. Leave windows and glass in a clean condition. Final cleaning as required in Section 01 74 00.

3.5 Protecting Installed Construction

A. Comply with Section 07 76 00.

B. Protecting windows from damage by chemicals, solvents, paint or other construction operations that may cause damage.

End of Section
Applicable Guidelines and Regulations
Sec. 11-113 Certificate of Appropriateness

Staff Comments
An application for a certificate of appropriateness was submitted by Brian Hollenback, owner of the Kelly House at 1702 20th Street. Built in 1895, the house was designed by local architect George Stauduhar for Highland Park developer Frank Kelly. It is one of the best examples of the Queen Anne style in Rock Island. Intricate woodwork details adorn the house with varied motifs throughout. The house underwent a previous restoration approximately twenty years ago and retains a high level of integrity.

The proposed action is to remove the existing walkway along the north side of the house and concrete stairs on the north slope of the property and then replace both. The materials for both will be broom swept concrete. The stairs will have the same design but will be approximately six inches wider.

The proposed action is in compliance with Sec. 11-113 (d)(2) and (d)(3).

Planning staff have reviewed the application materials and have no concerns with the proposed project so long as all work is done in accordance with the International Residential Code from the International Code Council when applicable. It is staff’s opinion that the proposed work will comply with the requirements in the Preservation Ordinance.

Recommended Motion
Move to approve the Certificate of Appropriateness for the work as outlined in the application for Case 2019-03 with the stipulation that new metal handrails (black powder coated aluminum, for example) be installed on both sides of the new stairs that are between 34 and 38 inches in height above the steps.
CERTIFICATE OF APPROPRIATENESS APPLICATION

City of Rock Island Planning Office
City Hall, 1528 3rd Avenue
Rock Island, Illinois 61201
Phone: (309) 732-2900 Fax: (309) 732-2930
Email: planning@rigov.org

<table>
<thead>
<tr>
<th>LANDMARK INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landmark Address:</td>
</tr>
<tr>
<td>1703 20th Street Rock Island, IL 61201</td>
</tr>
<tr>
<td>Name and Address of Property Owner:</td>
</tr>
<tr>
<td>JDH of Rock Island LLC</td>
</tr>
<tr>
<td>Written description of each existing condition and each proposed modification. Include information relating to dimension, profile, height, materials, landscaping, location, placement, etc. Attach additional page if necessary.</td>
</tr>
<tr>
<td>Remove existing sidewalk on north elevation of house and remove one set of stairs on the north side. Broom finish on flat work 3/4&quot; rounded edge on riser and treads. Sidewalk will remain same as existing size and location.</td>
</tr>
<tr>
<td>Request to add 6&quot; to width of stairs on N side from 4' to 4'6&quot;</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>SUBMITTAL REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Relevant site plans</td>
</tr>
<tr>
<td>☐ Detail sketches</td>
</tr>
<tr>
<td>☐ Elevation drawings</td>
</tr>
<tr>
<td>☒ Photographs</td>
</tr>
<tr>
<td>☐ Catalog pages</td>
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</tbody>
</table>

| Name of Architect, contractor or builder: |
| Gilmour Constuction & Home Improvement |
| Proposed Timeline of Work: |
| Summer 2019 |

<table>
<thead>
<tr>
<th>APPLICANT INFORMATION</th>
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<tbody>
<tr>
<td>Name (please print):</td>
</tr>
<tr>
<td>JDH of RI LLC</td>
</tr>
<tr>
<td>Address:</td>
</tr>
<tr>
<td>1703 20th Street Rock Island IL 61201</td>
</tr>
<tr>
<td>Email:</td>
</tr>
<tr>
<td><a href="mailto:BDHKYE@yahoo.com">BDHKYE@yahoo.com</a></td>
</tr>
<tr>
<td>Phone:</td>
</tr>
<tr>
<td>(309) 737-2700</td>
</tr>
<tr>
<td>Signature:</td>
</tr>
</tbody>
</table>

My signature indicates that I understand that any advice provided during an "Advice Session" or privately by a Rock Island Preservation Commission member is not binding pending submittal of the Certificate of Appropriateness Application.

FOR OFFICE USE ONLY

Case #: |
Date: |

For more information, please refer to Section 8 of the Rock Island Preservation Ordinance or Section 11-113 in the Rock Island Code of Ordinances.
Go to www.rigov.org for online advice and downloadable design guidelines or contact city staff for additional assistance.
Bid Proposal

To: Andy Fisher

From: Travis Gilmour

Date: March 21, 2019

To remove the existing sidewalk around the house and replace with 3.5 to 4" thick concrete with a light broom finish. To also remove/replace one set of stairs on the north side of the house materials and labor would be $9,950.00.

Concrete pad between the house and garage would be an additional $2,850.00

To replace the stairs on the front of the house adjacent to the road would be an additional $4,650.00.

Grinding (if applicable) and tuck pointing the stone foundation in all bad joints comes to $3,350.00. If grinding is not applicable then we will be chiseling all joints for an additional charge of $2100.00.

Removing the existing fence and replacing all posts in concrete and then installing new fence panels would be $1850 in labor. You supply all materials needed such as posts, concrete, 2X4's, screws, and new fence panels.

Painting and restoration on the historic house should take approximately 6-8 weeks (weather permitting). You provide all materials and a JLG lift. Myself plus one employee would make repairs to the house and myself plus 3 employees to paint the entire house. Labor is billed as $46 per hour for myself and $38 an hour for my employees. Work would be done 8 hours a day, 5 days a week. A log would be kept everyday of work done and hours worked and then bill accordingly. The log would be approved and signed by Andy or whoever the manager on site would be that day.
Unit 34 – Nothing required.
Unit 35 – Nothing required.
Unit 36 – Nothing required.
Unit 37 – Nothing required.
Unit 38 – Both windows require storms. 27" x 38 1/4" Inside sash opening widths.

STAIRS / SIDEWALK

REPLACE

REPLACE